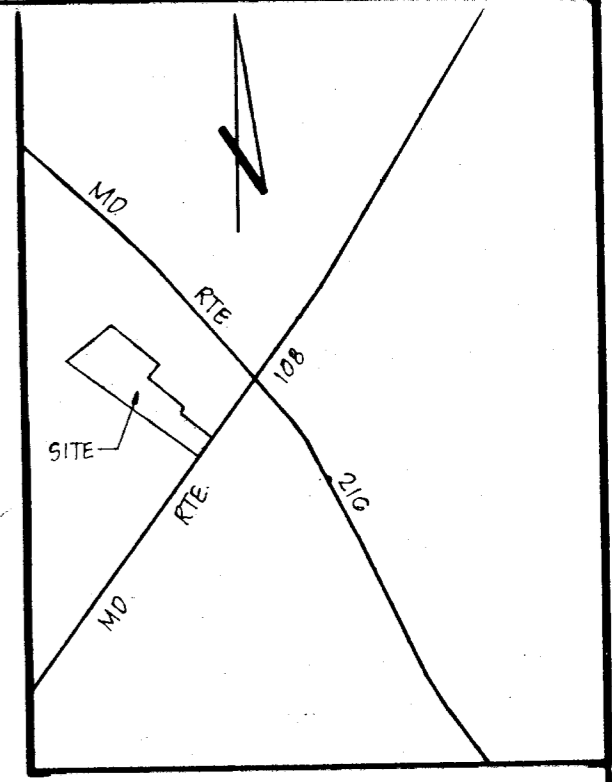
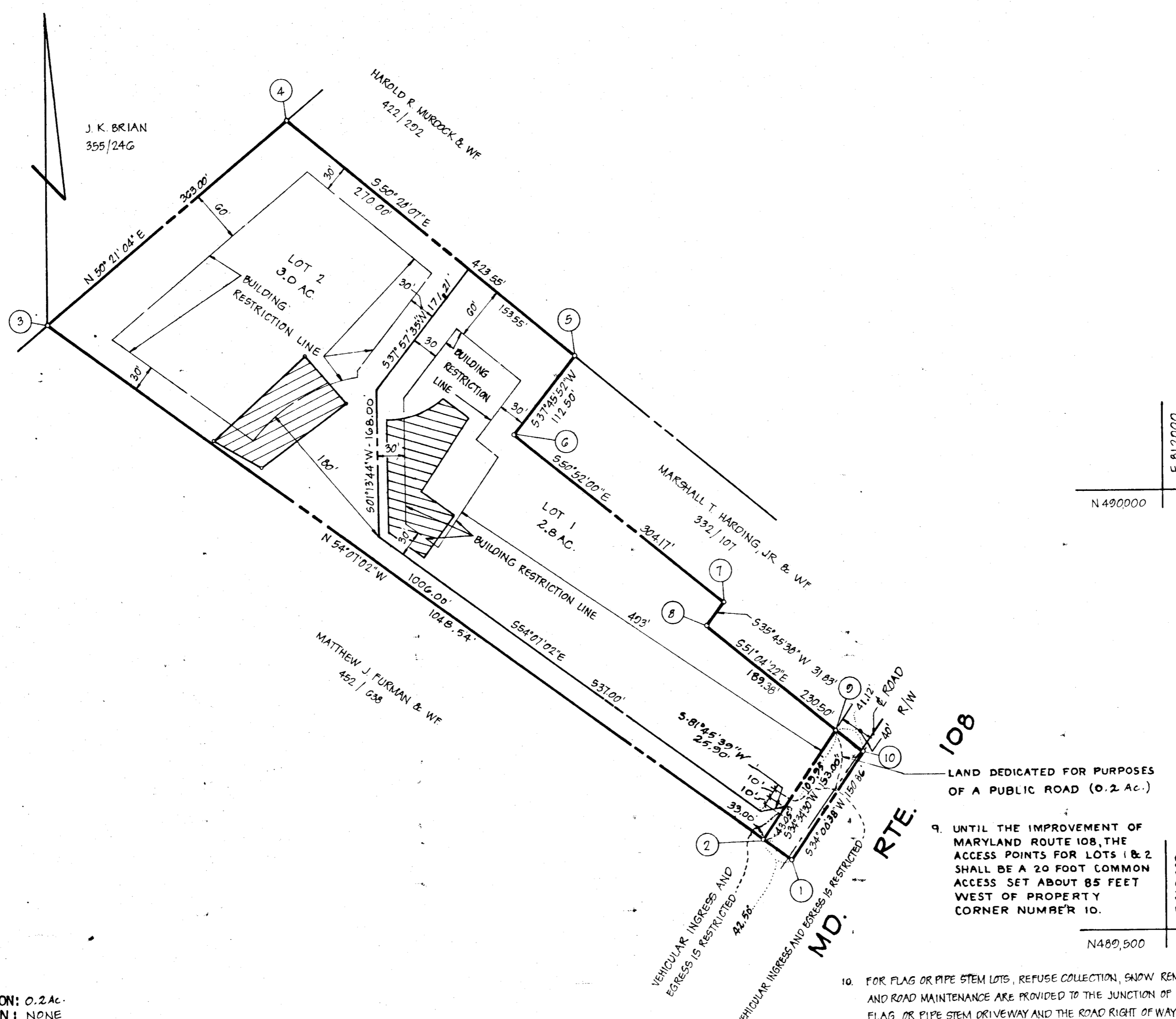


COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	480280.871	811569.851
2	480605.781	811595.416
3	490195.453	810720.303
4	490427.076	810999.802
5	490157.487	811326.475
6	490068.554	811257.580
7	480876.581	811493.519
8	480850.753	811474.918
9	480731.759	811622.244
10	480705.922	811654.234



VICINITY MAP  
SCALE: 1/200'

**GENERAL NOTES**

- TAX MAP: 40, PARCEL NO. 57
- DEED REFERENCE: 488/306
- COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY CONTROL STATIONS 2336002-R AND 2336003-R.
- SUBJECT PROPERTY ZONED R, PER 10-3-77 COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE SHOWN THUS (o).
- SUBJECT TO VP 81-46

**AREA TABULATIONS**

TOTAL NUMBER OF LOTS: 2  
 TOTAL AREA OF LOTS: 5.8 AC.  
 TOTAL AREA OF RIGHT-OF-WAY DEDICATION: 0.2 AC.  
 TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
 TOTAL AREA OF PLAT: 6.0 AC.

**OWNER / DEVELOPER**

JOHN KEVIN COYNE  
 5966-12 TURNABOUT LA.  
 COLUMBIA, MD 21044

**OWNERS STATEMENT**

WE, JOHN KEVIN COYNE, AND HELEN FRANCES COYNE, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 25TH DAY OF JULY, 1982  
 John Kevin Coyne Helen Frances Coyne  
 Witness Witness

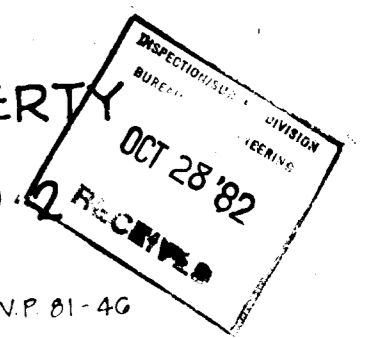
**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY FRANK ROBBINS AND MARY E. ROBBINS, HIS WIFE, TO JOHN KEVIN COYNE AND HELEN FRANCES COYNE, HIS WIFE, BY DEED DATED MAY 27, 1968 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 488 AT FOLIO 306 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel 7-27-82  
 WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE

RECORDED AS PLAT 5273 ON 10-20-82 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COYNE PROPERTY  
 LOTS 1 AND 2



TAX MAP 40  
 5TH ELECTION DISTRICT  
 SCALE: 1"=100'  
 V.P. 81-46  
 ZONED R  
 HOWARD COUNTY, MARYLAND  
 DATE: JULY, 1982

boender associates engineers  
 surveyors  
 planners  
 SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING  
 ELLICOTT CITY, MARYLAND 21043  
 BALTIMORE 301-465-7777 SALISBURY 301-749-1286

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