NOTES GENERAL

. 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: IRON PINS SHOWN THUS: O.

THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK. LITTLE & WEBER, P.A. IN MAY, 2003.

4. SUBJECT PROPERTY IS ZONED 'B-1', & RA-15 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.

5. SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-04-09, WP-04-105(*). P-06-1 (PHASE I), P-06-4 (PHASE II), WP-06-45 (**), F-06-19 & F-07-01.

6, COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 32GA AND 37A4.

7. DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE) b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)

c) geometry - Maximum 15% grade, Maximum 10% grade change and minimum 45" turning radius.

d) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).

) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.

f) STRUCTURES CLEARANCES - MINIMUM 12 FEET.

) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

ANTAR BULLINN ANT TO BE TANEN AN MOUL ON LEAR . THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER SERVICE AN PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE OG 2007 ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4355-D WAS FILED AND ACCEPTED.

10. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED UNDER F--06--19 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. THE EASEMENT FOR 2.13 ACRES OF AFFORESTATION FOREST CONSERVATION AREA EASEMENT # 5 IS TO BE RECORDED ON THE FUTURE RESUBDIVISION PLAT FOR NON-BUILDABLE PARCEL D. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED MITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

11. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA", 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 DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

12. A SIGHT DISTANCE ANALYSIS WAS PROVIDED AND APPROVED WITH THE SKETCH PLAN 5-04-09. 13. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND THE FLOODPLAIN. EXCEPT AS PERMITTED BY WP-04-105 AND WP-06-45.

14. (*) ON JULY 14, 2004, WP 04-105, A WAIVER OF SECTION 16.120.C.(4) WAS GRANTED WHICH REQUIRES SINGLE FAMILY ATTACHED LOTS TO HAVE AT LEAST 15' OF FRONTAGE ONTO A PUBLIC ROAD RIGHT-OF-WAY; SECTION 16.119.E.(5), WHICH REQUIRES TRUNCATION OF PUBLIC ROAD RIGHT-OF-WAY BOUNDARIES WHERE PUBLIC ROADS INTERSECT (AT CORNER LOTS); AND SECTION 16.116.A.2.(1) WHICH PROHIBITS DISTURBANCE TO STREAMS AND STREAM BUFFERS, TO ALLOW CONSTRUCTION OF TWO PEDESTRIAN BRIDGES TO CROSS THE STREAMS. SUBJECT TO THE FOLLOWING 2 CONDITIONS IN THE APPROVAL LETTER:

1. THE DISTURBANCE TO THE STREAM AND STREAM BUFFER RELATED TO THE PEDESTRIAN BRIDGES SHALL BE MINIMIZED. THE PRELIMINARY PLAN SHALL SHOW THE LIMIT OF DISTURBANCE AND PROPOSED GRADING ASSOCIATED WITH THE BRIDGES, AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE SUBDIVISION REVIEW COMMITTEE. 2. IF IT IS DETERMINED BY THE DED THAT SIGHT DISTANCE IS INADEQUATE AT THE INTERSECTIONS FOR WHICH TRUNCATION AS WAVED, THEN THE APPROPRIATE EASEMENTS MUST BE ADDED TO THE PLAN/PLAT.

(GENERAL NOTES CONTINUED)

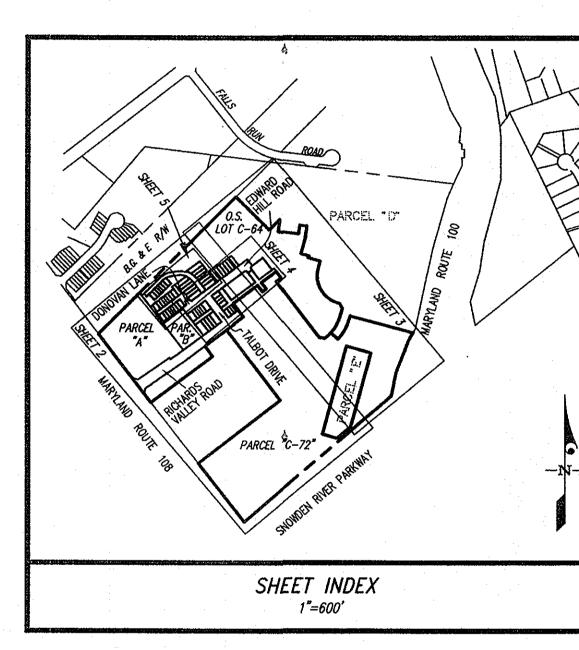
15. (**) ON MARCH 23, 2006, WP-06-45, APPROVED THE WAIVERS FOR THE FOLLOWING: SECTION 16.116(a)(1) REQUEST TO BE PERMITTED TO GRADE WITHIN 25 FEET OF A WETLAND; SECTION 16.116(a)(2)(ii), REQUEST TO BE PERMITTED TO GRADE WITHIN 75 FEET OF A PERENNIAL STREAM; SECTION 16.119(f)(1), REQUEST TO BE PERMITTED TO OBTAIN VEHICULAR ACCESS FROM MINOR ARTERIAL ROAD INSTEAD OF A LESSER CLASSIFICATION ROAD FOR A PROPOSED SUBDIVISION THAT FRONTS ON MINOR AND PRINCIPLE ARTERIAL ROADS AND LOCAL ROAD; SECTION 16.120(c)(1), REQUEST TO BE PERMITTED TO CREATE COMMERCIAL AND APARTMENT/MULTIFAMILY PARCELS WITHOUT A MINIMUM OF 60 FEET OF FRONTAGE ON AN APPROVED PUBLIC ROAD, AND SECTION 16.114.(1) REQUEST TO BE PERMITTED TO NOT SUBMIT AND OBTAIN APPROVAL OF THE REQUIRED PRELIMINARY PLAN FOR A MAJOR SUBDIVISION BEFORE SUBMITTING THE REQUIRED FINAL PLAN/PLAT. SUBJECT TO THE FOLLOWING 4 CONDITIONS IN THE APPROVAL LETTER: 1. COMPLIANCE WITH THE DED COMMENTS OF 2/14/06.

2. THE STREAM AND WETLAND BUFFERS SHALL BE AFFORESTED IN ACCORDANCE WITH THE FOREST CONSERVATION PLAN FOR FINAL PLAN/PLAT, F-06-19.

3. THE APPLICANT MUST OBTAIN ALL REQUIRED STATE/COE PERMITS.

4. THE STREAM AND WETLAND BUFFER DISTURBANCES SHALL NOT EXCEED THE ONE SHOWN ON THE WP-06-45 EXHIBIT OF 2/2/06.

16. PARCEL 'E' IS A NON-BUILDABLE PARCEL THAT MEETS THE INTENT OF THE SUBDIVISION REGULATION SECTION 16 EXCEPT SECTION 16.120(c)(1) WHICH REQUIRES MINIMUM FRONTAGE ON LOTS ON AN APPROVED PUBLIC ROADWAY (WP 06-45) AND SECTION 16.131(b) WHICH REQUIRES COMMUNITY SEWERAGE AND WATER SUPPLY SYSTEMS BE PROVIDED. ALL REQUIRED ACCESS AND WATER AND SEWER SERVICES WILL BE PROVIDED BY PLANS PROCESSED BY EACH ANNUAL PHASE. NON-BUILDABLE PARCEL 'E' WILL BE CONVERTED TO A BUILDABLE PARCEL WHEN THESE PUBLIC IMPROVEMENTS ARE



OWNERS:

74 62 2.1511 AC.

DEEP RUN PROPERTY MANAGEMENT, LLC 191 MILLER HOLLOW LANE LAKE CITY, TENNESSEE 37769 PHONE: 865-494-0016 (PARCEL "B")

SHIPLEY'S GRANT RETAIL, LLC 1966 GREENSPRING DRIVE, SUITE 508 TIMONIUM, MD 21093 PHONE: 410-560-0300 (PARCEL "A")

BA WATERLOO TOWNHOMES. LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (LOTS C-1 THRU C--69 AND PARCELS C-70 THRU C-72 AND STREETS)

OWNER'S DEDICATION

DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY ROBERT L. CURTIS, JR., MANAGING MEMBER, SHIPLEY'S GRANT RETAIL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY ROBERT A. BAVAR, MANAGER, AND BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE 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, 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.

MITNESS OUR HANDS THIS 12TH DAY OF JUNE

7	DEEP RUN PROPERTY MANAGEMENT, LLC BY COLLECTION SHIPLEY'S GRANT RETAIL, LLC	BA WATERLOO TOWNHOMES, LLC BY: AND B. LL'ADIL
27	ROBERT L. CURTIS, JR., MANAGING MEMBER ROBERT A. BAVAR, MANAGER	JOHN & SLIDELL, VICE CHAIRMAN
•		

2. TOTAL NUMBER OF BUILDABLE LOIS TO BE RECORDED:	62
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.1511 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOT TO BE RECORDED:	4
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.9363 AC.
6. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:	3
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	8.5877 AC.
8. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	5
9. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	23.8002 AC.
10. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED:	20.0002 AU. N
11. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.9563 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	37.4316 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

TABULATION OF FINAL PLAT - ALL SHEETS 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED.

6: 53: 18

H OFFICER 60 000 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

(GENERAL NOTES CONTINUED)

17. TO FULFILL THE FOREST CONSERVATION REQUIREMENTS OF THIS SITE, AT LEAST 10.09 ACRES OF FOREST CONSERVATION

FOREST CONSERVATION AREA EASEMENT # 5 ON NON-BUILDABLE PARCEL D ON THE APPROVED F-06-19 FCP, AND THE

EASEMENT FOR 2.13 ACRES OF AFFORESTATION FOREST CONSERVATION AREA EASEMENT # 5 IS TO BE RECORDED ON THE

ACRES OF OFFSITE RETENTION BEFORE THE LAST PHASE OF THIS PROJECT CAN OBTAIN APPROVAL BY THE DPZ.

