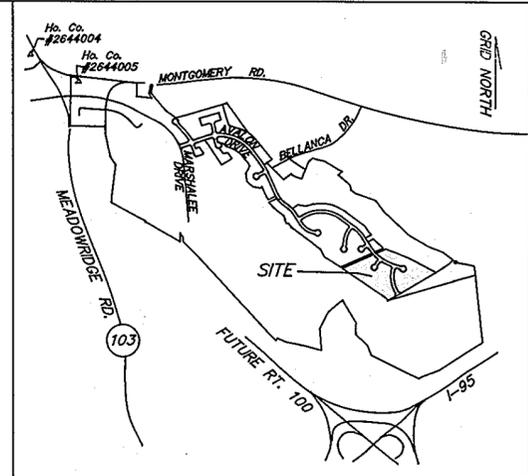


LEGEND

- Concrete Monument
- Iron Pipe or Rebar with Identification



VICINITY MAP
Scale: 1"=2,000'

NOTES:

1. Subject property is zoned R-SC (Residential: Single Cluster) per Comprehensive Zoning Plan dated 10/18/1993.
2. The coordinates shown hereon are based on the Maryland State Grid System (NAD 27), as projected by Howard County Geodetic Control Stations No. 2644004 and No. 2644005.
3. B.R.L. denotes Building Restriction Line.
4. Deed reference: L1543/F672, L1739/F234, L1470/F366, L1768/F582
5. The areas shown on these plots are indicated (+/-) more or less.
6. This plat is based on a field-run monumented boundary survey performed on or about October 15, 1986 by Gary J. Thurman, Reg. Property Line Surveyor, MD. No. 322, Dewberry and Davis.
7. Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
8. The open space shown is to be maintained by a community owned Home-owners Association, unless otherwise noted. The Articles of Incorporation of the Shady Oaks/Lyndwood Manor Association Identification No. 304968 has been accepted and approved by the State Department of Assessments and Taxation on July 21, 1994.
9. Waiver Petition WP 93-29 for roads to exceed 1200' section 16.113(c)(10) approved 12-23-92. Waiver request WP-93-86 to waive section 16.115B2 to provide 20' minimum frontage for lot areas under 40,000 square feet; waive section 16.115B to front lots on a public or private road not exceeding 200' section 16.115C, that no more than 2 pipestem lots may have adjoining driveways; Section 16.116C, grading adjacent to wetlands shall not be permitted, approved March 18, 1993.
10. No clearing, grading, or construction is permitted within wetlands and stream buffers or forest conservation areas.
11. All easements are public and recorded on plats 11856-11858 unless otherwise noted.
12. Recreational open space previously provided on lots 58 & 166 Lyndwood Manor Section One Area One F94-29.
13. A Tree Maintenance Easement, ten feet in width, running along the edge of the public road right-of-way as shown on this plat of subdivision is reserved upon all lots fronting on the said public road right-of-way. This easement allows Howard County the right to access the property, when necessary, for the specific purpose of installation, repair and maintenance of County owned trees located within the boundaries of private lots. No building or structure of any kind shall be located on or over the said easement area.
14. Stormwater Management is provided per the Approved Comprehensive Stormwater Management Report, F-94-94 and F-94-95.
15. The purpose of this resubdivision plat is to resubdivide lots 252-270 to create new lots 376 through 405.

