

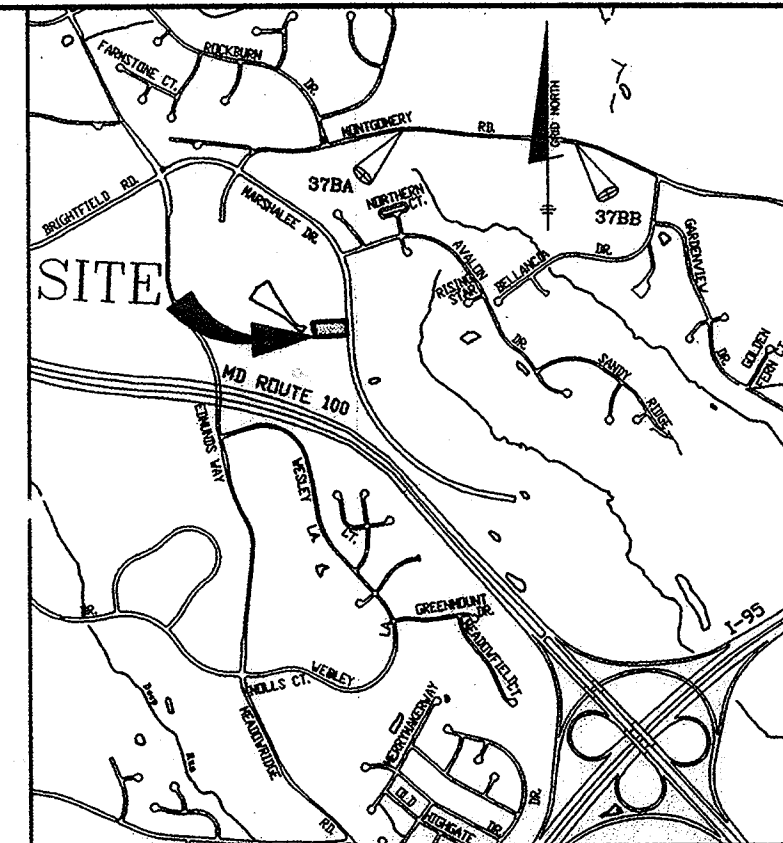
BOUNDARY COORDINATES

NO.	NORTHING	EASTING
1	561829.1610	1375122.4700
2	561845.8740	1375465.3800
3	561691.0580	1375472.9260
4	561674.7120	1375137.5570
5	561684.9910	1375146.0300

BENCH MARKS NAD '83

HO. CO. 37BA ELEV. 394.786
 STAMPED DISC ON CONCRETE MONUMENT
 LOCATED 25.1' SOUTH OF MONTGOMERY ROAD
 CENTERLINE AND 64' WEST OF ENTRANCE
 #6028.
 N 569785.618 E 1376343.172

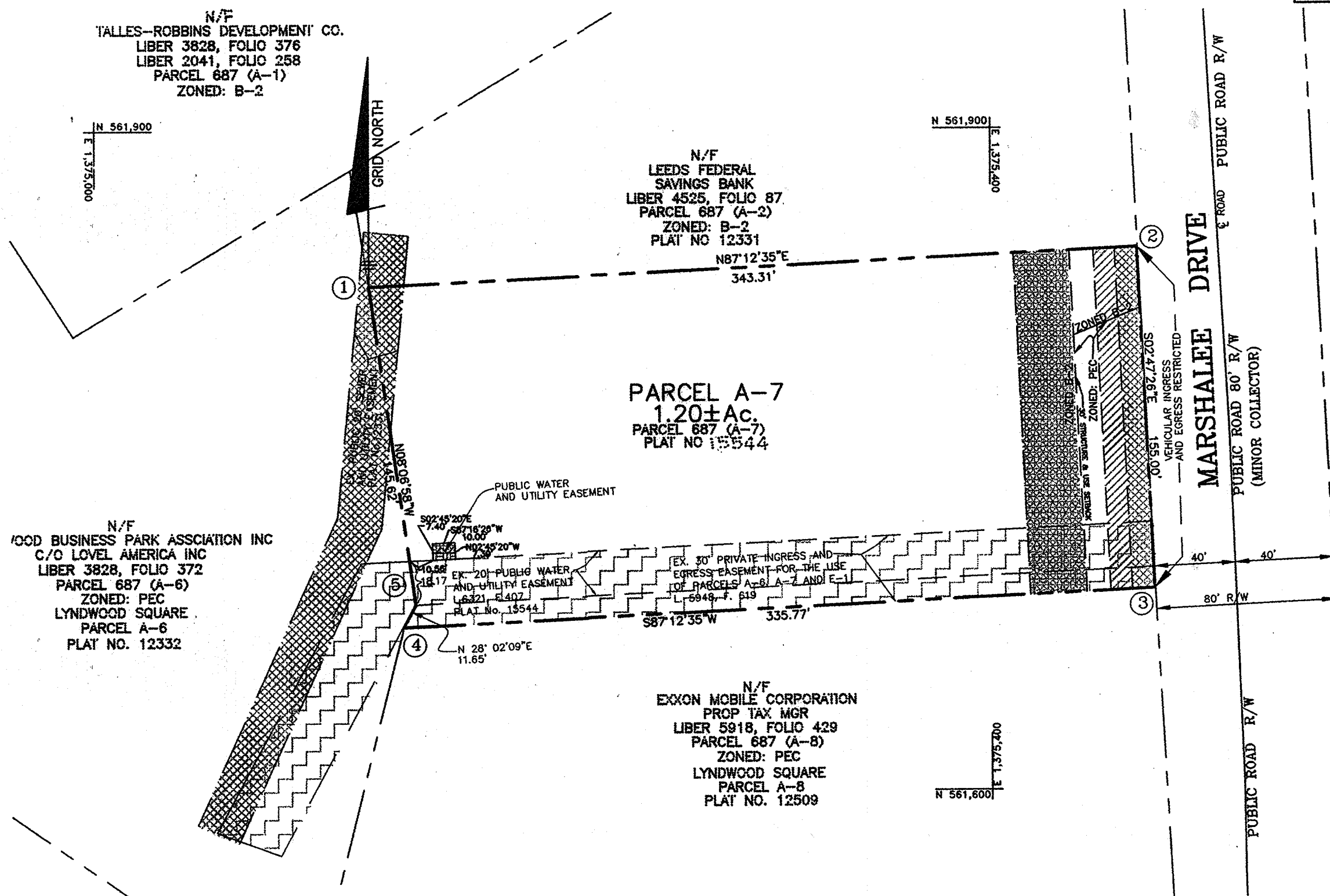
HO. CO. 37BB ELEV. 373.822
 STAMPED DISC ON CONCRETE MONUMENT
 LOCATED NORTH OF MONTGOMERY ROAD AT 16.3'
 NORTHEAST OF FIRST GUARD RAIL POST AND
 12.6' NORTHWEST OF SECOND GUARD RAIL POST
 AND 3.5' SOUTH OF SIDEWALK
 N 563663.415 E 1378040.471



