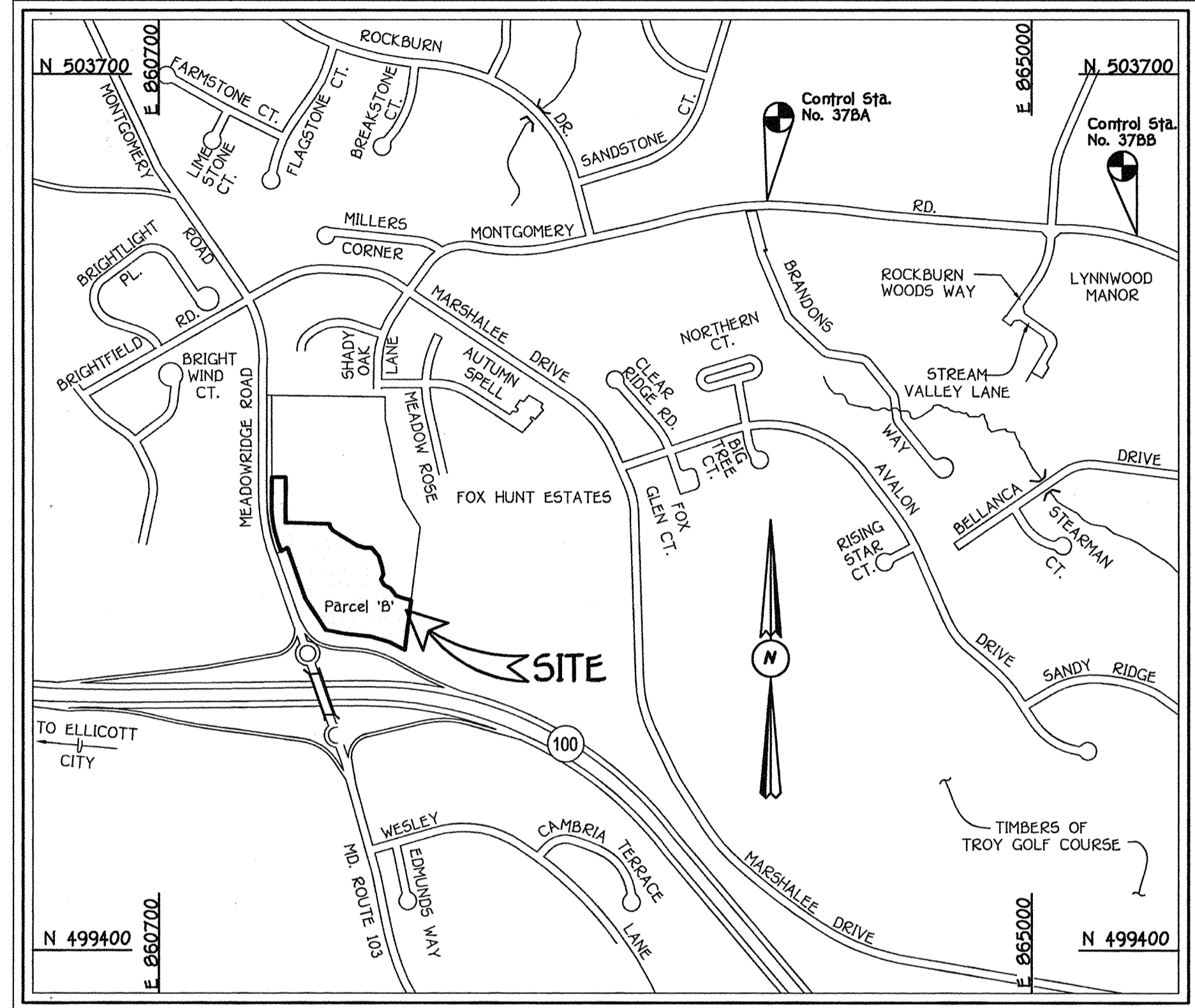


Maryland State Archives

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
934	562115.1414	1373737.5096	934	171333.037777	418716.030395
935	561867.0514	1373824.8042	935	171257.419795	418742.637852
936	561714.4762	1373925.4642	936	171210.000374	418773.319091
937	561693.2065	1374020.4838	937	171204.431759	418802.281109
938	561679.6924	1374146.2398	938	171200.312668	418840.611602
939	561652.4437	1374237.6342	939	171192.007229	418868.468680
940	561613.3053	1374313.8140	940	171180.077833	418891.688333
2201	562462.8529	1373661.4053	2201	171439.020465	418692.833763
2202	562462.1203	1373743.3379	2202	171438.797176	418717.806855
2204	562239.2775	1373746.4177	2204	171370.874539	418718.745594
2224	562232.6688	1373946.5578	2224	171368.860196	418779.748418
2243	562354.0678	1373658.8513	2243	171405.862688	418692.055314
2244	562145.5611	1373689.5740	2244	171342.309719	418701.419586
2245	562099.2518	1373705.5519	2245	171328.194618	418706.298688
3711	562116.5689	1374149.9945	3711	171333.472875	418841.756046
3712	562115.6023	1374188.6802	3712	171333.178255	418832.211434
3713	562126.5186	1374081.4479	3713	171336.505561	418820.863012
3714	562199.5944	1373961.3407	3714	171358.779105	418784.254257
3715	562221.4271	1373945.5452	3715	171365.433717	418779.439776
3721	561857.9110	1374344.9706	3721	171254.633811	418901.184873
3722	561866.3534	1374313.4619	3722	171257.207059	418891.581006
3723	561880.5505	1374270.9834	3723	171261.534325	418878.633553
3724	561914.7700	1374244.6095	3724	171271.964472	418870.594752
3725	561932.4620	1374212.6424	3725	171277.357002	418860.851158
3726	561959.5647	1374197.5990	3726	171285.617899	418856.265938
3727	561984.4087	1374208.5054	3727	171293.190390	418859.590222
3728	562015.6521	1374203.9924	3728	171302.713369	418858.214656
3729	562071.9028	1374186.2349	3729	171319.858634	418852.802143

Curve Data Tabulation					
PT-PT	Radius	Arc	Δ	Tangent	Chord Bearing And Distance
2201-2243	3363.00'	108.82'	01°51'14"	54.41'	N01°20'42"E 108.82'
2244-2243	570.00'	211.98'	21°18'28"	107.23'	N08°22'55"W 210.76'



Vicinity Map
Scale: 1" = 600'

General Notes:

- Subject Property Zoned POR Per 02/02/04 Comprehensive Zoning Plan And The "Comp-Lite" Zoning Amendments Effective 7/28/05.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31R1 And No. 37B4.
