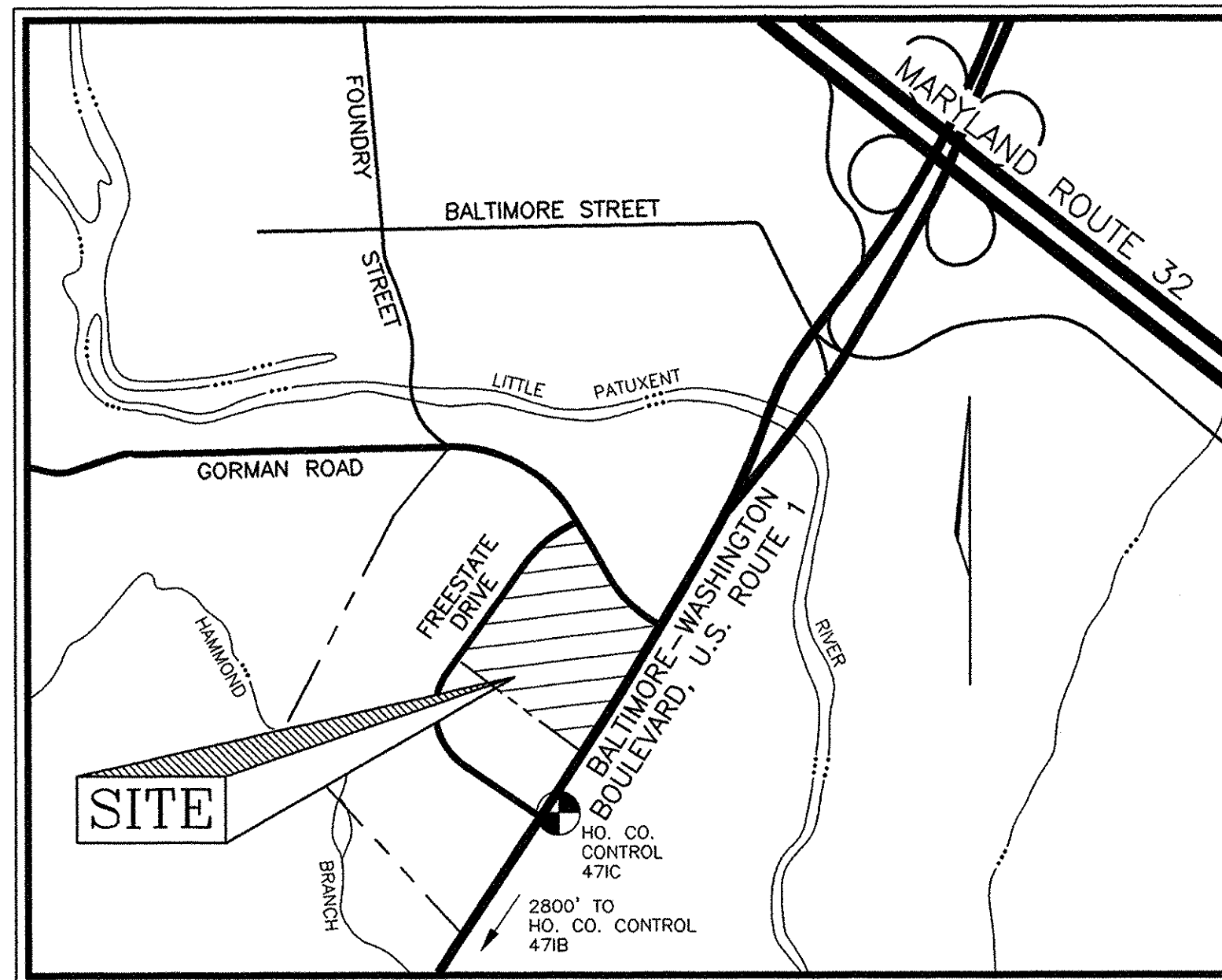


GENERAL NOTES

- FOR PREVIOUS RECORDING SEE RECORD PLATS ENTITLED "FREESTATE - PARCELS A,B,C,D, - LOTS 1&2 AND OUTLOT 3" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO 10570.
- SUBJECT PROPERTY IS ZONED M-1 AND B-2 IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN DATED 10/18/93.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS, EXCEPT AS APPROVED PER WP-91-01.
- REFER TO COUNTY FILES: S-90-28, WP-91-01, WP-91-52, RESOLUTION 139, RESOLUTION 251, P-91-02, WP-91-207, WP-92-166, F-92-74 AND ZONING CHANGE 990M.
- WP-91-52: FOR DIRECT ACCESS TO AN INTERMEDIATE ARTERIAL, APPROVED DECEMBER 10, 1990 FOR F 92-74.
- WP-91-207: WAIVE SIDEWALK REQUIREMENT ALONG U.S. ROUTE 1 AND ON THE WESTSIDE OF FREESTATE DRIVE, APPROVED AUGUST 12,1991 FOR F 92-74.
- WP-92-166: WAIVE SECTION 16.131(1) TO NOT PLANT STREET TREES AT A MINIMUM OF EVERY FORTY FEET OF FRONTAGE ALONG U.S. ROUTE 1, DENIED APRIL 29, 1992 FOR F 92-74.
- A TREE MAINTENANCE EASEMENT, TEN FEET WIDE, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM; ORIGIN OF THE COORDINATE VALUES ARE FROM HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS NO. 47B AND 47C.(NAD 83)
- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 10, 1990, BY CLARK, FINEFROCK, & SACKETT, INC.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 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: 4233/540
- 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.
- DENOTES STONE OR MONUMENT.
- 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-3 THROUGH A-6. 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. POND 1 AND POND 2 ARE RETENTION PONDS.
- THERE ARE NO BUILDINGS ON THIS SITE.



VICINITY MAP

SCALE: 1"=1000'

SEE SHEET 2

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.

Mark C. Martin 6/15/98
MARK C. MARTIN, P.L.S. #10884 DATE

J. Paul Price
J. PAUL PRICE, VICE PRESIDENT DATE

SUBDIVISION TABULATIONS