OWNER
100 INVESTMENT LIMITED PARTNERSHIP
8835-P Columbia 100 Parkway
Columbia, Maryland 21045



AREA TABULATION (All Sheets)

1. Total number of lots to be recorded: 80
 - a) Buildable: 30
 - b) Open Space: 0
2. Total area of lots to be recorded: 9.0746 Acres +/-
 - a) Buildable: 9.0746 Acres +/-
 - b) Open Space: 0.0000 Acres +/-
3. Total area of road right-of-way to be recorded: 0.0000 Acres +/-
4. Total area of subdivision to be recorded: 9.0746 Acres +/-

SECTION/AREA (FILE NO.)	GROSS AREA	FLOODPLAIN/STEEP SLOPES	NET AREA	NO. D.U. ALLOWED	NO. D.U. PROPOSED	OPEN SPACE REQ'D. (20%)	TOTAL OPEN SPACE		NON-CREDITED NET-CREDITED OPEN SPACE		DENSITY/NET ACRE
							PROV'D.	OPEN SPACE	OPEN SPACE	OPEN SPACE	
Mont. Conn. (F91-125)	2.4620 Ac.	0	2.4620 Ac.	9.85	0	0.4924 Ac.	0	0	0	0	0
Shady Oaks 1/1 (F94-27)	10.4846 Ac.	0	10.4846 Ac.	41.94	1 SFD 53 SFA	2.0969 Ac.	5.3233 Ac.	0.4485 Ac.	4.8748 Ac.	5.15	5.15
Shady Oaks 1/1 (F95-164)	10.4846 Ac.	0	10.4846 Ac.	41.94	1 SFD 53 SFA	2.0969 Ac.	5.1925 Ac.	0.5658 Ac.	4.6267 Ac.	5.15	5.15
Shady Oaks 1/2 (F94-28)	21.9415 Ac.	0.20 Ac.	21.7415 Ac.	86.96	112 SFA	4.3883 Ac.	5.2002 Ac.	0.1356 Ac.	5.0646 Ac.	5.15	5.15
Shady Oaks 1/2 (F94-98)	21.9415 Ac.	0.20 Ac.	21.7415 Ac.	86.97	112 SFA	4.3883 Ac.	5.2002 Ac.	0.1356 Ac.	5.0647 Ac.	5.15	5.15
Shady Oaks 1/2 (F95-160)	21.9415 Ac.	0.20 Ac.	21.7415 Ac.	86.97	104 SFA	4.3883 Ac.	12.6349 Ac.	1.4386 Ac.	11.1963 Ac.	4.78	4.78
Lyndwood Manor 1/1 (F94-29)	150.5321 Ac.	8.51 Ac.	142.0221 Ac.	568.09	85 SFD 20 SFA	30.1064 Ac.	78.0838 Ac.	1.0187 Ac.	77.0657 Ac.	1.31	1.31
Lyndwood Manor 1/1 (F96-57)	111.2747 Ac.	7.47 Ac.	103.8047 Ac.	415.22	82 SFD 20 SFA	22.2549 Ac.	78.0119 Ac.	1.5147 Ac.	76.4972 Ac.	1.01	1.01
Lyndwood Manor 2 (F94-94)	23.7424 Ac.	1.04 Ac.	22.7024 Ac.	90.81	90 SFD	4.7485 Ac.	2.2791 Ac.	2.0562 Ac.	0.2229 Ac.	3.13	3.13
Lyndwood Manor 2 (F96-182)	23.7424 Ac.	1.04 Ac.	22.7024 Ac.	90.81	71 SFD	4.7485 Ac.	1.2426 Ac.	1.0207 Ac.	0.2229 Ac.	3.17	3.17
Lyndwood Manor 3/1 (F94-95)	15.4141 Ac.	0	15.4141 Ac.	61.66	19 SFD	3.0828 Ac.	4.7350 Ac.	0	4.7350 Ac.	1.23	1.23
Lyndwood Manor 3/1 (F96-184)	15.4141 Ac.	0	15.4141 Ac.	61.66	30 SFD	3.0828 Ac.	4.7350 Ac.	0	4.7350 Ac.	1.88	1.88
TOTAL 9/1996	185.3193 Ac.	8.71 Ac.	176.6093 Ac.	706.45	184 SFD 177 SFA	37.0638 Ac.	101.8179 Ac.	4.6298 Ac.	97.2781 Ac.	2.04	2.04

① - F96-184 (9.0746) + F94-96 (6.8896) = 15.9642 Ac

② - Same as recorded F94-96

③ - Refer to Note on Plat 1; F94-94

The requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the marking of this plat and the setting of markers have been complied with.