Sta. 37BA N 563,785.618 E 1,376,343.172
Sta. 37BB N 563,663.415 E 1,378,040.471
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 1990, By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (14 Feet Serving More Than One Residence):
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 -1/2" Minimum)
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-Loading)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
 - Structure Clearances - Minimum 12 Feet
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Parcel Areas Are More Or Less (*).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
- No Cemeteries Exist On Parcel 'B' By Visual Observation.
- Previous Department Of Planning Zoning File Nos: SDP-02-55, F-03-99 And SDP-07-005.
- Stormwater Management For Parcel 'B' Is Provided With The Site Development Plan SDP-07-005.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- This Plat Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual Since It Is A Plat Of Revision.
- This Plan Is Exempt From Forest Conservation With Section 16.1202(B)(X)(IV) Of The Howard County Code And Forest Conservation Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots.
- Public Water And Sewage Allocation Will Be Granted Under The Provisions Of Section 18.122.B Of The Howard County Code.
- Public Water And Sewage Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- This Plat And The Easement To Parcel E-1, Lyndwood Square (Plat No. 15725) Maybe Re-recorded By The Owner Of Parcel 'B', The Courtyards At The Timbers, Its Successors And Assigns, At Any Time, And From Time To Time, Without The Joinder Or Consent Of The Owner Of Parcel E-1, Lyndwood Square (Plat No. 15725) Or Any Other Party Who Has An Interest In Parcel E-1, Lyndwood Square (Plat No. 15725). Conditions Related To The Easement To Parcel E-1, Lyndwood Square (Plat No. 15725) Are Set Forth In A Driveway And Utility Declaration By 100/103 Center, LLC, et al Recorded Among The Land Records Of Howard County, Maryland. Any Relocation Of The Access Easement Must Maintain Access To Parcel E-1 At All Times And The Plat Must Be Re-recorded Showing Any Change To This Easement.

