

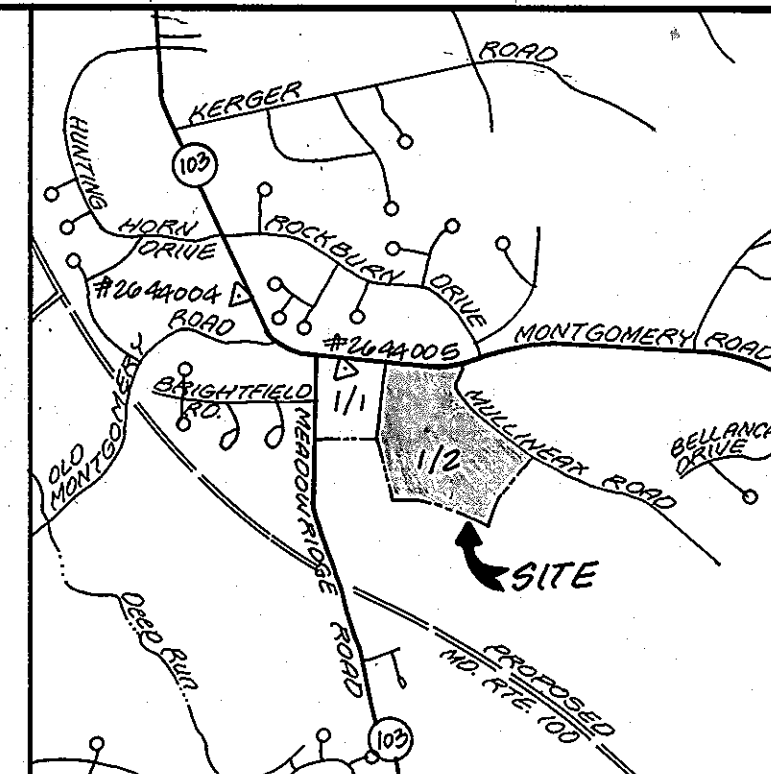
COORDINATE TABLE

NO.	NORTH	EAST	NO.	NORTH	EAST
43	501,468.47	801,971.40	2068	502106.05	862670.06
44	501,008.73	801,884.95	2070	502172.51	862714.60
45	501,996.30	801,803.67	2073	502108.98	861798.33
46	502,108.87	801,803.32	2074	502132.47	861798.26
48	502,810.07	802,593.83	2058	502534.76	861,899.47
49	502,074.59	802,502.74	2066	502574.48	861,924.09
50	502,367.81	802,814.87	2070	502581.33	861,960.78
53	502,672.85	802,531.45	2080	502,232.68	861,803.20
54	502,588.51	802,578.48	2744	502651.00	862,000.52
55	502,616.67	802,329.02	4830	501,986.49	862,810.71
112	502,814.08	802,563.82	5406	502,506.58	861,982.80
172	502,839.02	802,253.67	5407	502,633.04	862,027.34
173	502,733.91	802,026.90	5870	502,348.59	862,841.55
175	502,829.94	802,334.04	6476	501,642.85	863,084.11
176	502,888.22	801,996.29	6477	501,474.00	863,006.36

"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 Lot 57 and Parcel A and all conveyances of the aforesaid Lot and Parcel shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said Lot and 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"