FUTURE RESUBDIVISION PLAT FOR NON-BUILDABLE PARCEL D. THE OUTSTANDING FOREST CONSERVATION OBLIGATION OF 1.30

18. THE TOTAL AREA OF THE FLOODPLAIN EASEMENT ON THE R-A-15 ZONED LAND IS 1.86 AC. THERE ARE NO REGULATED

EASEMENT IS REQUIRED. THIS REQUIREMENT IS ADDRESSED BY PROVIDING 8.79 ACRES OF EASEMENT AREA ON-SITE THAT IS COMPRISED OF 1.48 ACRES OF NET TRACT FOREST RETENTION, 1.57 ACRES OF NON-CREDITED FOREST RETENTION WITHIN THE

A MINIMUM CONTIGUOUS AREA OF 20,000 SQUARE FEET). 19, STORMWATER MANAGEMENT POND 'A' IS PROVIDED BY THIS PLAN AND IS TO PROVIDE WAY AND CPV IN ADDITION TO ASSISTING POND 'C' WITH 1-YR ATTENUATION AT STUDY POINT 2. THE Rev REQUIREMENT FOR POND 'A' IS TO MEET OR EXCEED THE VALUE AS DESCRIBED BELOW. POND 'A' IS TO BE A NON-MD378 FACILITY. FACILITY 'A' WILL BE PRIVATELY OWNED AND

MAINTAINED. STORMWATER MANAGEMENT POND 'B' IS PROVIDED UNDER F-06-19 AND IS A WET EXTENDED DETENTION POND (TYPE P-4). POND 'B' HAS BEEN DESIGNED TO PROVIDE WAY, CPV, 1-YR ATTENUATION, AND SAFE PASSAGE OF THE 100-YR STORM. POND 'B' IS A MD-378 HAZARD CLASS A FACILITY, FACILITY 'B' WILL BE A PUBLIC FACILITY ON HOMEOWNERS ASSOCIATION OWNED PROPERTY, JOINTLY MAINTAINED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOMEOWNER'S ASSOCIATION. STORMWATER MANAGEMENT POND 'C' IS PROVIDED UNDER F-08-19 AND IS A POCKET WETLAND (TYPE W-4). POND 'C' HAS BEEN DESIGNED TO PROVIDE WQV, Cpv, 1-YR ATTENUATION, AND SAFE PASSAGE OF THE 100-YR STORM. POND 'C' IS A MD-378 HAZARD CLASS A FACILITY. POND C WILL BE A PUBLIC FACILITY ON HOMEOWNERS ASSOCIATION OWNED PROPERTY, JOINTLY MAINTAINED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOMEOWNER'S ASSOCIATION. THE RECHARGE (Rev) REQUIREMENT FOR SHIPLEY'S GRANT PARCELS A, B, & C IS TO BE PROVIDED BY INFILTRATION TRENCHES LOCATED ON EACH RESPECTIVE PARCEL. THE DESIGN AND DETAIL OF THE INFILTRATION TRENCHES IS TO BE FINALIZED UNDER

THE FUTURE PHASED PLANS FOR THIS SITE. THE INFILTRATION TRENCH STORAGE VOLUME IS TO BE SIZED TO PROVIDE A MINIMUM OF 703 CU-FT PER ACRE OF DEVELOPED AREA. 20. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO HOMEOWNER'S ASSOCIATION FOR THE RESIDENTS OF THIS

SUBDIVISION AND THE ARTICLES OF INCORPORATION FOR THE SHIPLEY'S GRANT COMMUNITY ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON MAY 22, 2007, RECEIPT # D11935723. 21. THE PARCELS AND LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR 'PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF PART OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY. THE WATER AND SEWER SERVICE SUPPLIED TO EACH LOT WILL BE FURNISHED AND BILLED SEPARATELY BY HOWARD COUNTY.

22. FACILITY "A" PROVIDES FOR STORMWATER MANAGEMENT MEASURES (WATER QUALITY, GROUNDWATER RECHARGE AND CHANNEL PROTECTION) FOR PARCEL B. HOWEVER, PRIOR TO PARCEL B'S USE OF FACILITY "A", DEEP RUN PROPERTY MANAGEMENT, LLC, OR ITS SUCCESSORS, MUST EXECUTE A JOINT MAINTENANCE AGREEMENT WITH BA WATERLOO TOWNHOMES,

23. THE APPROVED SKETCH AND PRELIMINARY PLANS FOR THIS SUBDIVISION/PROJECT INDICATED THE 50' AND 75' STREAM BUFFERS REFERENCED FROM THE CENTERLINES OF THE STREAMS, WHICH DID NOT CAUSE THE STREAM BUFFERS TO BE LOCATED ON ANY RESIDENTIAL LOTS. A DPZ AND HSCD POLICY DECISION WAS MADE AT THE FINAL PLAT AND SITE DEVELOPMENT. PLAN. STAGES OF THIS SUBDIVISION/ PROJECT TO INDICATE 50' AND 75' STREAM BUFFERS REFERENCED FROM THE STREAM BANKS, TO ALLOW THE STREAM BUFFERS ON RESIDENTIAL LOTS LESS THAN 10 ACRES IN SIZE, AND NOT REQUIRE THE 35' STRUCTURE SETBACK REFERENCED FROM A STREAM BUFFER LOCATED ON A RESIDENTIAL LOT AS NORMALLY REQUIRED BY SUBDIVISION SECTION 16.120(b)(4)(iii). THIS "GRAND FATHERING" POLICY DECISION WAS BASED ON THE EARLIER APPROVALS OF THE, RELATED SKETCH AND PRELIMINARY PLANS FOR THIS SUBDIVSION/PROJECT. 24. SEE THE F--07--43 PLANS FOR THE SPECIFIC AREAS OF RETENTION AND AFFORESTATION WITHIN EACH FOREST

CONSERVATION EASEMENT. 25. THE HOMEOWNER'S ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SHALL BE. RECORDED CONCURRENT WITH THE RECORDING OF THIS PLAT.

26. IN THE HOMEOWNER'S ASSOCIATION DECLARATION, THE ASSOCIATION'S MAINTENANCE RESPONSIBILITIES ARE DETAILED AND THE COUNTY'S MAINTENANCE RESPONSIBILITIES ARE EXPLAINED, OF PARTICULAR NOTE IS THAT THE COUNTY'S RESPONSIBILITIES ARE LIMITED TO PUBLIC DEDICATED ROADWAYS, PUBLIC STORM MAINTENANCE IN PUBLIC STORM DRAIN EASEMENTS AND TO PUBLIC WATER AND SEWER MAINTENANCE IN PUBLIC WATER AND SEWER EASEMENTS ONLY. ANY PRIVATE FACILITIES, INCLUDING ALLEYS AND STORM DRAINS OUTSIDE PUBLIC DEDICATED ROADWAYS ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION WHETHER THOSE FACILITIES LIE INSIDE OR OUTSIDE A PUBLIC WATER, SEWER & UTILITY EASEMENT. SEE FINAL ROAD PLANS FOR CONSTRUCTION UNDER F-07-43 AND SDP-07-47 WHERE THESE PRIVATE FACILITIES ARE SHOWN.

FOREST CONSERVATION EASEMENT (FCE) AREA	• 1	2	3	4	
PARCEL WHERE FCE IS LOCATED	C	c	c	c	TOTAL
CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)	N/A	1.40	0.08	N/A	1.48
NON-CREDITED FOREST RETENTION AREA IN FLOODPLAIN (IN AC.)	N/A	1.21	0.30	0.06	1.57
FOREST PLANTING AREA OUTSIDE THE FLOODPLAIN (IN AC.)	0.27	2.33	0.32	0.46	3.38
FOREST PLANTING AREA WITHIN THE FLOODPLAIN (IN AC.)	N/A	0.14	0.04	0.05	0.23
TOTAL ACRAGE OF AFFORESTATION PROVIDED (IN AC.)	0.27	2.47	0.36	0.51	3.61
NATURAL REGENERATION AREA (IN AC.)	N/A	N/A	N/A	N/A	N/A
MINIMUM TOTAL AREA IN CONSERVATION EASEMENT (IN AC.)	0.27	5.08	0.74	0.57	6.66

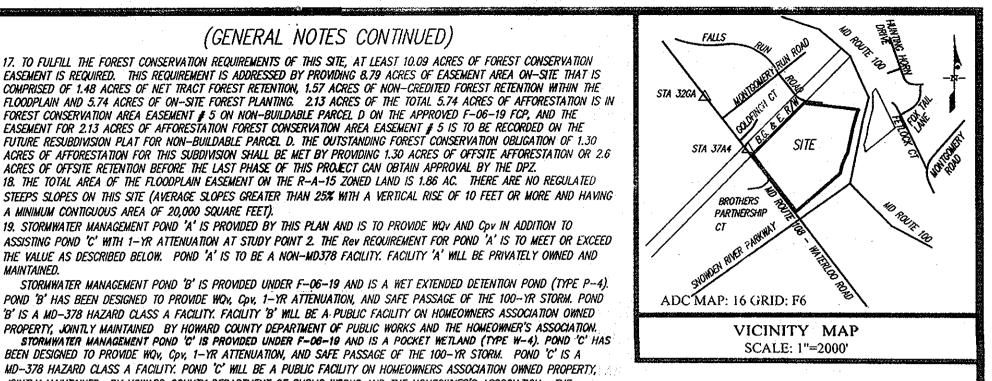
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY LOIS LUCILLE CURTIS, ROBERT L. CURTIS. JR. AND GLENN A. CURTIS TO DEEP RUN PROPERTY MANAGEMENT, LLC, BY A DEED DATED JUNE 23, 2001 AND RECORDED IN LIBER 5551 AT FOLIO 613. PART OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT. LLC TO BA WATERLOO TOWNHOMES, LLC, BY A DEED DATE JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124 AND ALL OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT. LLC TO SHIPLEY'S GRANT OFFICE, LLC. BY A DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 118, (SHIPLEY'S GRANT OFFICE, LLC, HAVING CHANGED ITS NAME TO SHIPLEY'S GRANT RETAIL LLC, BY ARTICLES OF AMENDMENT DATED JULY 26, 2006). ALSO BEING A RESUBDIVISION OF PARCELS "A" AND "B' AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT, NON-BUILDABLE PARCELS "A" THRU "E" AND RECORDED AS PLAT Nos. 18429 THRU 18430 AND PARCEL "C" AS SHOWN ON REVISION PLATS ENTITLED "REVISION PLAT, SHIPLEY'S GRANT, NON-BUILDABLE PARCELS "C" AND "E", .." AND RECORDED AS PLAT Nos. 18736 & 18737, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY.

IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS:

John 12 June 2007 DAVID S. WEBER DATE PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 10852





THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Dans aller	12 JUNE 2007
DAVID S. WEBER PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10852	DATE
DEEP RUN PROPERTY MANAGEMEN Defutient de la constant ROBERT L. CURTIS, JR., MANAGIN	F. 6-7-07
SHIPLEY'S GRANT RETAIL, LLC	- 6-12-07
ROBERT A. BAVAR, MANAGER BA WATERLOO TOWNHOMEE, LLC	DATE
JOHN B. SLIDELL, VICE CHAIRMAN	ll 6-8-07 DATE

THE PURPOSE OF THIS PLAT IS TO MAKE NON-BUILDABLE PARCELS 'A' & 'B' INTO BUILDABALE PARCELS 'A' & 'B' AND SUBDIVIDE NON-BUILDABLE PARCEL 'C' INTO OPEN SPACE LOTS C-63 THRU C-65, COMMON OPEN SPACE LOTS C-66 THRU C-69, BUILDABLE LOTS C-1 THRU C-62 AND BUILDABLE PARCELS 'C-70' THRU 'C-72' AND TO CREATE PRIVATE AND PUBLIC EASEMENTS AS SHOWN AND NOTED ON SHEETS 2 THRU 5.