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF PARCELS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	22.5828 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.000 AC
TOTAL AREA OF PARCELS TO BE RECORDED:	22.5828 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000 AC
TOTAL AREA TO BE RECORDED :	22.5828 AC

VOGEL & ASSOCIATES, INC.
3691 PARK AVENUE, SUITE 101
ELLICOTT CITY, MARYLAND 21043

OWNER

LINCOLN FREESTATE 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 SUBDIVIDE PARCEL "A-2" INTO FOUR PARCELS.

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

Jayne M. Boyd 7/17/98
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Allen D. ... 7/19/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph ... 7/21/98
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LINCOLN FREESTATE 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 RIGHT-OF-WAYS 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 16 DAY OF June, 1998.

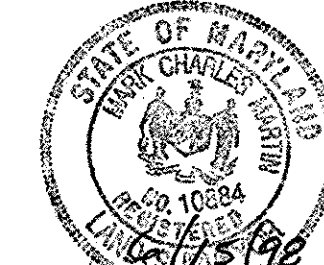
LINCOLN FREESTATE L.L.C.

J. Paul Price
J. PAUL PRICE, VICE PRESIDENT

Ray ...
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 L.L.C. A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 17, 1998 AND RECORDED IN LIBER 4233 AT FOLIO 540 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.



Mark C. Martin
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE NO. 10884 DATE

RECORDED AS PLAT NO. 13266 ON 7-21-98 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FREESTATE
PARCELS A-3, A-4, A-5, & A-6
A RESUBDIVISION OF PARCEL "A-2"
PLAT NO. 13184-85

TAX MAP NO:47 BLOCK:18 PARCEL NO:142
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: APRIL 30, 1998



SCALE: 1"=100'

SHEET 1 OF 2

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
12	533373.514	1363279.524
13	533337.942	1363327.660
14	533218.449	1363503.219
15	533176.789	1363511.104
16	533087.787	1363450.332
171	532389.984	1363015.569
172	532899.042	1362198.522

