

2013 APR 26 PM 1:32
FILED
STEPHEN V. HALES
CLK. CT. CT.
WOR. CO.

CONDOMINIUM PLAT

SVH LIBER 238 FOLIO 64
RECORDED

04/26/2013

RIVER RUN CONDOMINIUM II

UNITS 147 - 148
PART OF PHASE I, SECTION II, PARCEL 1-E
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND
APRIL 5, 2013

RECORDING FEE
PLAT SUBDUITE
TOTAL
RECF AMOUNT
SVH 1039
APR 26 2013

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of Section 11-105 of the Real Property Article of the Annotated Code of Maryland concerning the making of this plat and the setting of markers have been complied with, that this condominium plat, together with the applicable wording of the declaration, is a correct representation of the condominium described and that the identification and location of each unit and the common elements, as constructed, can be determined from them.

Charles R. Woodward, Jr. 4-19-2013
Date
Charles R. Woodward, Jr.
Property Line Surveyor
Md. No. 321 License Expires September 16, 2014



OWNER'S CERTIFICATION

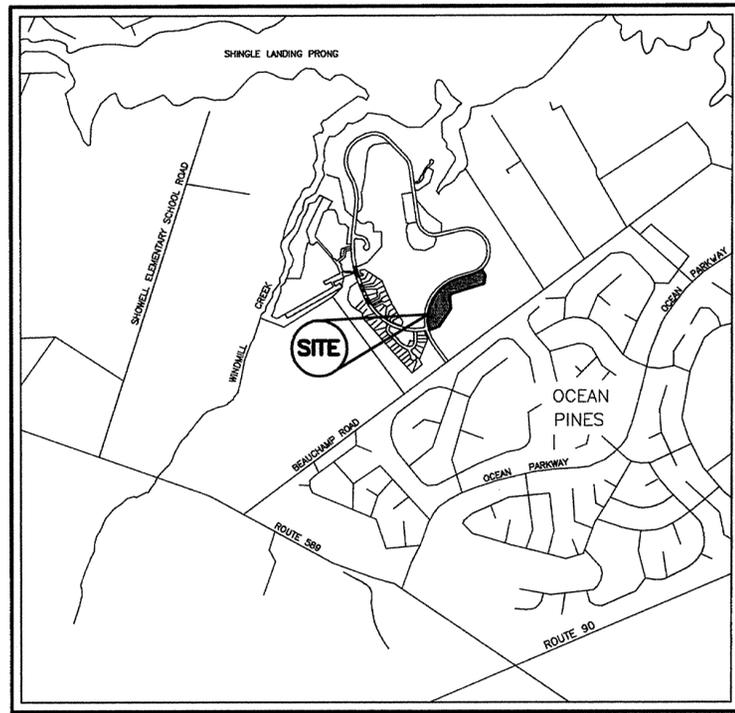
The condominium plat as shown hereon is with free consent and in accordance with the desires of the owner thereof. The requirements of Section 11-105 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of markers have been complied with, to the best of the owner's knowledge.

Lewis S. Meltzer 4/22/13
Date
River Run Development Associates, L.L.C.
by: Lewis S. Meltzer, Member

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This 2 unit condominium development plan is approved as being in conformance with the County Comprehensive Sewer and Water Plan and is to be served by existing Central Water Supply and Central Sewerage.

Robert Mitchell, R.S. 4/25/13
Date
Approving Authority - Worcester County



VICINITY MAP
SCALE: 1" = 2000'

REFERENCE PLATS

- RIVER RUN RESIDENTIAL PLANNED COMMUNITY SECTION I & EASEMENTS
Prepared by: L. E. Bunting Surveys, Inc., 12/2/92
Platbook: 134/51-56
- RIVER RUN RESIDENTIAL PLANNED COMMUNITY SECTION II, & EASEMENTS
Prepared by: L. E. Bunting Surveys, Inc., 5/17/93
Platbook: 135/62-67
- RIVER RUN - REVISED UTILITY EASEMENTS RESIDENTIAL PLANNED COMMUNITY, SECTION I
Prepared by: L. E. Bunting Surveys, Inc., 7/20/93
Platbook: 138/41
- PARCEL 1-B REVISED RIVER RUN RESIDENTIAL PLANNED COMMUNITY
Prepared by: L. E. Bunting Surveys, Inc., 7-13-94
Platbook: 139/42
- RIVER RUN RESIDENTIAL PLANNED COMMUNITY PHASE I, SECTION I, LOTS 19-25 REVISED OUTLOT "B" & ITEM "B"
Prepared by: L. E. Bunting Surveys, Inc., 2-1-96
Platbook: 145/73-75
- RIVER RUN RESIDENTIAL PLANNED COMMUNITY PHASE I, SECTION II, PARCEL 1-C
Prepared by: Davis, Bowen & Friedel, Inc., 1-3-97
Platbook: 149/42
- RIVER RUN RESIDENTIAL PLANNED COMMUNITY PHASE I, SECTION II, PARCEL 1-C RESUBDIVISION
Prepared by: Davis, Bowen & Friedel, Inc., 01/18/99
Platbook: 157/54
- RIVER RUN RESIDENTIAL PLANNED COMMUNITY PHASE I, SECTION II, PARCEL 1-D & REMAINING LANDS
Prepared by: Davis, Bowen & Friedel, Inc., 5-2001
Platbook: 170/20
- RIVER RUN RESIDENTIAL PLANNED COMMUNITY PHASE 1, SECTION 2, PARCEL 1-E
Prepared by: Davis, Bowen & Friedel, Inc., 5-21-04
Platbook: 190/1-2

SITE DATA

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

ZONING: R-1
LAND USE: RESIDENTIAL PLANNED COMMUNITY
TAX MAP 15, PART OF P. 126
DEED REF.: 2227/148 et. seq.

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0025-A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE B.

WETLANDS AND FLOODPLAIN EXTEND TO 5' CONTOUR (NONE ON THIS SITE)

MINIMUM SETBACKS:
FRONT YARD: 25'
REAR YARD: 25'
SIDE YARD: 25'
10' MIN. BUILDING SEPARATION

PARCEL 1-E AREA = 6.24 ACRES

NO MORE THAN 70% OF THIS PARCEL WILL BE USED FOR RESIDENTIAL USE, INCLUDING PARKING AND DRIVEWAYS, LEAVING AT LEAST 30% OPEN SPACE.

INDEX OF DRAWINGS

- TITLE SHEET
- BOUNDARY SURVEY
- UNITS 147 - 148



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

P. O. BOX 93
SALISBURY, MARYLAND (410) 543-9091

WORCESTER COUNTY DEPARTMENT OF DEVELOPMENT REVIEW & PERMITTING

The development depicted hereon does not constitute a subdivision pursuant to Section ZS-2-104 of the Code of Public Laws of Worcester County.

Edward A. Tudor 4/25/13
Date
Edward A. Tudor, Director

DBF PROJECT NO. 523A007.Q01

199468 MSA CW 2157 8877-1