

COORDINATE TABLE

NO.	NORTH	EAST	NO.	NORTH	EAST
109	500260.45	863280.14	122	499488.01	864318.89
110	499479.92	864040.98	123	499441.11	864370.86
112	500612.31	863160.69	124	499353.25	864344.69
113	500612.31	863230.69	125	500609.62	863267.43
115	500496.55	863400.90	126	500590.07	863329.44
116	500450.97	863630.10	127	499661.67	864238.61
117	500341.68	863803.07	128	499719.10	864208.91
118	500246.43	863886.97	129	499793.41	864182.46
119	500181.87	863942.53	130	499821.87	864175.60
121	499583.79	864292.60			

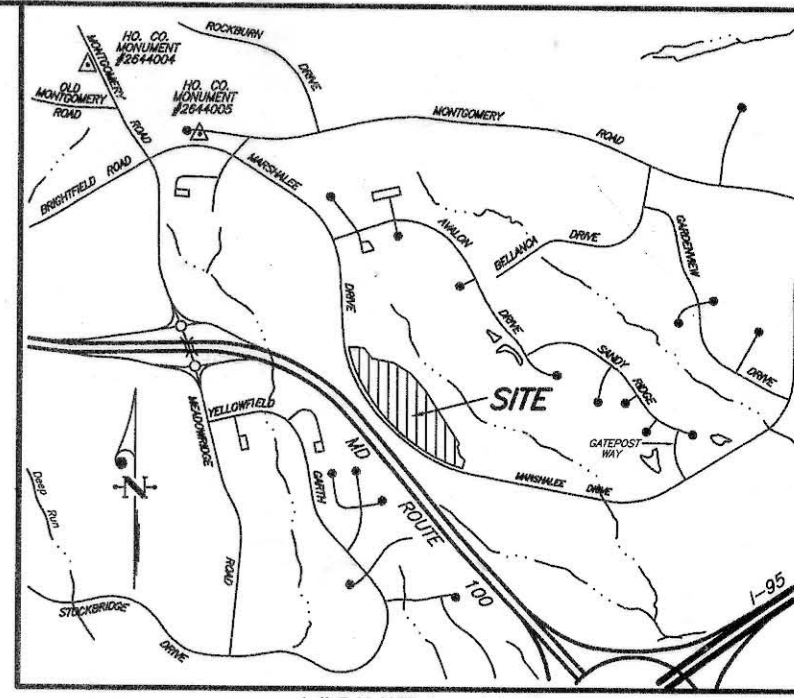
CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
109-112	1260.00'	16°57'31"	372.94'	187.84'	371.58'	N.18°45'02"W.
110-109	1860.00'	34°04'36"	1106.24'	570.02'	1090.00'	N.44°16'05"W.
124-110	1560.00'	12°06'31"	329.68'	165.46'	329.07'	N.67°21'39"W.

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 Parcel B-2.

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 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.

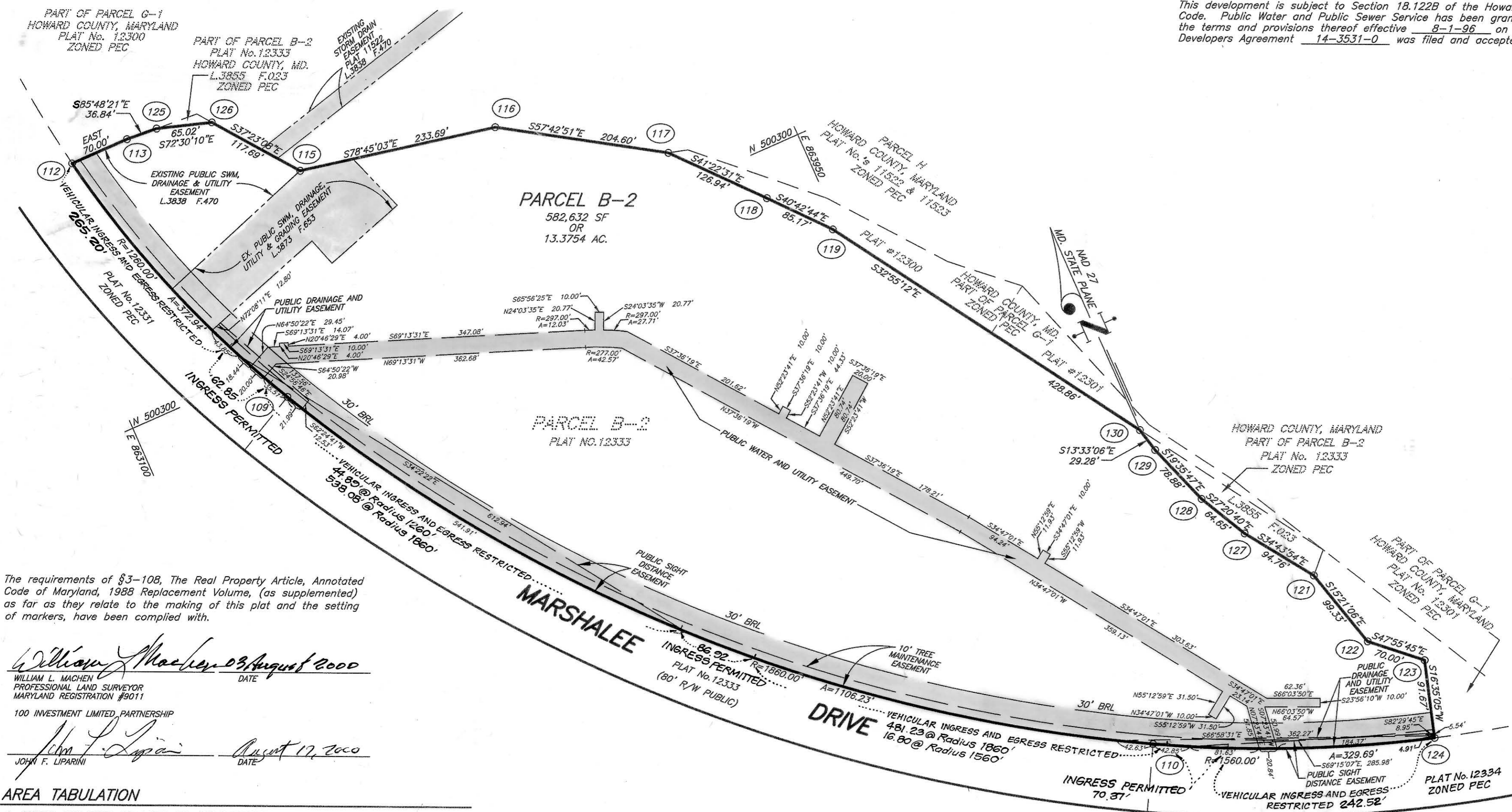
This development is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions thereof effective 8-1-96, on which date Developers Agreement 14-3531-0 was filed and accepted.



