

**GENERAL NOTES**

- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ○
- 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.
- 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.
- 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, F-07-43 & F-07-59.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 326A AND 374A.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER SERVICE AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JUNE 20, 2007 ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4355-D WAS FILED AND ACCEPTED.
- 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 WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 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.
- 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.
- (\*) 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(I) 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:
  - 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.
  - IF IT IS DETERMINED BY THE DEED THAT SIGHT DISTANCE IS INADEQUATE AT THE INTERSECTIONS FOR WHICH TRUNCATION AS WAIVED, THEN THE APPROPRIATE EASEMENTS MUST BE ADDED TO THE PLAN/PLAT.
- (\*\*) 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:
  - COMPLIANCE WITH THE DEED COMMENTS OF 2/14/06.
  - THE STREAM AND WETLAND BUFFERS SHALL BE AFFORESTED IN ACCORDANCE WITH THE FOREST CONSERVATION PLAN FOR FINAL PLAN/PLAT, F-06-19.
  - THE APPLICANT MUST OBTAIN ALL REQUIRED STATE/COE PERMITS.
  - THE STREAM AND WETLAND BUFFER DISTURBANCES SHALL NOT EXCEED THE ONE SHOWN ON THE WP-06-45 EXHIBIT OF 2/2/06.

**(GENERAL NOTES CONTINUED)**

14. TO FULFILL THE FOREST CONSERVATION REQUIREMENTS OF THIS SITE, AT LEAST 10.09 ACRES OF FOREST CONSERVATION EASEMENT IS REQUIRED. THIS REQUIREMENT IS ADDRESSED BY PROVIDING 8.79 ACRES OF EASEMENT AREA ON-SITE THAT IS COMPRISED OF NET TRACT FOREST RETENTION, 1.57 ACRES OF NON-CREDITED FOREST RETENTION WITHIN THE FLOODPLAIN AND 5.74 ACRES OF ON-SITE FOREST PLANTING. 2.13 ACRES OF THE TOTAL 5.74 ACRES OF AFFORESTATION IS IN FOREST CONSERVATION AREA EASEMENT # 5 ON NON-BUILDABLE PARCEL D ON THE APPROVED F-06-19 FOP, AND 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. THE OUTSTANDING FOREST CONSERVATION OBLIGATION OF 1.30 ACRES OF AFFORESTATION FOR THIS SUBDIVISION SHALL BE MET BY PROVIDING 2.00 ACRES OF OFFSITE AFFORESTATION OR 2.00 ACRES OF OFFSITE RETENTION BEFORE THE LAST PHASE OF THIS PROJECT CAN OBTAIN APPROVAL BY THE DPZ.

**(GENERAL NOTES CONTINUED)**

15. THE TOTAL AREA OF THE FLOODPLAIN EASEMENT ON THE R-A-15 ZONED LAND IS 1.86 AC. THERE ARE NO REGULATED STEEPS SLOPES ON THIS SITE (AVERAGE SLOPES GREATER THAN 25% WITH A VERTICAL RISE OF 10 FEET OR MORE AND HAVING A MINIMUM CONTIGUOUS AREA OF 20,000 SQUARE FEET).