- Legend**
- Private Sight Distance Easement
 - Public Water & Utility Easement
 - Public Sewer And Utility Easement
 - Public Drainage And Utility Easement
 - Private Ingress And Egress Easement
 - WL— Wetland Limits
 - WB— Wetland Buffer
 - SB— Stream Buffer

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

Terrell A. Fisher 9/20/07
Terrell A. Fisher, L.S. 10692 Date
(Registered Land Surveyor)

Donald R. Reuwer, Jr. 9/20/07
100-103 Center, LLC Date
By: Donald R. Reuwer, Jr.

Donald R. Reuwer, Jr. 9/20/07
Courtyards At Timbers, LLC Date
By: Donald R. Reuwer, Jr.

Area Tabulation

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Parcels To Be Recorded	5.776 Ac.*
Total Area Of Lots/Parcels To Be Recorded	5.776 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	5.776 Ac.*

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

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 9/13/07 ON WHICH DATE DEVELOPER AGREEMENT Contr. No. 24-4276-D was FILED AND ACCEPTED.

MDR PLAT NO. 19516
RECEIVED
FOR RECORD NOV 01 2007

DEVELOPER/OWNER
100-103 CENTER, LLC AND
COURTYARDS AT TIMBERS, LLC
C/O LAND DESIGN AND DEVELOPMENT, INC
SUITE 102
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
PHONE* 443-367-0422

Purpose Note:
The Purpose Of This Plat Is To Create A Public Water And Utility Easement And Private Ingress And Egress Easement Within Parcel 'B', The Courtyards At The Timbers Recorded As Plat Nos. 16174 And 16175.

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.
B. Wilson for Peter Zsilemeyer 10/1/07
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.
Mark DeWyle 9/20/07
Chief, Development Engineering Division Date
Mark DeWyle 9/20/07
Director Date

OWNER'S CERTIFICATE
100-103 Center, LLC, By Donald R. Reuwer, Jr. And Courtyards At Timbers, LLC, By Donald R. Reuwer, Jr., Owners Of The Property Shown And Described Hereon, Herby 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 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, Herby 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 And 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 21st Day Of September, 2007.

Donald R. Reuwer, Jr.
100-103 Center, LLC
By: Donald R. Reuwer, Jr.
Witness
Donald R. Reuwer, Jr.
Courtyards At Timbers, LLC
By: Donald R. Reuwer, Jr.
Witness

SURVEYOR'S CERTIFICATE
I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Meadowridge Properties, Inc. To 100-103 Center, LLC And Courtyards At Timbers, LLC, By Deed Dated July 31, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5609 At Folio 611, And Also Being All Of Parcel 'B' As Shown On A Plat Entitled "The Courtyards At The Timbers, Parcel 'A' And 'B'" Recorded As Plat Nos. 16174 And 16175, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Date 9/20/07

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
The Courtyards At The Timbers
Parcel 'B'
(Revision To Parcel 'B' Shown On A Plat Entitled "The Courtyards At The Timbers - Parcels 'A' And 'B' - Plat Nos. 16174 And 16175)
Zoned: POR
Tax Map: 37 Grid: 3 Parcel: 617
First Election District: Howard County, Maryland