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	343.14'	760.00'	174.55'	25°52'11"	N45°33'22"E 340.24'
C2	177.88'	515.00'	89.83'	19°47'22"	S41°24'07"E 176.99'
C3	59.87'	769.00'	29.95'	04°27'38"	S53°32'10"E 59.85'
C4	170.32'	760.00'	85.52'	12°50'26"	N39°02'29"E 169.97'
C5	172.82'	760.00'	86.79'	13°01'45"	N51°58'36"E 172.45'
C6	115.25'	515.00'	57.87'	12°49'20"	S37°55'11"E 115.01'
C7	62.63'	515.00'	31.35'	06°58'03"	S47°48'29"E 62.59'

LINE TABLE	
W1	S44°26'28"E 1.97'
W2	S43°56'19"W 34.23'
W3	S31°55'29"W 108.87'
W4	N58°04'31"W 35.40'
W5	S31°55'29"W 20.00'
W6	S61°59'00"E 75.89'
R=400.00' L=76.01'	
W7	S58°04'31"E 25.14'
W8	S58°04'31"E 68.41'
W9	S31°55'29"W 339.03'
W10	N58°04'31"W 29.00'
W11	S31°55'29"W 266.88'
W12	N58°04'31"W 177.03'
W13	N31°55'29"E 32.29'
W14	S58°04'31"E 63.38'
W15	S31°55'29"W 21.97'
W16	N58°04'31"W 23.59'

LEGEND	
(513)	COORDINATE POINT NUMBER
—BRL—	BUILDING RESTRICTION LINE
—	PROPERTY LINE
—	ZONE B-2 ZONING LINE
—	ZONE M-1 ZONING LINE

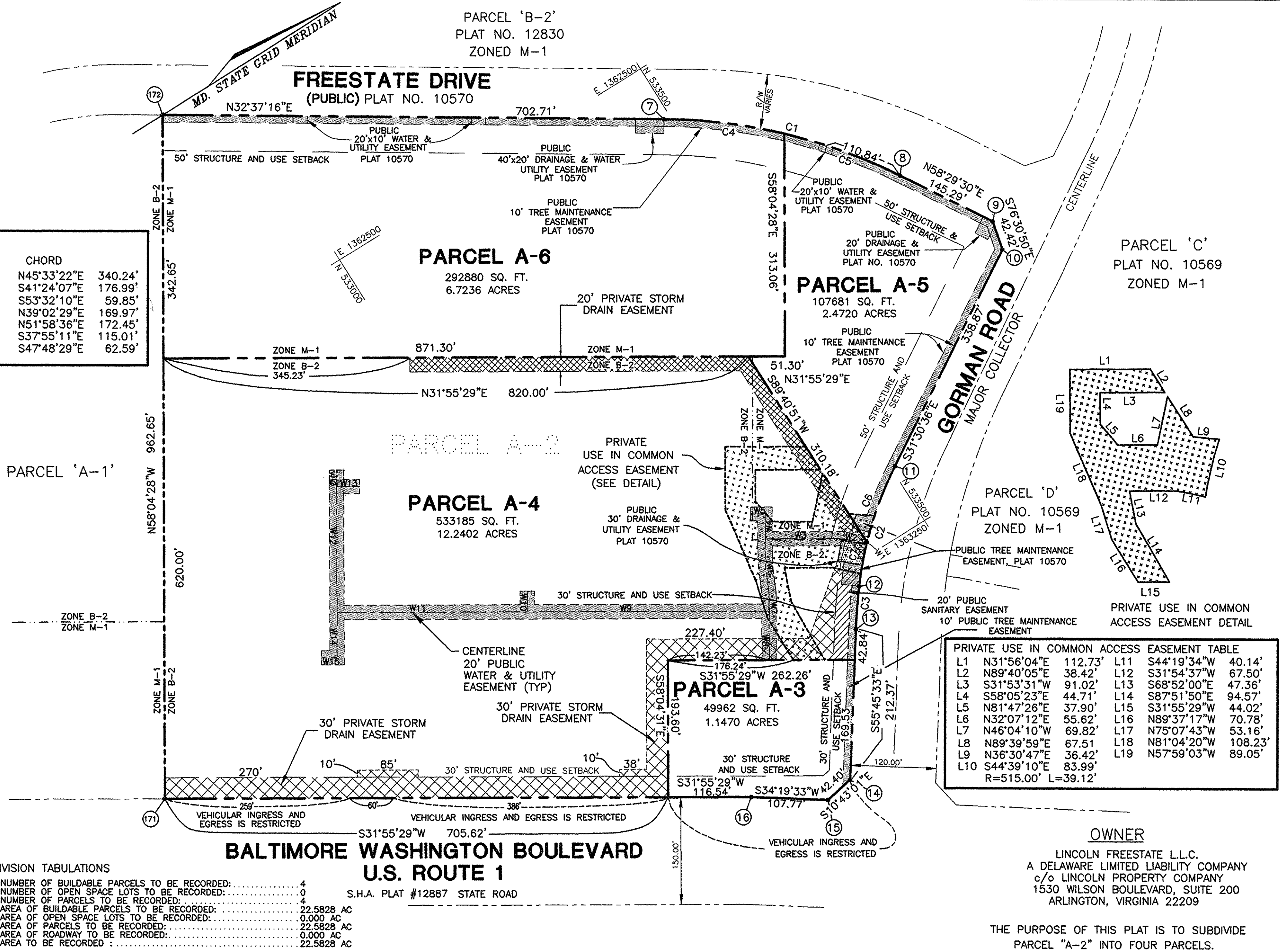
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

