



GENERAL NOTES

PROPERTY / OWNER INFORMATION:

TAX MAP NO. 15 - PARCEL NO. 126
RIVER RUN DEVELOPMENT ASSOCIATES LLC

MAILING ADDRESS: 11605 MASTERS LANE
BERLIN, MARYLAND 21811

DEED ON RECORD: 2227-148
REFERENCE PLAT: 134-53, 201-47, 228-31

NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

THIS EASEMENT LIES BEYOND THE LIMITS OF THE ATLANTIC COASTAL BAYS AND CHESAPEAKE BAY CRITICAL AREA.

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24083 0025A, DATED FEB. 15, 1979, THIS PARCEL IS LOCATED WITHIN ZONE B & ZONE C.

THE PURPOSE OF THIS PLAT OF EASEMENT IS TO DESCRIBE A DRAINAGE EASEMENT FROM RIVER RUN RESIDENTIAL PLANNED COMMUNITY SECTION NO. 1 TO COUNTY COMMISSIONERS OF WORCESTER COUNTY FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A STORM DRAINAGE PIPE FROM BEAUCHAMP ROAD TO POND A.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY, SECTION 3-108, (LATEST EDITION) SO FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Coard D. Bounds
Feb 6 2013

COARD D. BOUNDS, PROF. LAND SURVEYOR DATE
MD. 21516 LICENSE EXPIRES JULY 15, 2013



BOUNDS LAND SURVEY LLC
MARYLAND & DELAWARE LAND AND
HYDROGRAPHIC SURVEYING
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PLAT OF EASEMENT
ON LANDS OF
RIVER RUN RESIDENTIAL PLANNED COMMUNITY
SECTION NO. 1 - 11433 BEAUCHAMP ROAD - BERLIN, MARYLAND 21811
PARCEL 126 OF TAX MAP 15 - WORCESTER COUNTY - TAX DISTRICT 03

DRAWN: JANUARY 15, 2013 SCALE: 1" = 30'
SURVEYED: OCTOBER, 2012 JOB: 112 SHEET: 1 OF 1

MSA Csu 2157 8866
P198164

FILED
2013 FEB -7 PM 3: 28
STEPHEN V. HALES
CLERK, CT. CL.
MORTG.