

NOTE: LOT 7 IS TO BE USED FOR AGRICULTURAL PURPOSES ONLY

LOT 5
KENNEY SUBDIVISION
P.B. 7187

LOT 7
28,208.50 AC.
(THIS SHEET 18,602 AC.)

- GENERAL NOTES**
- 1) Tax Map - 12, Parcel - 60
 - 2) Deed Reference - 846/402 & 1121/183
 - 3) COORDINATES SHOWN HEREON ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC STATIONS - 3428001 & 3428002
 - 4) Subject property zoned - RC per 9-18-02 Comprehensive Zoning Plan.
 - 5) O - Designates iron pin set.
 - 6) The lots shown hereon comply with the minimum ownership width and lots required by the Maryland State Department of THE ENVIRONMENT.
 - 7) This area designated a private sewage easement of A MIN. OF 10,000 sq ft. as required by the Maryland State Department of THE ENVIRONMENT for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage 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 sewer easement. Recordation of a modified sewage easement shall not be necessary.
 - 8) All percolation test holes shown hereon have been field located and shown thus (o).
 - 9) THERE IS AN EXISTING DWELLING ON LOT 6.
 - 10) THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT 8-9-80, BY DEVELOPMENT CONSULTANTS GROUP, INC.
 - 11) ANY SUBDIVISION OR REBUDIVISION OF LOT 7 WILL REQUIRE FULL COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE PURPOSE OF THIS PLAT IS TO REVISE THE OUTLINE OF LOT 1, NOW KNOWN AS LOT 6 AND TO REVISE THE ALIGNMENT OF A PORTION OF THE 50 FOOT USE-IN-COMMON RIGHT OF WAY.

TOTAL AREA TABULATIONS

TOTAL NUMBER OF LOTS TO BE RECORDED: 2
 TOTAL AREA OF LOTS TO BE RECORDED: 20,208.50 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: NONE
 TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: NONE
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 20,208.50 AC.

AREA TABULATIONS (THIS SHEET)

TOTAL NUMBER OF LOTS TO BE RECORDED: 1
 TOTAL AREA OF LOTS TO BE RECORDED: 18,602 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: NONE
 TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: NONE
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 18,602 AC.

THE REQUIREMENTS SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTINGS OF MARKERS HAVE BEEN COMPLIED WITH.

William G. Hartel 10-2-92 OWNER
 WILLIAM G. HARTEL, P.L.S., MD NO. 0436 DATE W. DYER KENNEY
W. Dyer Kenney 10-13-92
 W. DYER KENNEY DATE WOODBINE, MD 21707
 TEL.: (301) 854-6151

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

James M. Boyd 12/4/92
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Joseph R. Smith 12/22/92
 PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Brown 12/16/92
 DIRECTOR DATE

OWNER'S STATEMENT

We, WILLIAM DYER KENNEY, and CHARYN E. KENNEY, 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 DEPT. 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 rights-of-way 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, 3) the right to require dedication of waterway 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 erected on or over the said easements and rights-of-way.

Witness my/our hands this 13 day of Oct., 1992

W. Dyer Kenney Charyn Kenney
 J. Ch. Opat J. Ch. Opat
 WITNESS WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REBUDIVISION OF PART OF THE LANDS CONVEYED BY JOHN H. HARDY, ET AL, TO WILLIAM D. KENNEY AND CHARYN E. KENNEY, HIS WIFE, BY DEED DATED SEPTEMBER 13, 1971 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 816 AT FOLIO 402, (2) PART OF THAT PARCEL OF LAND THAT WAS GRANTED AND CONVEYED BY WYE RIVER ENTERPRISES, INC. TO WILLIAM DYER KENNEY AND CHARYN E. KENNEY, HIS WIFE, BY DEED DATED JULY 24, 1982 AND RECORDED AMONG THE APPROVED LAND RECORDS IN LIBER 1121, FOLIO 183 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THE HOWARD COUNTY SUBDIVISION REGULATIONS.

