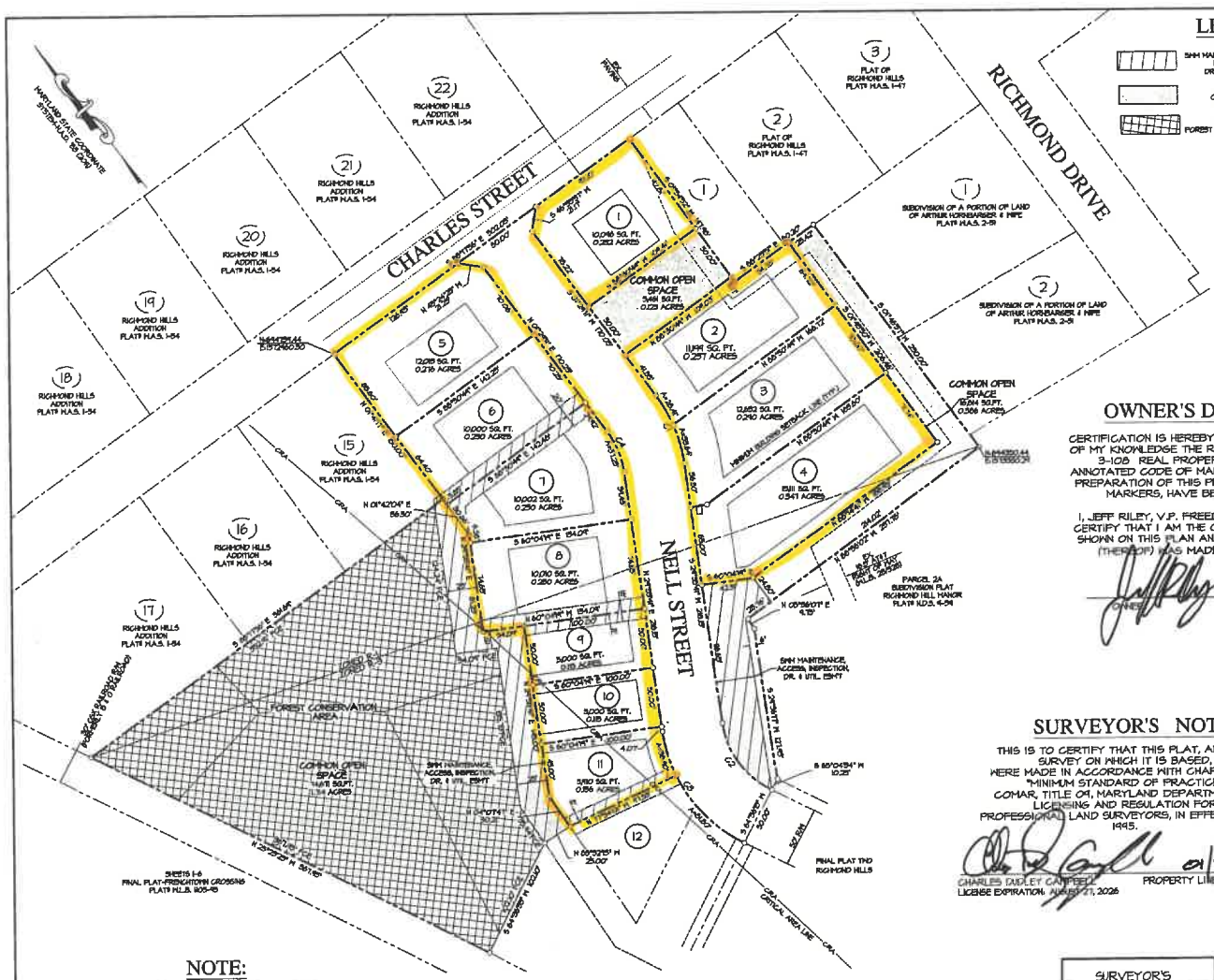
CECIL COUNTY CIRCUIT COURT (Subdivision Plats, CE) Plat Cabinet PC, Slot 1125, p. 29-30, MSA_S1241_4087. Date available 2025/03/14. Printed 09/18/2025.

