

R.H.O. 149/39

FILED

JAN 28 2 45 PM '97

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

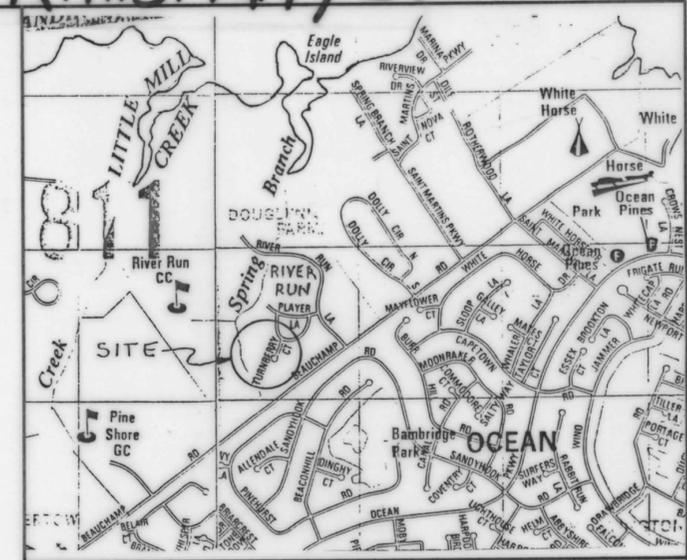
WORCESTER COUNTY PLANNING AND ZONING COMMISSION

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.

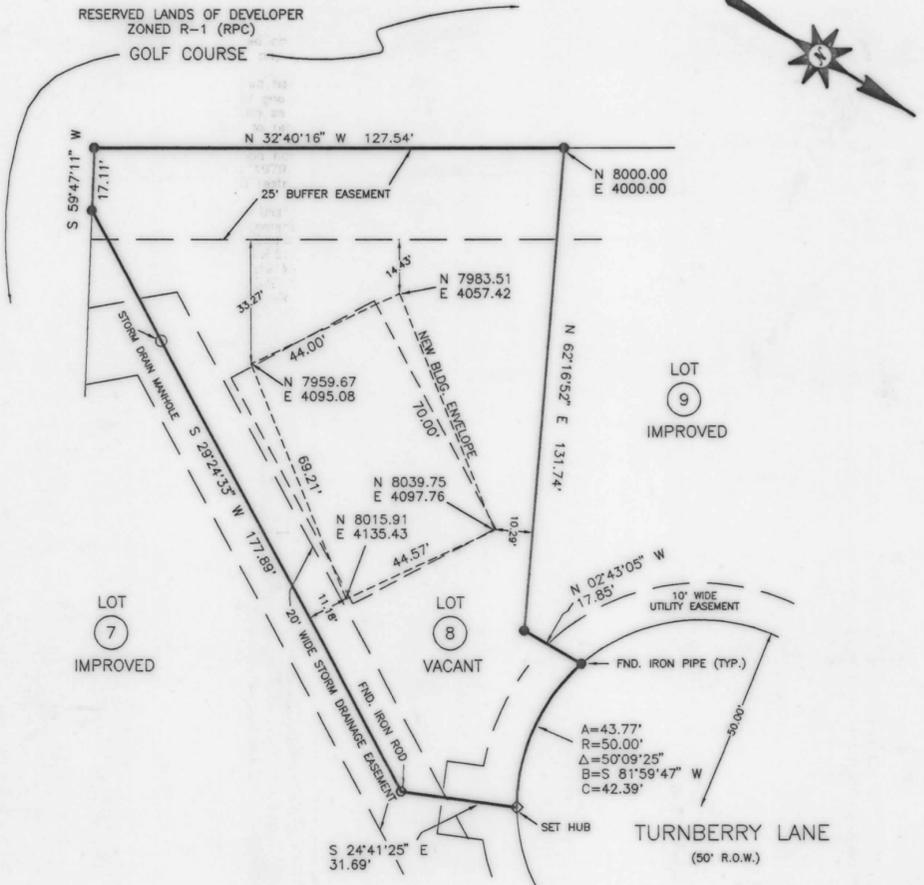
Any approval by the Department of the Environment of any sewer or water system or suitability therefore is based upon State and County standards existing as of the date of approval. Such standards are subject to change and a building permit may be denied in the future, in the event current standards 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.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A N/A wide strip across the front of Parcel # N/A and the adjoining roadways are offered in dedication for the future widening of N/A. Acceptance of such offer may take place at any time by appropriate act of the County Commissioners. The County Commissioners are in no way required to accept such offer. The offer may not be withdrawn without the consent of the County Commissioners.