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 lots 376 through 405. Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the 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.

Lot No.	Gross Area	Pipestem Area	Remaining Area	100 Year Floodplain	20% Slopes	Min. Lot Size
402	35,261 #±	2,746 #±	32,615 #±	0	0	32,615 #±
383	11,242 #±	618 #±	10,725 #±	0	0	10,725 #±

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 August 15, 1995 on which date Developers Agreement 14-3369-D was filed and accepted.

These plans for Public Water and Sewerage Systems have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.
John F. Liparini Date

D. Wayne Weller 6/24/96 Date
D. Wayne Weller MD Reg No. 10685
100 Investment Limited Partnership
John F. Liparini 6/23/96 Date
John F. Liparini

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.
John M. Boyle 5-6-97 Date
Howard County Health Officer-MD

APPROVED: Howard County Department of Planning and Zoning.
Joseph R. Butler 5/12/97 Date
Director

John M. Boyle 5/6/97 Date
Chief, Development Engineering Division

SURVEYOR'S CERTIFICATE
I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Mildred C. Miller and Francis C. Miller to 100 Investment Limited Partnership, deed dated October 14, 1986, and recorded in the Land Records of Howard County, Maryland in Liber 1543, Folio 672 and part of the lands conveyed by Louise Hubbard to 100 Investment Limited Partnership, deed dated October 16, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1739, Folio 234; and part of the lands conveyed by Greer Properties, Inc. to 100 Investment Limited Partnership deed dated April 28, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1470, Folio 366; and part of the lands conveyed by Joel C. Greer and Joan M. Greer to 100 Investment Limited Partnership deed dated December 28, 1987 and recorded in the Land Records of Howard County, Maryland in Liber 1768, Folio 582, 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'S CERTIFICATE
100 Investment Limited Partnership, by John F. Liparini, President of Brantly Development Corporation, a General Partner of Britan II Ltd. Partnership, a General Partner of 100 Investment Limited Partnership, 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 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 water-ways 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 my/our hands this 9th day of May 1996.

RECORDED AS PLAT NUMBER 12772
ON 11/15/1997 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

LYNDWOOD MANOR
SECTION THREE AREA ONE
LOTS 376 THROUGH 405
A RESUBDIVISION OF LYNDWOOD MANOR SECTION THREE AREA ONE
LOTS 252 THROUGH 270
Tax Map 37 Grid 10411 Parcel 640 Date: April 1996
1st Election District Howard County, Md.
Sheet 1 of 3 Scale: As shown
Previous Submittals: 29 877 R&M S 93-02P 93-11, SDP 93-105, F 94-29 & F 94-95