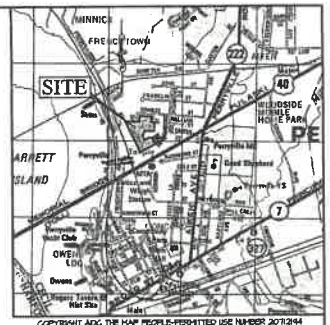


LEGEND

DENOTES SHA MAINTENANCE, ACCESS, INSPECTION, DR. & UTIL. ESM'T

DENOTES OPEN SPACE

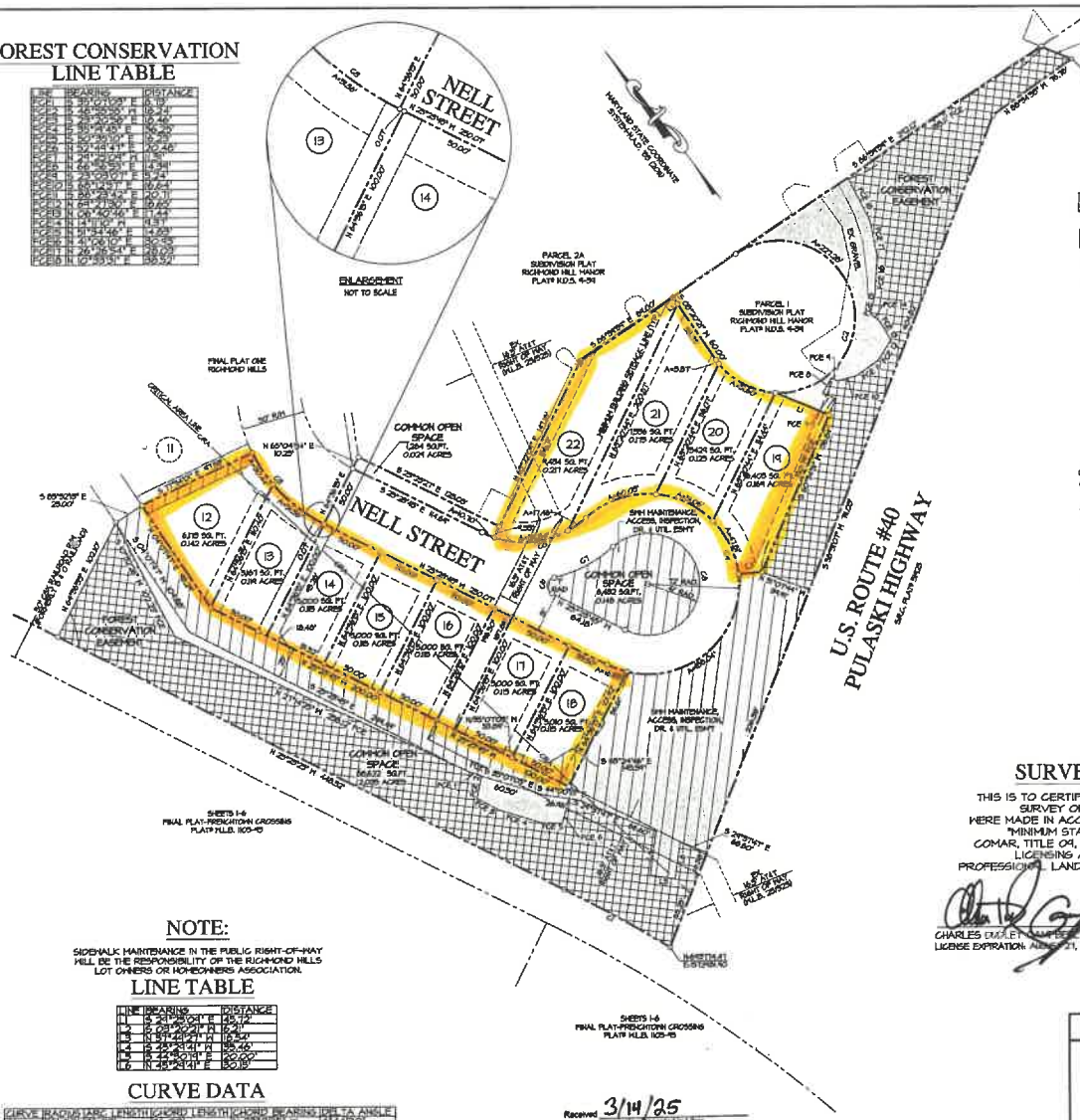
DENOTES FOREST CONSERVATION AREA


SITE
MINNICK
FRENCHTOWN
ARNETT ISLAND
OWEN LDG
Perryville
Port Deposit
Rising Sun
Elkton
Chesapeake City
Bainbridge
Conowingo
Havre de Grace
Aberdeen
Bel Air
Fair Hill
Rising Sun
Colora
Cecilton
Warwick
Chesapeake City
Elkton
Newark
Bear
Glasgow
Middletown
Odessa
Townsend
Smyrna
Clayton
Kennett Square
Landenberg
Hockessin
Wilmington
Newport
Mt. Cuba
Pike Creek
Hockessin
Hockessin
Hockessin

CECIL COUNTY CIRCUIT COURT (Subdivision Plats, CE) Plat Cabinet PC, Slot 1125, p. 29-30, MSA_S1241_4087. Date available 2025/03/14. Printed 09/18/2025.

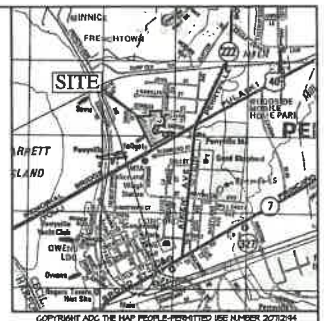
FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
FCE1	S 30°09'55" E	8.19'
FCE2	S 26°55'55" E	19.21'
FCE3	S 26°20'55" E	19.46'
FCE4	S 26°20'55" E	36.20'
FCE5	S 50°39'01" E	3.29'
FCE6	S 52°44'41" E	102.48'
FCE7	S 24°11'55" E	3.45'
FCE8	S 66°55'55" E	14.98'
FCE9	S 23°03'07" E	5.72'
FCE10	S 66°55'55" E	10.64'
FCE11	S 26°55'55" E	20.11'
FCE12	N 64°21'30" E	8.60'
FCE13	N 09°40'40" E	1.44'
FCE14	N 41°10' N	0.91'
FCE15	N 51°34'46" E	4.28'
FCE16	N 41°06'10" E	3.45'
FCE17	N 26°55'55" E	28.03'