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

- Subject property is zoned PEC, per ZB 877 R+M, May, 1990 and the Comprehensive Zoning Plan dated 10/18/93.
- Coordinates are based on NAD 27 Maryland Coordinate System as projected by Howard County, Maryland Geodetic Control Station No. 2644004 and No. 2644005.
- 4" x 4" x 36" Concrete Monuments are shown thus: \square
- O indicates an Iron Pin with Cap Set.
- 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.
- Deed References: 1470/366 and 1768/582
- The total commercial area available on the PEC zoned land on Parcels A-1, A-2, A-6, A-7, A-8, A-9, B-2 and C 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 #5 on Plat 11519.
- Stormwater management for quality and quantity is provided by a retention facility constructed under Capital Project J-4136. The facility will be privately owned and maintained.
- 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.
- Traffic study by Lee Cunningham and Associates approved on 7/27/2000.
- WP-00-101 approved on August 3, 2000 to waive Section 16.119(f)(2), vehicular ingress and egress restricted to prevent commercial driveways from having direct access to arterial highways.



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 plat and the setting of markers, have been complied with.

William L. Machen 03 August 2000
WILLIAM L. MACHEN
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION #9011
100 INVESTMENT LIMITED PARTNERSHIP
John F. Liparini August 17, 2000
JOHN F. LIPARINI

AREA TABULATION

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS:	1
3. TOTAL NUMBER OF OPEN SPACE LOTS:	0
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	13.3754 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:	13.3754 AC.

THE PURPOSE OF THIS PLAT IS TO RECORD PUBLIC DRAINAGE, WATER, SIGHT DISTANCE AND UTILITY EASEMENTS, AND AMEND THE ACCESS RESTRICTIONS.

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

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

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

RECORDED AS PLAT No. 17469
ON 10/16/2000 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

Devin D. Molusyak M.D./JFM 10/3/00
COUNTY HEALTH OFFICER

OWNERS' 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 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 17th day of August 2000.

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 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.
William L. Machen 03 August 2000
WILLIAM L. MACHEN
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION #9011

LYNDWOOD SQUARE
PARCEL B-2
PLAT OF REVISION
TAX MAP #37 GRID 11
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: AUGUST, 2000
SHEET 1 OF 1
PREVIOUS SUBMITTALS: ZB 877 R+M, WP 91-33, F 91-125, RES 188, S 93-02, PB 284, F 93-11, SDP 93-105, F 94-29, F 94-95, WP 93-86, F 96-115, SDP-00-119, WP-00-101
CAD FILE: #10 C:\DRAWING FILES\99186\99186RP
CHKD: WLM DRAWN: LAI JOB NO.: 99-186 FILE NO.: 99-186 R

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Deannum 9/25/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Deborah R. Smith 10/12/00
DIRECTOR

BY: *John F. Liparini* Howard L. Benschke WITNESS
JOHN F. LIPARINI

COUNTY FILE # F-01-46