

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
5	561005.613	1375513.117	15	561727.490	1374734.033
6	561080.167	1375465.502	16	561629.041	1374906.399
7	561039.999	1375464.721	17	561446.729	1375164.737
8	561274.913	1375163.596	18	561226.649	1375330.496
9	561444.078	1374821.673	19	561074.063	1375508.168
10	561518.196	1374620.306	2017	561845.874	1375465.380
11	561537.113	1374441.730	2018	561829.161	1375122.470
12	561612.989	1374313.206	2021	561684.991	1375143.030
13	561998.751	1374362.439	2051	561691.058	1375472.926
14	561821.192	1374665.171	2052	561674.712	1375137.557

WETLAND CHART					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	S 46°48'13" E	18.74'	W17	S 51°12'34" W	14.37'
W2	N 74°04'35" W	15.35'	W18	S 72°54'37" W	21.58'
W3	S 03°06'31" W	48.41'	W19	N 64°52'10" W	29.80'
W4	S 55°56'02" W	10.00'	W20	N 22°19'41" E	31.76'
W5	N 27°22'55" W	25.32'	W21	S 79°18'57" W	59.20'
W6	N 42°34'24" W	33.64'	W22	S 11°44'12" E	93.79'
W7	N 56°04'50" E	31.84'	W23	S 29°07'49" E	130.49'
W8	S 77°31'12" E	28.16'	W24	N 69°27'47" E	13.56'
W9	S 55°18'12" E	69.50'	W25	S 20°42'05" E	70.66'
W10	S 70°31'31" E	52.19'	W26	N 14°59'06" W	149.96'
W11	S 43°26'54" E	48.49'	W27	N 54°46'13" W	46.64'
W12	S 49°34'53" E	100.08'	W28	S 69°55'36" E	50.69'
W13	N 74°29'10" E	59.28'	W29	N 20°17'17" W	32.07'
W14	N 84°47'41" E	35.06'	W30	N 47°15'35" W	177.24'
W15	N 28°22'32" W	23.39'	W31	N 61°27'53" W	153.69'
W16	N 47°57'04" E	2.93'			

FLOODPLAIN CHART		
LINE	BEARING	DISTANCE
F1	S 65°06'20" E	154.59'
F2	S 48°28'32" E	154.62'
F3	S 30°18'25" E	158.27'
F4	S 21°06'47" E	10.00'
F5	N 7°06'09" W	25.32'
F6	N 33°44'40" W	33.64'
F7	N 32°31'32" W	31.84'
F8	N 60°09'18" W	28.16'
F9	S 49°14'13" E	1.87'

The requirements of §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 plot and the setting of markers, have been complied with.

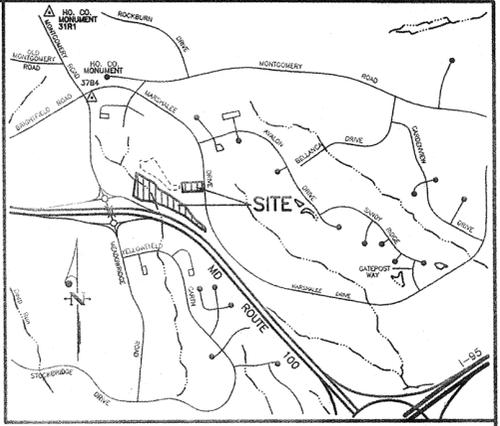
William L. Machen 20 JUNE 02
 WILLIAM L. MACHEN
 PROFESSIONAL LAND SURVEYOR
 MARYLAND No. 9011

John S. Koehn 18 JUNE 02
 JACKSON G. KOEHN, PRESIDENT
 OF LOVELL LAND INC.,
 A GENERAL PARTNER OF
 BRITAM II LIMITED PARTNERSHIP,
 A GENERAL PARTNER OF
 100 INVESTMENT LIMITED PARTNERSHIP

GENERAL NOTES (CONT.)
 22. This development is subject to the 4th edition of the Subdivision Regulations.
 23. Maintenance agreements for the use in common access easements for Parcels A-1, A-2, A-5, A-7, A-8, A-9, and E-1 of L. 6166 F. 477.
 24. The approved traffic study for this development revised the phasing as permitted by the Adequate Public Facilities Ordinance to the following:
 Phase 2A 175,000 SF of general office space
 Phase 2B 340,000 SF of general office space
 25. Parcel E-1 is part of Parcel E, center 9500, Plat No. 11521. The subdivision information shown reflects the most recent plat of subdivision.

