

# CONDOMINIUM PLAT

# RIVER RUN CONDOMINIUM II

UNITS 141 - 142  
PART OF PHASE I, SECTION II, PARCEL 1-E  
THIRD TAX DISTRICT  
WORCESTER COUNTY, MARYLAND  
MARCH 23, 2015



### 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.* 3-30-2015  
Date  
Charles R. Woodward, Jr.  
Property Line Surveyor  
Md. No. 321 License Expires September 16, 2016

### OWNER'S CERTIFICATION

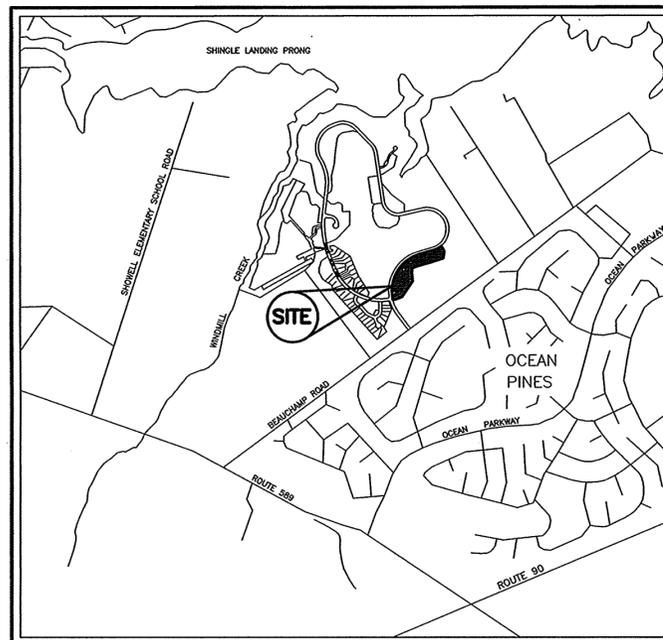
The condominium plat as shown hereon is with free consent and in accordance with the desires of the owner thereof. The requirements of Section 11-105 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of markers have been complied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

*Lewis S. Meltzer* 3/31/15  
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.

*John P. Nuttall, LEHS* 4/6/15  
Date  
Approving Authority - Worcester County



VICINITY MAP  
SCALE: 1" = 2000'

### INDEX OF DRAWINGS

- 1 TITLE SHEET
- 2 BOUNDARY SURVEY
- 3 UNITS 141 - 142

### REFERENCE PLATS

1. RIVER RUN RESIDENTIAL PLANNED COMMUNITY SECTION I & EASEMENTS  
Prepared by: L. E. Bunting Surveys, Inc., 12/2/92  
Platbook: 134/51-56
2. RIVER RUN RESIDENTIAL PLANNED COMMUNITY SECTION II, & EASEMENTS  
Prepared by: L. E. Bunting Surveys, Inc., 5/17/93  
Platbook: 135/62-67
3. RIVER RUN - REVISED UTILITY EASEMENTS RESIDENTIAL PLANNED COMMUNITY, SECTION I  
Prepared by: L. E. Bunting Surveys, Inc., 7/20/93  
Platbook: 138/41
4. PARCEL 1-B REVISED RIVER RUN RESIDENTIAL PLANNED COMMUNITY  
Prepared by: L. E. Bunting Surveys, Inc., 7-13-94  
Platbook: 139/42
5. 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
6. RIVER RUN RESIDENTIAL PLANNED COMMUNITY PHASE I, SECTION II, PARCEL 1-C  
Prepared by: Davis, Bowen & Friedel, Inc., 1-3-97  
Platbook: 149/42
7. 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
8. 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
9. 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.



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

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

DBF PROJECT NO. 523A007.T11

### 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* 4/2/2015  
Date  
Edward A. Tudor, Director

P. 2094118 MSA 51257-8868-1