John M. Boyle 5/6/97 Date
Chief, Development Engineering Division

D. Wayne Weller 6/24/96 Date
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

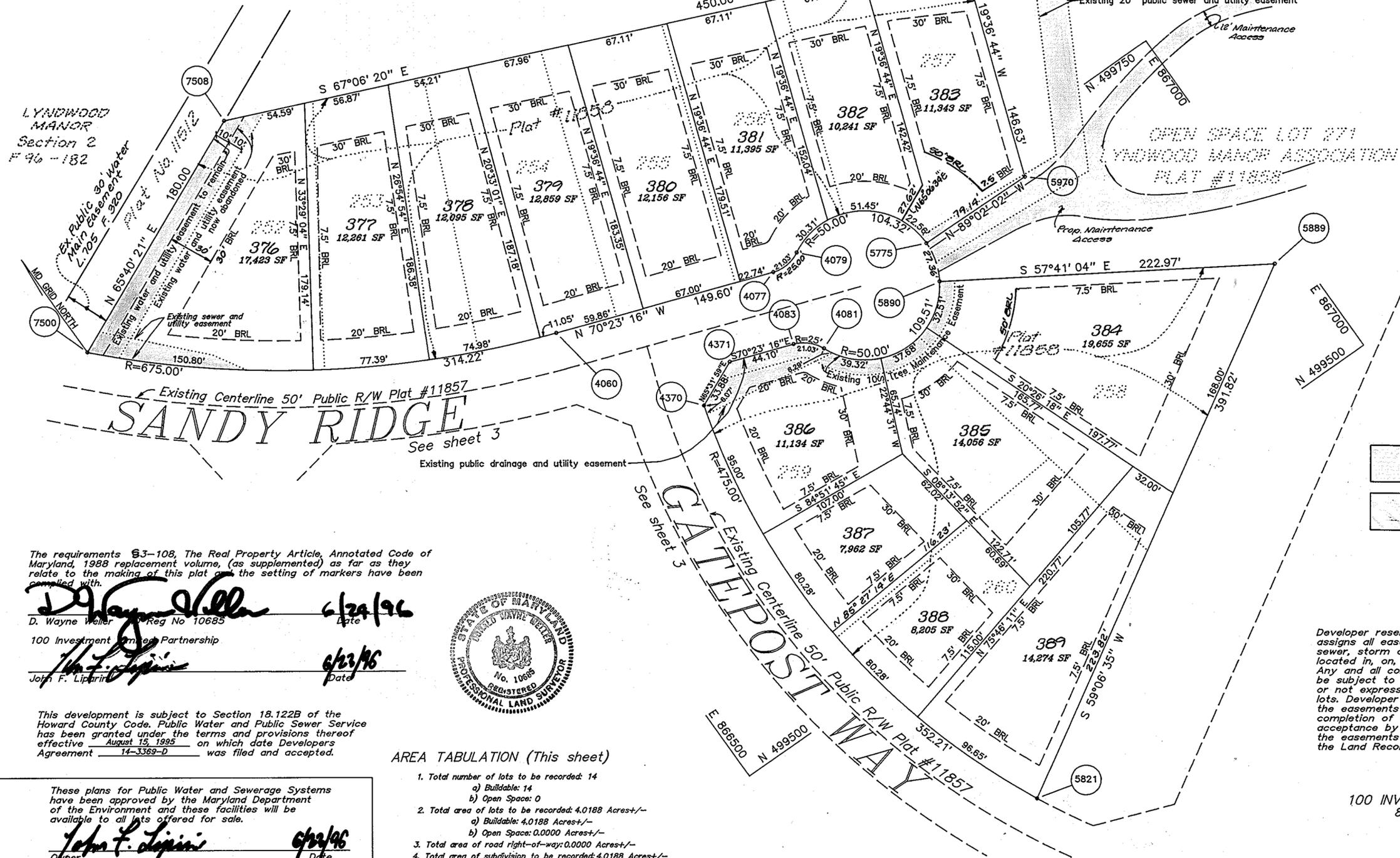
John F. Liparini
John F. Liparini
Bruce D. Burton
Witness

LDE, INC.
9250 Rumsey Road Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070

Coordinate Table

Point#	North	East
4060	499816.92	866567.49
4061	499769.82	866550.71
4077	499766.71	866708.41
4079	499768.31	866728.76
4081	499705.51	866706.38
4083	499719.61	866691.63
4178	499841.77	866403.78
4179	499835.54	866370.19
4180	499865.20	866329.94
4181	499899.13	866325.96
4188	499778.57	866328.21
4190	499758.63	866323.86
4192	499798.18	866270.19
4194	499808.24	866287.96
4369	499737.18	866572.09
4370	499720.38	866519.25
5743	499617.15	866395.07
5775	499723.55	866802.67
5784	499603.51	866168.12
5787	499365.35	866597.48
5821	499377.31	866647.13
5889	499578.47	866983.37
5890	499697.67	866794.94
5933	499319.39	866497.54
5934	499418.20	866461.68
5935	499521.56	866442.61
5940	499615.95	866420.20
5946	499496.18	866089.02
5969	499860.34	866931.02
5943	499555.27	866280.18
5970	499722.22	866881.80
7489	499732.70	865745.28
7496	499964.54	866258.09
7500	499986.28	866306.18
7508	500060.44	866470.20
7510	499885.37	866884.73

OPEN SPACE LOT 169
HOWARD COUNTY, MARYLAND
PLAT #11812



The requirements §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 setting of markers have been complied with.

