R.H.O. 142-7

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 (1988) 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 3/22/95

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

STATE OF MARYLAND — LARRY E. BUNTING — 142 — REGISTERED PROPERTY LINE SURVEYOR

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 (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

Barbara H Passwater 3/23/95

River Run Development Associates Date
by: L.S.M. River Run Corp. Partner
by: Barbara Passwater, Vice President

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.

C D Hall 4/4/95

Worcester County Planning Commission Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This resubdivision is approved in accordance with the County Comprehensive Water and Sewer Plan.

Richard L Wells RS 4/3/95

Worcester County - Approving Authority Date

WORCESTER COUNTY'S FOREST CONSERVATION NOTE:

In accordance with Subtitle IV, Section 1-403(b)(12) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation law since the planned unit development for which this subdivision is a part of received Step I approval in accordance with the Worcester County Zoning and Subdivision Control Article prior to December 31, 1991. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

CURVE DATA TABLE

Curve	Radius	Arc	Chord	Chord Bearing
6	238.95'	120.25'	118.98'	S 41°26'44" E
6c	238.95'	0.91'	0.91'	S 27°08'27" E
7	258.56'	90.26'	89.80'	S 37°01'43" E
7d	258.56'	41.74'	41.69'	S 31°39'10" E
7e	258.56'	48.52'	48.45'	S 41°39'10" E
8	114.04'	167.96'	153.19'	N 04°50'07" W
8a	114.04'	26.88'	26.82'	S 40°16'37" E
8b	114.04'	35.19'	35.05'	S 24°41'08" E

COORDINATE TABLE (assumed datum)

POINT	NORTH	EAST
E	9835.63111	8064.16364
F	9996.16923	7961.21435
G	10054.97084	8073.12563
H	9899.92040	8186.51908

RECORDING FEE 2.50
PLAT-SURVEYS 2.50
TOTAL 5.00
Rec# 10882 Rec# 11145
RHO 8996 Blk # 184
Apr 05, 1995 08:48 am

EXISTING GOLF COURSE

N 10002.3983
E 7897.8221
(assumed)

OUTLOT "B"
OPEN SPACE INCLUDING ACCESS STRIP

N 32°40'16" W 190.71'
92.64'
25' WIDE BUFFER EASEMENT
97.87'
35.13'
181.49'
50.18'
138.22'
42.21'
143.98'
25.27'
126.42'
35'
35' WIDE TEMPORARY ACCESS STRIP TO OPEN SPACE (OUTLOT "B") THIS ACCESS STRIP MAY BE RELOCATED AS FUTURE LOTS ARE ADDED TO THIS PLANNED UNIT DEVELOPMENT.

LOT 12 | LOT 13 | LOT 14

LOT 15 A
± 13,160 SQ. FT.
VACANT
LINE TO BE ABANDONED
S 62°16'52" W 70'
62.50'
15'
10'

LOT 16 A
± 13,207 SQ. FT.
VACANT
87.50'
N 62°16'52" E 70'
10' ACCESS STRIP

REMAINING LANDS OF DEVELOPER
ZONED: R-1 (RPC)
VACANT

50.00'
N 27°01'44" W
25.75'
N 47°01'44" W

PLAYER LANE

10' WIDE UTILITY EASEMENT

50' R/W

UTILITY EASEMENT

REMAINING LANDS OF DEVELOPER
ZONED: R-1 (RPC)
VACANT

50' R/W

RIVER RUN LANE

RIVER

LEGEND:

- ☐ Denotes Concrete Monument, found
- ● Denotes Iron Pipe, found
- ◐ Denotes Iron Pipe, set

ORIGINAL LOT AREA

LOT 15 - ± 8,470 SQ. FT.
LOT 16 - ± 9,313 SQ. FT.
LOT 17 - ± 8,584 SQ. FT.

NOTE: The purpose of this plat is to resubdivide Lots 15, 16, & 17 into Lots 15A & 16A.

DEED REFERENCE:

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

REFERENCE PLAT:

"Lots 10 - 17, Subdivision of Lands of River Run Planned Unit Development, Phase I, Section I"

by: L. E. Bunting Surveys, Inc.
10 / 5 / 94

PLAT BOOK: R.H.O. 140/64

PROPERTY ZONED: R-1 (RESIDENTIAL PLANNED COMMUNITY)

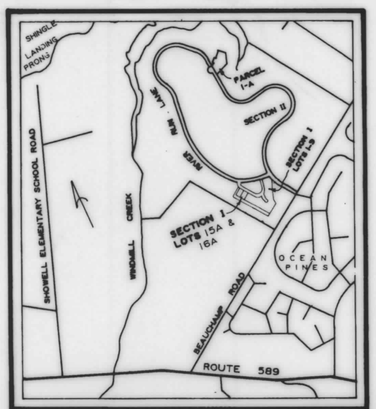
MIN. FRONT YARD 10'
MIN. REAR YARD 10'
MIN. SIDE YARD 8'

OWNER / DEVELOPER:

RIVER RUN DEVELOPMENT ASSOCIATES
THE CHANCERY
190 WILLIS AVENUE
MINEOLA, NEW YORK 11501

50' 25' 0 50' 100'
GRAPHIC SCALE: 1" = 50'

VICINITY MAP



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

LOT 15A & LOT 16A

RIVER RUN PLANNED UNIT DEVELOPMENT PHASE I, SECTION I

THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 50' DATE: 3/21/95
JOB NO.: 3002 / 95

FILED
APR 5 8 36 AM '95
RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.

Maryland State Archives