RECORDED AS PLAT NUMBER _____ 1923 (_____ ON 2907 , AMONG THE LAND RECORDS OF HOWARD COUNTY. MARYLAND

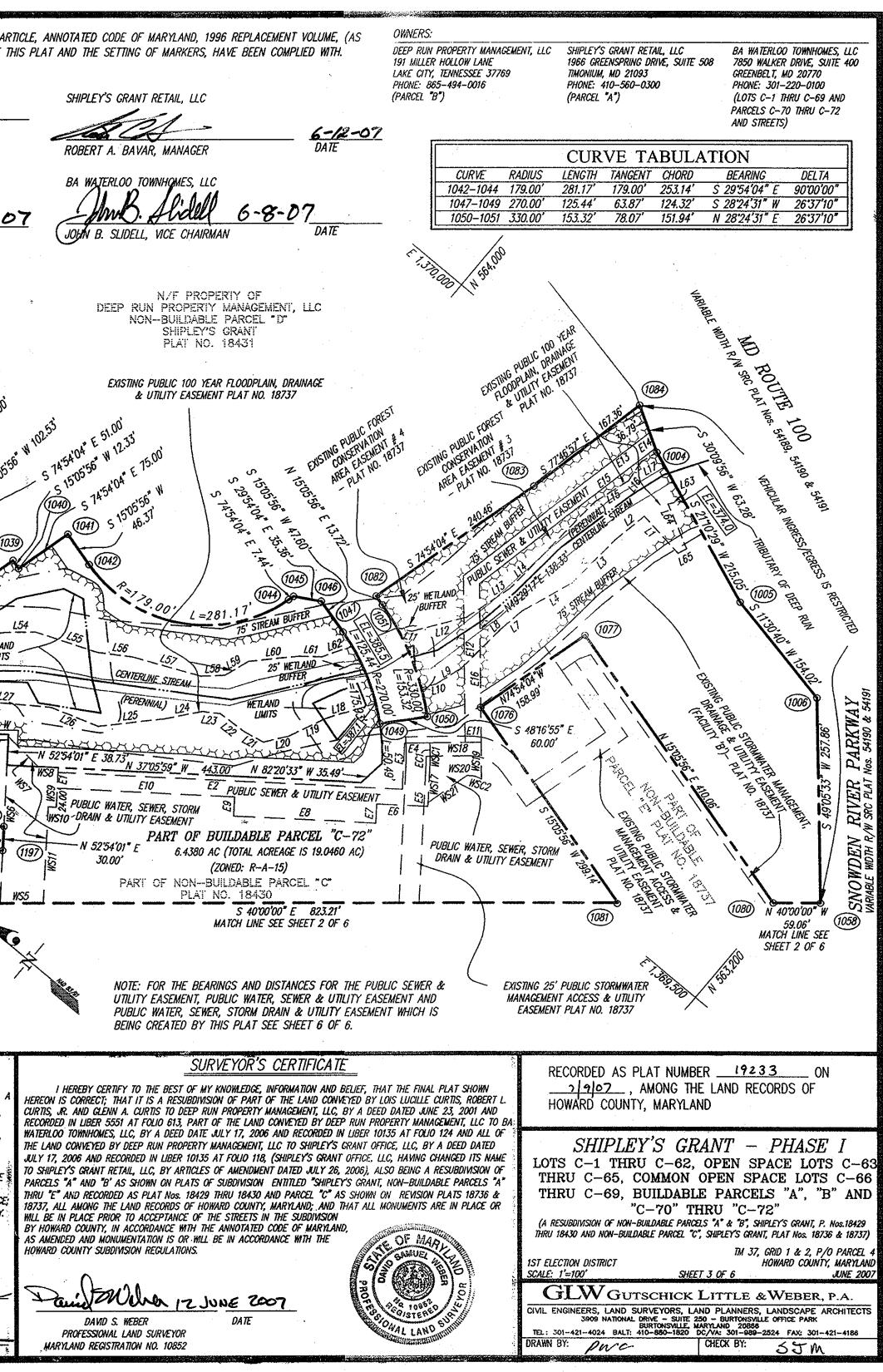
SHIPLEY'S GRANT - PHASE I LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63 THRU C-65, COMMON OPEN SPACE LOTS C-66 THRU C-69, BUILDABLE PARCELS "A", "B" AND "C-70" THRU "C-72" (A RESUBDIMISION OF NON-BUILDABLE PARCELS "A" & "B", SHIPLEY'S GRANT, P. Nos. 18429 THRU 18430 AND NON-BUILDABLE PARCEL "C", SHIPLEY'S GRANT ,PLAT Nos. 18736 & 18737) TM 37, GRID 1 & 2, P/O PARCEL IST ELÉ - US RICT HOWARD COUNTY, MARYLAND SCALE SHEET 1 OF 6 JUNE 2007 GUTSCHICK LITTLE & WEBER, P.A. LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS CIVIL ENCINES ATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20868 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 CHECK BY: SJM DRAWN BY: 2NU

