

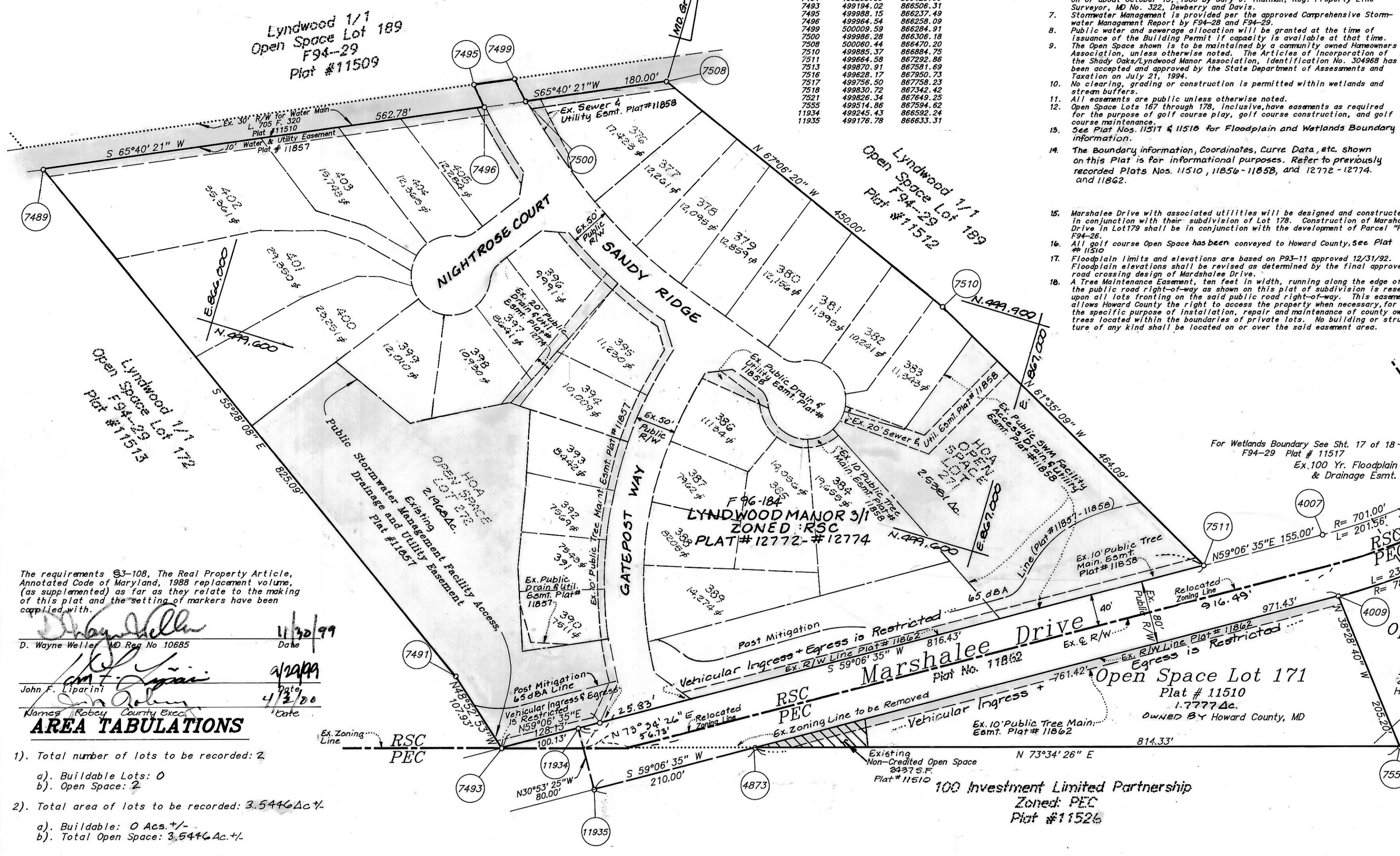
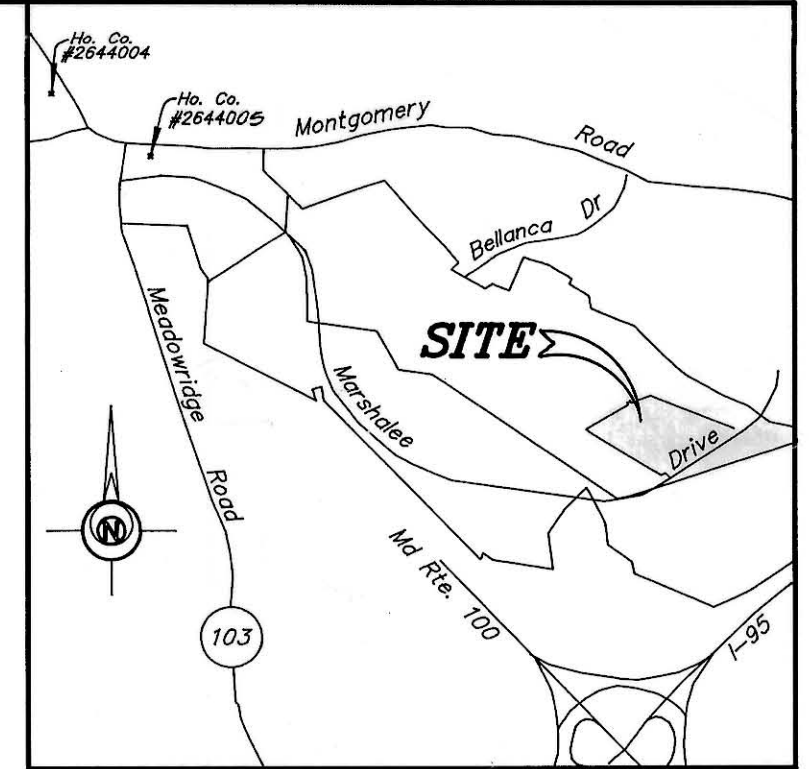
CURVE DATA					
Curve	Radius	Length	Tangent	Chord	Delta
4007 - 7513	701.00'	201.56'	101.48'	200.87'	N 50°52' 21" E 16°28' 28"
4009 - 7521	781.00'	237.54'	119.69'	236.62'	N 50°23' 48" E 17°25' 34"
7495 - 7496	725.00'	31.33'	15.67'	31.33'	S 41°05' 34" E 02°28' 35"
7499 - 7500	675.00'	31.56'	15.78'	31.55'	S 42°22' 36" E 02°40' 43"