FCE18	N 07°33'51" E	45.52'



LEGEND

- DENOTES: SWM MAINTENANCE, ACCESS, INSPECTION, DR. & UTIL. ESMT
- DENOTES: OPEN SPACE
- DENOTES: FOREST CONSERVATION AREA



COPYRIGHT ADC THE MAP PEOPLE-PERMITTED USE NUMBER 20112194
ADC. MAP 2 GRID A- 7 & 8

LOCATION MAP

1" = 2000'

OWNER'S DEDICATION

CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF SECTION 3-108 REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND CONCERNING THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

I, JEFF RILEY, V.P. FREEDOM DEVELOPMENT, LLC, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THE SUBDIVISION PLAT (THEREON) WAS MADE AT MY DISCRETION.

OWNER 1/24/25 DATE

THIS SUBDIVISION IS IN CONFORMANCE WITH THE TEN-YEAR WATER AN SEWERAGE PLAN FOR CECIL COUNTY. (1990)

1. WATER SUPPLY - TOWN OF PERRYVILLE
2. SEWERAGE DISPOSAL - TOWN OF PERRYVILLE

WATER SUPPLY AND SEWERAGE DISPOSAL ARE BOTH SUBJECT TO APPROVAL BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

RECEIVED FOR RECORD
2025 MAR 14 P 2:53
CECIL COUNTY
JEAN CHARLENE M. NAVARCOLE
CLERK

SURVEYOR'S NOTE

THIS IS TO CERTIFY THAT THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH CHAPTER 06, "MINIMUM STANDARD OF PRACTICE" COMAR, TITLE 09, MARYLAND DEPARTMENT OF LICENSING AND REGULATION FOR PROFESSIONAL LAND SURVEYORS, IN EFFECT AS OF 1995.

