



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- (513) COORDINATE POINT NUMBER
- 50' STRUCTURE SETBACK LINE
- PROPERTY LINE
- ZONE B-2 ZONING LINE
- ZONE M-1 ZONING LINE

COORDINATE TABLE

POINT	NORTH	EAST
7	533490.896	1362577.335
8	533729.137	1362820.245
9	533805.068	1362944.112
10	533795.175	1362985.363
11	533506.275	1363162.472
17	533415.548	1363233.146
172	532899.042	1362198.522
173	352717.839	1362489.347
174	533413.820	1362922.974

CURVE DATA

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	343.15'	760.00'	174.55'	25°52'11"	N45°33'55"E 340.24'
C4	270.90'	760.00'	136.90'	20°25'22"	N42°49'57"E 269.46'
C5	72.23'	760.00'	36.15'	05°26'49"	N55°46'03"E 72.22'
C6	115.24'	515.00'	57.86'	12°49'16"	S37°55'06"E 115.00'
C7	21.88'	300.00'	10.95'	04°10'49"	S36°26'21"E 21.88'
C8	20.02'	760.00'	10.01'	01°30'33"	N53°02'37"E 20.02'
C9	47.84'	900.44'	23.92'	03°02'38"	S37°48'44"E 47.83'
C10	121.87'	312.00'	61.72'	22°22'48"	S20°41'50"W 121.09'
C11	106.16'	290.00'	53.68'	20°58'26"	N21°26'17"E 105.57'
C12	47.61'	880.44'	23.81'	03°05'53"	N37°50'21"W 47.60'

LINE TABLE 20' PUBLIC WATER AND UTILITY EASEMENT

L1	N58°16'36"E	162.74'	L10	N58°04'31"W	53.24'
L2	S31°30'37"E	20.00'	L11	N31°55'29"E	20.00'
L3	S58°16'36"W	161.74'	L12	S58°04'31"E	33.24'
L4	S34°21'02"E	171.76'	L13	N31°55'29"E	690.00'
L5	S31°55'29"W	328.86'	L14	N34°21'02"W	3.76'
L6	S58°04'31"E	22.00'	L15	S55°38'58"W	21.63'
L7	S31°55'29"W	20.00'	L16	N34°21'02"W	20.00'
L8	N58°04'31"W	22.00'	L17	N55°38'58"E	21.63'
L9	S31°55'29"E	361.14'	L18	N34°21'02"W	159.03'

OWNER
LINCOLN FREESTATE PHASE 2, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
c/o LINCOLN PROPERTY COMPANY
1530 WILSON BOULEVARD, SUITE 200
ARLINGTON, VIRGINIA 22209

THE PURPOSE OF THIS PLAT IS TO (1) RELOCATE THE DIVIDING LINES BETWEEN PARCELS 'A-5' AND 'A-6' (PLAT NOS. 13266 & 13267), AND TO REDESIGNATE THE PARCELS AS PARCEL 'A-9' AND PARCEL 'A-10', AND (2) DELINEATE THE 20' PUBLIC WATER & UTILITY EASEMENT (CONTRACT NO. 44-3774-D) LOCATED ON NEW PARCELS A-9 & A-10.

- GENERAL NOTES:
- FOR PREVIOUS RECORDING SEE RECORD PLATS ENTITLED "FREESTATE" - PARCELS A-3, A-4, A-5, A-6 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 13246 & 13267.
 - SUBJECT PROPERTY IS ZONED M-1 IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN DATED 10-18-43.
 - THERE ARE NO WETLANDS OR STREAM BUFFERS ON THIS SITE.
 - REFER TO COUNTY FILES: 5-40-28, WP-91-01, WP-91-52, RESOLUTION 159, RESOLUTION 251, P-91-02, WP-91-207, WP-92-166, F-92-74, AND ZONING CHANGE 910M.
 - ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM; ORIGIN OF THE COORDINATE VALUES ARE FROM HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS NO. 5 471B AND 471C. (NAD 83)
 - THIS SUBDIVISION 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 14, 1992, ON WHICH DATE DEVELOPER'S AGREEMENT NO. 24-3172-D WAS FILED AND ACCEPTED.
 - DEED REFERENCE: L. 5739 / F. 470
 - ALL AREAS LISTED ARE MORE OR LESS.
 - DENOTES IRON PIN W/ CAP SET.
 - ◊ DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS - OF - WAY.
 - 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, OVER, AND THROUGH PARCELS A-9 AND A-10. ANY AND ALL CONVEYANCES OF 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.
 - STORM WATER MANAGEMENT IS PROVIDED UNDER F-92-74.
 - THERE ARE NO BUILDINGS ON THIS SITE.
 - A USE IN COMMON MAINTENANCE AGREEMENT FOR PARCELS A-3, A-4, A-9, AND A-10 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER NO. 4719 FOLIO 001.
 - A MAINTENANCE AGREEMENT FOR THE CROSS PARKING EASEMENT HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND AS LIBER NO. 4922 FOLIO 222.
 - A MAINTENANCE AGREEMENT FOR THE MUTUAL CROSS ACCESS EASEMENT HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND AS LIBER NO. 4922 FOLIO 222.
 - This plan conforms with the 4th Edition of the Howard County Subdivision and Land Development Regulations.

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF PARCELS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	9.1956 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.000 AC
TOTAL AREA OF PARCELS TO BE RECORDED:	9.1956 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000 AC
TOTAL AREA TO BE RECORDED:	9.1956 AC

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 HAVE BEEN COMPLIED WITH.

THOMAS R. STARK
PROFESSIONAL LAND SURVEYOR NO. 7230
DATE 10/20/01

J. PAUL PRICE, VICE PRESIDENT
DATE 10/21/01
LINDOLPH FREESTATE PHASE 2, L.L.C.

FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-8226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

HOWARD COUNTY HEALTH OFFICER DATE 12-28-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 12/24/01

DIRECTOR DATE 1/7/02

OWNER'S CERTIFICATE

WE, LINCOLN FREESTATE PHASE 2, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY LINCOLN INVESTORS GROUP 2, INC. ITS MANAGING MEMBER, J. PAUL PRICE, VICE PRESIDENT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON AND 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 21ST DAY OF OCTOBER 2001

LINCOLN FREESTATE PHASE 2, L.L.C.

J. PAUL PRICE, VICE PRESIDENT

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY FREESTATE ASSOCIATES, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY TO LINCOLN FREESTATE PHASE 2, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED OCTOBER 16, 2000 AND RECORDED IN LIBER 5734 AT FOLIO 470 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.

THOMAS R. STARK
PROFESSIONAL LAND SURVEYOR NO. 7230
DATE 10/20/01

RECORDED AS PLAT NO. 15158 ON 1-11-02
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FREESTATE
PARCELS A-9 & A-10
A RESUBDIVISION OF PARCELS 'A-5' & 'A-6'
PLAT NOS. 13266 & 13267 (F 92-74)
TAX MAP NO: 47 BLOCK: 18 PARCEL NO: 142
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: OCTOBER 20, 2001

GRAPHIC SCALE
0 100 150 200 300
SCALE: 1"=100'
SHEET 1 OF 1