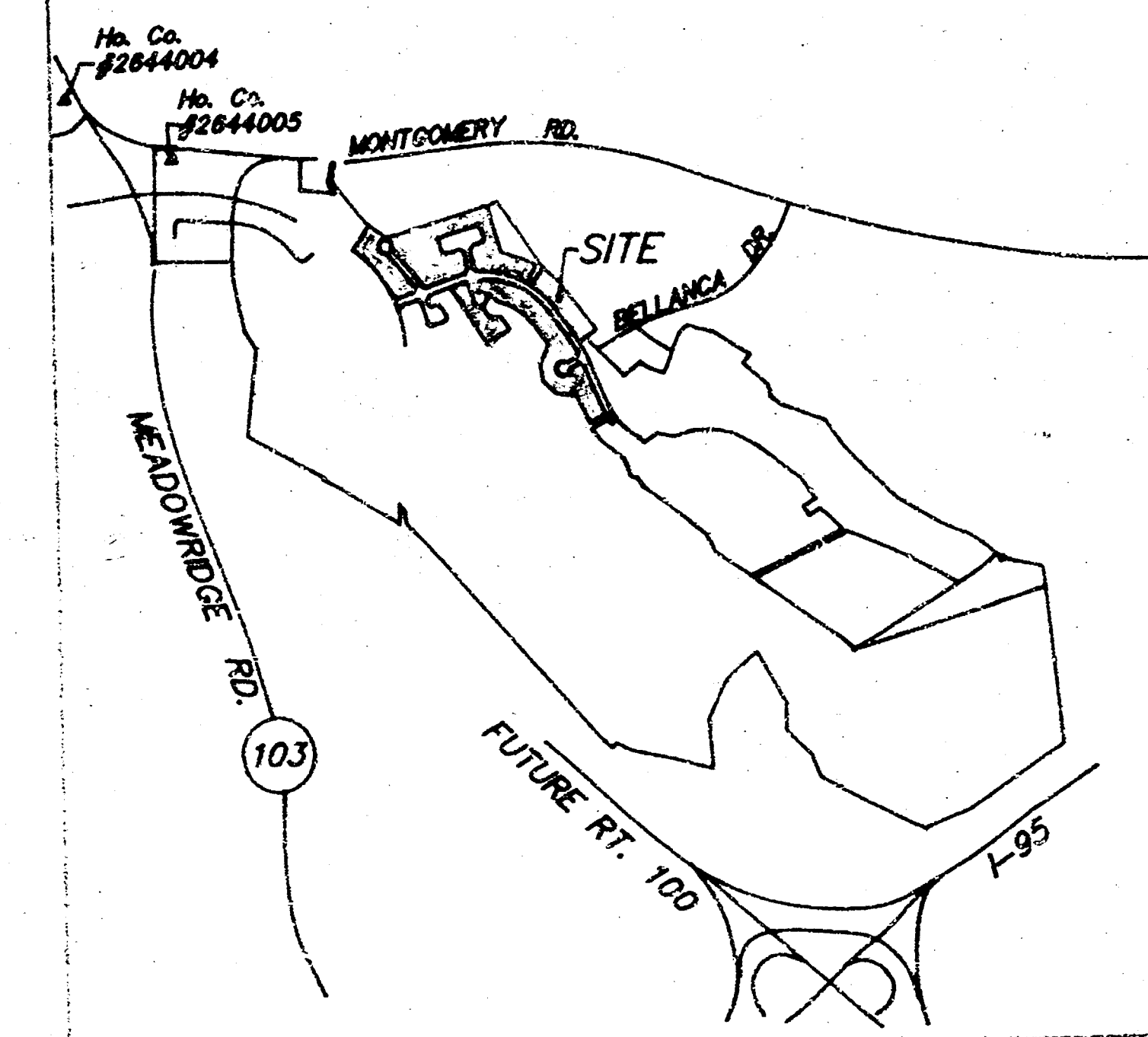
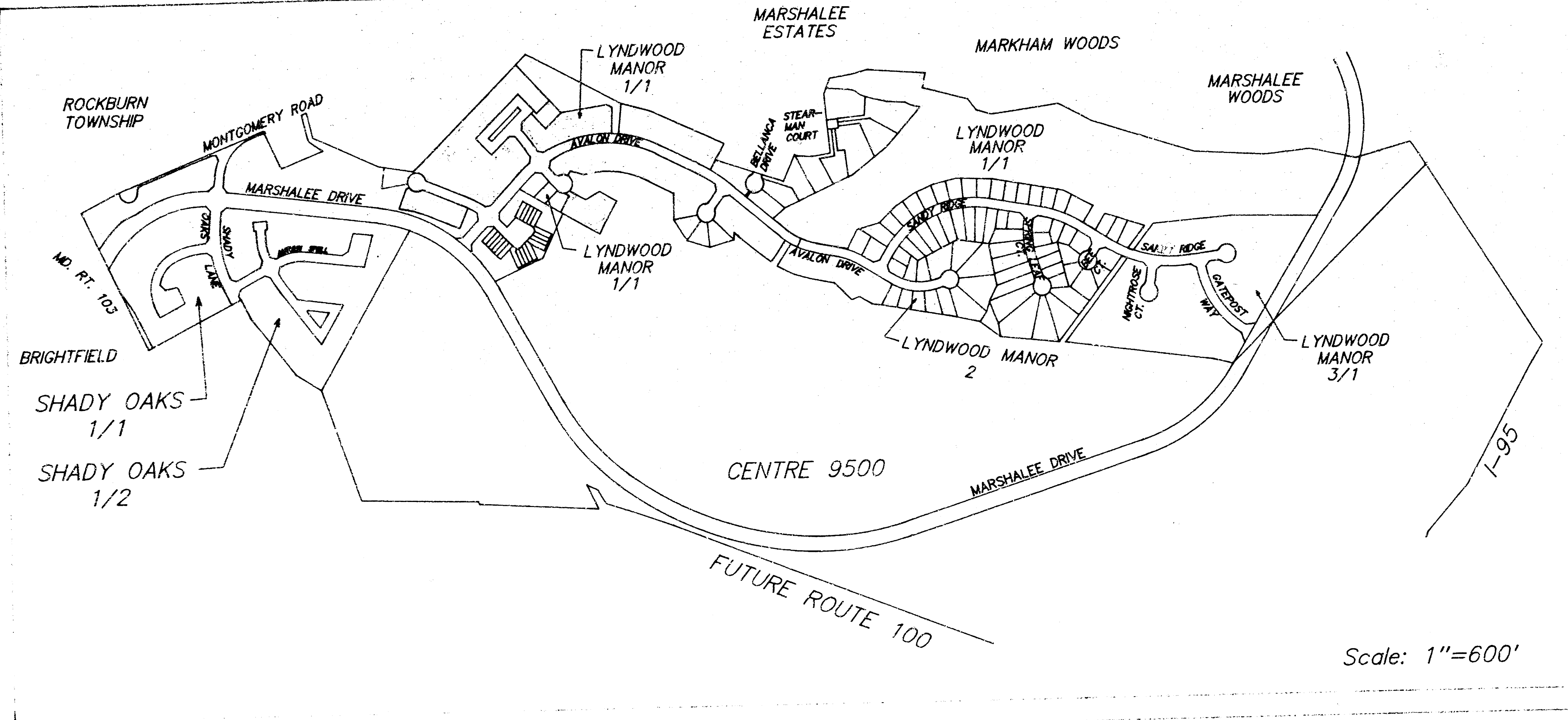