VICINITY MAP
 SCALE: 1"=2000'

GENERAL NOTES

- DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 ○ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 ■ DENOTES STONE OF CONCRETE MONUMENT FOUND.
 ● DENOTES IRON PIPE FOUND.
- COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED FROM HO.CO. CONTROL STATION 37BA AND 37BB.
- THIS PLAT IS BASED ON BOUNDARY INFORMATION TAKEN FROM RECORD PLAT 15544
- SUBJECT PROPERTY IS ZONED "B-2" AND "PEC" PER THE COMPREHENSIVE ZONING PLAN DATED 2/02/04.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS, 100-YR. FLOODPLAIN LOCATED ON-SITE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCEL SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- LANDSCAPING SHALL BE PROVIDED FOR THIS PROJECT BASED ON REQUIREMENTS ESTABLISHED BY THE HOWARD COUNTY LANDSCAPE MANUAL. THIS WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION.
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS PER COUNTY BILL NO. 45-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PLAN MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING PERMIT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- RESERVATION OF PUBLIC UTILITY EASEMENTS
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT WHICH DOES NOT CREATE ADDITIONAL LOTS OR PARCELS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE. 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, 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 B-1 IS FROM PREVIOUSLY RECORDED COMMON INGRESS/EGRESS EASEMENTS ACROSS PARCELS A-1, A-2, A-6, A-7, A-8, AND A-9 415B, F.649 AND L.3828 F.353.
- ZB 1005M WAS GRANTED ON 5/21/2000, 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-6 FROM THE B-2 TO PEC ZONING DISTRICT.
- PREVIOUS HOWARD COUNTY FILE NUMBERS S-93-02, P-93-11, F-94-96, F-96-15, F-97-95, F-02-29, ZB-877 R+M, ZB 1005M



PLAN

SCALE: 1" = 50'

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.

David M. Harris 12/3/05
 DAVID M. HARRIS
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

Jacob D. Kelen Pres 12/3/05
 SIGNATURE OF OWNER DATE:
 JACKSON G. KOCHEN, PRES. 100 LIMITED
 PARTNERSHIP BY: BRITAIN II LIMITED
 PARTNERSHIP BY: LOVELL LAND, INC.

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	1
NON-BUILDABLE:	N/A
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	1.20± AC.
NON-BUILDABLE:	N/A
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.20± AC.

ENGINEER
 BENCHMARK
 ENGINEERING, INC.
 8480 BALT. NAT. PIKE
 SUITE 418
 ELLICOTT CITY, MD 21043
 410-465-6105

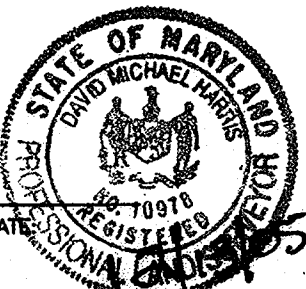
OWNER
 100 INVESTMENT LP
 9200 RUMSEY ROAD
 COLUMBIA, MD 21045
 410-997-7222

DEVELOPER
 SECURITY DEVELOPMENT, LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY GREER PROPERTIES, INC. TO ONE HUNDRED INVESTMENT LIMITED PARTNERSHIP BY 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 LAND CONVEYED BY MARY L. LAUNGER TO 100 INVESTMENT LIMITED PARTNERSHIP BY DEED DATED AUGUST 10, 1989 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 2041 AT FOLIO 258 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 NOW AMENDED.

David M. Harris
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351



OWNER'S DEDICATION

ONE HUNDRED INVESTMENT LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 8TH DAY OF DECEMBER 2005.

Jacob D. Kelen Pres 12/3/05
 SIGNATURE OF OWNER DATE:
 JACKSON G. KOCHEN PRESIDENT 100 LIMITED PARTNERSHIP BY:
 BRITAIN II LIMITED PARTNERSHIP BY: LOVELL LAND, INC.

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO
 CREATE A PUBLIC WATER & UTILITY EASEMENT

RECORDED AS PLAT 17995
 ON 2/3/06 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
LYNDWOOD SQUARE
PARCEL A-7
 PREVIOUSLY RECORDED ON PLAT NO 15544

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 37 GRID No. 9 SCALE: AS SHOWN
 PARCEL: 687 DATE: DECEMBER, 2005
 ZONED: B-2/PEC SHEET: 1 OF 1

F-00-131