F-07-43

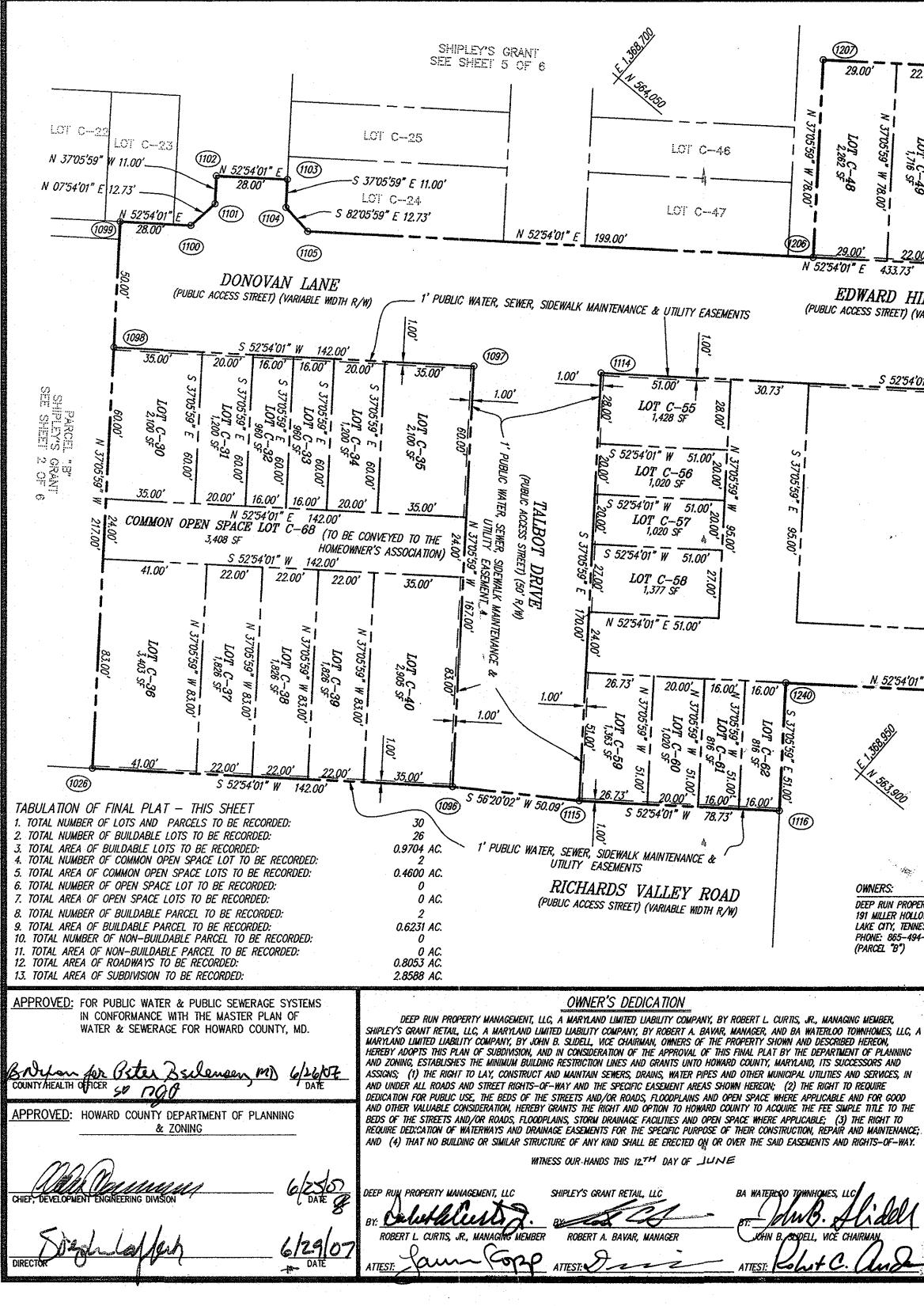
PART OF EXISTING PUBLIC FOREST CONSERVATION AREA EASEMENT # 2 - PLAT NO. 18736 MATCH LINE SEE SHEET 3 OF 6 1057 S 40'00'00" E 231.11' S 40'00'00" E 231.11'	1320 MATCH LINE SEE SHEET 3 OF 6 <u>S 40'00'00" E 823.21'</u> <u>S 54' PUBLIC WATER, SEWER, STORM</u> DRAIN & UTILITY EASEMENT	EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & MATCH LINE SEE SH UTILITY EASEMENT (FACILITY 'B')-PLAT NO. 18736 1080 S 40'00'00" E 1081 S 1081 S 1081 S 1081 S 1081 S 1081 S 1080 S 40'00'00" E 59.06'	THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.
1204 1207 S 37705'59" E 1206 1204 1207 S 37705'59" E 1206 1209 N 37705'59" W 168.00' (205)	1240 N 3705'59" W 54.00 (1117)	EXISTING 25' PUBLIC STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT PLAT NO. 18736	DAVID S. WEBER PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10852 DAVID S. WEBER DATE DATE
	$51.00' (116) \\ S 52'54'01'' E \\ 78.73' (115) \\ N 56'20'02'' E \\ N 56'20'02'' E \\ CE 6 50.09' \\ S 52'54'01'' W 73.73' \\ S 57'05'59'' E 3.00' \\ S 57'05'' E 3.00'' \\ S 57'05'' \\ S 57'05$	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	DEEP RUN PROPERTY MANAGEMENT, LLC Columber Control of
PART OF PART OF OPEN SPACE LOT C- OPEN SPACE LOT C- OPEN SPACE LOT C- I.1398 AC (TOTAL ACREAGE IS 7.3 (TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION,	-64 3310 AC) (1096) 8 (1015) N 37705'59" W 553.05' (2015) 8 (2015) 8 (2015) 8 (2015) 8 (2015) 14		SHIPLEY'S GRANT RETAIL, LLC AVAILABLE AVAI
(SEE SHEET 5 OF 6 SET THE CONTROL OF CONTROL	1020 1000 1000 1000 1000 1000 1000 1000 EXISTING SHIPLEY'S CEMETERY 111DABLE 10000 10000 10000 10000 10000 10000 100	PART OF BUILDABLE PARCEL "C-72" 12.6080 AC (TOTAL ACREAGE IS 19.0460 AC) (ZONED: R-A-15) PART OF	BA WATERLOO TOWNHOMES, PLC BA WATERLOO TOWNHOMES, PLC JOHN B. SLIDELL, VICE CHAIRMAN DATE DATE
$\begin{array}{c} 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 \\ 0 $	BUILDABLE 5 80.00' CCEL * 5' 5' 100 NC. 18429 025 09.84' L=17.81 09.84' L=17.81 09.84' L=17.81 09.84' L=17.81 09.84' L=17.81 09.84' L=17.81 09.84' L=17.81 00 00 00 00 00 00 00 00 00 0	NONBUILDABLE PARCEL "C" PLAT NO. 18736 -EXISTING 25' PUBLIC STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT-PLAT NO. 18736	s 49°6'33" W CULAR INGRESS/EG SINO WDEN RIABLE WDTH R/W
RIVATE SITE DISTANCE FIG	S" E 81.21	221 E	PRIVATE WALL MAINTENANCE EASEMENT LINE TABLE
20' PUBLIC WATER & CL-N 370774"	86.64 1 <td></td> <td>PRIVATE SITE DISTANCE EASEMENT LINE TABLE LINE BEARING LENGTH LINE BEARING LENGTH L2 N 37'05'59" W 35.00' ST N 35'03'34" W 6.74' L3 S 37'05'59" E 36.57' S2 N 57'30'15" E 97.96' L4 S 81'04'46" E 20.16' S3 N 51'50'36" E 33.97' L5 N 54'56'26" E 55.35'</td>		PRIVATE SITE DISTANCE EASEMENT LINE TABLE LINE BEARING LENGTH LINE BEARING LENGTH L2 N 37'05'59" W 35.00' ST N 35'03'34" W 6.74' L3 S 37'05'59" E 36.57' S2 N 57'30'15" E 97.96' L4 S 81'04'46" E 20.16' S3 N 51'50'36" E 33.97' L5 N 54'56'26" E 55.35'
10' STRUCTURE AND USE SETBACK (L-N 3705'59" W 100.83' (L-N 82"29'23" W 62.80'	WENT, S S S S WITH ANDS -		S4 N 57'04'57" E 41.24' L6 S 35'03'34" E 10.00' S5 S 52'54'01" W 57.28' L7 S 54'56'26" W 60.00'
1011 14.05' 90.30' 245.64' EXISTING DRAINAGE & SLOPE N 41'41'44" W 78.00' N 37'05'59" W EASEMENT AREA N 36'34'15" W 172.72' PUBLIC STORM DRA SRC PLAT NO. 12455 VEHICULAR INGRESS /FORFESS IS DESTINING IS A STORM OF A SEMENT	EXISTING 50' STREAM 121.08', 67.79' 538.86' S 08'55'14" W 1010	(1013) (1008) (1008) N 38708'44" W 427.02'	CURVE TABULATION CURVE RADIUS LENGTH TANGENT CHORD BEARING DELTA 1008-1013 28597.84' 37.99' 18.99' 37.99' N 38'06'27" W 0'04'34" 1168-1167 124.00' 49.39' 25.03' 49.07' N 86'29'12" W 22'49'22" (1007) 1166-1165 124.00' 80.93' 41.97' 79.50' S 63'24'17" W 37'23'41"
TABULATION OF FINAL PLAT - THIS SHEET	100'. R/W SRC PLAT Nos. 12454 & 12455	EXISTING 50' STREAM BUFFER-PLAT NO. 18736 FXISTING DRAWACE & SLOPE	1007 1166-1165 124.00' 80.93' 41.97' 79.50' S 63'24'17" W 37'23'41" 1023-1025 970.00' 34.54' 17.27' 34.54' N 53'55'13" E 2'02'25" 1120-1121 1030.00' 36.68' 18.34' 36.68' S 53'55'13" W 2'02'25"
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 4. TOTAL NUMBER OF COMMON OPEN SPACE LOT TO BE RECORDED: 5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	+ P/0 2 0 0 AC. 0 AC. + P/0 1 	OWNERS:	PUBLIC SEWER & UTILITY EASEMENT LINE TABLE LINE BEARING LENGTH E1 S 37'05'59" E 37.00' E2 S 52'54'01" W 9.75' E2 S 52'54'01" W 9.75'
5 7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2.0707 AC. + P/O 1 16.7391 AC. 0 <u>2.0707 AC.</u> 0 <u>2.0707 AC.</u> <u>2.0707 AC.</u> <u>2.0707 AC.</u> <u>2.0707 AC.</u> <u>2.0707 AC.</u> <u>2.0707 AC.</u> <u>2.0707 AC.</u> <u>2.0707 AC.</u> <u>3.1510 AC.</u> <u>3.1510 AC.</u> <u>3.1510 AC.</u>	LAKE CITY, TENNESSEE 37769 TIMONIUM, MD 21093 CC PHONE: 865-494-0016 PHONE: 410-560-0300 F (PARCEL "B") (PARCEL "A") (E3 N 7678'05" W 23.73' 7850 WALKER DRIVE, SUITE 400 E4 S 52'54'01" W 92.10' CREENBELT, MD 20770 E4 S 52'54'01" W 92.10' CHONE: 301-220-0100 E5 N 74'20'52" W 23.38' CLOTS C-1 THRU C-69 AND E6 N 52'54'01" E 131.00' CARCELS C-70 THRU C-72 E7 N 52'54'01" E 131.00'
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS	19.9608 AC. OWNER'S DEDICATION	SURVEYOR'S CERTIFICATE	RECORDED AS PLAT NUMBER ON
ARR HERE	DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY ROBERT L. CURTIS, JR., MANAGING MEMBL PLEY'S GRANT RETAIL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY ROBERT A. BAVAR, MANAGER, AND BA WATERLOO TOWNHOME RYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, MCE CHAIRMAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON REBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PL	S, LLC, A HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY LUC CURTIS, JR. AND GLENN A. CURTIS TO DEEP RUN PROPERTY MANAGEMENT, LLC, BY A DEED INNING RECORDED IN LIBER 5551 AT FOLIO 613, PART OF THE LAND CONVEYED BY DEEP RUN PRO-	DIS LUCILLE CURTIS, ROBERT L, AMONG THE LAND RECORDS OF DATED JUNE 23, 2001 AND HOWARD COUNTY, MARYLAND PERTY MANAGEMENT, LLC TO BA
COUNTY HEALTH OFFICER 40 DATE 4ND DATE DATE DATE) ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS IGNS; (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVA) UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE ICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR	ES, IN THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC TO SHIPLEY'S GRANT OFFICE, LL JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 118, (SHIPLEY'S GRANT OFFICE, LL GOOD TO SHIPLEY'S GRANT RETAIL, LLC, BY ARTICLES OF AMENDMENT DATED JULY 26, 2006), AL	ICE, LLC, BY A DEED DATED C, HAVING CHANGED ITS NAME SO BEING A RESUBDIVISION OF LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING BEDS 2 & ZONING REQUIRE) OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGH WIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAIN) (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-U	r TO A CONTROL THRU "E" AND RECORDED AS PLAT Nos. 18429 THRU 18430 AND PARCEL "C" AS SHOWN O TENANCE: "REVISION PLAT, SHIPLEY'S GRANT, NON-BUILDABLE PARCELS "C" AND "E"," AND RECORD FWAY 18737, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL M	W REVISION PLATS ENTITLED DED AS PLAT Nos. 18736 & IONUMENTS ARE IN PLACE OR THRU C-69, BUILDABLE PARCELS "A", "B" AND "C-70" THRU "C-72"
	WITNESS OUR HANDS THIS 12. TH DAY OF JUNE PRUN PROPERTY MANAGEMENT, LLC SHIPLEY'S GRANT RETAIL, LLC BA WATERLOO_TOWNHOMES, LLC /	WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.	(A RESUBDIVISION OF NON-BUILDABLE PARCELS "A" & "B", SHIPLEY'S GRANT, P. Nos. 18429 THRU 18430 AND NON-BUILDABLE PARCEL "C", SHIPLEY'S GRANT, PLAT Nos. 18736 & 18737) TM 37, GRID 1 & 2, P/O PARCEL 4 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
CHEEF, DEVELOPMENT ENGINEERING DIVISION DEEP	ROBERT & CURTIS, JR., MANAGEMER MEMBER ROBERT A. BAVAR, MANAGER BY: JOHN B. SLIDELL, VICE CHAIRMAN	leff Daw SWaher 12 JUNE 2007	SCALE: 1'=100' SHEET 2 OF 6 JUNE 2007 GLWGUTSCHICK LITTLE & WEBER, P.A.
DIRECTOR BLaffish 6/29/07 DIRECTOR BLAFFISH ATTE	EST: Sam Copp ATTEST Discon ATTEST Point C. Que	DAVID S. WEBER DATE PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 10852	CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-850-1520 DC/VA: 301-829-2524 FAX: 301-421-4186 DRAWN BY: PWC CHECK BY: SJW
			F-07-43