William G. Hartel 10-2-92
 WILLIAM G. HARTEL, P.L.S., MD NO. 0436 DATE

RECORDED AS PLAT 10667 ON 10/08/93 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**KENNEY SUBDIVISION
 LOTS 6 & 7
 A REVISION OF KENNEY SUBDIVISION
 LOTS 1 & 5**

TAX MAP - 12
 TAX MAP PARCEL NO. - 60
 EX. ZONING - RC
 ELECTION DISTRICT - 4TH
 HOWARD COUNTY, MARYLAND
 SCALE - 1"=100'
 DATE - SEPT, 1992
 D. P. & Z. FILE NO. - F-51-106

boender associates inc.
 consulting engineers
 land surveyors
 land planners

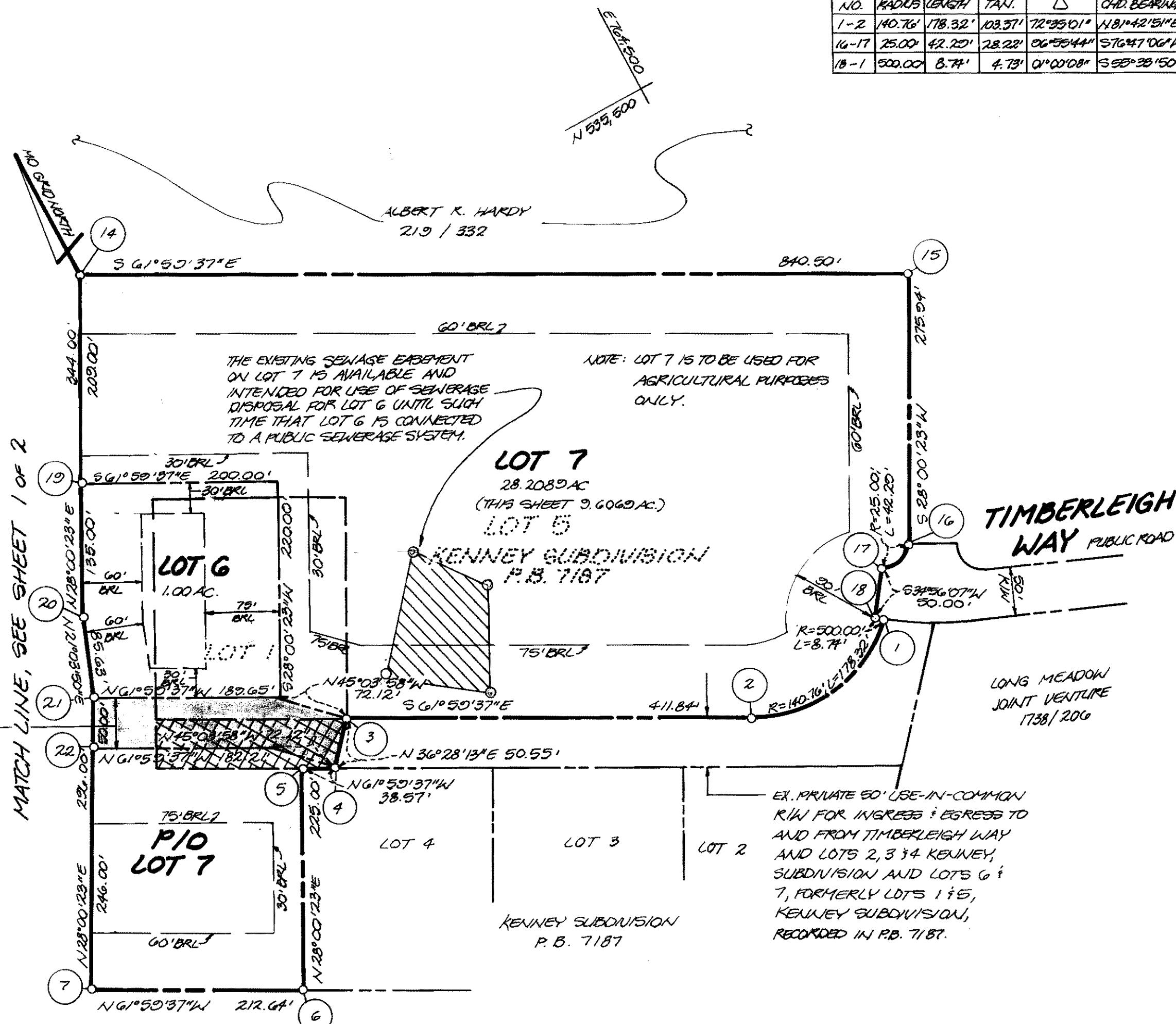
PN: 02087
 SHEET 1 OF 2

3230 BETHANY LANE
 ELLICOTT CITY, MD 21042
 TEL: 465-TTTT

93-38

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	534912.023	764467.757
2	534888.081	764302.906
3	535081.460	762080.295
4	535040.818	762000.287
5	535058.020	763879.104
6	534860.277	763760.541
7	534060.127	763581.802
8	535109.004	763301.879
9	535307.656	763407.533
10	535488.264	762625.371
11	535751.006	762637.019
12	535014.512	762440.602
13	536150.612	762887.393
14	535605.086	763013.102
15	535210.410	764655.170
16	534066.785	764525.606
17	534528.020	764480.217
18	534917.030	764460.585
19	535420.561	763840.662
20	535301.370	763751.570
21	535221.464	763720.795
22	535177.310	763697.316