D. Wayne Weller 6/29/96
 D. Wayne Weller Reg No 10685 Date
 100 Investment Limited Partnership
John F. Liparini 6/23/96
 John F. Liparini Date



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 August 13, 1995 on which date Developers Agreement 14-3369-D was filed and accepted.

AREA TABULATION (This sheet)

- Total number of lots to be recorded: 14
 - Buildable: 14
 - Open Space: 0
- Total area of lots to be recorded: 4.0188 Acrest/-
 - Buildable: 4.0188 Acrest/-
 - Open Space: 0.0000 Acrest/-
- Total area of road right-of-way: 0.0000 Acrest/-
- Total area of subdivision to be recorded: 4.0188 Acrest/-

These plans for Public Water and Sewerage Systems have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.
John F. Liparini 6/23/96
 John F. Liparini Date

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.
John M. Hughes 5-6-97
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
Joseph R. Rutter 5/12/97
 Director Date

Chad Deussen 5/2/97
 Chief, Development Engineering Division Date

SURVEYOR'S CERTIFICATE
 I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Mildred C. Miller and Francis C. Miller to 100 Investment Limited Partnership, deed dated October 14, 1986, and recorded in the Land Records of Howard County, Maryland in Liber 1543, Folio 672 and part of the lands conveyed by Louise Hubbard to 100 Investment Limited Partnership, deed dated October 16, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1739, Folio 234; and part of the lands conveyed by Greer Properties, Inc. to 100 Investment Limited Partnership deed dated April 28, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1470, Folio 366; and part of the lands conveyed by Joel C. Greer and Joan M. Greer to 100 Investment Limited Partnership deed dated December 28, 1987 and recorded in the Land Records of Howard County, Maryland in Liber 1768, Folio 582, 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.

D. Wayne Weller 6/29/96
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE
 100 Investment Limited Partnership, by John F. Liparini, President of Brantly Development Corporation, a General Partner of Britam II Ltd. Partnership, a General Partner of 100 Investment Limited Partnership, 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 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 water-ways 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 my/our hands this 9th day of May 1996.

John F. Liparini
 John F. Liparini
BRUCE D. BURTON
 Witness

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 lots 376 through 405. Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the 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.