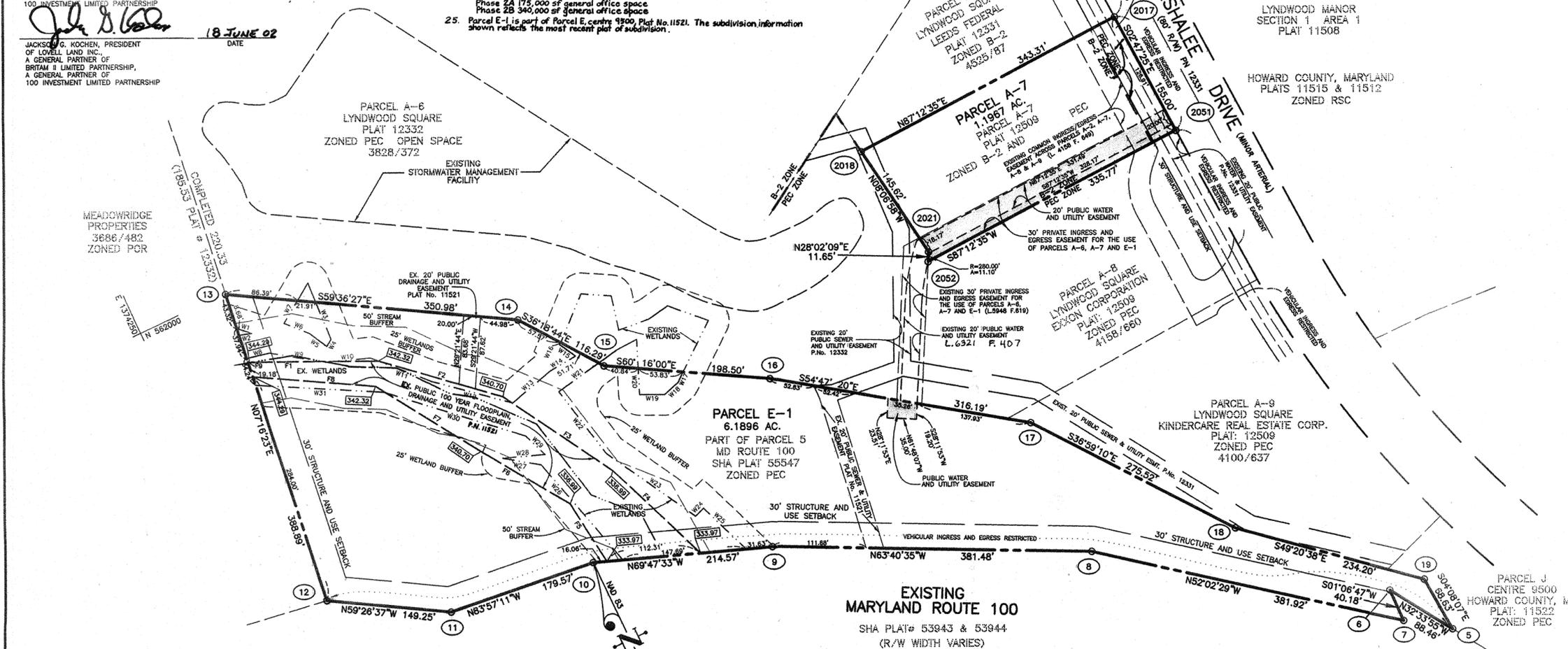
Developer reserves unto itself, its successors and assigns all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, on, over and through Parcels A-10 and E-1.
 Any and all conveyances of the aforesaid parcel shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said parcel. Developer shall execute and deliver deeds for the utility easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deeds of easement in the Land Records of Howard County.

This development is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions thereof effective 6-17-02 on which date Developers Agreement 14-3996-D was filed and accepted.



VICINITY MAP
 SCALE: 1" = 2,000'

- GENERAL NOTES
- Subject property is zoned PEC and B-2, per ZB 877 R+M, dated May, 1990 and ZB 1005 M, June 21, 2000.
 - Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County, Maryland Geodetic Control Station No. 3181 and No. 3784.
 - 4" x 4" x 36" Concrete Monuments are shown thus: □
 O indicates an Iron Pin with Cap Set.
 - Previous County File numbers: S-93-02, P-93-11, F-94-96, F-96-115, F-97-95, S-91-11, F-94-26
 - All areas are more or less.
 - B.R.L. denotes Building Restriction Line.
 - This plat is based on a field-run monumented boundary survey performed on or about October 15, 1986 by Gary J. Thurman, Maryland Registered Property Line Surveyor Number 322.
 - Dead References: 1470/366, 1768/582 and 5606/472.
 - The total commercial area available on the PEC zoned land on Parcels A-1, A-2, A-5, A-7, A-8, A-9, B-2, C and E-1 equals 4% of the gross PEC area as shown on Plat 11519, 6.3652 Acres. 0.2250 acres of PEC commercial area is assigned to Parcel A-1. The remaining balance shall be assigned with future development plans. See General Note No. 5 on Plat 11519.
 - Stormwater management for quality and quantity is provided by a retention facility constructed under F-94-96 for Parcel A-7. Parcel E-1 will be required to provide stormwater management at the Site Development Plan Stage in accordance with applicable criteria.
 - Public water and sewer allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
 - Setbacks are required adjacent to Marshalee Drive.
 - Updated Comprehensive Traffic Study by Lee Cunningham and Associates, dated August 2001, approved February, 2002.
 - Parcel E-1 was previously approved for sketch, preliminary and final plans without traffic generation, and as ultimate use as MD Route 100.
 - Wetlands delineation by Exploration Research dated 1992, F-94-26.
 - Floodplain delineation by Land Design Engineering, Inc., approved December 31, 1991, P-93-11 and F-94-26.
 - The limits of clearing shown on approved preliminary plan P-93-11, will be "grandfathered" for the purpose of State and Howard County Forest Conservation Program. If clearing or grading of forest resources on a site development plan for a PEC or B-2 zoned parcel exceeds the clearing shown on the approved Preliminary Plan by 40,000 square feet or more, the site plan will be subject to compliance with the requirements of the Howard County Forest Conservation Program.
 - Access to Parcel A-7 and E-1 is from previously recorded common ingress/egress easements across Parcels A-1, A-2, A-5, A-7, A-8 and A-9, L. 4158 F. 649 AND L. 3828 F. 353.
 - Parcel E-1 is the residue of part of Parcel E after MSHA acquired a portion of it for the MD Route 100 public road right of way.
 - ZB 1005M was granted on 6/21/2000, to reclassify a portion of Lot A-7 from the PEC to the B-2 Zoning District, and the reclassification of a portion of Lot A-8 from the B-2 to the PEC Zoning District.
 - Waiver petition WP-02-47 was approved on December 28, 2001. Waiving Section 16.120(c)(i) to permit the required road frontage of 60 feet for a non-residential parcel (E-1) to be reduced to zero feet, subject to the following conditions:
 a) Access to Parcel E-1 shall be provided by a recorded vehicular access easement that is to be shown on final plat F-02-29.
 b) State Highway Administration will not be responsible for any noise mitigation.