Scale: 1" = 100'
Date: September 20, 2007
Sheet 1 of 2

P145492 F-08-035
USA CSU 2125 4012-1

Private Sight Distance Easement (Liber 6533, Folio 39)

Symbol	Bearing And Distance
S-1	S09°29'16"E 4.25'
S-2	S08°47'52"E 360.24'
S-3	S63°33'47"W 16.97'

Part Of Existing Public Drainage And Utility Easement Plat No. 15559

Line	Bearing And Distance	Line	Bearing And Distance
D3	S00°18'31"E 65.16'	D7	N08°06'32"W 209.86'
D4	S14°57'25"E 142.28'	D8	N14°57'25"W 159.69'
D5	S08°06'32"E 200.39'	D9	N00°10'31"W 68.02'
D6	S00°47'31"E 20.02'	D10	S09°29'16"E 20.00'

Reservation Of Public Utility Easements
 "Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Parcel 'B'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). 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(s) Of Easement In The Land Records Of Howard County."

Part Of Existing Public Water And Utility Easement Plat No. 15599

Symbol	Bearing And Distance
W7	S09°12'29"W 14.83'
W8	S00°47'31"E 16.14'
W9	S21°42'29"W 28.99'
W10	N68°17'31"W 20.00'
W11	N21°42'29"E 25.01'
W12	N00°47'31"W 59.09'
W13	S09°29'16"W 20.01'
W24	S00°47'31"E 6.04'
W25	N09°12'29"E 14.83'
W26	S00°47'31"E 20.00'

Part Of Public Sewer And Utility Easement Plat No. 16175

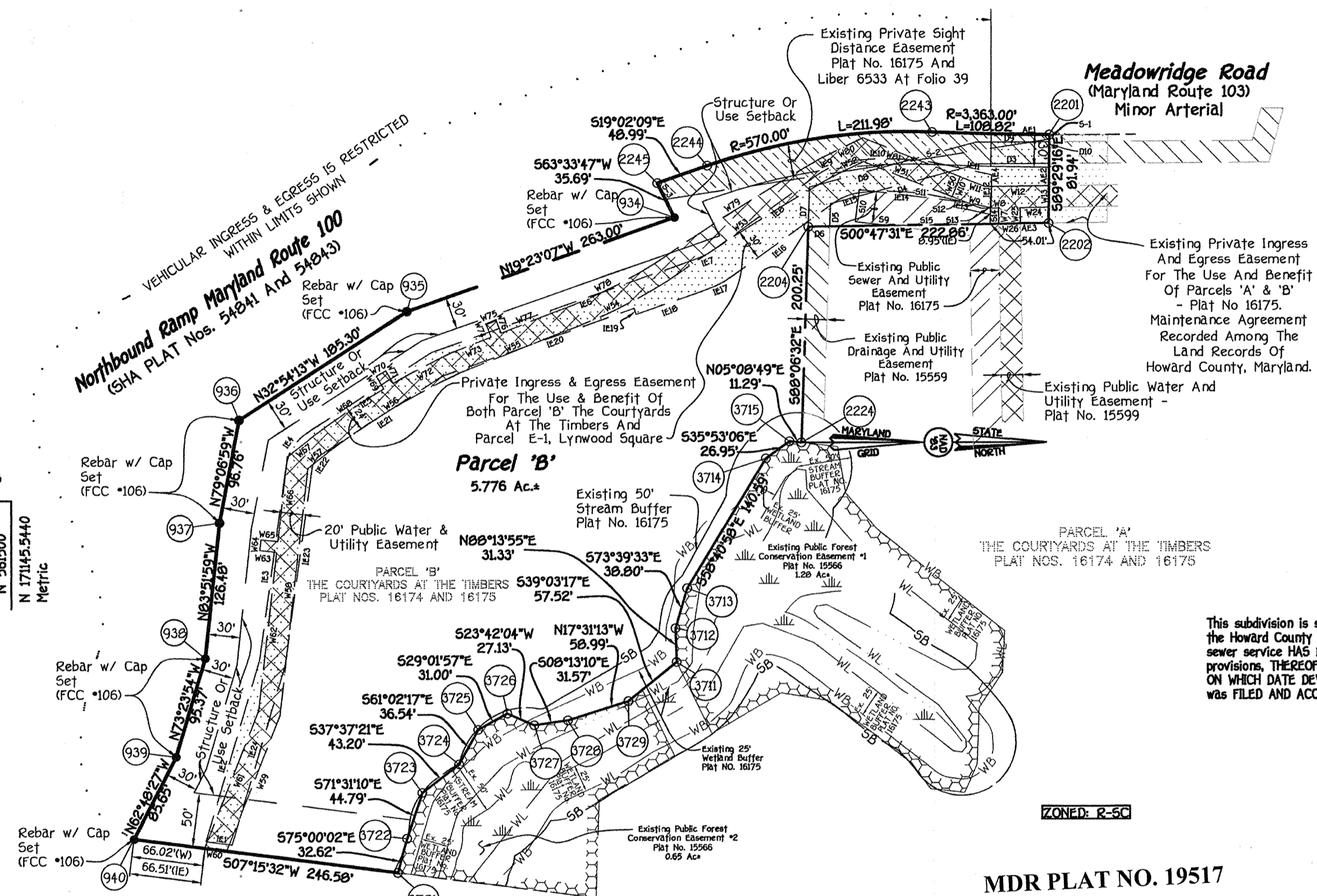
Symbol	Bearing And Distance
S9	S06°53'17"W 30.27'
S10	N03°06'43"W 30.00'
S11	S06°53'17"W 100.32'
S12	N21°42'29"E 14.46'
S13	N00°47'31"W 16.14'
S14	N09°12'29"E 14.84'
S15	S00°47'31"E 102.93'