LEGEND

- Concrete Monument
- Iron Pipe or Rebar with Identification



VICINITY MAP

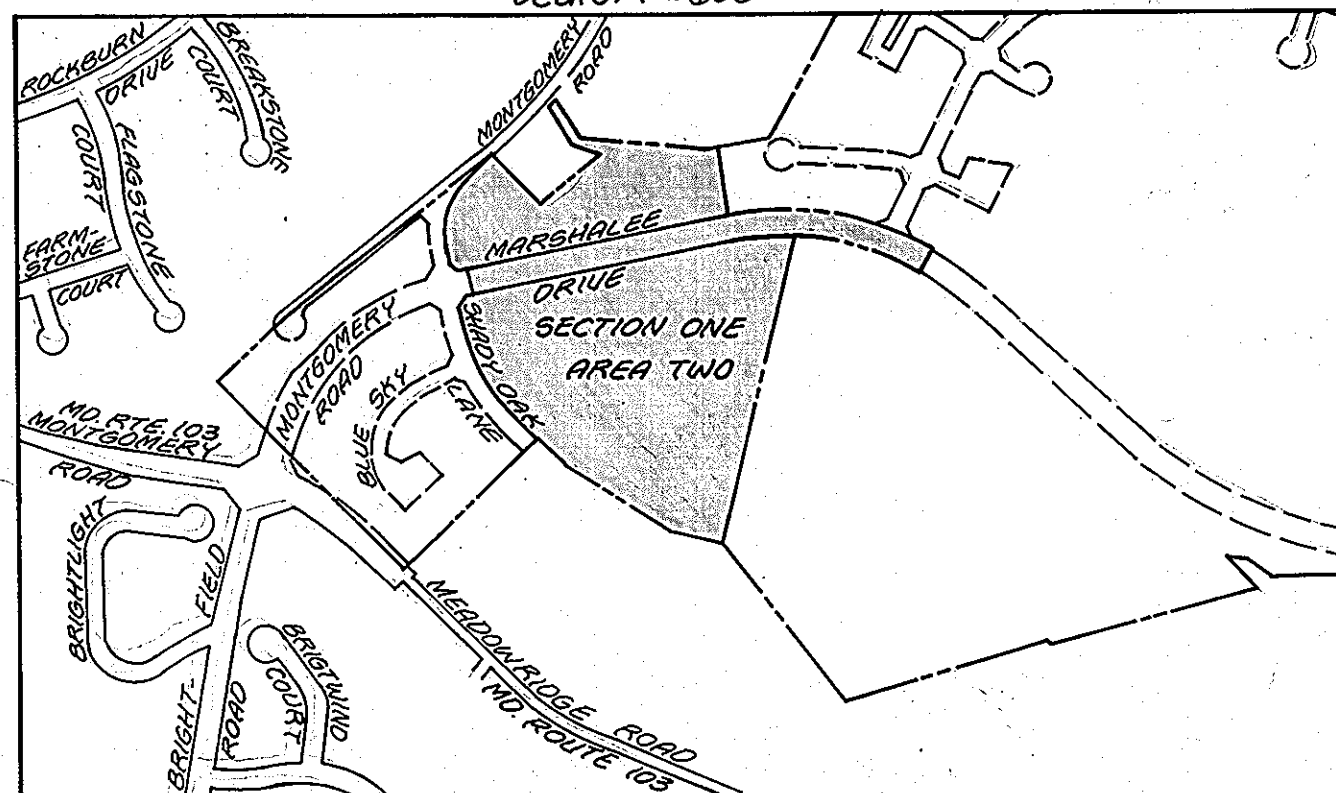
Scale: 1" = 2,000'

Notes: (con't)

- WP 94-118 To waive Section 16.123(a)(2) to permit grading to be performed under a valid permit without an approved site development plan and 16.155(2)(2) to permit the issuance of a grading permit prior to the approval of a site development plan for residential development, denied July 28, 1994.
- WP 94-110 To waive Section 16.119(f)(2) to permit a shared residential driveway that will serve two existing SFD dwellings on parcels 32 and 33 to have direct access to a minor arterial highway (Marshalee Drive) for a limited duration, denied August 17, 1994.

LOCATION MAP

Scale: 1" = 600'



AREA TABULATION (All Streets)

- Total Number of Lots & Parcels to be Recorded: 2
 - A) Buildable: 1 Parcel
 - B) Open Space: 1 Lot
- Total Area of Lots & Parcels to be Recorded: 19,262.9 Ac.
 - A) Buildable: 14,082.7 Ac.
 - B) Open Space: 5,200.2 Ac. (Credited 5,064.7 Ac., Non-Credited 590.7 sqft. 0.1355 Ac.)
- Total Area of Road Right-of-Way to be Recorded: 2,678.6 Ac.
- Total Area of Subdivision to be Recorded: 21,941.5 Ac.