**LEGEND**

Concrete Monument  
Iron Pipe or Rebar  
with Identification



VICINITY MAP  
Scale: 1"=2,000'



Scale: 1"=600'

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

Note: For Coordinate Table See Sheet 6 of 6.

**AREA TABULATION (All Sheets)**

- Total number of lots to be recorded: 64  
a) Buildable: 64  
b) Open Space: 0
- Total area of lots to be recorded: 15,478.2 Ac +/-  
a) Buildable: 15,478.2 Ac +/-  
b) Open Space: 0.0000 Acres  
Credited: 0.0000 Acres  
Non-Credited: 0.0000 Acres
- Total area of road right-of-way to be recorded: 0.0000 Acres
- Total area of subdivision to be recorded: 15,478.2 Ac +/-

SECTION/AREA (FILE NO.)	GROSS AREA	FLOODPLAIN/STEEP SLOPES	NET AREA	NO. D.U. ALLOWED	NO. D.U. PROPOSED	OPEN SPACE REQ'D (20%)	TOTAL OPEN SPACE PROV'D.	NON-CREDITED OPEN SPACE	NET-CREDITED OPEN SPACE	DENSITY/NET ACRE
Mont. Cdd. (F91-125)	2,462.0 Ac ±	0	2,462.0 Ac ±	9.85	0	0.4924 Ac ±	0	0	0	0
Shady Oaks 1/1 (F94-27)	10,484.6 Ac ±	0	10,484.6 Ac ±	41.94	53 SFD	2,096.9 Ac ±	5,192.5 Ac ±	0.5658 Ac ±	4,626.7 Ac ±	5.15
Shady Oaks 1/2 (F94-28 F94-98)	21,941.5 Ac ±	0.20 Ac ±	21,741.5 Ac ±	86.97	104 SFA	4,388.3 Ac ±	12,634.9 Ac ±	1,438.6 Ac ±	11,196.3 Ac ±	4.78
Lyndwood Manor 1/1 (F94-29)	111,274.7 Ac ±	7.47 Ac ±	103,804.7 Ac ±	415.22	82 SFD 20 SFA	22,254.9 Ac ±	78,011.9 Ac ±	1,514.7 Ac ±	76,497.2 Ac ±	1.01
Lyndwood Manor 2 (F94-94)	23,742.6 Ac ±	1.04 Ac ±	22,702.4 Ac ±	90.81	71 SFD	4,748.5 Ac ±	2,279.1 Ac ±	2,056.2 Ac ±	0,222.9 Ac ±	3.13
Lyndwood Manor 3/1 (F94-95)	5,414.1 Ac ±	0	5,414.1 Ac ±	61.66	30 SFD	3,082.8 Ac ±	4,735.0 Ac ±	0	4,735.0 Ac ±	1.75
<b>TOTAL</b>	<b>185,319.3 Ac ±</b>	<b>8.71 Ac ±</b>	<b>176,609.3 Ac ±</b>	<b>706.45</b>	<b>184 SFD 177 SFA</b>	<b>37,063.8 Ac ±</b>	<b>102,853.4 Ac ±</b>	<b>5,575.3 Ac ±</b>	<b>97,278.1 Ac ±</b>	<b>2.04</b>

**MINIMUM LOT SIZE CHART**

Lot	Gross Area	Pipestem Area	Remaining Area	100 Year Floodplain	25% Slopes	Minimum Lot Size
290	16,315	1,140	15,175	—	—	15,175
291	10,116	216	9,900	—	—	9,900
334	16,071	1,260	14,811	—	—	14,811
335	16,512	1,152	15,360	—	—	15,360
336	8,495	324	8,171	—	—	8,171

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 lots 273 through 336. Any and all conveyances of the 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 completion of the public utilities and their acceptance by Howard County. Upon the 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.

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.

*D. Wayne Weller*  
D. Wayne Weller, MD Reg No. 10685  
Date: 10/18/95

*John F. Liparini*  
John F. Liparini  
Date: 10/18/95

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 November 3, 1994 on which date Developers Agreement 14-3334-D was filed and accepted.

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

STATE DEPT. OF ASSESSMENTS & TAXATION  
HOWARD COUNTY  
*Bonnie Boatman*  
RECEIVED BY:  
DATE: 2/2/96 PLAT: \_\_\_\_\_

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

*James M. Brantley*  
Howard County Health Officer  
Date: 1/23/96

APPROVED: Howard County Department of Planning and Zoning.

*David Smith*  
Director  
Date: 1/23/96

*John F. Liparini*  
Chief, Development Engineering Division  
Date: 1/19/96

**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.

*D. Wayne Weller*  
D. Wayne Weller, Professional Land Surveyor MD Reg. No. 10685  
Date: 10/18/95

**OWNER'S CERTIFICATE**  
100 Investment Limited Partnership, by John F. Liparini, President of Brantly Development Corporation, a General Partner of Britan 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; (2) the right to require dedication right-of-ways and the specific easement areas shown hereon; (3) the right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable; (4) the right to require dedication of water-drainage facilities and open space where applicable; (5) the right to require dedication of water-ways and drainage easements for the specific purpose of their construction, repair and maintenance and; (6) 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 19th day of June 1995.