Coordinate Table

POINT NO.	NORTHING	EASTING
98	493833.93	867627.12
4007	493744.15	867455.87
4009	493675.50	867466.94
4828	493620.10	867391.60
4372	493321.41	866719.25
4373	493259.80	866616.27
4873	493294.59	866813.53
7489	493732.70	865745.28
7491	493655.00	865465.00
7493	493194.02	866506.31
7495	493988.15	866237.49
7496	493954.54	866258.99
7499	500009.59	866284.91
7500	499986.28	866306.18
7508	500060.44	866470.20
7510	499935.37	866384.76
7511	499664.58	867292.86
7513	499870.91	867581.69
7516	499928.17	867390.73
7517	499756.10	867758.23
7518	499830.72	867342.42
7521	499826.34	867649.25
7555	499514.88	867944.62
11934	499245.43	866592.24
11935	499176.78	866633.31

GENERAL NOTES

- Subject Property is zoned RSC (Residential: Single Cluster) and PEC (Planned Employment Center) per ZB 877 R & M, May 1990 and 10/18/93 Comprehensive Zoning Plan.
- The coordinate systems shown hereon are based on the Maryland State Grid System (NAD 27), as projected by Howard County Geodetic Control Stations No. 2044004 and No. 2044005.
- B.R.L. denotes Building Restriction Line.
- Dead references: 1543/672, 1759/234, 1470/368 and 1768/582.
- The areas shown on this plat are indicated (+/-) more or less.
- This plat is based on a field-run monumented boundary survey performed on or about October 15, 1998 by Gary J. Thuman, Reg. Property Line Surveyor, MD No. 322, Dewberry and Davis.
- Stormwater Management is provided per the approved Comprehensive Stormwater Management Report by F94-28 and F94-29.
- Public water and sewerage allocation will be available at the time of issuance of the Building Permit if capacity is available at that time.
- The Open Space shown is to be maintained by a community owned Homeowners 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.
- No clearing, grading or construction is permitted within wetlands and stream buffers.
- All easements are public unless otherwise noted.
- Open Space Lots 167 through 178, inclusive, have easements as required for the purpose of golf course play, golf course construction, and golf course maintenance.
- See Plat Nos. 11517 & 11516 for Floodplain and Wetlands Boundary information.
- The Boundary information, Coordinates, Curve Data, etc. shown on this Plat is for informational purposes. Refer to previously recorded Plats Nos. 11510, 11856-11858, and 12772-12774 and 11862.
- Marshalee Drive with associated utilities will be designed and constructed in conjunction with their subdivision of Lot 178. Construction of Marshalee Drive in Lot 179 shall be in conjunction with the development of Parcel "B", F94-26.
- All golf course Open Space has been conveyed to Howard County, see Plat #11510.
- Floodplain limits and elevations are based on P93-11 approved 12/31/92. Floodplain elevations shall be revised as determined by the final approved road crossing design of Marshalee Drive.
- 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.



The requirements 83-108, 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 applied with.

D. Wayne Weller 11/30/99
D. Wayne Weller MD Reg No 10685 Date

John F. Liparini 4/24/99
John F. Liparini Date

James C. Miller 4/13/00
James C. Miller MD Reg No 10685 Date

- AREA TABULATIONS**
- Total number of lots to be recorded: 2
 - Buildable Lots: 0
 - Open Space: 2
 - Total area of lots to be recorded: 3.5446 Ac +/-
 - Buildable: 0 Ac +/-
 - Total Open Space: 3.5446 Ac +/-
 - Non-Buildable: 0
 - Total area of right of way to be recorded: 0
 - Total area of subdivision to be recorded: 3.5446 Ac +/-

The purpose of this plat is to correct the Zoning Boundary Line between the RSC Zone and the PEC Zone in accordance with Zoning Case No. ZB 877 R & M as shown on Applicants Revised Exhibit No. 12 dated January 12, 1990.

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 among 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, 1988 and recorded among the Land Records of Howard County, Maryland in Liber 1470, Folio 368, part of the lands conveyed by Joel C. Greer and William M. Greer to 100 Investment Limited Partnership, deed dated December 28, 1987 and recorded among the Land Records of Howard County, Maryland in Liber 1768, Folio 582 and part of the land conveyed by 100 Investment Limited Partnership to Howard County Maryland in Liber 340 Folio 513 dated 12/14/94 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

Investment 100 Limited Partnership, by John F. Liparini, President of Brantly Dev. Corp. a General Partnership of Britton II Ltd. Partnership and Howard County, Maryland, 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 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, drains, water pipes and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easement area 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 waterways and drainage easements for the specific purpose of their construction, repair, 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 hand this, 29th day of September 1999.

John F. Liparini
John F. Liparini
James C. Miller, County Executive

Raquel Janudo
Raquel Janudo
Bruce D. Burton, Witness

Owner
100 Investment Limited Partnership
8835-P Columbia 100 Parkway
Columbia, Maryland 21045

RECORDED AS PLAT NUMBER 14216
ON 11/16/2000 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

Plat of Correction
Lyndwood Manor
Section One Area One Lots 170 and 171

Tax Map No. 37 Grids 9 & 10 Parcel 687
1st Election District Howard County, MD
Scale: 1" = 100' Date: Sept. 1999
Previous Submittals: ZB877 R & M, WP91-33, F91-125, SDP93-75,
RS188-, S93-02, PB284, P93-11, SDP93-105, F94-29, F96-184

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

Users/land/rip/POC/poc/plat/1-1570