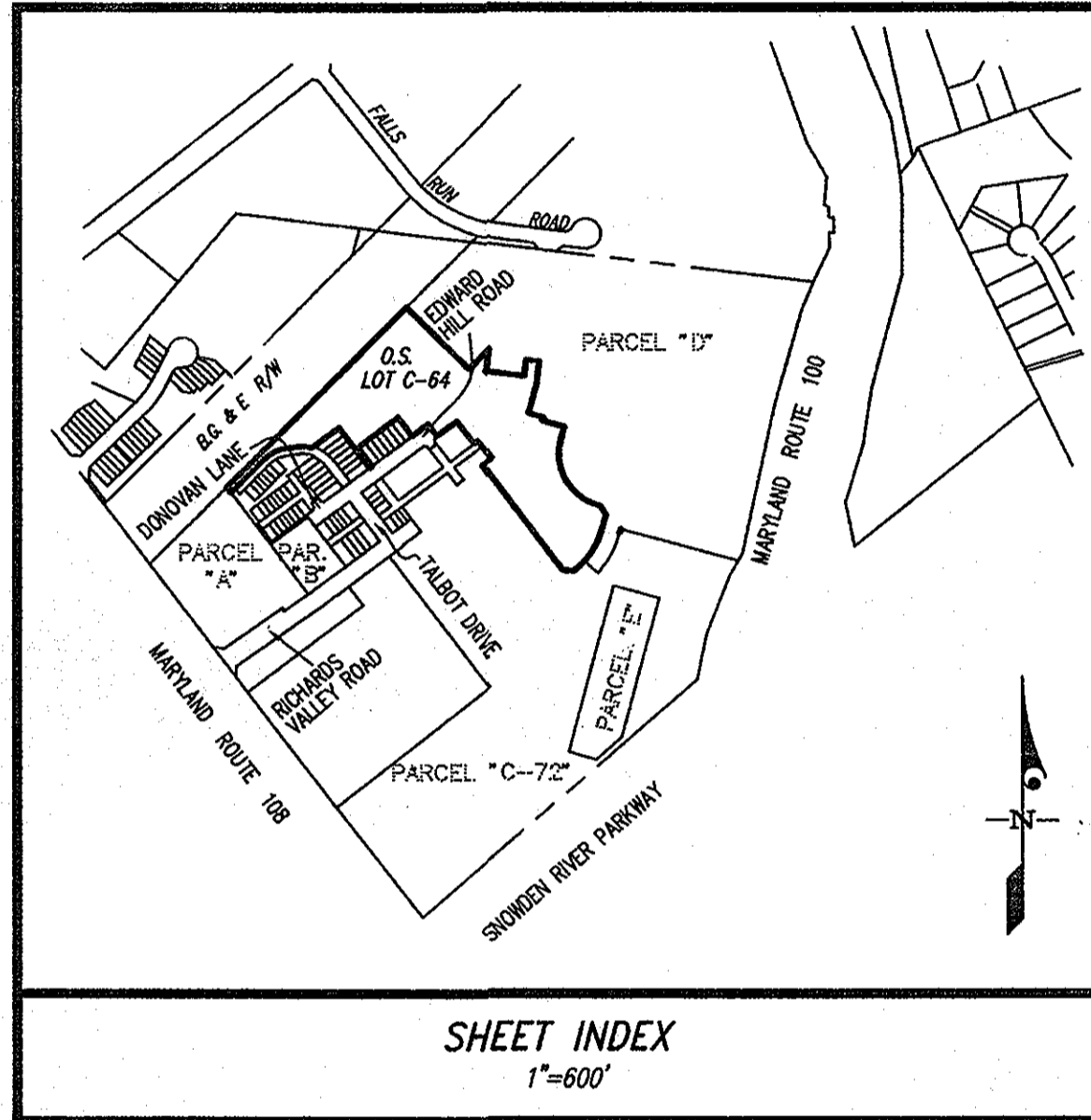
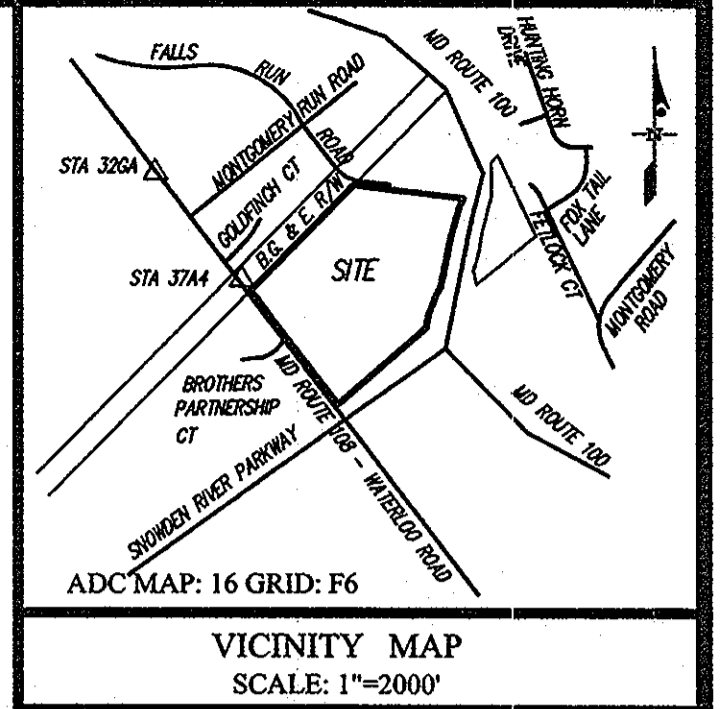
16. THE OPEN SPACE SHOWN HEREON WAS CONVEYED TO HOMEOWNER'S ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND THE ARTICLES OF INCORPORATION FOR THE SHIPLEY'S GRANT COMMUNITY ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON MAY 22, 2007, RECEIPT # 011935723, L. 107799 F 071.