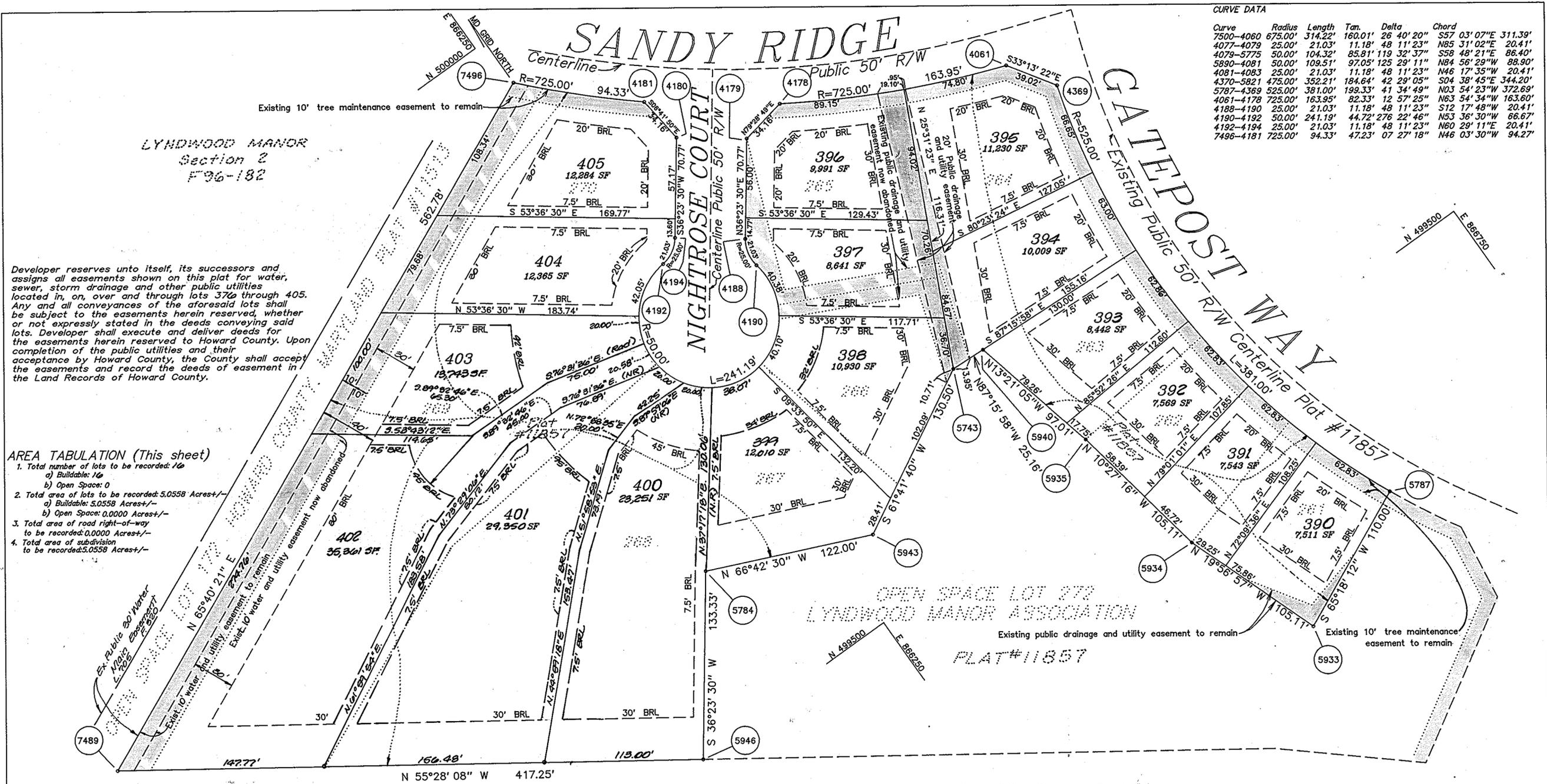
OWNER
 100 INVESTMENT LIMITED PARTNERSHIP
 8835-P Columbia 100 Parkway
 Columbia, Maryland 21045

RECORDED AS PLAT NUMBER 12773
 ON MAY 13, 1997 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

LYNDWOOD MANOR SECTION THREE AREA ONE LOTS 376 THROUGH 405
 A RESUBDIVISION OF LYNDWOOD MANOR SECTION THREE AREA ONE LOTS 252 THROUGH 270
 Tax Map 37 Grid 10E11 Parcel 640, Date: April 1996
 1st Election District Howard County, Md.
 Sheet 2 of 3 Scale: 1"=50'
 Previous Submittals: 2B 877 R&M S 93-02P 93-11, SDP 93-105, F 94-29 & F 94-95

LDE, INC.
 9250 Runsey Road Suite 106
 Columbia, Maryland 21045
 Phone (410) 715-1070

