

R.H.O. 147/38

FILED

JUL 3 3 50 PM '96

LOTS 26 - 30 RIVER RUN RESIDENTIAL PLANNED COMMUNITY, PHASE I, SECTION I

RICHARD H. OUTTEN-
CLK. CT. CT.

THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

JOB NO: 3002 / 96
DATE: 2/27/96
REVISED: 6/21/96

RECORDING FEE
PLAT-SUBDIVIS
5.00
3.00
2.00
1.00
JUL 03 1996

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.

L. E. Bunting, Jr. 7/2/96
L. E. Bunting, Jr., PROP. 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 (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

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

Lewis S. Mellzer 7/2/96
River Run Development Associates, L.L.C. Date
by: Lewis S. Mellzer, Member

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.

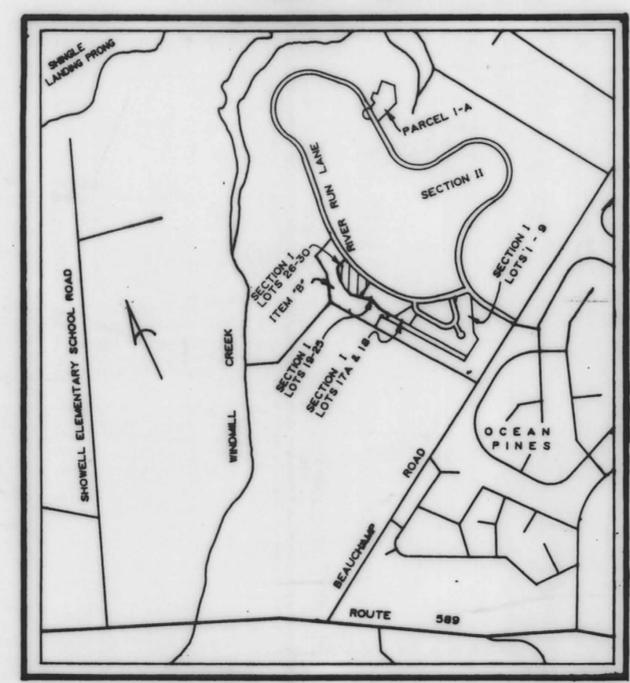
Louis J. Pugliese July 3, 1996
Worcester County Planning Commission Date

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 A. Walsh 7/2/96
Worcester County - Approving Authority Date

VICINITY MAP



INDEX OF DRAWINGS

Cover Sheet sheet 1
Lots 26 - 30 sheet 2

SITE DATA:

AREA OF GREENBELT EASEMENT = ±10,196 sq. ft.
AREA OF 22' WIDE ACCESS EASEMENT = ±5,902 sq. ft.
AREA OF ITEM "B" - LOTS 26-30 = ± 1.593 Acres

GENERAL NOTE : This plat is a resubdivision of Item "B" as shown on the plat titled "Lots 19-25, Revised Outlot B and Item B, River Run Residential Planned Community, Phase I, Section I."

WORCESTER COUNTY' 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 December 31, 1991. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

NOTE:

This property is situated within Flood Hazard Zone C, as shown on FIRM MAP # 240083 0025 A, dated 2 / 15 / 79.

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 L.L.C.
The Chancery
190 Willis Avenue
Mineola, New York 11501

DEED REFERENCE:

RHO 2227/148
Parcel # 126
Tax Map # 15 & 16

REFERENCE PLAT:

"Lot 17 A & Lot 18, Subdivision of lands of River Run Planned Unit Development, Phase I, Section I"
by: L. E. Bunting Surveys, Inc. - 6 / 8 / 95
Platbook: RHO 142 / 65

"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
Platbook: RHO 140 / 64

"Lot 15 A & Lot 16 A, River Run Planned Development, Phase I, Section I"
by: L. E. Bunting Surveys, Inc. - 3 / 21 / 95
Platbook: RHO 142 / 5

"Revised Utility Easement, River Run Residential Planned Community, Section I"
by: L. E. Bunting Surveys, Inc. - 7 / 20 / 93
Platbook: RHO 138 / 41

"Lots 19 - 25, Revised Outlot B & Item B, River Run Residential Planned Community, Phase I, Section I"
by: L. E. Bunting Surveys, Inc.
Platbook: RHO 145/73