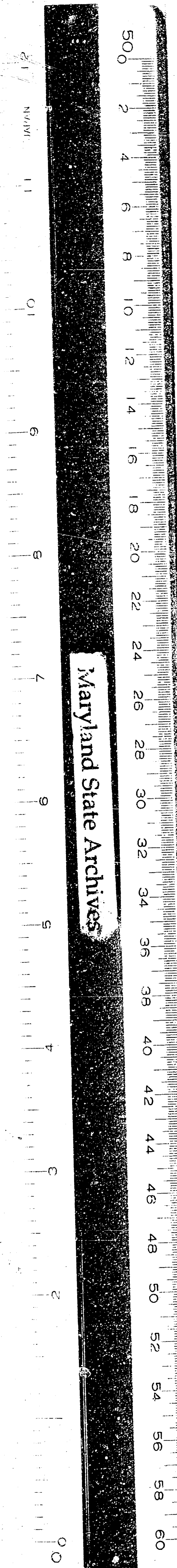
*John F. Liparini*  
John F. Liparini  
Date: 10/18/95

FILED FEB 02 1996  
RECORDED AS PLAT NUMBER \_\_\_\_\_  
ON \_\_\_\_\_ AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**LYNDWOOD MANOR**  
SECTION ONE AREA ONE  
LOTS 273 THRU 336  
A RESUBDIVISION OF LYNDWOOD MANOR SECTION ONE AREA ONE  
LOTS 58-63, 65-88, 90-104, 115-120, 124-140  
Parcel: 493 Tax Map No. 37 Grid 4 Date: Sept. 1995  
38,640 1st Election District Howard County, Md.  
Sheet 1 of 6 Scale: 1"=50'

**LDE, INC.**  
9250 Ramsey Road Suite 106  
Columbia, Maryland 21045  
Phone (410) 715-1070

F-74-57  
MSA CSU 2125-489-1

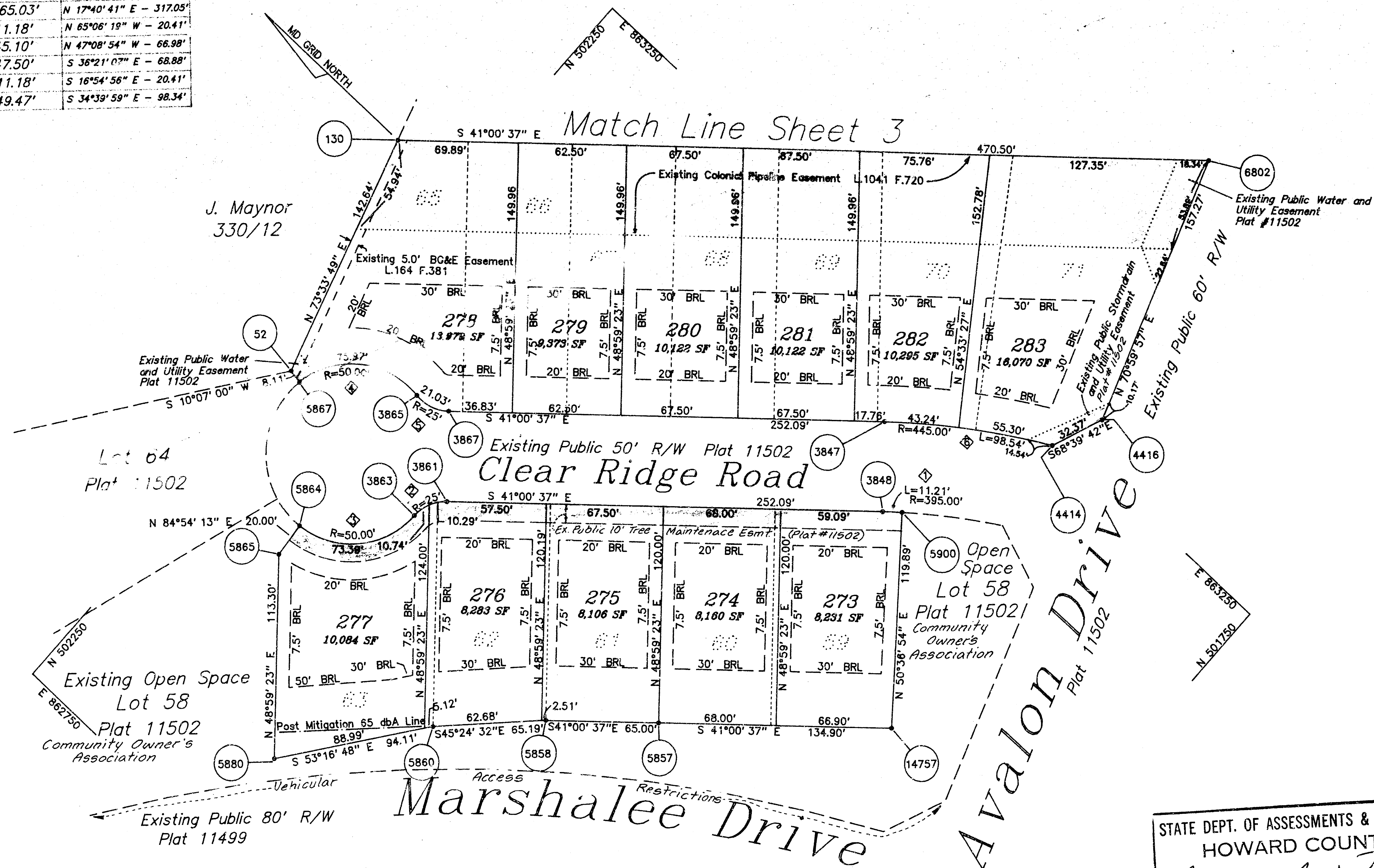


Maryland State Archives



Curve Table

NO.	Radius	LENGTH	DELTA	TANGENT	LCB / CHORD
1	395.00'	11.21'	32°17'42"	165.03'	N 17°40'41" E - 317.05'
2	25.00'	21.03'	48°11'23"	11.18'	N 65°06'19" W - 20.41'
3	50.00'	73.39'	84°06'13"	45.10'	N 47°08'54" W - 66.98'
4	50.00'	75.97'	87°03'46"	47.50'	S 36°21'07" E - 68.88'
5	25.00'	21.03'	48°11'23"	11.18'	S 16°54'58" E - 20.41'
6	445.00'	98.54'	12°41'16"	49.47'	S 34°39'59" E - 98.34'



AREA TABULATION (This sheet)

- Total number of lots to be recorded: 11  
 a) Buildable: 11  
 b) Open Space: 0
- Total area of lots to be recorded: 2,590.1 Ac +/-  
 a) Buildable: 2,590.1 Ac +/-  
 b) Open Space: 0  
 Credited: 0  
 Non-Credited: 0
- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 2,590.1 Ac +/-

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 November 3, 1994, on which date Developers Agreement 14-3334-D was filed and accepted.