Curve	Radius	Length	Tan.	Delta	Chord
7500-4060	675.00'	314.22'	160.01'	26° 40' 20"	S57° 03' 07"E 311.39'
4077-4079	25.00'	21.03'	11.18'	48° 11' 23"	N85° 31' 02"E 20.41'
4079-5775	50.00'	104.32'	85.81'	119° 32' 37"	S58° 48' 21"E 86.40'
5890-4081	50.00'	109.51'	97.05'	125° 29' 11"	N84° 56' 29"W 88.90'
4081-4083	25.00'	21.03'	11.18'	48° 11' 23"	N46° 17' 35"W 20.41'
4370-5821	475.00'	352.21'	184.64'	42° 29' 05"	S04° 38' 45"E 344.20'
5787-4369	525.00'	381.00'	199.33'	41° 34' 49"	N03° 54' 23"W 372.69'
4061-4178	725.00'	163.95'	82.33'	12° 57' 25"	N63° 54' 34"W 163.60'
4188-4190	25.00'	21.03'	11.18'	48° 11' 23"	S12° 17' 48"W 20.41'
4190-4192	50.00'	24.19'	11.18'	44.72'	N53° 36' 30"W 66.67'
4192-4194	25.00'	21.03'	11.18'	48° 11' 23"	N60° 29' 11"E 20.41'
7496-4181	725.00'	94.33'	47.23'	07° 27' 18"	N46° 03' 30"W 94.27'



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 August 15, 1995 on which date Developers Agreement 14-3369-D was filed and accepted.

The requirements §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 setting of markers have been complied with.



OPEN SPACE LOT 172
HOWARD COUNTY, MARYLAND
PLAT #11513

OWNER
100 INVESTMENT LIMITED PARTNERSHIP
8835-P Columbia 100 Parkway
Columbia, Maryland 21045

These plans for Public Water and Sewerage Systems have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.

John F. Liparini 6/23/96
Date

D. Wayne Weller 6/24/96
Date
D. Wayne Weller MD Reg No 10685
100 Investment Limited Partnership
John F. Liparini 6/23/96
Date
John F. Liparini

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

Joseph M. Boyd 5-6-97
Howard County Health Officer MR Date

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Mildred C. Miller and Francis C. Miller to 100 Investment Limited Partnership, deed dated October 14, 1986, and recorded in the Land Records of Howard County, Maryland in Liber 1543, Folio 672 and part of the lands conveyed by Louise Hubbard to 100 Investment Limited Partnership, deed dated October 16, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1739, Folio 234; and part of the lands conveyed by Greer Properties, Inc. to 100 Investment Limited Partnership deed dated April 28, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1470, Folio 366; and part of the lands conveyed by Joel C. Greer and Joan M. Greer to 100 Investment Limited Partnership deed dated December 28, 1987 and recorded in the Land Records of Howard County, Maryland in Liber 1768, Folio 582, 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'S CERTIFICATE

100 Investment Limited Partnership, by John F. Liparini, President of Brantly Development Corporation, a General Partner of Britam II Ltd. Partnership, a General Partner of 100 Investment Limited Partnership, 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 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; (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 my/our hands this 9th day of May 1996.

RECORDED AS PLAT NUMBER 12774
ON 5-15-97 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED: Howard County Department of Planning and Zoning.

James S. Rutter 5/12/97
Date
Director

LYNDWOOD MANOR SECTION THREE AREA ONE LOTS 376 THROUGH 405
A RESUBDIVISION OF LYNDWOOD MANOR SECTION THREE AREA ONE LOTS 252 THROUGH 270
Tax Map 37 Grid 10E11 Parcel 640 Date: April 1996
1st Election District Howard County, Md.
Sheet 3 of 3 Scale: 1"=50'
Previous Submittals: ZB 877 R&M S 93-02P 93-11, SDP 93-105, F 94-29 & F 94-95

John P. ... 5/2/97
Date
Chief, Development Engineering Division

D. Wayne Weller 6/24/96
Date
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

John F. Liparini
John F. Liparini
Bruce D. Birtan
Witness

LDE, INC.
9250 Rumsey Road Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070