CHARLES DUDLEY LAWRENCE 1/27/25
LICENSE EXPIRATION: AUGUST 21, 2026 PROPERTY LINE SURVEYOR #500

AREA TABULATION

TOTAL AREA OF LOTS	63,154 sf or 1.496 Ac.+/-
TOTAL ROAD AREA	20,568 sf or 0.472 Ac.+/-
TOTAL FOREST CONSERVATION AREA	40,571 sf or 1.111 Ac.+/-
TOTAL STORMWATER MANAGEMENT AREA	N/A
TOTAL OPEN SPACE AREA	97,312 sf or 2.234 Ac.+/-
TOTAL PLAT AREA	183,054 sf or 4.202 Ac.+/-

NOTE:

SIDEWALK MAINTENANCE IN THE PUBLIC RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE RICHMOND HILLS LOT OWNERS OR HOMEOWNERS ASSOCIATION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 24°29'04" E	45.72'
L2	S 64°29'04" E	6.24'
L3	N 64°29'04" W	18.52'
L4	S 24°29'41" E	55.45'
L5	S 42°15'01" E	20.00'
L6	N 45°29'41" E	30.18'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	181.00'	46.28'	46.20'	S 29°01'05" E	14°39'00"
C2	50.00'	129.14'	94.85'	S 40°41'41" E	148°00'00"
C3	125.00'	21.82'	21.80'	S 06°55'55" E	10°00'44"
C4	14.00'	22.00'	19.80'	S 71°29'01" E	90°00'00"
C5	14.00'	22.00'	19.80'	S 18°30'59" W	90°00'00"
C6	1,100'	11.00'	3.75'	S 43°52'40" E	00°23'00"
C7	1,100.00'	50.15'	24.91'	S 50°33'31" E	02°36'51"
C8	41.00'	119.57'	81.36'	S 24°29'55" E	166°42'40"

Received 3/14/25
and on the same day Recorded in Liber 1125 No. 30 folio one of the Records of Cecil County and Examined.
Per Charlene M. Navarcole Clerk
Circuit Court for Cecil County

OWNERS:

FREEDOM DEVELOPMENT, LLC
222 N. CONSTITUTION AVENUE
NEW FREEDOM, PA 17349

SURVEYOR'S SEAL

STATE OF MARYLAND — CHARLES DUDLEY LAWRENCE — REG. NO. 500 — PROPERTY LINE SURVEYOR

FINAL PLAT TWO

RICHMOND HILLS

TOWN OF PERRYVILLE

7th ELECTION DISTRICT CECIL COUNTY, MARYLAND

BAY STATE LAND SERVICES
ENGINEERS • SURVEYORS • LAND PLANNERS
ENVIRONMENTAL CONSULTANTS
P.O. BOX 888
BEL AIR, MARYLAND 21014-0888
PHONE: 410-879-4741 FAX: 410-420-8444

SCALE:	DATE:
1" = 60'	08/02/2023
DRAWN BY: WES	JOB NO.: 18133
CHECKED BY: JSC/CDC	SHEET: 2 OF 2

APPROVED: TOWN OF PERRYVILLE PLANNING COMMISSION	APPROVED: TOWN OF PERRYVILLE DEPARTMENT OF PUBLIC WORKS	~~APPROVED: CECIL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH~~	APPROVED: CECIL COUNTY LAND USE AND DEVELOPMENT SERVICES DIVISION OF WATER AND SEWER PLANNING
CHAIRMAN 1/27/2025 DATE	TOWN ENGINEER 2-7-25 DATE	~~DIRECTOR DATE~~	APPROVING AUTHORITY 3/6/25 DATE

P264690

MSA S1241-4087-2