

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.

C. D. Hall 3/31/94
Worcester County Planning Commission Date

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. Bunting, Jr. 3/25/94
L. E. Bunting, Jr., P.L.S. #142 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.

Barbara D. Passwater 3/29/94
River Run Development Associates Date
by: L.S.M. River Run Corp., Partner
by: Lewis S. Metzger, President
Barbara G. Passwater, VP

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 L. Wells, III 4/4/94
Worcester County - Approving Authority 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-B = ± 2.196 ACRES

PROPERTY ZONED: R-1 (RESIDENTIAL PLANNED COMMUNITY)

MIN. FRONT YARD - 25' (20' MIN. BUILDING SEPARATION)
MIN. REAR YARD - 25' (25' MIN. SEPARATION BETWEEN BUILDING & DRIVEWAYS)
MIN. SIDE YARD - 25'

TAX MAPS # 15 & 16
PARCEL # 126
DEED REF.: R.H.O. 1504/471-475

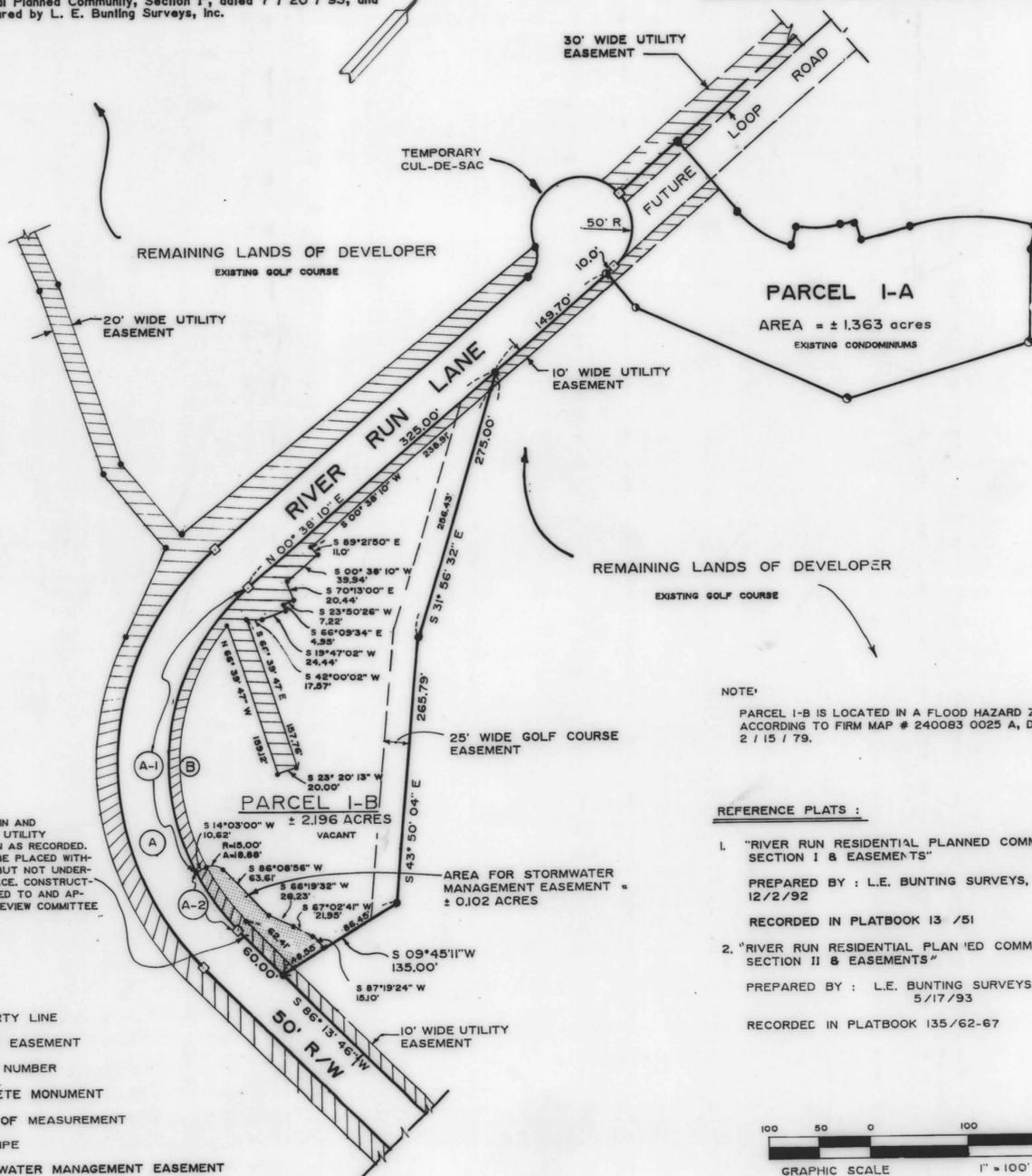
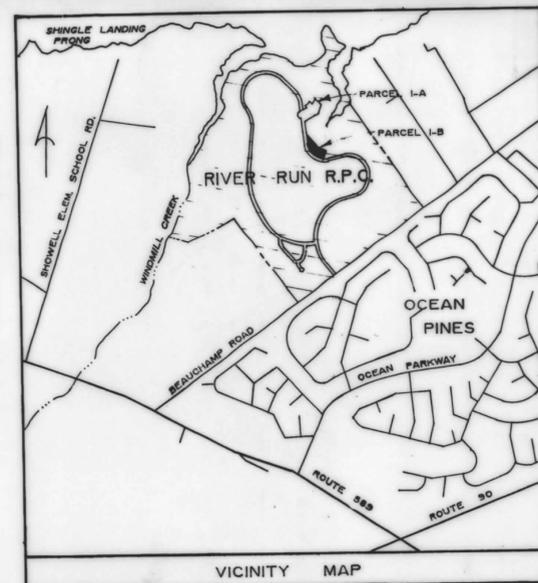
CURVE DATA TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
A	235.00	387.21'	344.87'	S 46° 34' 02" E
A-1	235.00	315.87'	292.62'	S 37° 52' 14" E
A-2	235.00	71.34'	71.07'	S 85° 04' 26" E
B	225.00	331.55'	302.36'	S 51° 33' 24" E