Mark C. Martin 6/15/98
 MARK C. MARTIN, P.L.S. #10884 DATE

J. Paul Price 6.16.98
 J. PAUL PRICE, VICE PRESIDENT DATE

VOGEL & ASSOCIATES, INC.
 3691 PARK AVENUE, SUITE 101
 ELLICOTT CITY, MARYLAND 21043

SUBDIVISION TABULATIONS	
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
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TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000 AC
TOTAL AREA TO BE RECORDED:	22.5828 AC



PRIVATE USE IN COMMON ACCESS EASEMENT TABLE			
L1	N31°56'04"E 112.73'	L11	S44°19'34"W 40.14'
L2	N89°40'05"E 38.42'	L12	S31°54'37"W 67.50'
L3	S31°53'31"W 91.02'	L13	S68°52'00"E 47.36'
L4	S58°05'23"E 44.71'	L14	S87°51'50"E 94.57'
L5	N81°47'26"E 37.90'	L15	S31°55'29"W 44.02'
L6	N32°07'12"E 55.62'	L16	N89°37'17"W 70.78'
L7	N46°04'10"W 69.82'	L17	N75°07'43"W 53.16'
L8	N89°39'59"E 67.51'	L18	N81°04'20"W 108.23'
L9	N36°30'47"E 36.42'	L19	N57°59'03"W 89.05'
L10	S44°39'10"E 83.99'		
R=515.00' L=39.12'			

OWNER
 LINCOLN FREESTATE 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 SUBDIVIDE PARCEL "A-2" INTO FOUR PARCELS.

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

Joyce M. Boydland 7/17/98
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William D. ... 7/17/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James S. ... 7/21/98
 DIRECTOR DATE

OWNER'S CERTIFICATE

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WITNESS OUR HANDS THIS 16 DAY OF JUNE, 1998.

LINCOLN FREESTATE L.L.C.
J. Paul Price
 J. PAUL PRICE, VICE PRESIDENT
James H. ...
 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 L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 17, 1998 AND RECORDED IN LIBER 4233 AT FOLIO 540 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.

Mark C. Martin
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR
 MARYLAND LICENSE NO. 10884
 DATE

RECORDED AS PLAT NO. 13267 ON 7-21-98 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FREESTATE
 PARCELS A-3, A-4, A-5, & A-6
 A RESUBDIVISION OF PARCEL "A-2"
 PLAT NO. 13184-85
 TAX MAP NO.47 BLOCK18 PARCEL NO.142
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: APRIL 30, 1998

GRAPHIC SCALE
 0 100 150 200 150
 SCALE: 1"=100'
 SHEET 2 OF 2