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

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.  
 [Signature] 12/3/96  
 (Howard County Health Officer) Date  
 APPROVED: Howard County Department of Planning and Zoning.  
 [Signature] 1/25/97  
 Director Date

[Signature] 1/25/97  
 Chief, Development Engineering Division Date

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.

[Signature] 1/18/95  
 D. Wayne Weller MD Reg No 10685 Date  
 100 Investment Limited Partnership  
 [Signature] 1/18/95  
 John F. Liparini Date

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 lots 273 through 336. Any and all conveyances of the 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.

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.

[Signature] 1/18/95  
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

100 Investment Limited Partnership, by John F. Liparini, President of Brantly Development Corporation, a General Partner of Britam 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 water-ways 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 19th day of June 1995.

[Signature] 1/18/95  
 John F. Liparini  
 [Signature]  
 Witness

STATE DEPT. OF ASSESSMENTS & TAXATION  
 HOWARD COUNTY  
 Bonnie Best-Deer  
 RECEIVED BY:  
 DATE: 2/2/96 PLAT: \_\_\_\_\_

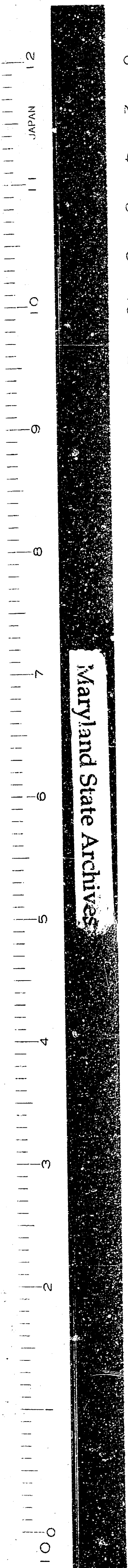
FILED FEB 02 1996  
 OWNER  
 100 INVESTMENT LIMITED PARTNERSHIP  
 8835-P Columbia 100 Parkway  
 Columbia, Maryland 21045

RECORDED AS PLAT NUMBER \_\_\_\_\_  
 ON \_\_\_\_\_ AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

LYNDWOOD MANOR  
 SECTION ONE AREA ONE  
 LOTS 273 THRU 336  
 A RESUBDIVISION OF LYNDWOOD MANOR SECTION ONE AREA ONE  
 LOTS 58-63, 65-88, 90-104, 115-120, 124-140  
 Parcel 603 Tax Map No. 37 Grid 4  
 38,640 1st Election District Date: Sept. 1995  
 Howard County, Md.  
 Sheet 2 of 6 Scale: 1"=50'  
 Previous Submittals: 28 877 RMA, WP 91-33, F 91-125, RES 188, S 93-02, PB 284,  
 P 93-11, SDP 93-105, F 94-29 & F 94-25

LDE, INC.  
 9250 Runsey Road Suite 106  
 Columbia, Maryland 21045  
 Phone (410) 715-1070