	EXISTIN		PLAIN EASE			AT No. 18	737	THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF
LINE	BEARING	DISTANCE	ELEVATION *	LINE	BEARING	DISTANCE	ELEVATION *	
L1	N07'48'45"E	62.76'	375.5	L37	N67'03'32"E	21.46'	402.3	David BUller 12 June 2007 DAVID S. WEBER DATE
<u>L2</u>	N78°54'37"W	44.89'	376.8	<u>L38</u>	N08'05'15"E	<u>21.53'</u>	402.2	Danie OWaher 12 June 2007
<u>L3</u> L4	<u>N84*52'16"₩</u>	78.92'	379.7	 	N19'50'05"E	<u>28.03'</u>	402.1	DAVID S. WEBER DATE DATE
L4 L5	N69°28'21"W	Y LEFT BLANK	<u>380.8</u>	 	<u>N16°27'35"₩</u> N28°42'15"₩	<u> </u>	<u>402.9</u> 403.3	PROFESSIONAL LAND SURVEYOR
<u></u> 		Y LEFT BLANK	-	L47 L42	N49'05'22"W	23.77'	403.6	MD. REG. NO. 10852
L7	N80'42'54"₩	35.46'	381.6	L43	N10'43'02"W	11.26'	401.0	DEER RUN PROPERTY MANAGEMENT, LLC
L8	N85'06'28"W	69.38'	383.7	L.44	S83'02'59"E	18.88'	402.2	DEER RON FROTENTI MAIVAGEMEINI, LEC
<u>L9</u>	<u>N72°07'44″₩</u>	37.31'	385.1	L45	<u>S52*41*58"E</u>	<u>35.24'</u>	402.5	tallabard 1-7-
L10	N54'41'56"W	18.99'	385.4	<u>L46</u>	<u>S41'04'59"E</u>	50.56	401.5	ROBERT I. CURTIS, JR. MANAGING MEMBER DATE
<u>L11</u> L12	<u>S26"29'07"E</u>	18.83'	<u>385.6</u> <u>381.8</u>	 	<u>S31'30'00"E</u>	33.16'	400.5	ROBERT L. CURTIS, JR., MANAGING MEMBER DATE
L12 L13	<u>554*22'49"E</u> S73*56'30"E	<u>71.31'</u> 65.34'	379.8	L40 L49	<u>552'08'08"E</u> 575'21'14"E	<u>22.36'</u> 47.74'	<u>400.1</u> 399.2	
L14	S85'45'08"E	150.79'	375.8	L50	S45'00'39"E	24.52'	398.6	
L15	S72'09'22"E	50.27'	374.4	L51	S36"25'54"E	74.63'	397.3	
L16	N83'06'15"E	28.65'	374.1	L52	S6471'50"E	42.37'	396.8	m m
L17	N71*36'20*W	23.48'	373.7	L53	S47*25'00"E	<u>59.71'</u>	396.6	THE AND
L18	N5710'53"₩	64.89'	387.8	<u>154</u>	<u>S4013'25"E</u>	37.77'	395.5	TES XN°
L19 L20	<u>N65"28'50"W</u> N52"59'09"W	52.57'	<u>389.5</u> 390.4	L55 L56	<u>S21'33'57"E</u> S32'31'28"E	<u>81.27'</u> 44.47'	<u> </u>	
L20	N1173'13"W	<u>32.10'</u> 26.34'	390.5	L50 L57	S24°04'49″E	44.47 88.35 '	390.8	
L22	N02*43'38"₩	38.44'	390.5	L58	S41*47'58"E	<u> </u>	390.5	4
L23	N32'36'09"W	22.31'	390.9	L59	S70*43'45"E	34.62'	390.4	,3 ^t
L24	N50'50'13"W	49.00'	392.1	L60	S45'33'01"E	63.27'	388.9	5 831113 L
1.25	N46'33'32"W	82.85'	393.2	L61	<u>S3878'41"E</u>	28.49'	388.0	S ^{or} M ^R
L26 L27	<u>N17'50'22"W</u> N34'47'46"W	64.10'	393.8 396.8	 	S59'30'35"E	40.28'	387.1	
L27 L28	N34 47 46 W N21'38'22"W	<u>113.24'</u> 36.72'	<u> </u>	L63 L64	<u>N51*36'55"W</u> S27*40'58"W	<u>20.43'</u> 60.81'	<u> </u>	S 06'48'47" W 1035
L29	N46*38'28"W	137.35'	400.1	L65	N68°49'31"W	12.10'	375.4	S 06'48'47" W 76.58' N 06'48'47" E
L30	S88'29'07"W	22.83'	400.5					
L31	S48'51'51"W	32.22'	402.3					54.00'
L32	<u>S84*53'36"W</u>	<u>53.48'</u>	404.0		TRAN:	STION POINT OF P	ERENNIAL/INTERMITTEN	
L33	N74'38'22"W	21.48'	401.5		PART	OF EXISTING	$\sim 10^{-1}$	(1032)
<u> </u>	<u>N03"23'03"E</u> N63"42'50"E	<u> </u>	403.0 403.6		$\sim \mathcal{Q}$ FOREST COM	VSERVATION AREA	N.	44.42'27" E (1033) 50° 25. WE 1039
L35 L36	N83°49'56"E	25.08'	403.6			? – PLAT NO. 187.	36 \ "	44'42'27" E 1039 92.28' 1039
	1 100 10 00 L		102.7	1		1 1		TOJI DUTAL AND THE T
					SC S	(1030)	S 4517'33" E	293.16'
;	· · · · · · · · · · · · · · · · · · ·	·		- -	と目気含		5 40 17 00 2	57-10-77-10-77 STATER (150 L51 152 WER
			BUFFERS, WETLAND LI		ñe: k	At 2	50' STREA	W BUFFER LAS BUTT AND BUFFER LIM
		DODPLAIN EASEME	INTS SHOWN HEREON	ARE		E.F.	50 *	At 145 146 147 148 20 MELONIN BUFFER
EAISTING	, PLAT NO. 18737.				医总管菌		Var	12928
		LECEND.			E S J S	12	X +	EAN BUFFER 40 55 (19 5 5254'01" W (194) 75.00 (193) M 370559
		LEGEND:	TERLINE STREAM		ZX V	SS	50' ST	EAN BUFFER 15,00 1210 16.00' (193) M 370559
					34LTIMO		THEURARY OF DE THE TARY OF DE THE TARY OF DE	N 370559 W S 51.00
		- EXISTING STRE					the state of the s	B RAMTER 13 13 15 15 95.00'
		- EXISTING WETL			ñ		S du	
· · ·	· ·	– EXISTING 25' V	YETLANDS BUFFER			× *	TRIBUTARY OF AN	(1107) 13 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		- EXISTING FLOOD	OPLAIN EASEMENT				WI WERLINE	N 3705'59" W (195) Z (196
<u></u>	Call all all for	_ PUBLIC FOREST	CONSERVATION EAS	EMENT		N N	STRUCTURE	50.00' N 3705'59" W 51.00'
			ALL EASEMENTS			STRUCTURE		(1209) S 3705'59" F 51 00
דא ווומאד	TON OF ENAL					RUC	S B	1208 SEWER & UTILITY
	TION OF FINAL I NUMBER OF LOTS A				P/0 2		1 I /W	EASEMENT
	NUMBER OF BUILDA				. 0	30	1 LEwy	N 3705'59" W W
3. TOTAL ,	AREA OF BUILDABL	E LOTS TO BE R	ECORDED:		0 AC.	(1057) 💁	S 40'00'00" E MATCH LINE	231.11' 78.00'
			LOT TO BE RECORDED):	0	1	MATCH LINE	
	AREA OF COMMON NUMBER OF OPEN S		TS TO BE RECORDED:		0 AC. P/0 1		SHEET 2 OI	6 S 52'54'01" W
	AREA OF OPEN SPA				6.1912 AC.	1	PART OF	62.49' (c) **
	NUMBER OF BUILDA		and the second		P/0 1		V SPACE LOT C-	
	AREA OF BUILDABLI				6.4380 AC.		(TOTAL ACREAGE IS 7) BE CONVEYED TO THE	
	NUMBER OF NON~I AREA OF NON-BUI		EL TO BE RECORDED:		0	•	EOWNER'S ASSOCIATION	- I who
	AREA OF NON-BOIL				0 AC. 0 AC.			4
13. TOTAL	AREA OF SUBDIVIS	ION TO BE RECO	RDED:		12.6292 AC.			
					name de la compansi e en des des de la compansi de		OWNER	'S DEDICATION
APPRUM			C SEWERAGE SYSTEM MASTER PLAN OF	15		PROPERTY HANACEL		LIMITED LIABILITY COMPANY, BY ROBERT L. CURTIS, JR., MANAGING MEMBER,
			WARD COUNTY, MD.					LIMITED EIABLITT COMPANY, BT ROBERT E. CORTIS, OR, MOUTORING MEMBER, DMPANY, BY ROBERT A. BAVAR, MANAGER, AND BA WATERLOO TOWNHOMES, LLC,
					MARYLAND LIMITED L	IABILITY COMPANY, I	BY JOHN B. SLIDELL, VIC	E CHAIRMAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON,
• •	0			•				TION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND
SNULOU	-lor Veter	Beilenser	mb 6/2	407	ASSIGNS; (1) THE I	RIGHT TO LAY, CONS	STRUCT AND MAINTAIN SE	WERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN
COUNTY HEA		000	1 <u>D</u>	ATE				SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD
	and the second of the second secon	Contraction of the second	n ka nekata anak kengapat kanalapadén sa panén kenakarén kana kana kana kana kana kana kana ka	en e construir de la construir d'arte				HT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO TH
APPROVE	<u>-D</u> : HOWARD COU		IT OF PLANNING	÷				RAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO
		& ZONING	<u> </u>					FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENAND ND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-CF-WA
								THIS IS TH DAY OF JUNE
14	no la contra de la			. 1			mmess our nands	
1/1	MalViers	AMAN	612	5/07	DEEP RUN PROPERTY	MANAGEMENT. LLC	SHIPLEY'S GRAN	IT RETAIL, LLC BA WATERLOO TOWNHOMES, LC
CHIEF, DEVE	COPINENT ENGINEERING	DIVISION		ATE P	JANA	1 da		TI h Th. A.A.A
				Ð	BLOGHL	unot	Li Bi	- / Mr.B. Midell
. 1	1 1 AL	2	1	1	ROBERT L. CURT	IS, JR., MANAGING I	MEMBER ROBERT A.	BAVAR, MANAGER JOHN B. SLIDELL, VICE CHAIRMAN
2	sch lalle	is	6/29	107	l la			+ D1.000
DIRECTOR	0 11			ATE	ATTEST:	m to	ATTESTO	ATTEST: Colut C. (Indle
				ast on the Section Sec		eter e ser sen enne ses setterten en e		