DENSITY TABULATION

Section/Area (File No.)	Gross Area	Floodplains/Steep Slopes	Net Area	No. Dwelling Units Allowed	No. Dwelling Units Proposed	Open Space Req'd (20%)	Total Open Space Prov'd.	Non-credited Open Space	Net Open Space	Density Per Acre
Mont. Conn. F-91-125	2,462.0 Ac.	0	2,462.0 Ac.	9.85	0	0.4924 Ac.	0	0	0	0
Shady Oaks VI F-94-27	10,484.6 Ac.	0	10,484.6 Ac.	41.94	116 Existing 53 SFA	2,069.6 Ac.	5,323.3 Ac.	0.4485 Ac.	4,874.8 Ac.	5.15
Shady Oaks VII F-94-29	21,941.5 Ac.	0.20 Ac.	21,741.5 Ac.	86.90	112 SFA	4,388.3 Ac.	5,200.6 Ac.	0.1356 Ac.	5,064.0 Ac.	5.15**
Lynwood Manor 11 F-94-19	1,505.32 Ac.	8.91 Ac.	1,420.22 Ac.	508.07	85 (SFA)*** 188 SFD 165 SFA	20,106.4 Ac.	78,089.8 Ac.	1,018.7 Ac.	77,065.7 Ac.	1.37***
Total	18,542.0 Ac.	8.71 Ac.	17,612.2 Ac.	706.84		27,084.4 Ac.	88,602.8 Ac.	1,602.8 Ac.	87,000.1 Ac.	2.64

NOTE:
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 provision thereof effective Nov. 8, 1994 on which date Developer Agreement 44-2330-D was filed and accepted.

These plans for Public Water and Public Sewerage System have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.
 Date: 9/29/93

RECREATION DEDICATION

The recreation area shown hereon is hereby dedicated to a Property Owners Association for the owners of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.

Date: 9/29/93

* Includes 0.0297 Acres for RSC land record under F-94-26
 ** Resubdivision of Parcel A, Shady Oaks 1/2 is proposed.
 *** Resubdivision of Lot 178 Lynwood Manor 11 is proposed. 30 SFD buildable lots are proposed in the future resubdivision.

OWNER
 100 INVESTMENT LIMITED PARTNERSHIP
 8835 - P. Columbia 100 Parkway
 Columbia, Maryland 21045

Date: 9/29/93
 Date: 9/29/93

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County Maryland.
 Date: 11/17/94

APPROVED: Howard County Department of Planning and Zoning.
 Date: 12/15/94

APPROVED: For Public Water and Public Sewer, Storm Drainage Systems and Public Roads, Howard County Department of Public Works.
 Date: 12/12/94

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 in 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, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1470, Folio 366; and part of the lands conveyed by Joel C. Greer and Joan M. Greer to 100 Investment Limited Partnership, deed dated December 28, 1987 and recorded in the Land Records of Howard County, Maryland in Liber 1768, 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.

Date: 9/29/93

OWNER'S 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 the 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 my (our) hands this 29. day of September 1993.

Date: 9/29/93

RECORDED AS PLAT NUMBER **11496**
 ON **October 16, 1994** AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

SHADY OAKS
 SECTION ONE AREA TWO
 LOT 57 AND PARCEL A
 F-94-28
 Tax: Map No 37 Part of Parcel 643
 15th. Election District; Howard County, MD
 Sheet 1 of 3 Scale: As Shown
 Previous Submittals: ZB877R&M, WP91-33, F91-125,
 593-02, P93-11

