

**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, Jr.* 3/19/96  
 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 (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

*Lewis S. Meltzer* 3/22/96  
 River Run Development Associates L.L.C. Date

by : Lewis S. Meltzer, Member

**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 thereof 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. Pagliarini* 4-1-96  
 Worcester County Planning Commission Date

R.H.O. 145/71

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

This subdivision is approved for central water supply and 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.

The purpose of this plat is to enlarge the buildable area of Lot 14.

*Richard L. O'Brien* 3/29/96  
 Worcester County Approving Authority Date

**L. E. BUNTING SURVEYS, INC.**  
 MARYLAND & VIRGINIA  
 LAND SURVEYING  
 24 BROAD STREET  
 BERLIN, MARYLAND 21811  
 410-641-3313

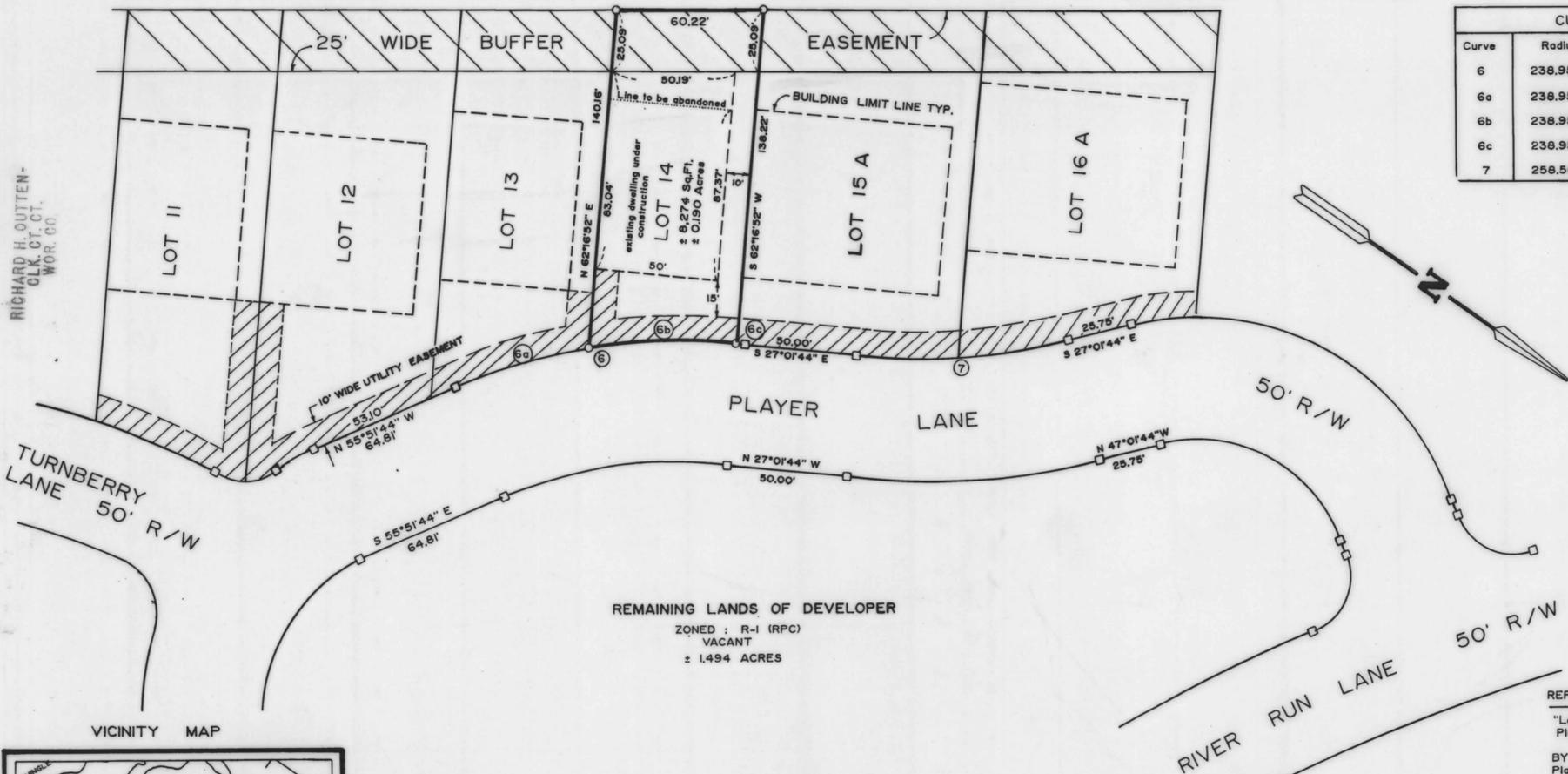


**AMENDMENT TO LOT 14**  
 RIVER RUN RESIDENTIAL PLANNED COMMUNITY  
 PHASE I, SECTION I  
 THIRD ELECTION DISTRICT  
 WORCESTER COUNTY, MARYLAND

**DATE:** 1/4/96  
**REVISIONS:**  
**JOB NO.:** 3002/96  
**SCALE:** 1" = 40'  
**SHEET NO.:** 1 OF 1

OUTLOT "B" OPEN SPACE

CURVE DATA TABLE				
Curve	Radius	Arc	Chord	Chord Bearing
6	238.95	120.25	118.98	S 41°26'44" E
6a	238.95	58.75	58.60	S 48°49'07" E
6b	238.95	60.59	60.42	S 34°30'40" E
6c	238.95	0.91	0.91	S 27°08'27" E
7	256.56	90.26	89.80	S 37°01'43" E



REMAINING LANDS OF DEVELOPER  
 ZONED : R-1 (RPC)  
 VACANT  
 ± 1.494 ACRES

**REFERENCE PLATS :**  
 "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 ; R.H.O. 140/64  
 "Lots 15A & 16A, River Run Planned Unit Development Phase I, Section I"  
 BY : L.E. Bunting Surveys, Inc. 3/21/95  
 Platbook ; R.H.O. 142/5  
**DEED REFERENCE**  
 R.H.O. 2227/148  
 parcel # 126, Tax Maps 15 & 16  
**PROPERTY ZONED :** R-1 (Residential Planned Community)  
 Min. Front yard 10'  
 Min. Side yard 8'  
 Min. Rear yard 10'

**NOTE :**  
 The purpose of this plat is to enlarge the buildable area of Lot 14. The buildable area will increase in size from 3,500 sq. ft. to 4,260 sq. ft.  
 This property is situated within Flood Hazard Zone "C", as shown on FIRM MAP #240083 0025 A, Dated 2/15/79.

**OWNER / DEVELOPER :**  
 RIVER RUN DEVELOPMENT ASSOCIATES L.L.C.  
 THE CHANCERY  
 190 WILLIS AVENUE  
 MINEOLA, NEW YORK 11501  
 GRAPHIC SCALE  
 0 40 80

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.

FILED

APR 2 @ 26 AM '96

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

VICINITY MAP