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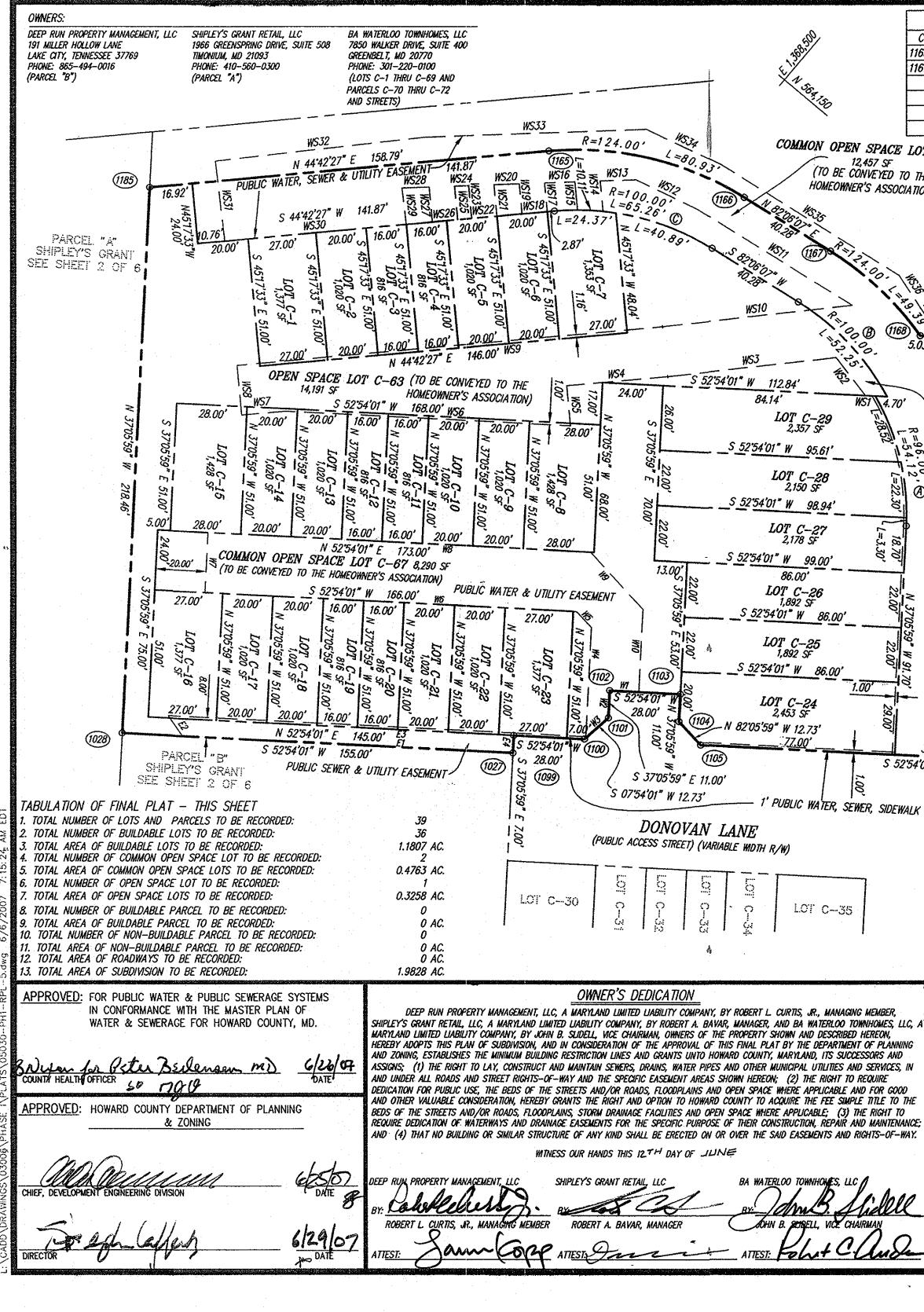


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OPEN SPACE LOT 64 Shipley's grant SEE Sheets 2 & 3 of 6		THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.
<u>N 52'54'01" E 168.00'</u> 2.00' 22.00' 22.00' 22.00' 22.00'	<u>1208</u>	David Subler 12 JUNE 2007 DAVID S. MEBER PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10852
N 3705'59" W 78.00' LOT C-53 N 3705'59" W 78.00' LOT C-52 1,716 SF N 3705'59" W 78.00' LOT C-51 1,716 SF LOT C-50 1,716 SF	5 37125'59" E 78.00' 2262 554	DEEP RUN PROPERTY MANAGEMENT, LLC ALUFRICULUR ROBERT L. CURTIS, JR., MANAGING MEMBER SHIPLEY'S GRANT RETAIL, LLC ROBERT A. BAVAR. MANAGER DATE DATE
0' 22.00' 22.00' 22.00' 22.00'	20.00' (1200)	ROBERT A. BAVAR, MANAGER DATE BA WATERLOO TOWHOMES/LC (1106 C-8-07
<u>01" W 262.73'</u>	EWALK MAINTENANCE& UTILITY EASEMENT	JOHN B. SLIDELL, VICE CHAIRMAN DATE PUBLIC WATER, SEWER & UTILITY EASEMENT SEE SHEET 3 OF 6
181.00' N 82'05'59 BUILDABLE PARCEL "C-70" 17,657 SF	(1112) (1109) (13.00'1) (13.00'1) (13.00'1) (110	
N 52'54'01" E 186.00' COMMON OPEN SPACE LOT C-69 16,629 SF	90.00' S 3705'59" E PUBLIC SEWER, STORM 90.00'	N 52'54'01" E 100.00' 100.00' 1211 (193) N 52'54'01" E 116.00' VEYED TO THE HOMEOWNER'S ASSOCIATION)
S 52'54'01" W 189.00' BUILABLE PARCEL "LOT C-72" SHIPLEY'S GRANT SEE SHEETS 2 & 3 OF 6	(TO BE CON 150.00' 150.00' 150.00' 150.00' 150.00' 150.00' 190 190 190 190 190 190 190 190	S 52 54'01" W 116.00'
TRTY MANAGEMENT, LLC SHIPLEY'S GRANT RETAIL, LLC OW LANE 1966 GREENSPRING DRIVE, SUITE 508 ESSEE 37769 TIMONIUM, MD 21093 I-0016 PHONE: 410-560-0300 (PARCEL "A")	BA WATERLOO TOWNHOMES, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301–220–0100 (LOTS C–1 THRU C–69 AND PARCELS C–70 THRU C–72 AND STREETS)	
HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF CURTIS, JR. AND GLENN A. CURTIS TO DEEP RUN PROPERTY M RECORDED IN LIBER 5551 AT FOLIO 613, PART OF THE LAND WATERLOO TOWNHOMES, LLC, BY A DEED DATE JULY 17, 2006	INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN OF THE LAND CONVEYED BY LOIS LUCILLE CURTIS, ROBERT L. NANAGEMENT, LLC, BY A DEED DATED JUNE 23, 2001 AND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC TO BA AND RECORDED IN LIBER 10135 AT FOLIO 124 AND ALL OF	RECORDED AS PLAT NUMBER <u>19234</u> ON <u>2/9/07</u> , AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 118, TO SHIPLEY'S GRANT RETAIL, LLC, BY ARTICLES OF AMENDMEN PARCELS "A" AND "B' AS SHOWN ON PLATS OF SUBDIVISION THRU "E" AND RECORDED AS PLAT Nos. 18429 THRU 18430 A "REVISION PLAT, SHIPLEY'S GRANT, NON-BUILDABLE PARCELS 18737, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED	(SHIPLEY'S GRANT OFFICE, LLC, HAVING CHANGED ITS NAME IT DATED JULY 26, 2006), ALSO BEING A RESUBDIVISION OF ENTITLED "SHIPLEY'S GRANT, NON-BUILDABLE PARCELS "A" AND PARCEL "C" AS SHOWN ON REVISION PLATS ENTITLED "C" AND "E"," AND RECORDED AS PLAT NOS. 18736 & MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR I THE SUBDIVISION	SHIPLEY'S GRANT - PHASE I LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63 THRU C-65, COMMON OPEN SPACE LOTS C-66 THRU C-69, BUILDABLE PARCELS "A", "B" AND "C-70" THRU "C-72" (A RESUBDIVISION OF NON-BUILDABLE PARCELS "A" & "B", SHIPLEY'S GRANT, P. NOS. 18429 THRU 18430 AND NON-BUILDABLE PARCEL "C", SHIPLEY'S GRANT, PLAT NOS. 18736 & 18737)
AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORD HOWARD COUNTY SUBDIVISION REGULATIONS.	T	TM 37, GRID 1 & 2, P/O PARCEL 4 HOWARD COUNTY, MARYLAND SCALE: 1'=30' SHEET 4 OF 6 JUNE 2007 GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
DAVID S. MEBER DATE PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 10852		3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 DRAWN BY: PMC CHECK BY: SJ M

