RHO 140/64

RIVER RUN

RESIDENTIAL PLANNED COMMUNITY
PHASE I, SECTION I, LOTS 10 - 17

THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
JOB NO.: 3002 / 94
DATE: 10 / 5 / 94

STATE OF MARYLAND — LOUIS L. BUNTING JR. — No. 142 — REGISTERED PROPERTY LINE SURVEYOR

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.

J E Bunting — 10/19/94

L. E. Bunting, Jr., P.L.S. # 142 — Date

OWNER'S CERTIFICATION

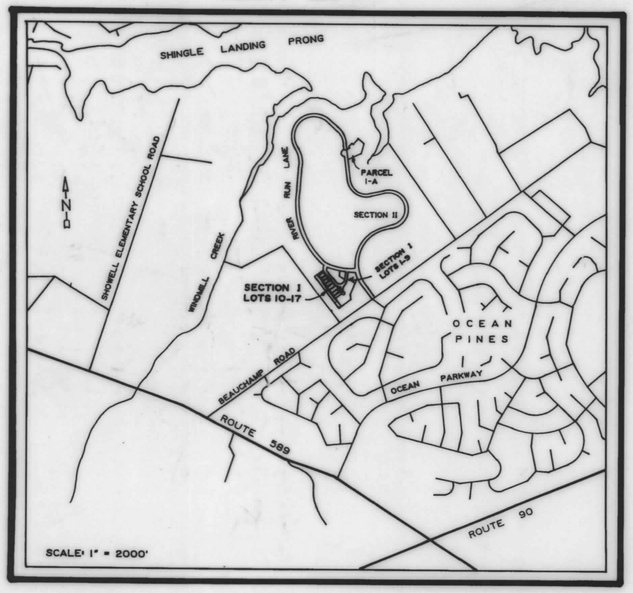
Plans for central water and sewerage systems have been approved by the Department of the Environment and said facilities will be available to all lots offered for sale.

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 A. Meltzer — 10/20/94

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

VICINITY MAP



INDEX OF DRAWINGS

1 Title Sheet
2 Lots 10 - 17

WORCESTER COUNTY PLANNING 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.

Terry L Bunting — 11/22/94

Worcester County Planning Commission — Date

APPROVING OFF. 5.00
PLAT-SIGNATURE 5.00
TOTAL 10.00
Rec#MRP Rct#8428
RHO 9681 Blk#1797
Nov 23, 1994 04:24 PM

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision is approved for central 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 Pickels RS — 11/21/94

Worcester County - Approving Authority — Date

SITE DATA

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

PROPERTY ZONED: R-1 (RESIDENTIAL PLANNED COMMUNITY)
Min. Front Yard 10'
Min. Rear Yard 10'
Min. Side Yard 8'

LAND USE: RESIDENTIAL PLANNED COMMUNITY

DEED REFERENCE: RHO 1504 / 471 - 475
PARCEL # 126
TAX MAP # 15 & # 16

TOTAL SITE AREA = ± 257.9 ACRES

SECTION I, LOTS 10 - 17 = ± 1.827 ACRES

PLAYER LANE = ± 0.600 ACRES

RIVER RUN LANE = ± 0.479 ACRES

AREA OF OUTLOT "B" = ±0.969 ACRES

PLAYER LANE = ±542 LIN. FT.
RIVER RUN LANE = ± 418 LIN. FT.

GENERAL NOTES:

1. Easements are hereby reserved on this 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. Section I is located in a flood hazard zone C according to FIRM MAP # 240083 0025 A, dated 2 / 15 / 79.
5. This subdivision is subject to restrictive covenants previously recorded with the reference plats.
6. 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 6 / 29 / 92, recorded in RHO 1852 / 243, and Shared Facility Agreement dated 9 / 23 / 92, approved by the Worcester County Commissioners on 11 / 17 / 92 and recorded in RHO 1895 / 329.

FILED
Nov 23 4 24 PM '94
RICHARD H. OUTTEN-
CLK. CT.
WOR. CO.

L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

REFERENCE PLATS:

1. RIVER RUN - Residential Planned Community Section I, & Easements
   Prepared by: L. E. Bunting Surveys, Inc. 12 / 2 / 92
   Plat Book: RHO 134 / 51
2. RIVER RUN - Residential Planned Community Section II & Easements
   Prepared by: L. E. Bunting Surveys, Inc. 5 / 17 / 93
   Plat Book: RHO 135 / 62 - 67
3. Revised Utility Easements, RIVER RUN - Residential Planned Community, Section I
   Prepared by: L. E. Bunting Surveys, Inc. 7 / 20 / 93
   Plat Book: RHO 136 / 41

Maryland State Archives