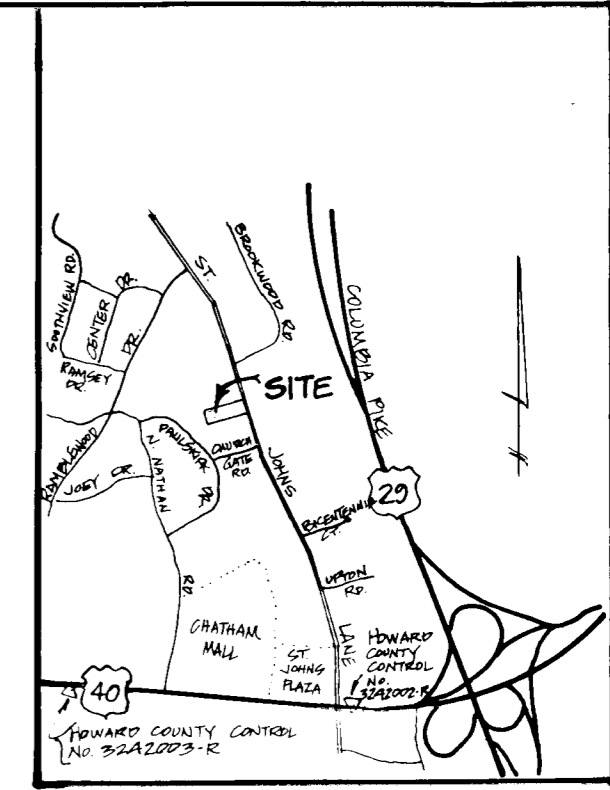


COORDINATE SCHEDULE		
NO	NORTH	EAST
1	528066.293	848288.434
2	528061.133	848273.222
3	528042.207	847838.587
4	528682.486	847883.268
5	528801.453	848317.871
6	528809.616	848333.081