17. THE PARCELS 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.

18. 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 SUBDIVISION/PROJECT.

19. SEE THE F-07-43 PLANS FOR THE SPECIFIC AREAS OF RETENTION AND AFFORESTATION WITHIN EACH FOREST CONSERVATION EASEMENT.

20. 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 SOP-07-47 WHERE THESE PRIVATE FACILITIES ARE SHOWN.



REVISED FOREST CONSERVATION EASEMENT AREA TABULATION (F-06-19)							
FOREST CONSERVATION EASEMENT (FCE) AREA	1	2A	2B	2C	2D	3	4
PARCEL WHERE FCE IS LOCATED	C	OS LOT 64	OS LOT 64	OS LOT 64	OS LOT 64	C	C
TOTAL							
CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)	N/A	1.40	N/A	N/A	N/A	0.08	N/A
NON-CREDITED FOREST RETENTION AREA IN FLOODPLAIN (IN AC.)	N/A	1.21	N/A	N/A	N/A	0.30	0.06
FOREST PLANTING AREA OUTSIDE THE FLOODPLAIN (IN AC.)	0.27	2.19	0.01	0.01	0.12	0.32	0.46
FOREST PLANTING AREA WITHIN THE FLOODPLAIN (IN AC.)	N/A	0.14	N/A	N/A	N/A	0.04	0.05
TOTAL ACRAGE OF AFFORESTATION PROVIDED (IN AC.)	0.27	2.33	0.01	0.01	0.12	0.36	0.51
NATURAL REGENERATION AREA (IN AC.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM TOTAL AREA IN CONSERVATION EASEMENT (IN AC.)	0.27	4.94	0.01	0.01	0.12	0.74	0.57
							6.66

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

DAVID S. WEBER 03 JAN. 2008 DATE  
 DAVID S. WEBER PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 THOMAS A. BAUM, PRESIDENT 1-3-08 DATE

**TABULATION OF FINAL PLAT - THIS SHEET**

- |   |            |
|---|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 1          |
| 2. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:   | 1          |
| 3. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:    | 7.3310 AC. |
| 4. TOTAL AREA OF ROADWAYS TO BE RECORDED:           | 0 AC.      |
| 5. TOTAL AREA OF SUBDIVISION TO BE RECORDED:        | 7.3310 AC. |

**OWNER:**

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 C/O BA WATERLOO TOWNHOMES, LLC  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100

**OWNER'S DEDICATION**

SHIPLEY GRANT COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION, BY THOMAS A. BAUM, PRESIDENT, OWNER 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 3 DAY OF JANUARY, 2008

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.

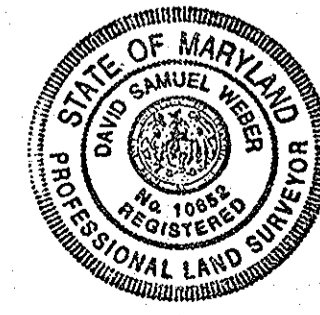
BY: *Thomas A. Baum*  
 THOMAS A. BAUM, PRESIDENT

ATTEST: *David S. Weber*

**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 REVISION TO PART OF THE LAND CONVEYED BA WATERLOO TOWNHOMES, LLC, TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY A DEED DATED JUNE 12, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1, ALSO BEING A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "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 THRU "C-70" THRU "C-72" AND RECORDED AS PLAT Nos. 19232 THRU 19233, 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.

DAVID S. WEBER 03 JAN. 2008 DATE  
 DAVID S. WEBER PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 19683 ON 1/25/08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT  
 SHIPLEY'S GRANT - PHASE I  
 OPEN SPACE LOT C-64  
 (A REVISION TO OPEN SPACE LOT C-64, SHIPLEY'S GRANT, PHASE I, PLAT Nos. 19232 & 19233)

1ST ELECTION DISTRICT TM 37, GRID 1 & 2, P/O PARCEL 4  
 SCALE: AS SHOWN SHEET 1 OF 2 HOWARD COUNTY, MARYLAND JANUARY 2008

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BALT: 410-980-1520 DC/VA: 301-980-2824 FAX: 301-421-4186  
 DRAWN BY: *PLC* CHECK BY: *109*