The water and/or sewer facilities have been constructed in substantial compliance with the Maryland Department of the Environment Construction Permits and such facilities are hereby dedicated to, and accepted for ownership and maintenance by the Commissioners of Worcester County, Maryland, upon recording of the final plat.

John H. Trust 3/28/94
Director, Worcester County Department of Water and Wastewater Services Date

NOTE:

This record plat shall not be recorded prior to the recordation of the plat titled, "Revised Utility Easements, River Run - Residential Planned Community, Section I", dated 7/20/93, and prepared by L. E. Bunting Surveys, Inc.

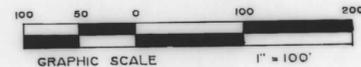


NOTE:

PARCEL I-B IS LOCATED IN A FLOOD HAZARD ZONE C ACCORDING TO FIRM MAP # 240083 0025 A, DATED 2/15/79.

REFERENCE PLATS:

- "RIVER RUN RESIDENTIAL PLANNED COMMUNITY SECTION I & EASEMENTS"
PREPARED BY: L.E. BUNTING SURVEYS, INC.
12/2/92
RECORDED IN PLATBOOK 13 /51
- "RIVER RUN RESIDENTIAL PLANNED COMMUNITY SECTION II & EASEMENTS"
PREPARED BY: L.E. BUNTING SURVEYS, INC.
5/17/93
RECORDED IN PLATBOOK 135/62-67



LEGEND

- DENOTES PROPERTY LINE
- DENOTES UTILITY EASEMENT
- DENOTES CURVE NUMBER
- DENOTES CONCRETE MONUMENT
- DENOTES POINT OF MEASUREMENT
- DENOTES IRON PIPE
- DENOTES STORMWATER MANAGEMENT EASEMENT

R.H.O. 138/37

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

PLAT-SUBDIVISION RECORD FEE TOTAL
RESERVED COPY RHO 3219 014-121
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SUBDIVISION OF LANDS OF
RIVER RUN RESIDENTIAL PLANNED COMMUNITY SECTION II, PARCEL I-B
THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

D. T.E.: 10/14/93
REVISIONS: 1/27/94
2/10/94 - EASEMENTS
2/24/94 - EASEMENTS
3/22/94 - Statement & Note
JOB NO.: 3002
SCALE: 1" = 100'
SHEET NO.: 1 OF 1

USA 86 2157-5068