1-01-43



		CLIR	VE TAB)N]		an e geberaty finisa		
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	1	THE REQUIREMENTS OF SECTION A			
165–116	³ 124.00'	80.93'	41.97'	79.50'	N 63"24'17" E	37*23'41"	1	SUPPLEMENTED) AS FAR AS THE	Y RELATE TO THE	MAKING OF THIS	
167-1160 A		49.39'	<u>25.03'</u>	<u>49.07'</u>	<u>S 86°29'12" E</u>	<u>22*49'22"</u>	-	PLAT AND THE SETTING OF MARI	-		
<u></u> 	96.00' 100.00'	<u>54.12'</u> 52.25'	<u>27.80'</u> 26.73'	<u>53.41'</u> 51.65'	N 5375'02" W N 82'55'51" W	<u> </u>	4		en 121	NESOOJ .	
<u> </u>	100.00'	65.26'	<u> </u>	64.11'	S 63'24'17" W	<u> </u>	-	DAVID S. WEBER PROFESSIONAL LAND SURVEYOR		DATE	
D	128.00'	81.74'	42.32'	80.36'	S 55'23'42" E	36 ' 35'27"]	MD. REG. NO. 10852			
OT C	66							DEEP RUN PROPERTY MANAGEN	ENT. LLC		
THE							2,100	Hale Holesh	XJ ·	6-7-0	7
TION)		00		. .	:		, 19 ⁶	ROBERT L. CURTIS, JR., MANA	NINC/MEMBER	DATE	¢.
r			EN SPACE	(ADD AAFT	•	×	KN .	SHIPLEY'S GRANT_BETAIL, LLC			
		SE	E SHEET	2 OF 6	, · · ·		N -564, 136				-
							10			<u>6-12-07</u>	*
								ROBERT A. BAVAR, MANAGER	f	UNIL	
5					.•			BA WATERLOO TOWNHOMES, LLO	A. A.AA	· ·	
W531								Eldm. A.	all	6-8-0	7
	A N	50m · · ·					(JOHN B. SLIDELL, VICE CHAIRM	AN	DATE	(
03'	N N	52'54'01" E			(1204)			\mathbf{v}		· · · · · · · · · · · · · · · · · · ·	
- /,	EW533	105.			Ĩ					C WATER, SEWER &	
R=	ازیم اربع		LOT C-4 2,793 SF	1	29.00				LINE	EASEMENT LINE TAE BEARING	LENGTH
		N FO'FA			č.				WS1	S 52'54'01" W	2.71'
	3	<u></u>	'01" E 89.	.06'					WS2	<u>N 77"16'03" W</u>	<u>19.13'</u>
			LOT C-42 1,880 SF	<i>;</i>	22.00		PURU	C SEWER & UTILITY	WS3 WS4	S 43'32'01" W S 44'42'27" W	<u>67.14'</u> 40.14'
6.0	11 100	N .52'5	<u>4'01" E 8</u>	957	00.		EAS	EMENT LINE TABLE	WS5	<u> </u>	40.14 16.14'
201	N.C.						LINE E1 S	BEARING LENGTH	WS6	S 52'54'01" W	113.25'
Ð	4		LOT C43 1,781 SF		22			<u>52'54'01" W 131.00'</u> 74'20'52" W 10.05'	WS7 WS8	S 44°42'27" W	<u>17.12'</u> 20.00'
PUBLIC WATER,	16'_	N 52'5	4'01" E 8	0.04'	00-S 33		E3 N	52'54'01" E 137.08'	WS9	N 4577'33" W N 44*42'27" E	<u>20.00'</u> 169.14'
IC N					- B	· .		37'05'59" E 8.00'	WS10	N 43'32'01" E	75.58'
WA TEI	-3,30' 18,70'	t L	OT C-44 1,760 SF		'59" E 22.00				WS11	<u>S 82'02'40" W</u>	72.56'
S S		N_52'5	4'01" E 80.	.00*	8, 6	· · ·		C WATER & UTILITY	WS12 WS13	S 75'35'51" W S 47'49'22" W	<u>26.85'</u> 14.04'
SEWER	S				168		EASI LINE	EMENT LINE TABLE BEARING LENGTH	WS14	<u>5 47 49 22</u> W S 4517'33" E	14.04
8	5 1g	L	OT C-45 1,760 SF	;	168.00'			52'54'01" W 11.50'	WS15	N 4577'33" W	11.22'
& UTILITY EASEMENT	05'59	N_52'54	4'01" E 80.	00'	0		W2 S	37'05'59" E 11.00'	WS16	<u>S 47'49'22" W</u>	<u>12.02'</u>
TYE	m)T C-46					07'54'01" W 12.02'	WS17 WS18	<u>S 4517'33" E</u> S 44'42'27" W	<u>11.46'</u> 10.00'
ASEA	.00' 91.		1,760 SF		B LOT C-	-481		<u>37'06'06" W 44.43'</u> 82'09'47" W 8.59'	WS19	<u>N 4577'33" W</u>	12.00'
VENT		<u>N 52'54</u>	'01" E 80.0	<u>no' `</u>				<u>82 09 47 W 8.39</u> 52°54'01" W 147.42'	WS20	S 47"49'22" W	10.01'
	1.0		(T) (T) (T)	·····			W7 N	37'06'09" W 24.00'	WS21 WS22	<u>S 4517'33" E</u> S 44'42'27" W	<u>12.55'</u> 10.00'
C	00.6	LO	T C-47 2,320 SF	23.	200			<u>52'54'01" E 151.68'</u>	WS23	<u> </u>	<u>10.00'</u> 13.09'
32.00°		1			3			<u>82'09'47" E 30.82'</u> 37'06'06" E 33.23'	WS24	S 47*49'22" W	5.60'
4'01" W	189.00'		<u>30</u> .0 <u>0'</u>					<u></u>	WS25	<u>S 4517'33" E</u>	<u>13.39'</u>
-		1			(1205)				WS26 WS27	S 44'42'27" W N 45'17'33" W	<u>10.00'</u> 13.94'
V 1111-		8							WS28	S 47'49'22" W	13.94 10.77'
n MAINT	ENANCE & UT	LITY EASEM	ENTS		SHIPLE	Y'S GRANT			WS29	S 46°38'45" E	14.53'
			Ý	X X	SEE SH	EF 4 OF 6			WS30 WS31	S 44*42'27" W	72.24'
					EDWARD	HILL ROA	4 <i>D</i>	0	WS37 WS32	N 46'38'45" W N 43'21'15" E	<u> </u>
				((PUBLIC ACCESS STRE	ET) (VARIABLE MD)	TH R/W)	ed and	WS33	N 47*49'22" E	88.07
				[· · · · · · · · · · · · · · · · · · ·	۰. ۲۰	S/	WS34	N 75*35'51" E	32.92'
·		LOT C5	5			· · · · · · · · · · · · · · · · · · ·		N SEF	WS35 WS36	N 82°02'40" E S 73°02'47" E	<u>83.24'</u> 19.73'
	1				 .			¥.030	WS37	S 730247 E N 10'29'03" E	<u>19,73</u> 3.77'
	· · · ·							X	WS38	S 79'30'57" E	20.00'
	······································							**************************************	WS39	<u>S 10'29'03" W</u>	7.61'
() 7			SUR	VEYOR'S	CERTIFICATE			RECORDED AS PLAT		192.35	ON
			BEST OF MY	KNOWLEDGE, IN	NFORMATION AND BELIEF			$\frac{2/907}{3}$, AM			
CUR	tis, Jr. and Gü	INN A. CURTIS	TO DEEP RUN	I PROPERTY M	F THE LAND CONVEYED ANAGEMENT, LLC, BY A	DEED DATED JUNE 2	23, 2001 AND	HOWARD COUNTY, N			
REC	XRDED IN LIBER	5551 AT FOLIC	0 613, PART 0	F THE LAND C	Conveyed by deep run And recorded in libe	I PROPERTY MANAGE	MENT, LLC TO BA	an an de la se se parte des como el san de parte de se de parte de la deservación de la como de la como de la La como de la como de l			
THE	LAND CONVEYED	BY DEEP RUI	PROPERTY M	ANAGEMENT, L	LC TO SHIPLEY'S GRAN (SHIPLEY'S GRANT OFFI	T OFFICE, LLC, BY A	DEED DATED	SHIPLEY'S	GRANT	" – PHASI	ΕI
TO 9	HIPLEY'S GRANT	RETAIL, LLC,	BY ARTICLES C	OF AMENDMENT	T DATED JULY 26, 2006), ALSO BEING A RE	SUBDIVISION OF	LOTS C-1 THRU (-62, OPE	N SPACE LO	rs c-63
					ENTITLED "SHIPLEY'S GI ND PARCEL "C" AS SHO			THRU C-65, COM			
E; 📲 "REV	ISION PLAT, SHIF	LEY'S GRANT,	NON-BUILDAB	LE PARCELS	"C" AND "E", ," AND R	ECORDED AS PLAT N	los. 18736 &	THRU C-69, BUII "C-7	DABLE PA '0" THRU		ы AND
WILL	BE IN PLACE PI	rior to accei	PTANCE OF THE	E STREETS IN	MARYLAND; AND THAT . THE SUBDIVISION	ALL MUNUMENTS ARE	IN TLALE UK	(A RESUBDIVISION OF NON-BUILDA	BLE PARCELS "A" a	"B", SHIPLEY'S GRANT, I	
AS	Amended and M	ONUMENTATION	I IS OR WILL B		CODE OF MARYLAND, ANCE WITH THE	OF MAA		Thru 18430 and Non-Buildable i	AKUEL "C", SHIPLE	Y'S GRANT, PLAT Nos. 18 TM 37, GRID 1 & 2,	
	ARD COUNTY SU					AR BAMUEL	E.	IST ELECTION DISTRICT		HOWARD COUN	ITY, MARYLAND
		- h -			di d	. / i an i		SCALE: 1'=30'	<u>SHEET 5 OF</u>		JUNE 2007
-51	aind	When	IZ JUNG	<u>E 200</u> -	7	E Se	15	CIVIL ENGINEERS, LAND SURVE	YORS, LAND PL	TLE & WEBEF	ARCHITECTS
		S. WEBER		DATE		Col 200 1085 D		3909 NATIONAL DRIVE BURT TEL: 301-421-4024 BALT: 410-6	- SUITE 250 - BI DNSVILLE, MARYLAN	URTONSVILLE OFFICE PARK D 20865	
		iai IAN(151)(VE TUK			Mr. Harris	O THE				
	PROFESSION MARYLAND REGI					ANV	Hiber	DRAWN BY: Parc		KBY: SJM	·

F - 07 - 43

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Danie Weller 12 June 2007 DAVID S. WEBER DATE

PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10852

DEEP RUN PROPERTY MANAGEMENT, LLC 6-1-ROBERT L. CURTIS. JR., MANAGING MEMBER DATE

SHIPLEY'S GRANT RETAIL, LLC

ROBERT A. BAVAR, MANAGER

JOHN B. SLIDELL, YCE CHAIRMAN

BA WATERLOO TOWNHOMES LLC

6-12-07 DATE

6-8-0

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE SHEET 3 OF 6 BEARING LENGTH LINE | *E1* N 52'54'01" E <u> 20.00'</u> E2 S 37'05'59" E '4*30.83*' E3 N 52'54'01" E *58.48*' E4 S 40°25'20" E 31.57' EC1 R=330.00' L=31.35 CHD S 5070'42" W 31.34' E5 S 52'54'01" W *49.00*' E6 N 37°05'59" W 64.00' E7 S 52*54'01" W 24.00' E8 N 37°05'59" W 178.00' E9 N 52'54'01" E 24.00' E10 N 37°05'59" W -221.83' E11 N 40'25'20" W 20.00' E12 N 49°29'17" E 210.04' E13 S 77*46'57* E 294.74 E14 S 30'09'56" W 21.02' E15 N 77*46'57" W 278.35'

E16 | S 49'29'17" W | 200.16'

PUBLIC	WATER, SEWER
EASEMEN	T LINE TABLE SP
LINE	BEARING
WS1	N 37°05'59" W
WS2	N 52'54'01" E
WS3	S 60'51'46." E
WS4	S 52°54'01" W

DEVELOPMENT TRACKING CHART AND SITE ANALYSIS

		R-A-15 ZONE AREAS											B-1 ZONE	POR ZONE					
	PHASE No.	CO. FLIE No.	GROSS	100 YR.	NET	SFA	MIN.	CREDITED	NON-CREDITED	TOTAL O/S	MIN. REQ'D.	REC. O/S	MIN. REQ'D.	TND O/S	APT.	PUBLIC	PRIVATE	GROSS	GROSS
			GRUSS	FLOOD PLAIN	- 11E, I	LOTS	reo'd. 0/s ¹	0/s prov. ²	O/S PROVIDED	PROVIDED	REC. 0/S	PROMDED	TND 0/S ⁴	PROVIDED	PARCELS	ROADS	ROADS	ACREAGE	ACREAGE
- [PHASE I	P 06-001 / F-07-043	13.63 AC.	1.36 AC.	12.27 AC.	2.15 AC.	3.4 AC.	8.2 AC. (60%)	0.4 AC.	8.6 AC.	24,800 S.F.	56,477 S.F.	0.7 AC./29,612 S.F.	0.9 AC./39,810 S.F.	O AC.	2.0 AC.	0.9 AC.	4.2 AC.*	O AC.
Ľ																			
E	CUML	JLATIVE TOTAL	13.63 AC.	1.36 AC.	12.27 AC.	2.15 AC.	3.4 AC.	8.2 AC. (60%)	0.4 AC.	8.6 AC.	24,800 S.F.	57,245 S.F.	0.7 AC./29,612 S.F.	0.9 AC./39,810 S.F.	O AC.	2.0 AC.	0.9 AC.	4.2 AC.	O AC.