CURVE DATA CHART					
NO.	RADIUS	LENGTH	TAN.	Δ	CHD. BEARING & DIST.
1-2	140.76'	178.32'	103.37'	72°35'01"	N 81°42'15" E 106.68'
16-17	25.00'	42.20'	28.22'	06°55'44"	S 76°47'06" W 37.43'
18-1	500.00'	8.74'	4.73'	01°00'08"	S 88°28'15" E 8.74'



- GENERAL NOTES**
- Tax Map - 12, Parcel - 60
 - Deed Reference - 846/402; 1121/183
 - COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC STATIONS - 3428001; 3428002
 - Subject property zoned - RC per 0-18-92 Comprehensive Zoning Plan.
 - O - Designates iron pin set.
 - The lots shown hereon comply with the minimum ownership width and lots required by the Maryland State Department of THE ENVIRONMENT.
 - This area designated a private sewage easement of A MIN. OF 10,000 sq. ft. as required by the Maryland State Department of THE ENVIRONMENT for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available and... servicing any residential structures constructed on these building sites. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewer easement. Recordation of a modified sewage easement shall not be necessary.
 - All percolation test holes shown hereon have been field located and shown thus (a).
 - THERE IS AN EXISTING DWELLING ON LOT 6
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT 3-9-90, BY DEVELOPMENT CONSULTANTS GROUP, INC.
 - ANY SUBDIVISION OR RESUBDIVISION OF LOT 7 WILL REQUIRE FULL COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

PRIVATE 50' USE-IN-COMMON R/W FOR INGRESS & EGRESS TO AND FROM TIMBERLEIGH WAY AND LOTS 2, 3 & 4 KENNEY SUBDIVISION AND LOTS 6 & 7 FORMERLY LOTS 1 & 5 KENNEY SUBDIVISION.

INDICATES PORTION OF EXISTING 50' USE-IN-COMMON R/W TO BE RELOCATED AS SHOWN HEREON.

AREA TABULATIONS (THIS SHEET)

TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF LOTS TO BE RECORDED:	10.6060 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS:	NONE
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	NONE
TOTAL AREA OF FLOODPLAIN TO BE RECORDED:	NONE
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	10.6060 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Bogardus 12/4/92
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

12/16/92
DIRECTOR DATE

OWNER'S STATEMENT

We, WILLIAM DYER KENNEY, and CHARLYN E. KENNEY, 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 DEPT. 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 rights-of-way 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, 3) the right to require dedication of waterway 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 erected on or over the said easements and rights-of-way.

Witness my/our hands this 13 day of Oct, 1992

W. Dyer Kenney
J. Ch. O'Brien
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A REVISION OF A PART OF THE LANDS CONVEYED BY JOHN A. KENNEY, JR. TO WILLIAM D. KENNEY AND CHARLYN E. KENNEY, HIS WIFE, BY DEED DATED SEPTEMBER 10, 1987, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 846 AT FOLIO 422 (2) PART OF THAT PARCEL OF LAND THAT WAS GRANTED AND CONVEYED BY THE RIVER ENTERPRISES, INC. TO WILLIAM DYER KENNEY AND CHARLYN E. KENNEY, HIS WIFE, BY DEED DATED JULY 28, 1982 AND RECORDED AMONG THE MARYLAND LAND RECORDS IN LIBER 1121, FOLIO 183 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THE HOWARD COUNTY SUBDIVISION REGULATIONS.

William G. Hartel 10-2-92
WILLIAM G. HARTEL, P.L.S., M.D. NO. 0436 DATE

RECORDED AS PLAT 10668 ON 10/8/92 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**KENNEY SUBDIVISION
LOTS 6 & 7**

A REVISION OF KENNEY SUBDIVISION
LOTS 1 & 5

TAX MAP - 12
TAX MAP PARCEL NO. - 60
EX. ZONING - RC
ELECTION DISTRICT - 4TH
HOWARD COUNTY, MARYLAND
SCALE - 1" = 100'
DATE - SEPT, 1992
D. P. & Z. FILE NOS. - F-87-106

boender associates inc.
consulting engineers
land surveyors
land planners

PN: 92087
SHEET 2 OF 2

3230 BETHRANY LANE
ELLICOTT CITY, MD 21042
TEL.: 465-7777

P. 93-38