Private Ingress & Egress Easement For The Use & Benefit Of Both Parcel 'B' The Courtyards At The Timbers And Parcel E-1 Lynwood Square

IE1	Bearing And Distance
IE1	S07°15'32"W 24.32'
IE2	N73°23'54"W 175.32'
IE3	N02°07'05"W 101.81'
IE4	R=44.00' L=37.79'
IE5	N32°54'13"W 136.67'
IE6	N19°23'07"W 259.40'
IE7	R=70.00' L=20.18'
IE8	N35°54'25"W 114.92'
IE9	R=82.00' L=42.61'
IE10	R=260.00' L=83.24'
IE11	N12°12'21"E 43.01'
IE12	S09°29'16"E 30.64'
IE13	S12°12'21"W 49.22'
IE14	R=230.00' L=73.63'
IE15	R=52.00' L=27.02'
IE16	S35°54'25"E 114.92'
IE17	R=100.00' L=28.84'
IE18	S19°23'07"E 68.40'
IE19	S70°36'53"W 6.00'
IE20	S19°23'07"E 188.16'
IE21	S32°54'13"E 133.83'
IE22	R=20.00' L=17.18'
IE23	S02°07'05"E 103.64'
IE24	S73°23'54"E 173.20'

Public Water & Utility Easement

W50	Bearing And Distance
W50	S68°17'31"E 20.00'
W51	S21°42'29"W 08.47'
W52	S25°44'40"E 34.51'
W53	R=1945.68' L=177.95'
W54	R=501.40' L=112.82'
W55	S21°33'29"E 99.62'
W56	R=693.97' L=141.76'
W57	S38°27'19"E 24.10'
W58	S03°27'19"E 230.60'
W59	S68°27'19"E 135.17'
W60	S07°15'32"W 20.64'
W61	N68°17'31"E 137.63'
W62	N03°27'19"W 147.34'
W63	S06°32'41"W 15.69'
W64	N83°27'19"W 10.00'
W65	N06°32'41"E 15.69'
W66	S83°27'19"E 78.91'
W67	N38°27'19"W 32.64'
W68	R=713.97' L=76.90'
W69	S59°35'48"W 13.54'
W70	N30°24'12"W 10.00'
W71	N59°35'48"E 13.54'
W72	R=713.97' L=59.86'
W73	N21°33'29"W 40.71'
W74	S68°26'31"W 13.06'
W75	N21°33'29"E 10.00'
W76	N68°26'31"E 13.06'
W77	N21°33'29"E 49.93'
W78	R=481.40' L=108.22'
W79	R=1965.68' L=180.00'
W80	N25°44'40"E 44.01'
W81	N21°42'29"E 97.28'