AREA TABULATION

1. TOTAL NUMBER OF PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE PARCELS:	2
3. TOTAL NUMBER OF OPEN SPACE PARCELS:	0
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	7.3863 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.0000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.3863 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Penny Rose M.D. F.D.
 COUNTY HEALTH OFFICER
 DATE: 7-26-02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/23/02

[Signature]
 DIRECTOR
 DATE: 8/12/02

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

OWNERS' CERTIFICATE

100 Investment Limited Partnership, by Jackson G. Koehn, President of Lovell Land Inc., a General Partner of Britam II Ltd. Partnership, a General Partner of 100 Investment Limited Partnership, owner of the property shown and described herein, hereby adopt this plan of subdivision and in consideration of the approval of this Final Plat by the Department 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, storm drains, water pipes and other municipal utilities and services, in and under all roads and/or 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 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 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 erected on or over the said easements or right-of-ways.

Witness our hands this 18th day of JUNE 2002.

BY: *[Signature]* JACKSON G. KOEHN
[Signature] WITNESS



SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of part of the lands conveyed by Greer Properties, Inc. to 100 Investment Limited Partnership by a deed dated April 28, 1986 and recorded in the Land Records of Howard County, Maryland, in Liber 1470 at Folio 366; and part of the lands conveyed by Joel C. Greer and Joan M. Greer to 100 Investment Limited Partnership by a deed dated December 28, 1987 and recorded in the Land Records of Howard County, Maryland, in Liber 1768 at Folio 582, and part of the lands conveyed by Mary I. Lainger to 100 Investment Limited Partnership by a deed dated August 10, 1989 and recorded in the Land Records of Howard County, Maryland in Liber 2041 at Folio 258, and all of the land conveyed by the State Highway Administration of the Department of Transportation to 100 Investment Limited Partnership by a deed dated July 3, 2001 and recorded in the Land Records of Howard County, Maryland in Liber 5608 at Folio 472, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as amended.

OWNER:
 100 INVESTMENT LIMITED PARTNERSHIP
 9030 RED BRANCH ROAD SUITE 200
 COLUMBIA, MARYLAND 21045

William L. Machen 20 JUNE 02
 WILLIAM L. MACHEN
 PROFESSIONAL LAND SURVEYOR
 MARYLAND No. 9011

THE PURPOSE OF THIS PLAT IS TO RECORD PUBLIC WATER AND UTILITY EASEMENTS, INDICATE ACCESS TO PARCEL E-1, AND INCORPORATE PARCEL E-1, WHICH WAS A PART OF PARCEL E, INTO THE BUILDABLE AREA OF THE DEVELOPMENT, AND REVISE PHASING.

RECORDED AS PLAT No. 15544
 ON 8-14-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

LYNDWOOD SQUARE
 PARCELS A-7 AND E-1
 A RESUBDIVISION OF LYNDWOOD SQUARE PARCEL A-7 AND PART OF CENTRE 9500 PARCEL E
 TAX MAP #37 GRID 11
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: APRIL, 2002
 SHEET 1 OF 1

PREVIOUS SUBMITTALS: 28 877 R+M, S-93-02, P-93-11, F-94-96, F-96-15, F-97-95
 CAD FILE: #10 C:\DRAWING FILES\00034\00034R.DWG
 CHKD: WLM DRAWN: LAI/CRH2 JOB NO.: 00-034 FILE NO.: 00034 R