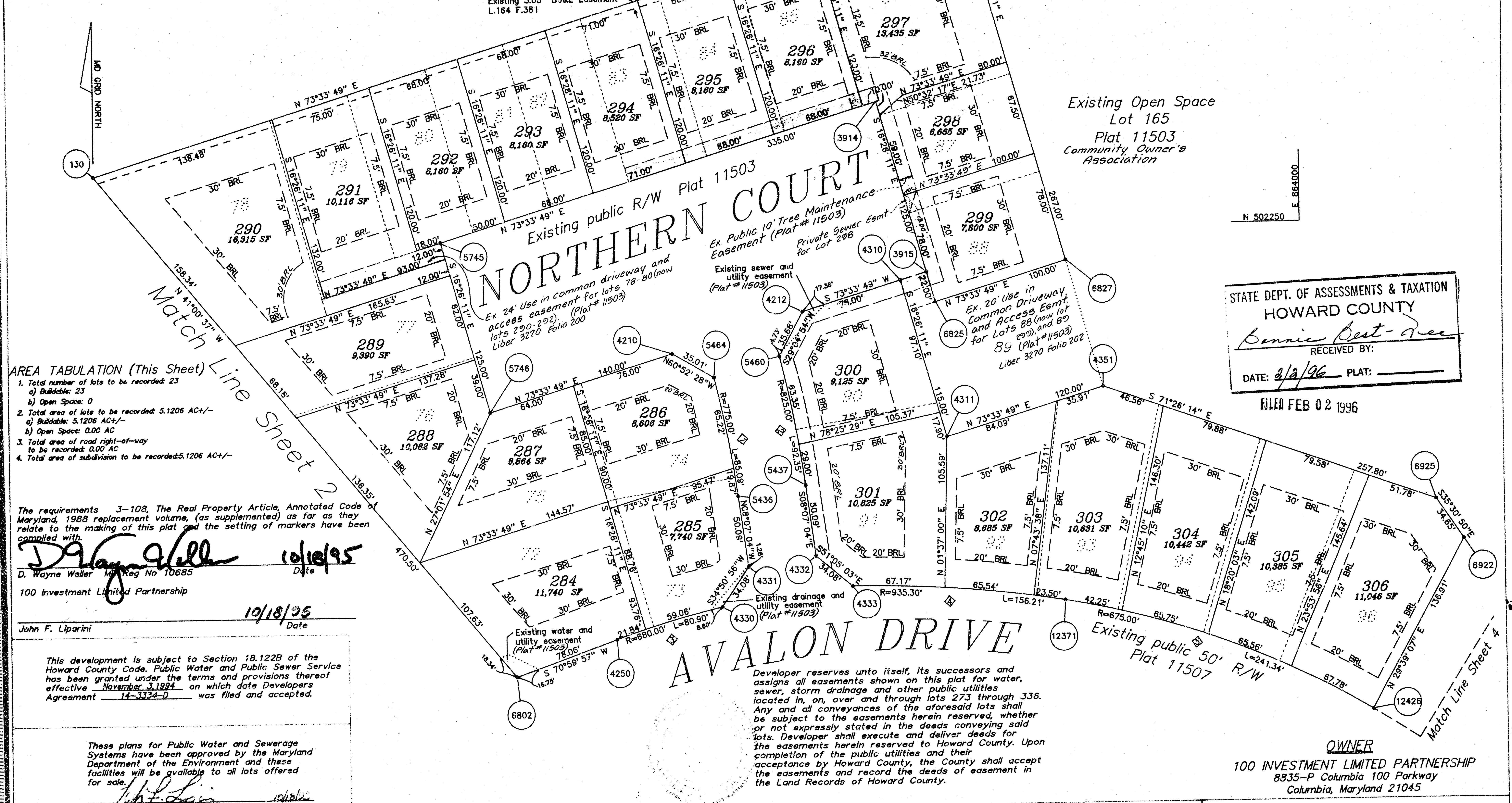
F-96-57  
 MSA CSU 9125-489-2



Maryland State Archives



NO.	Radius	LENGTH	DELTA	TANGENT	LCB / CHORD
1	775.00'	85.09'	06°17'26"	42.59'	N 11°15'46" W-85.04'
2	825.00'	92.35'	06°24'48"	46.22'	N 11°19'28" W-92.30'
3	680.00'	80.90'	06°48'59"	40.50'	S 74°24'26" W-80.85'
4	935.30'	156.21'	09°34'08"	78.28'	N 85°37'04" W-156.02'
5	675.00'	241.34'	20°29'07"	121.97'	N 70°35'28" W-240.05'



STATE DEPT. OF ASSESSMENTS & TAXATION  
 HOWARD COUNTY  
*Bonnie Best-Dee*  
 RECEIVED BY:  
 DATE: 2/2/96 PLAT: \_\_\_\_\_  
 FILED FEB 02 1996

**AREA TABULATION (This Sheet)**

- Total number of lots to be recorded: 23  
 a) Buildable: 23  
 b) Open Space: 0
- Total area of lots to be recorded: 5,1206 AC+/-  
 a) Buildable: 5,1206 AC+/-  
 b) Open Space: 0.00 AC
- Total area of road right-of-way to be recorded: 0.00 AC
- Total area of subdivision to be recorded: 5,1206 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 and the setting of markers have been complied with.

*D. Wayne Weller* 10/18/95  
 D. Wayne Weller MD Reg No 10685 Date  
 100 Investment Limited Partnership  
 John F. Liparini 10/18/95 Date

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 November 3, 1994 on which date Developers Agreement 14-3324-D was filed and accepted.

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

*J.P. Linn* 10/18/95 Date

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

*Joyce M. Boyd* 1/23/96  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*Joseph A. Butler* 1/25/96  
 Director Date

*Charles D. ...* 1/19/96  
 Chief, Development Engineering Division Date

**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.

*D. Wayne Weller* 10/18/95  
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

**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 rights-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 water-ways and drainage easements for the specific purpose of any kind shall be erected on or over the said easements or right-of-ways. Witness my four hands this 19th day of June 1995.