COORDINATE TABLE

POINT	NORTHING	EASTING
1029	563973.16	1368321.75
1030	564576.84	1368819.29
1031	564370.61	1369127.64
1032	564436.19	1369192.56
1033	564360.15	1369183.47
1034	564345.08	1369309.58
1035	564398.70	1369315.98
1036	564393.40	1369360.37
1037	564318.93	1369351.48
1038	564219.93	1369324.77
1039	564206.65	1369374.01
1040	564194.74	1369370.80
1041	564175.20	1369443.21
1042	564130.43	1369431.13
1044	563910.99	1369557.32
1045	563909.05	1369564.51
1046	563878.40	1369582.13
1047	563832.44	1369569.73
1106	564186.53	136891.29
1107	564146.65	1369021.45
1165	564068.28	1368446.86
1166	564103.87	1368517.95
1167	564109.41	1368557.85
1168	564106.40	1368606.82
1185	563955.43	1368335.15
1193	564130.00	1369156.92
1204	564172.91	1368694.76
1205	564038.91	1368796.10
1206	564044.94	1368804.07
1207	564107.16	1368757.02
1208	564208.49	1368891.02
1209	564146.28	1368938.07
1210	564196.12	1369086.85
1211	564120.35	1369144.16
1212	564070.18	1369202.16
1213	564046.82	1369171.27
1214	563693.49	1369438.49
1215	563688.76	1369473.67

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1042-1044	179.00'	281.17'	179.00'	253.14'	S 29°54'04" E	90°00'00"
1047-1215	270.00'	175.93'	91.22'	172.84'	S 33°45'58" W	37°20'04"
1168-1167	124.00'	49.39'	25.03'	49.07'	N 86°29'12" W	22°49'22"
1166-1165	124.00'	80.93'	41.97'	79.50'	S 63°24'17" W	37°23'41"

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1998 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 03 JAN. 2008  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

*Thomas A. Baum* 1-3-08  
 THOMAS A. BAUM, PRESIDENT

EXISTING PUBLIC FOREST CONSERVATION AREA EASEMENT # 2 - 5.08 AC. (AFFORESTATION - 2.47 AC & RETENTION - 2.61 AC) PLAT Nos 18736 & 18737 IS TO BE ABANDONED BY THIS PLAT.

PUBLIC FOREST CONSERVATION AREA EASEMENT # 2A - 4.94 AC. (AFFORESTATION - 2.33 AC & RETENTION - 2.61 AC) PLAT Nos 18736 & 18737

NOTE: ALL STREAM CENTERLINES, STREAM BUFFERS, WETLAND LIMITS, WETLAND BUFFERS AND FLOODPLAIN EASEMENT SHOWN HEREON ARE EXISTING, PLAT NO. 18737.

PUBLIC FOREST CONSERVATION AREA EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
FC1	25.00'	12.30'	6.28'	12.18'	S 22°45'16" E	28°11'54"
FC2	25.00'	59.74'	63.34'	46.51'	S 53°33'35" E	136°55'10"
FC3	25.00'	6.36'	3.20'	6.35'	S 20°01'08" E	14°34'58"
FC4	25.00'	24.71'	13.47'	23.72'	S 15°35'32" W	56°38'22"
FC5	204.22'	35.25'	17.67'	35.21'	S 06°10'08" E	9°53'26"
FC6	270.00'	129.08'	65.80'	127.85'	S 28°47'40" W	27°23'28"
FC7	51.06'	27.55'	14.12'	27.22'	N 05°09'42" W	30°54'58"
FC8	35.00'	28.80'	15.27'	27.99'	N 13°15'00" W	47°08'50"
FC9	89.00'	56.42'	29.20'	55.48'	N 54°59'16" W	36°19'27"
FC10	83.00'	125.81'	78.55'	114.11'	S 59°37'23" W	86°50'47"
FC11	83.00'	3.44'	1.72'	3.44'	S 15°00'48" W	2°22'24"
FC12	184.00'	131.35'	68.61'	128.58'	S 05°21'04" E	40°53'59"

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:	1
3. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	7.3310 AC.
4. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
5. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.3310 AC.

OWNER:  
 SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 C/O BA WATERLOO TOWNHOMES, LLC  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100

**OWNER'S DEDICATION**

SHIPLEY GRANT COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION, BY THOMAS A. BAUM, PRESIDENT, OWNER 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, AND IN 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 3 DAY OF JANUARY, 2008

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.

By: *Thomas A. Baum*  
 THOMAS A. BAUM, PRESIDENT

ATTEST: *David S. Weber*

**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 REVISION TO PART OF THE LAND CONVEYED BA WATERLOO TOWNHOMES, LLC, TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY A DEED DATED JUNE 12, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1, ALSO BEING A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "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 THRU "C-70" THRU "C-72" AND RECORDED AS PLAT Nos. 19232 THRU 19233, 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.