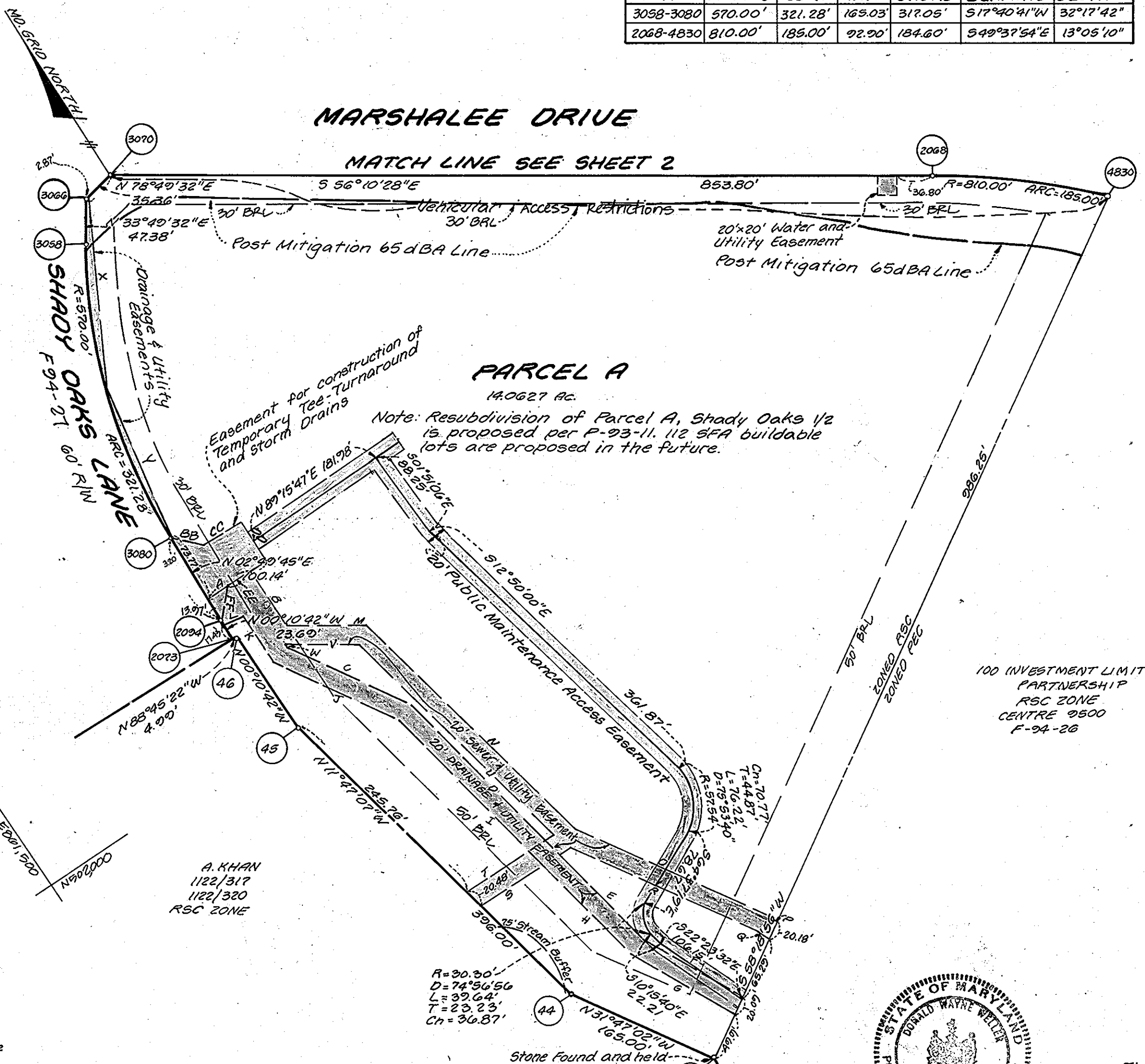
LAND DESIGN ENGINEERING, INC.
 8835 - N Columbia 100 Parkway
 Columbia, Maryland 21045
 (410) 715-1070