*John F. Liparini*  
 John F. Liparini  
*Walter Johnson*  
 Witness

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

RECORDED AS PLAT NUMBER \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

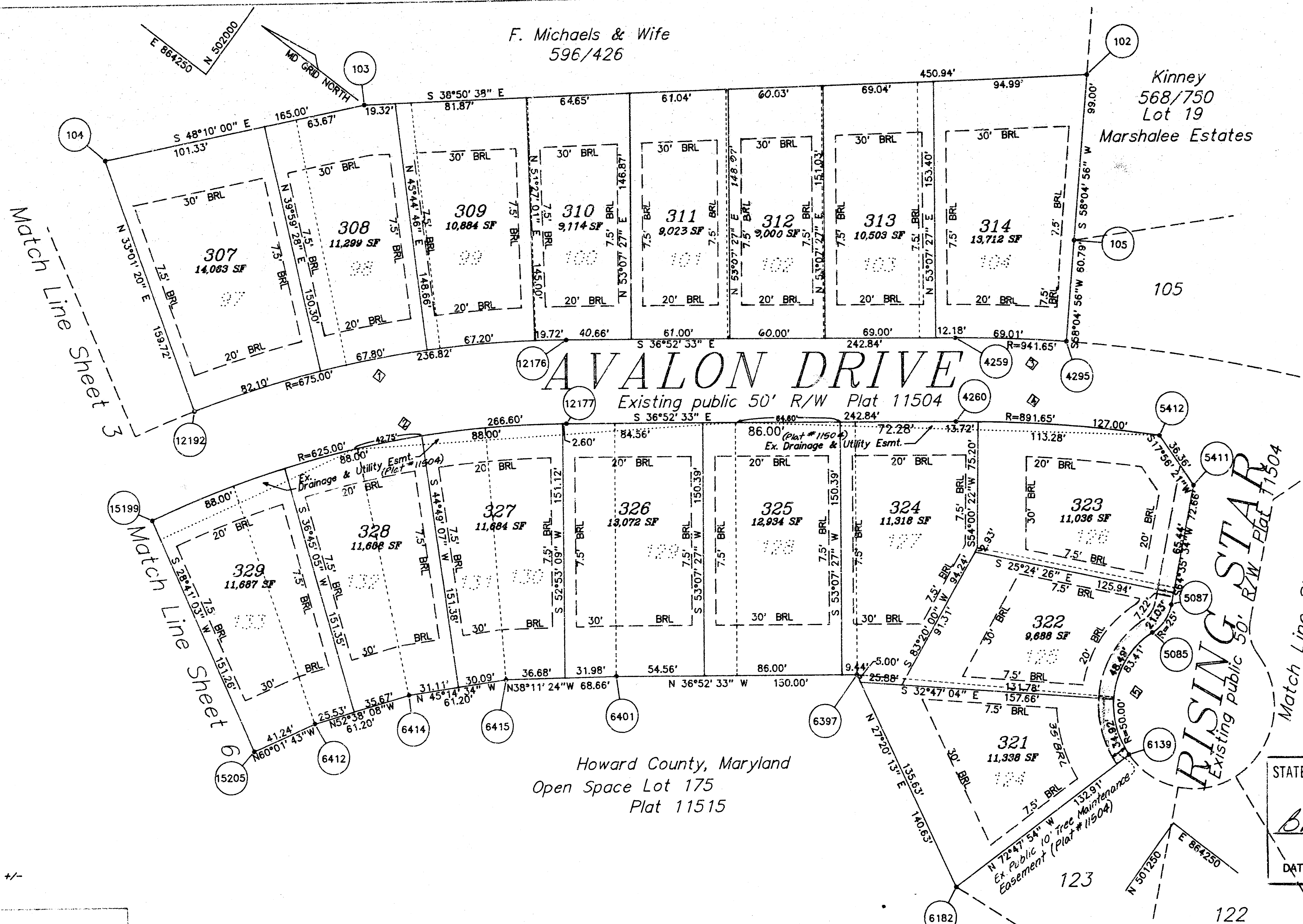
**LYNDWOOD MANOR SECTION ONE AREA ONE LOTS 273 THRU 336**

A RESUBDIVISION OF LYNDWOOD MANOR SECTION ONE AREA ONE LOTS 58-63, 65-88, 90-104, 115-120, 124-140  
 Brd-643 Tax Map No. 37 Ord-4 Date: Sept. 1985  
 38,640 1st Election District Howard County, Md.  
 Sheet 3 of 6 Scale: 1"=50'  
 Previous Submittals: 28 1/77 RMA, WP 91-33, F 91-123, RES 188, S 83-02, PB 284, P 83-11, SP 83-103, F 94-28 & F 94-25

**LDE, INC.**  
 9250 Rumsay Road Suite 106  
 Columbia, Maryland 21045  
 Phone (410) 715-1070



NOTE:  
For Curve Data Table See Sheet 5



Kinney  
568/750  
Lot 19  
Marshalee Estates

F. Michaels & Wife  
596/426

**AVALON DRIVE**  
Existing public 50' R/W Plat 11504

**RISING STAR**  
Existing public 50' R/W Plat 11504

Howard County, Maryland  
Open Space Lot 175  
Plat 11515

STATE DEPT. OF ASSESSMENTS & TAXATION  
HOWARD COUNTY  
*Bonnie Best-Dice*  
RECEIVED BY:  
DATE: 2/2/96 PLAT:

FILED FEB 02 1996

- AREA TABULATION (This sheet)**
- Total number of lots to be recorded: 17  
a) Buildable: 17  
b) Open Space: 0
  - Total area of lots to be recorded: 4,4087 Ac. +/-  
a) Buildable: 4,4087 Ac. +/-  
b) Open Space: 0.0000 Ac. +/-  
Credited: 0.0000 Ac. +/-  
Non Credited: 0.0000 Ac. +/-
  - Total area of road right-of-way to be recorded: 0.0000 Ac. +/-
  - Total area of subdivision to be recorded: 4,4087 Ac. +/-

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 November 3, 1994 on which date Developers Agreement 14-3324-D was filed and accepted.

These plans for Public Water and Sewerage Systems have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.  
*John F. Liparini*  
Date: 10/18/95

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.  
*James M. Boyd*  
Howard County Health Officer Date: 1/27/96  
APPROVED: Howard County Department of Planning and Zoning.  
*James M. Boyd*  
Director Date: 1/27/96

*John F. Liparini*  
Chief, Development Engineering Division Date: 1/19/96

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.  
*D. Wayne Wells* 10/16/95  
D. Wayne Wells MD Reg No 10685 Date  
100 Investment Limited Partnership  
*John F. Liparini* 10/18/95  
John F. Liparini Date

**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 Liber 1543, Folio 672 and part of the lands conveyed by Louise Hubbard to Liber 1543, Folio 672 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.

*D. Wayne Wells* 10/16/95  
Wayne Wells Professional Land Surveyor MD Reg. No. 10685 Date

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 lots 273 through 336. Any and all conveyances of the 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.

**OWNER'S CERTIFICATE**  
100 Investment Limited Partnership, by John F. Liparini, President of Brantly Development Corporation, a General Partner of Britlan 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, and 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 19th day of June 1995.

*John F. Liparini*  
John F. Liparini  
*Worren Johnson*  
Witness

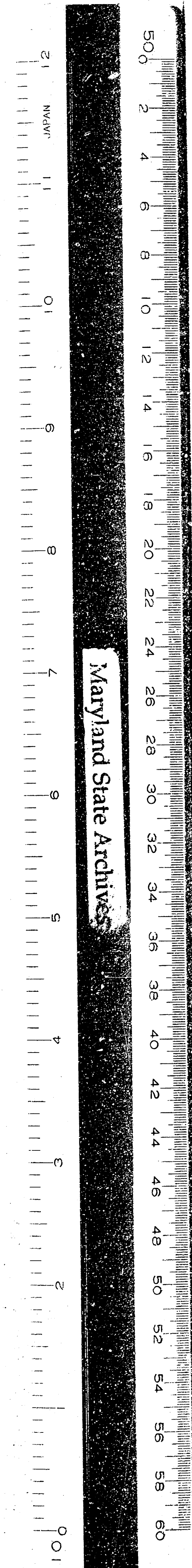
**OWNER**  
100 INVESTMENT LIMITED PARTNERSHIP  
8835-P Columbia 100 Parkway  
Columbia, Maryland 21045

RECORDED AS PLAT NUMBER \_\_\_\_\_  
ON \_\_\_\_\_ AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**LYNDWOOD MANOR**  
SECTION ONE AREA ONE  
LOTS 273 THRU 336  
A RESUBDIVISION OF LYNDWOOD MANOR SECTION ONE AREA ONE  
LOTS 58-63, 65-88, 90-104, 115-120, 124-140  
Parcel 643 Tax Map No. 37 Grid-4 Date: Sept. 1995  
38,890 1st Election District Howard County, Md.  
Sheet 4 of 6 Scale: 1"=50'  
Previous Subdivisions: 29 877 RAN, WP 91-31, F 91-123, RES 188, S 93-02, PB 204,  
P 93-11, SDP 83-103, F 94-29 & F 94-35

