

R.H.O. 135/62

HF-9-8-83

RHO 135/62

FILED

JUN 4 1 30 PM '93

RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.

RIVER RUN

RESIDENTIAL PLANNED COMMUNITY SECTION II, & EASEMENTS

THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
DATE: 5/17/93 JOB NO.: 3002 / 92

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) concerning the making of this plat and the setting of markers as well as all of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.

L. E. Bunling, Jr.
L. E. Bunling, Jr., P.L.S. # 142

6/2/93
Date



OWNER'S CERTIFICATION

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

Lewis S. Meltzer
River Run Development Associates
by: L.S.M. River Run Corp., Partner
by: Lewis S. Meltzer, President

6/2/93
Date

SITE DATA

OWNER/DEVELOPER: RIVER RUN DEVELOPMENT ASSOCIATES
THE CHANCERY
190 WILLIS AVENUE
MINEOLA, NEW YORK 11501

ZONING: R-1
LAND USE: RESIDENTIAL PLANNED COMMUNITY

TOTAL SITE AREA = ± 257.9 ACRES
PARCEL I-A = ± 1.363 ACRES
SECTION II - RIVER RUN LANE = ± 4.304 ACRES
TOTAL SECTION II AREA = ± 5.667 ACRES
LINEAR FEET OF SECTION II ROADS = ± 3,655.25 FEET

PROPERTY ZONED R-1 (RESIDENTIAL PLANNED COMMUNITY)

Min. Front Yard 10'
Min. Rear Yard 10'
Min. Side Yard 8'

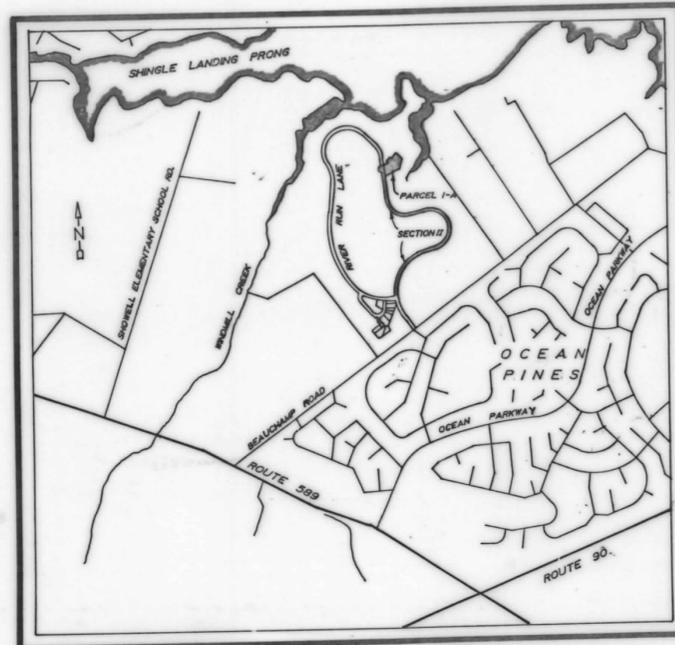
L. E. Bunling Surveys, Inc.

MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

REFERENCE PLAT :

RIVER RUN - RESIDENTIAL PLANNED COMMUNITY
SECTION I, & EASEMENTS
Prepared by: L.E. Bunling Surveys, Inc.
12 / 2 / 92

Platbook : 134 / 51



VICINITY MAP
SCALE: 1" = 2000'

INDEX OF DRAWINGS

- 1 TITLE SHEET
- 2 BOUNDARY PLAT & KEY MAP
- 3 RIVER RUN LANE, PARCEL I-A & EASEMENTS
- 4 RIVER RUN LANE & EASEMENTS
- 5 UTILITY EASEMENT
- 6 PARCEL I-A

WORCESTER COUNTY SANITARY COMMISSION

The water and/or sewer facilities have been constructed in substantial compliance with the Maryland Department of the Environment Construction Permit and shall be accepted for ownership and maintenance by the Worcester County Sanitary Commission upon recording of the record plat.

James S. Caldwell
District Engineer, Wor. Co. Sanitary Comm. 6/3/93
Date

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or employees.

Any approval by the Department of the Environment of any sewer or water system or suitability therefore is based upon State and County standards existing as of the date of approval. Such standards are subject to change and a building permit may be denied in the future, in the event current standards cannot be met as of the date of application for such permit. The approval shown hereon is not sufficient approval for a building permit.

Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Carol Luma
Worcester County Planning Commission 6/3/93
Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision is approved for interim individual water supply and central sewerage systems in accordance with the County Comprehensive Water and Sewer Plan providing for central sewerage service and as meeting the requirements of Section 9-512 of the Environmental Article of the Annotated Code of Maryland.

Richard A. Wells, Jr.
Worcester County Approving Authority 6/3/93
Date

GENERAL NOTES:

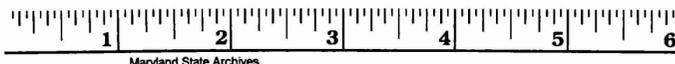
- 1.) Easements are hereby reserved on this record plat for the purpose of construction, operation and maintenance of any and all utilities as may be required now or in the future.
- 2.) All streets and roads as shown hereon and the mention thereof in deeds are for the purpose of description and the same are intended to be conveyed to the Homeowner's Association as private streets and roads.
- 3.) All easements illustrated are to remain private for the express benefit of the residents of River Run.
- 4.) Septic Reserve Easements are temporary. These easements will be abandoned after the Spray Irrigation System is constructed and operating.
- 5.) Section II is located in a flood hazard zone C according to F.L.R.M. map # 240083 0025 A.
- 6.) This subdivision is subject to restrictive covenants to be recorded with this plat.
- 7.) The existing woods line shown on these plats was compiled from aerial topography maps dated March, 1990, and supplied by Kaphy Consultants.
- 8.) Water and sewer facilities for this subdivision are governed by the conditions set forth in the following agreements executed by River Run Development Associates and the Worcester County Sanitary Commission: Water Agreement dated 5 / 29 / 92, recorded at RHO 1852 / 243; and Shared Facility Agreement dated 9 / 23 / 92, approved by the Worcester County Commissioners on 11 / 17 / 92 and recorded at RHO 1895 / 329.

MO

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DWG. 1 OF 6



Maryland State Archives

MISC FEE 15.00
REC FEE 15.00
TOTAL 30.00
6857CKEK 30.00
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