

AMENDMENT TO SECTION I,
PHASE I

RHO 149/70

FILED
FEB 27 2 05 PM '97
RICHARD H. GUTTEN-
CLK. CT. CT.
WOR. CO.

RIVER RUN

RESIDENTIAL PLANNED COMMUNITY LOTS 31 - 35

THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
JOB NO. 3002 / 96
DATE: 7 / 22 / 96

RECORDING FEE 5.00
PLAY-SUBDIVIS 5.00
TOTAL 10.00
Res# M001 RCP# 27267
RHO 1064 Blk # 2271
Feb 27, 1997 02:03 PM

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 12/26/96
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.

Lewis S. Meitzer 12/30/96
River Run Development Associates, LLC Date
by: Lewis S. Meitzer, member

SITE DATA:

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

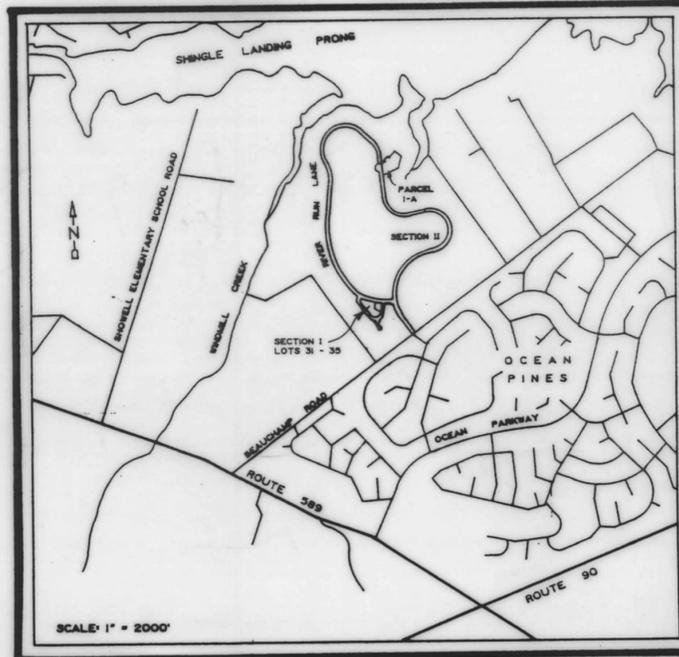
PROPERTY ZONED: R-1 (RESIDENTIAL PLANNED COMMUNITY)
Min. Front Yard 10'
Min. Rear Yard 10'
Min. Side Yard 8'

LAND USE: RESIDENTIAL PLANNED COMMUNITY

DEED REFERENCE: RHO 2227 / 148
PARCEL # 126
TAX MAP # 15 & # 16

TOTAL SITE AREA = ± 1.494 ACRES

VICINITY MAP



INDEX OF DRAWINGS

- 1 Title Sheet
- 2 Section I, Lots 31 - 35

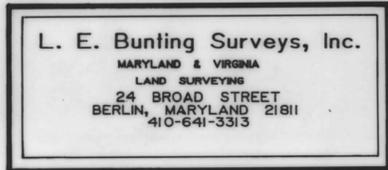
WORCESTER COUNTY DEPT. OF WATER & WASTEWATER SERVICES

The water and/or sewer facilities have been constructed in substantial compliance with the Maryland Department of the Environmental Construction Permit and shall be accepted for ownership and maintenance by the Worcester County Dept. of Water & Wastewater services upon recording of the record plat.

J. H. Tuck 2/26/97
District Engineer, Wor. Co. Date

REFERENCE PLAT:

- 1. "River Run, Residential Planned Community, Section I, & Easements"
by: L. E. Bunting Surveys, Inc.
12 / 2 / 92
Plat Book: RHO 134 / 51
- 2. "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: RHO 140 / 64
- 3. "Revised Utility Easements, River Run Residential Planned Community, Section I"
by: L. E. Bunting Surveys, Inc.
revised 3 / 22 / 94
Plat Book: RHO 138 / 41



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.

Shirley J. Fehrer 2/27/97
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 L. ... 2/25/97
Worcester County - Approving Authority Date

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 plat.

WORCESTER COUNTY FOREST CONSERVATION NOTE:

In accordance with Subtitle IV, Section 1-403(b)(2) 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.