**LDE, INC.**  
9250 Runsey Road Suite 108  
Columbia, Maryland 21045  
Phone (410) 71-1070

F 96-57  
MSA CS 02125-489-4



Maryland State Archives

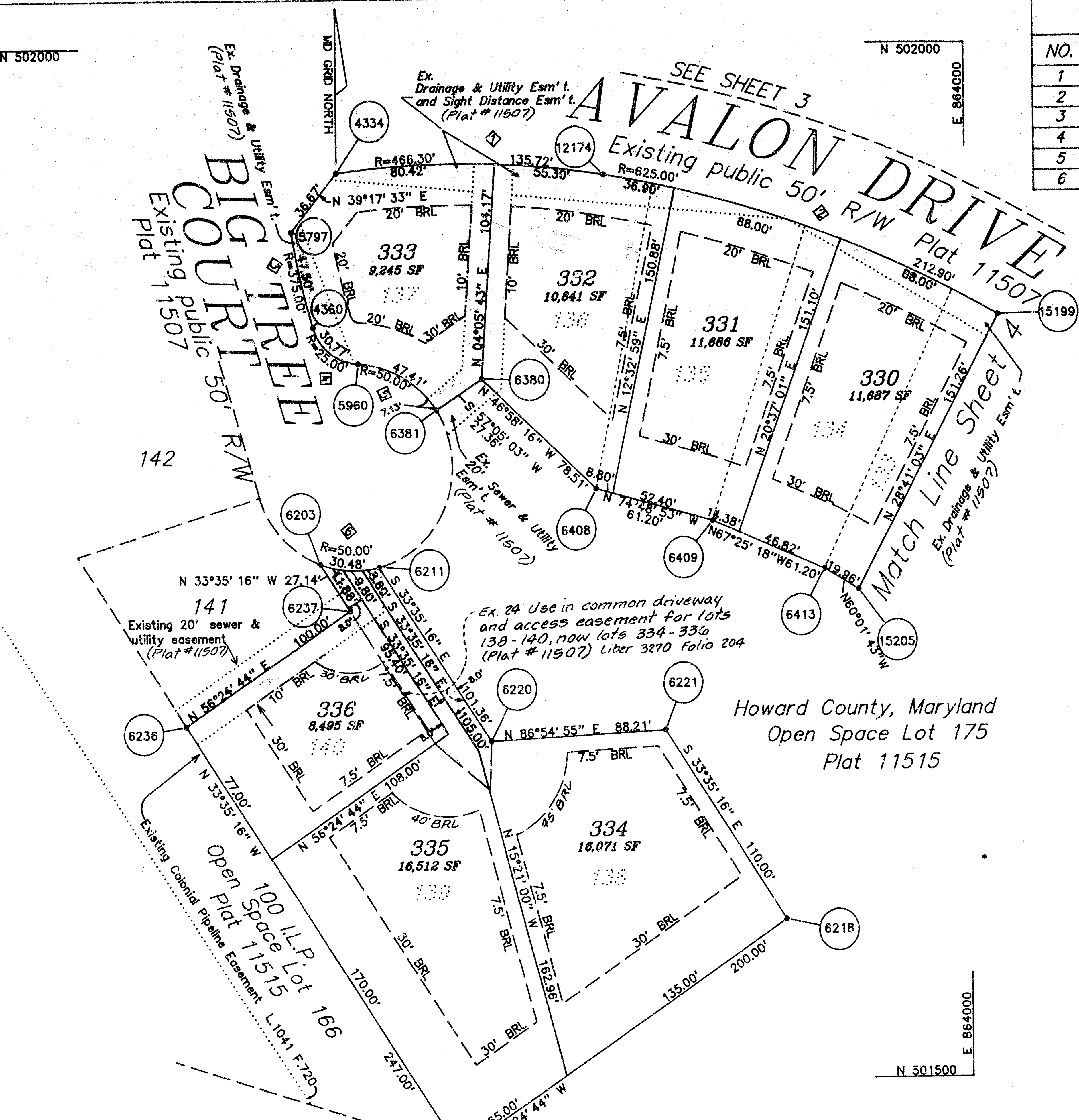






NO.	Radius	LENGTH	DELTA	TANGENT	LCB / CHORD
1	466.30'	135.72'	16°40' 35"	68.34'	N 88°10' 17" W-135.24'
2	625.00'	212.90'	19°31' 03"	107.49'	N 71°04' 28" W-211.87'
3	375.00'	47.50'	07°15' 27"	23.78'	S 13°05' 00" E-47.47'
4	25.00'	30.77'	70°31' 44"	17.68'	S 51°58' 35" E-28.87'
5	50.00'	47.41'	54°19' 30"	25.66'	N 60°04' 41" W-45.85'
6	50.00'	30.48'	34°55' 04"	15.73'	S 86°42' 45" E-30.00'