VICINITY MAP



----- DENOTES NEW BUILDING ENVELOPE AREA OF 3,080 SQ.FT.  
 - - - - - DENOTES OLD BUILDING ENVELOPE AREA OF 3,080 SQ.FT.  
 N 8000.00 DENOTES COORDINATE VALUE  
 E 4000.00 ASSUMED DATUM

GENERAL NOTES

- 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.
- 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.
- All easements illustrated are to remain private for the express benefit of the residents of River Run.
- Section 1 is located in a flood hazard zone C according to FIRM MAP # 240083 0025 A, dated 2/15/1979.
- This subdivision is subject to restrictive covenants previously recorded with the reference plat.
- 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 in R.H.O. 1852/243, and Shared Facility Agreement dated 9/23/92, approved by the Worcester County Commissioners on 11/17/92 and recorded in R.H.O. 1895/329.
- The purpose of this plat is to relocate and reconfigure the buildable area for Lot 8 with no increase in size.

*Dea J. Schun*  
 WORCESTER COUNTY PLANNING COMMISSION  
 DATE 1-28-97

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision shown hereon is approved as being in conformance with the Worcester County Comprehensive Water and Sewerage Plan providing for Central Water supply and Central Sewerage and as meeting the requirements of Section 9-512 of the Environmental Article of the Annotated Code of Maryland.

*Richard J. Orles AD*  
 Worcester County Approving Authority  
 DATE 1/28/97

FOREST CONSERVATION LAW STATEMENT # 4 :

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 1 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.

AMENDMENT TO PHASE 1  
 RIVER RUN  
 RESIDENTIAL PLANNED COMMUNITY  
 LOT 8 - SECTION 1

THIRD TAX DISTRICT  
 WORCESTER COUNTY, MARYLAND  
 TAX MAP 16, P/O PARCEL 99  
 LOT AREA = 14,835 SQ.FT. ±  
 ZONED R-1 (RESIDENTIAL PLANNED COMMUNITY)  
 REQUIRED SETBACKS: MINIMUM FRONT YARD = 10'  
 MINIMUM SIDE YARD = 8'  
 MINIMUM REAR YARD = 10'  
 DEED REFERENCE R.H.O. 2118/67  
 PLAT REFERENCE R.H.O. 134/51

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.

*Billy N. Beachamp*  
 Billy N. Beachamp  
 325 Arbor Oaks Court  
 Millersville, Maryland 21108  
 DATE 1-21-97

*Rebecca Beachamp*  
 Rebecca Beachamp  
 325 Arbor Oaks Court  
 Millersville, Maryland 21108  
 DATE 1/21/97

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.

*Madison J. Bunting, Jr.*  
 MADISON J. BUNTING, JR.  
 LICENSE NO. 365  
 DATE 12/30/1996



DRAWING FILE 1823PLAT.DWG

MADISON J. BUNTING, JR.  
 SURVEYOR, INC.  
 11623 BACK CREEK ROAD  
 BISHOPVILLE, MARYLAND 21813  
 (410)641-5718 - FAX 641-6266

SCALE: 1" = 30' DATE: 12/30/96  
 DRAWN BY: M.J.B. JOB NO.: 1823A