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

Terrell A. Fisher 9/20/07
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

Donald R. Reuwer, Jr. 9/20/07
 100-103 Center, LLC
 By: Donald R. Reuwer, Jr.

Donald R. Reuwer, Jr. 9/20/07
 Courtyards At Timbers, LLC
 By: Donald R. Reuwer, Jr.

Area Tabulation

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Parcels To Be Recorded	5.776 Ac.*
Total Area Of Lots/Parcels To Be Recorded	5.776 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	5.776 Ac.*

REVISED PLAT PARCEL E-1 LYNDWOOD SQUARE PLAT NO. 15725 TAX MAP 37, PARCEL 687

- Legend**
- Private Sight Distance Easement
 - Public Water & Utility Easement
 - Public Sewer And Utility Easement
 - Public Drainage And Utility Easement
 - Private Ingress And Egress Easement
 - WL - Wetland Limits
 - WB - Wetland Buffer
 - SB - Stream Buffer

MDR PLAT NO. 19517 RECEIVED FOR RECORD NOV 01 2007

This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 9/13/07 ON WHICH DATE DEVELOPER AGREEMENT Contr No. 24-4276-D WAS FILED AND ACCEPTED.

DEVELOPER/OWNER
 100-103 CENTER, LLC AND COURTYARDS AT TIMBERS, LLC
 C/O LAND DESIGN AND DEVELOPMENT, INC
 SUITE 102
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 20142
 PHONE* 443-367-0422

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2955

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

B. Wilson for Peter Beilenson 10/1/07
 Howard County Health Officer 9/17/07 Date

APPROVED: Howard County Department Of Planning And Zoning.

Donald R. Reuwer, Jr. 9/27/07
 Chief, Development Engineering Division 9/27/07 Date

Mark A. Woych 10/26/07
 Director 10/26/07 Date

OWNER'S CERTIFICATE
 100-103 Center, LLC, By Donald R. Reuwer, Jr. And Courtyards At Timbers, LLC, By Donald R. Reuwer, Jr., 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 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 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 21st Day Of September, 2007.

Donald R. Reuwer, Jr.
 100-103 Center, LLC
 By: Donald R. Reuwer, Jr.
 Witness

Donald R. Reuwer, Jr.
 Courtyards At Timbers, LLC
 By: Donald R. Reuwer, Jr.
 Witness

SURVEYOR'S CERTIFICATE
 I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Meadowridge Properties, Inc. To 100-103 Center, LLC And Courtyards At Timbers, LLC, By Deed Dated July 31, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5609 At Folio 611, And Also Being All Of Parcel 'B' As Shown On A Plat Entitled "The Courtyards At The Timbers, Parcel 'A' And 'B'" Recorded As Plat Nos. 16174 And 16175, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Date 9/20/07

RECORDED AS PLAT No. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
The Courtyards At The Timbers
Parcel 'B'
 (Revision To Parcel 'B' Shown On A Plat Entitled "The Courtyards At The Timbers - Parcels 'A' And 'B' - Plat Nos. 16174 And 16175)
 Zoned: POR
 Tax Map: 37 Grid: 3 Parcel: 617
 First Election District: Howard County, Maryland
 Scale: 1" = 100'
 Date: September 20, 2007
 Sheet 2 of 2

P145493 F-08-035 MSA CU 8/25 4012-2

Maryland State Archives

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