Point#	North	East	Point#	North	East
52:	502252.08	862975.51	6004:	501812.19	863509.23
102:	501524.48	862376.82	6005:	501845.88	863621.42
103:	501908.70	864294.09	6108:	501235.30	864285.35
104:	502018.75	864171.15	6110:	501234.44	864330.53
105:	501506.14	864482.89	6111:	501083.36	864383.17
130:	502292.44	863112.32	6139:	501296.45	864266.31
132:	502271.58	860403.56	6169:	501170.72	864435.65
478:	500975.14	864618.62	6170:	501206.44	864516.85
3847:	501978.86	863186.27	6176:	501445.43	864309.25
3848:	501946.05	863148.54	6181:	501204.44	864151.49
3861:	502136.28	862963.12	6182:	501335.76	864139.35
3863:	502164.87	862964.60	6183:	501112.07	864245.57
3865:	502188.62	863014.91	6192:	501488.63	864370.09
3914:	502337.63	863689.60	6203:	501748.03	863700.69
3915:	502217.74	863724.97	6211:	501748.03	863700.69
4210:	502162.56	863537.94	6213:	501607.67	863645.05
4212:	502190.85	863633.85	6215:	501667.42	863735.02
4250:	501962.82	863494.86	6216:	501466.06	863739.09
4259:	501530.67	864401.94	6218:	501576.70	863905.70
4260:	501500.67	864361.94	6220:	501663.58	863756.77
4295:	501474.00	864441.29	6221:	501668.33	863844.85
4310:	502122.08	863705.79	6226:	501671.82	863602.45
4311:	502101.78	863738.33	6237:	501727.14	863685.75
4318:	502481.02	863751.56	6238:	501754.25	863547.71
4330:	501984.55	863572.74	6380:	501838.54	863733.40
4331:	502012.52	863592.21	6381:	501823.67	863730.43
4332:	502019.58	863641.71	6396:	501434.97	864219.75
4333:	501998.17	863668.22	6397:	501460.69	864203.93
4334:	501938.84	863680.60	6400:	501520.68	864158.92
4351:	502135.73	863853.42	6401:	501580.68	864113.92
4360:	501864.23	863668.12	6408:	501784.97	863810.79
4414:	501897.98	863282.21	6409:	501768.94	863869.85
4416:	501886.20	863272.36	6412:	501714.87	863979.37
5081:	501283.07	864375.30	6413:	501745.44	863926.36
5083:	501267.55	864362.04	6414:	501677.73	864028.01
5085:	501327.76	864333.44	6415:	501634.64	864071.47
5087:	501328.23	864353.84	6476:	501642.85	863084.11
5408:	501314.71	864441.91	6477:	501624.00	863006.36
5409:	501302.55	864474.56	6711:	502231.33	863371.69
5411:	501359.40	864419.47	6713:	502219.82	863375.08
5412:	501394.00	864430.67	6714:	502172.96	863216.22
5436:	502062.11	863585.13	6735:	502334.80	863680.01
5437:	502060.17	863634.63	6742:	502449.89	863646.06
5460:	502159.67	863616.51	6802:	501937.41	863421.06
5464:	502145.52	863568.52	6810:	502018.62	863350.44
5745:	502242.84	863368.29	6825:	502196.63	863731.19
5746:	502122.95	863403.66	6827:	502224.93	863827.11
5757:	502209.03	863430.39	6860:	501292.42	864625.44
5758:	502185.05	863437.47	6867:	501342.34	864628.35
5797:	501910.46	863657.37	6868:	501295.08	864575.37
5857:	501963.21	862974.59	6869:	501367.30	864629.80
5858:	502012.26	862931.94	6870:	501349.57	864647.43
5860:	502058.03	862985.21	6871:	501296.41	864700.33
5864:	502180.43	862915.50	6872:	501314.13	864682.70
5865:	502188.65	862895.58	6873:	501350.19	864648.06
5867:	502244.09	862974.08	6874:	501314.75	864683.32
5880:	502114.30	862910.08	6925:	502034.66	864117.91
5900:	501937.49	863155.78	7568:	501679.90	863426.62
5958:	501796.50	863688.45	6952:	501258.58	864548.54
5959:	501871.42	863692.06	6953:	501272.29	864579.67
5960:	501846.45	863690.86	6960:	501249.43	864552.56
5961:	501782.13	863640.57	6961:	501263.54	864584.63
			7000:	501379.15	865191.93
			7068:	501114.85	864402.09
			7673:	501022.97	864442.52
			7675:	500982.04	864489.17
			7676:	500991.36	864510.35
			7677:	501080.13	864572.43
			7679:	500946.47	864632.55
			12174:	501936.89	863815.83
			12175:	501986.25	863823.79
			12176:	501724.93	864256.22
			12177:	501694.92	864216.22
			12192:	501885.83	864084.11
			12371:	501801.93	864126.55
			12426:	501345.46	864653.25
			14757:	501861.42	863063.11
			15199:	501868.17	864016.25
			15205:	501735.48	863943.64



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.

*D. Wayne Weller* 10/18/95  
D. Wayne Weller MD Reg No 10685 Date

100 Investment Limited Partnership  
John F. Liparini 10/18/95 Date

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 lots 273 through 336. Any and all conveyances of the 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.

STATE DEPT. OF ASSESSMENTS & TAXATION  
HOWARD COUNTY  
*Bonnie Best-Price*  
RECEIVED BY:  
DATE: 2/2/96 PLAT: \_\_\_\_\_  
FILED FEB 02 1996

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

AREA TABULATION (This sheet)

- Total number of lots to be recorded: 7  
a) Buildable: 7  
b) Open Space: 0
- Total area of lots to be recorded: 1.9407 Ac +/-  
a) Buildable: 1.9407 Ac +/-  
b) Open Space: 0.0000 Ac  
Credits: 0.0000 Ac  
Non Credits: 0.0000 Ac
- Total area of road right-of-way to be recorded: 0.0000 Ac
- Total area of subdivision to be recorded: 1.9407 Ac +/-

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 November 3, 1994, on which date Developers Agreement 14-3324-D was filed and accepted.

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

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.  
*Joyce M. Boudreau* 1/23/96  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.  
*James L. Smith* 1/26/96  
Director Date

*Michael P. ...* 1/19/96  
Chief, Development Engineering Division Date

**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.

*D. Wayne Weller* 10/18/95  
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

**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 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 water-ways 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 19th day of June 1995.

*John F. Liparini*  
John F. Liparini Witness

RECORDED AS PLAT NUMBER \_\_\_\_\_  
ON \_\_\_\_\_ AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**LYNDWOOD MANOR**  
SECTION ONE AREA ONE  
LOTS 273 THRU 336  
A RESUBDIVISION OF LYNDWOOD MANOR SECTION ONE AREA ONE  
LOTS 58-63, 65-88, 90-104, 115-120, 124-140  
Parcel 643 Tax Map No. 37 Grid 4 Date: Sept. 1985  
38,640 1st Election District Howard County, Md  
Sheet 6 of 6 Scale: 1"=50'  
Previous Submittals: 28 877 RMA, WP 91-33, F 91-125, RES 188, S 93-02, PD 284,  
P 93-11, SDP 93-103, F 94-28 & F 94-29

**LDE, INC.**  
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Columbia, Maryland 21045  
Phone (410) 715-1070  
F-96-57  
MSA CSU 2125-489-C