F-94-28

CURVE DATA						
CURVE	RADIUS	LGTH.	TAN.	CHORD	BEARING	DELTA
3058-3080	570.00'	321.28'	163.03'	317.05'	S17°40'41"W	32°17'42"
2068-4830	810.00'	185.00'	92.90'	134.60'	S49°37'54"E	13°05'10"

(Continued)

EASEMENT DATA		
X	328°19'06"W	178.01'
Y	309°50'14"W	172.85'
BB	944°53'21"E	28.14'
CC	N87°49'18"E	49.95'
DD	S00°10'42"E	60.00'
EE	S89°49'18"W	55.00'
FF	S44°49'18"W	28.28'



EASEMENT DATA		
A	S88°45'22"E	53.62'
B	S00°10'42"E	60.47'
C	S31°20'19"E	140.78'
D	S10°44'10"E	175.20'
E	S11°01'30"E	167.52'
F	S26°18'40"E	118.99'
G	N20°15'40"W	123.57'
H	N11°01'30"W	170.25'
I	N10°44'10"W	171.01'
J	N31°20'19"W	142.95'
K	DUE. NORTH	58.97'
L	N79°24'11"W	22.47'
M	S56°20'24"E	81.59'
N	S11°47'07"E	302.33'
O	S31°58'44"E	213.38'
P	S23°57'55"E	18.80'
Q	N23°57'55"W	20.11'
R	N31°58'44"W	208.29'
S	N89°23'20"W	110.07'
T	S89°23'20"E	107.51'
U	N11°47'07"W	283.46'
V	N56°26'24"W	73.71'
W	DUE SOUTH	5.08'

AREA TABULATION (This Sheet)

- Total Number of Parcels to be Recorded: 1
A) Buildable: 1
- Total Area of Parcels to be Recorded: 14.0627 Ac.
A) Buildable: 14.0627 Ac.
- Total Area of Road Right-of-Way to be recorded: 0
- Total Area of Subdivision to be Recorded: 14.0627 Ac.

NOTE:
This development is subject to Section 18.1228 of the Howard County Code Public Water and Public Sewer Service has been granted under the terms and provision thereof effective Nov. 8, 1994 on which date Developer Agreement 44-3330-D was filed and accepted.

These plans for Public Water and Public Sewerage System have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.

Owner: John F. Liparini Date: 9/29/93

RECREATION DEDICATION

The recreation area shown hereon is hereby dedicated to a Property Owners Association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.

Owner: John F. Liparini Date: 9/29/93

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 in 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, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1470, Folio 366; and part of the lands conveyed by Joel C. Greer and Joan M. Greer to 100 Investment Limited Partnership, deed dated December 28, 1987 and recorded in the Land Records of Howard County, Maryland in Liber 1768, 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.

Surveyor: D. Wayne Waller Date: 9/29/93

OWNER'S 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 the 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 my/our hands this 29 day of September, 1993.

Owner: John F. Liparini Date: 9/29/93

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County, Maryland.

Howard County Health Officer: James M. Boyd Date: 11/17/94

APPROVED: Howard County Department of Planning and Zoning.

Director: Mark J. Langley Date: 12/15/94

APPROVED: For Public Water and Public Sewer, Storm Drainage Systems and Public Roads, Howard County Department of Public Works.

Director: James M. Boyd Date: 12/15/94

RECORDED AS PLAT NUMBER 11500 ON DECEMBER 16, 1994 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHADY OAKS
SECTION ONE AREA TWO
LOT 57 AND PARCEL A
F-94-28
Tax Map No. 37 - Part of Parcel 643
1st Election District; Howard County, MD.
Sheet 3 of 3 Scale: 1"=100'
Previous Submittals: ZB877R&M, WP91-33, F91-125, 593-02, P93-11

LAND DESIGN ENGINEERING, INC.
8835 - N Columbia 100 Parkway
Columbia, Maryland 21045
(410) 715-1070