* PARCELS 'A' AND 'B' PREMOUSLY RECORDED UNDER F 06-019

NOTES 1. MINIMUM REQUIRED OPEN SPACE (O/S) IS CALCULATED AS 25% OF THE GROSS AREA.

2. PERCENT OPEN SPACE PROVIDED IS OF THE GROSS AREA. 3. MINIMUM REQUIRED RECREATION OPEN SPACE (ROS) IS CALCULATED

AS 400 S.F. PER UNIT. 4. MINIMUM REQUIRED TRADITIONA NEIGHBORHOOD O/S IS CALCULATED

THE REQUIRED	SPACE.	•/• ·•	

			R/	-15 UNIT T/	BULATI	ON					
			RED/MAXIMUM R-A-		PROPOSED R-A-15 UNITS						
PHASE No.	CO. FLIE No.	MAX. NO. OF UNITS PROPOSED	MAX NUMBER OF UNITS PERMITTED (15 UNITS/NET AC.)	REQ. MIHU's C 10% of total Units prop.	SFA UNITS	S MIHU's	APT. UNITS	TOTAL UNITS	PROPOSED UNIT DENSITY		
PHASE I	P 06-001 / F-07-043	62	185	6.2	52	10	0	62	5 UNITS / NET AC.		
CUMI	JLATIVE TOTAL	62	185	6.2	52	10	0	62	5 UNITS / NET AC.		

OWNERS:

191 MILLER HOLLOW LANE LAKE CITY, TENNESSEE 37769 PHONE: 865-494-0016 (PARCEL "B")

DEEP RUN PROPERTY MANAGEMENT, LLC SHIPLEY'S GRANT RETAIL, LLC 1966 GREENSPRING DRIVE, SUITE 508 TIMONIUM, MD 21093 PHONE: 410-560-0300 (PARCEL "A")

BA WATERLOO TOWNHOMES, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (LOTS C-1 THRU C-69 AND PARCELS C-70 THRU C-72 AND STREETS)

SURVEYOR'S CERTIFICATE OWNER'S DEDICATION APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS RECORDED AS PLAT NUMBER ______ ON I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY LOIS LUCILLE CURTIS, ROBERT L. IN CONFORMANCE WITH THE MASTER PLAN OF DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY ROBERT L. CURTIS, JR., MANAGING MEMBER, <u>-7/9/07</u>, AMONG THE LAND RECORDS OF SHIPLEY'S GRANT RETAIL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY ROBERT A. BAVAR, MANAGER, AND BA WATERLOO TOWNHOMES, LLC, WATER & SEWERAGE FOR HOWARD COUNTY, MD. HOWARD COUNTY, MARYLAND MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CURTIS, JR. AND GLENN A. CURTIS TO DEEP RUN PROPERTY MANAGEMENT, LLC, BY A DEED DATED JUNE 23, 2001 AND RECORDED IN LIBER 5551 AT FOLIO 613, PART OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC TO BA HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING WATERLOO TOWNHOMES, LLC, BY A DEED DATE JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124 AND ALL OF AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND 22/07 THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC TO SHIPLEY'S GRANT OFFICE, LLC, BY A DEED DATED ASSIGNS; (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN SHIPLEY'S GRANT - PHASE AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE JULY 17. 2006 AND RECORDED IN LIBER 10135 AT FOLIO 118. (SHIPLEY'S GRANT OFFICE, LLC, HAVING CHANGED ITS NAME LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63 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 TO SHIPLEY'S GRANT RETAIL, LLC, BY ARTICLES OF AMENDMENT DATED JULY 26, 2006), ALSO BEING A RESUBDIVISION OF THRU C-65, COMMON OPEN SPACE LOTS C-66 PARCELS "A" AND "B' AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT, NON-BUILDABLE PARCELS "A" APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING BEDS OF THE STREETS AND/OR ROADS, 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; THRU "E" AND RECORDED AS PLAT Nos. 18429 THRU 18430 AND PARCEL "C" AS SHOWN ON REVISION PLATS ENTITLED THRU C-69, BUILDABLE PARCELS "A", "B" AND & ZONING "REVISION PLAT, SHIPLEY'S GRANT, NON-BUILDABLE PARCELS "C" AND "E", ..." AND RECORDED AS PLAT Nos. 18736 & "C-70" THRU "C-72" AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. 18737, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR (A RESUBDIVISION OF NON-BUILDABLE PARCELS "A" & "B", SHIPLEY'S GRANT, P. Nos.18429 WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION WITNESS OUR HANDS THIS 12, TH DAY OF LINE THRU 18430 AND NON-BUILDABLE PARCEL "C", SHIPLEY'S GRANT, PLAT Nos.18736 & 18737) BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, OF MA AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE TM 37, GRID 1 & 2, P/O PARCEL 4 HOWARD COUNTY SUBDIVISION REGULATIONS. DEEP RUN_PROPERTY MANAGEMENT. LLC IST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SHIPLEY'S GRANT RETAIL, LLC BA WATERLOO TOWNHOMES ILC SCALE: NO SCALE SHEET 6 OF 6 JUNE 2007 GLW GUTSCHICK LITTLE & WEBER, P.A. Dani 12 JUNE 2007 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 SLIDENL, VICE CHAIRMAN ROBERT L. CURTIS, JR., MANAGING MEMBER ROBERT A. BAVAR, MANAGER JOHN B DAVID'S WEBER DATE PROFESSIONAL LAND SURVEYOR DRAWN BY: PWC CHECK BY: MARYLAND REGISTRATION NO. 10852 SJM F-07-43

	& UTILITY					
E	<u>FT 3 OF 6</u>					
	LENGTH					
	50.00'					
	48.83°					
	54.63'					
	70.85'					

	PUBLIC WATER, SEWER, STORM DRAIN							
	UTY EASEMENT LINE	: IABLE						
	SHEET 3 OF 6							
LINE	BEARING	LENGTH						
WS5	N 40'00'00" W	54.07'						
WS6	<u>N 52°54'01" E</u>	209.48'						
WS7	S 05'38'43" W	53.17'						
WS8	S 37°05'59" E	<u>25.12'</u>						
WS9	S 52"54'01" W	<i>50.00</i> '						
WS10	N 3705'59" W	10.17*						
WS11	S 52′54′01″₩	120.65'						
WS12	INTENTIONALLY LEFT	BLANK						
WS13	INTENTIONALLY LEFT	BLANK						
WS14	INTENTIONALLY LEFT	BLANK						
WS15	INTENTIONALLY LEFT	BLANK						
WS16	INTENTIONALLY LEFT	BLANK						
WS17	N 52'54'01" E	44.24'						
WSC1	R=330.00'	L=31.35'						
CHD	N 5070'42" E	31.34'						
WS18	S 40'25'20" E	64.02'						
WS19	S 49'29'17" W	<i>46.88</i> ′						
WSC2	R=25.00'	L=15.91'						
CHD	N 2217'05" W	15.64'						
WS20	N 40°30'43" W	<i>3.36</i> °						

WS21 N 74'54'04" W 59.17'

				DR ALL	
POINT 1004	NORTHING	EASTING 1369995.17	POINT	NORTHING	EASTING
	563677.29		1085	563429.94	1368312.56
1005	563476.76	1369917.49	1086	563435.52	1368276.99
1006 1007	563325.84 562534.89	<u>1369886.76</u> 1368973.90	1096 1097	563792.85	1368830.49 1368729.75
1007	562871.43	1368709.58	1097	563926.04	
1000	563284.88	1368390.92	1090	563840.39 563880.27	1368616.49 1368586.33
1010	563714.66	1368065.88	1100	563897.16	1368608.67
1013	562901.32	1368686.13	1101	563909.77	1368610.42
1013	563300.87	1369196.29	1102	563918.54	1368603.78
1015	563741.98	1368862.69	1103	563935.43	1368626.11
1016	563639.43	1368727.10	1104	563926.66	1368632.75
1017	563575.62	1368775.36	1105	563924.91	1368645.35
1021	563566.45	1368507.10	1106	564186.53	1368991.29
1022	563557.45	1368513.42	1107	564146.65	1369021.45
1023	563604.10	1368579.89	1108	564141.23	1369014.27
1025	563624.44	1368607.81	1109	564128.62	1369012.52
1026	563707.19	1368717.23	1110	564119.84	1369019.16
1027	563874.69	1368590.56	1111	564101.75	1368995.23
1028	563781.19	1368466.93	1112	564110.52	1368988.60
1030	564576.84	1368919.29	1113	564112.27	1368975.99
1031	564370.61	1369127.64	1114	563956.20	1368769.63
1032	564436.19	1369192.56	1115	563820.61	1368872.18
1033	564360.15	1369183,47	1116	563868.11	1368934.97
1034	564345.08	1369309.58	1117	563825.04	1368967.54
1035	5643 <u>9</u> 8.70	1369315.98	1118	563780.56	1368908.74
1036	564393.40	1369360.37	1119	563778.17	1368910.55
1037	564318.93	1369351.48	1120	563576.58	1368644.00
1038	564219.93	1369324.77	1121	563554.98	1368614.36
1039	564206.65	1369374.01	1148	563373.27	1368355.42
1040	564194.74	1369370.80	1149	563338.95	1368350.03
1041	564175.20	1369443.21	1165	564068.28	1368446.86
1042	564130.43	1369431.13	1166	564103.87	1368517.95
1044	563910.99	1369557.32	1167	564109.41	1368557.85
1045	<i>563909.05</i>	1369564.51	1168	564106.40	1368606.82
1046	563878.40	1369582.13	1185	563955.43	1368335.15
1047	563832.44	1369569.73	1193	564130.00	1369156.92
1049	563723.09	1369510.59	1194	564110.86	1369171.40
1050	563683.17	1369555.37	1195	564040.88	1369078.88
1051	563816.81	1369627.66	1196	564000.21	1369109.64
1057	564347.84	1368692.63	1197	563982.11	1369085.71
1058	563156.99	1369691.87	1198	564022.79	1369054.95
1075	563086.26	1369457.95	1204	564172.91	1368694.76
1076	563639.54	1369607.22	1205	564038.91	1368796.10
1077	563598.13	1369760.73	1206	564044.94	1368804.07
1078	563134.79	1369635.72	1207	564107.16	1368757.02
1079	563061.21	1369550.79	1208	564208.49	1368891.02
1080	563202.23	1369653.91	1209	564146.28	1368938.07
1081	563350.73	1369529.30	1210	564196.12	1369086.85
1082	563830.06	1369631.23	1211	564120.35	1369144.16
1083 1084	563767.42 563732.00	1369863.40 1370026.97	1240 1320	563908,78 563981.35	1368904.21 1369000.15
1004	303732.00	13/0020.9/	1320	564170.80	1368841.18