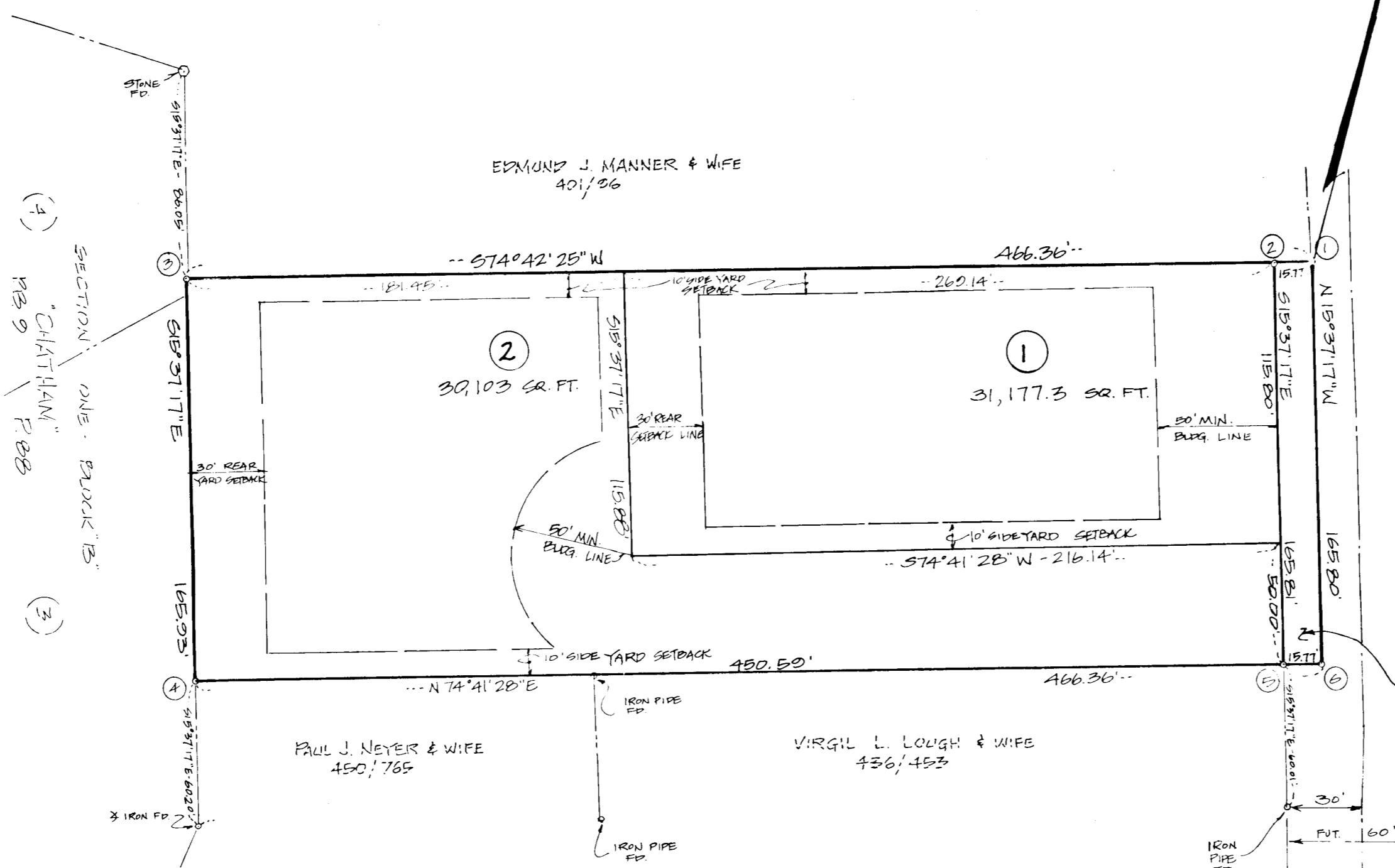


VICINITY MAP SCALE: 1" = 2000'

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Anita M. Goins 7-21-84
OWNER DATE

Kenneth Goins 7-21-84
WITNESS DATE



ST. JOHNS LANE

LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD 2614.7 SQ. FT. OR 0.0600 ACRES

AREA TABULATION

- TOTAL NUMBER OF LOTS - 2
- TOTAL AREA OF LOTS - 74,737.3 SQ. FT. OR 1.7157 ACRES ±
- TOTAL AREA OF RIGHT-OF-WAY DEDICATION - 2614.7 SQ. FT. OR 0.0600 ACRES ±
- TOTAL AREA OF SUBDIVISION - 77,352.0 SQ. FT. 1.7758 ACRES

- GENERAL NOTES
- TAX MAP: 17, PARCEL NO. 145 BLOCK NO. 23
 - DEED REFERENCE - 197/221
 - COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY CONTROL STATIONS 3242002-R AND 3242003-R
 - SUBJECT PROPERTY ZONED; R-20 PER 10/31/77 COMPREHENSIVE ZONING PLAN.
 - THERE IS AN EXISTING DWELLING ON LOT 1.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.
 - NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDING ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOWS.

OWNER: ANITA GOINS, 3148 ST. JOHNS LANE, ELLICOTT CITY, MD. 21043

DEVELOPER: KENNETH GOINS, 314 SPANGLER ROAD, WESTMINSTER, MD. 21157

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Joseph Bydlus 8-8-84
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE SYSTEM, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR DATE

OWNERS STATEMENT

I, ANITA GOINS, OWNER 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 BEYOND THE STREETS AND/OR ROADS AND FLOOD PLAINS 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS, MY/OUR HANDS THIS 8TH DAY OF MAY, 1984

Anita M. Goins Kenneth Goins
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS (REMAINING PORTION) CONVEYED BY H. LEE RAMSBURG, ET AL. TO CLEO GOINS (NOW DECEASED) AND ANITA GOINS, HIS WIFE, BY DEED DATED APRIL 8, 1947 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 197 FOLIO 221, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Stephen C. Barnhart May 22, 1984
STEPHEN C. BARNHART R.P.L.S. #168 DATE

RECORDED AS PLAT 5888 ON 8-10-84, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COZY ACRES - LOTS 1 & 2
A RESUBDIVISION OF PART OF LOT 104
RAMSBURG BROTHERS DEVELOPMENT

SHEET 1 OF 1
TAX MAP # 17 ZONING: R-20
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: APRIL 26, 1984
REV. - JULY 11, 1984 PER PLANNING & PUBLIC WORKS DEPARTMENT

STEPHEN C. BARNHART R.P.L.S. #168
SURVEYING AND LAND PLANNING
P.O. BOX 244
FINKSBURG, MARYLAND 21048
PHONE: (301) 861-8730

#1090

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