*David S. Weber* 03 JAN. 2008  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852

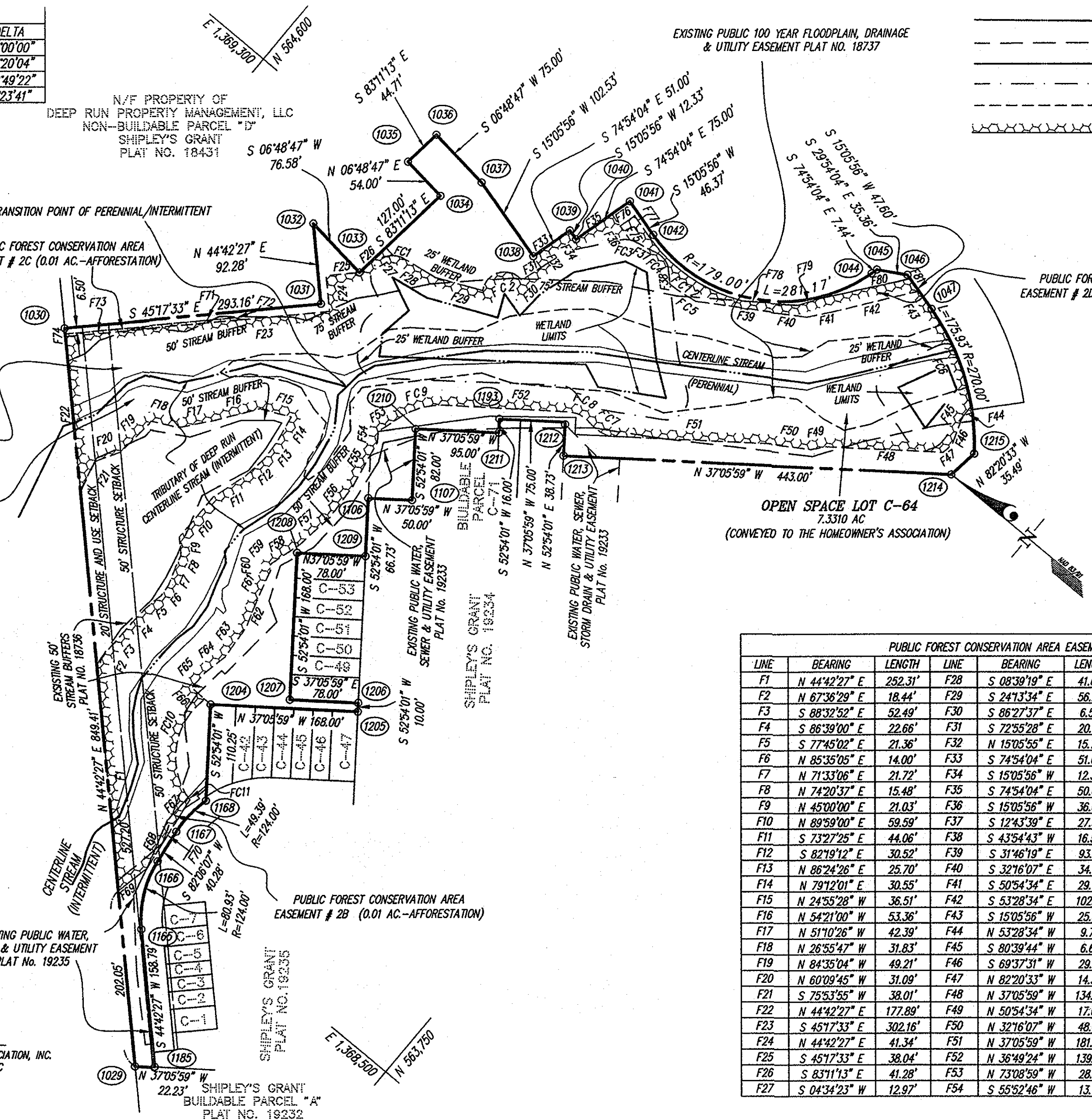


RECORDED AS PLAT NUMBER 19684 ON 1/25/08, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT  
 SHIPLEY'S GRANT - PHASE I  
 OPEN SPACE LOT C-64  
 (A REVISION TO OPEN SPACE LOT C-64, SHIPLEY'S GRANT, PHASE I, PLAT Nos. 19232 & 19233)

1ST ELECTION DISTRICT TM 37, GRID 1 & 2, P/O PARCEL 4  
 SCALE: 1"=100' SHEET 2 OF 2 HOWARD COUNTY, MARYLAND  
 JANUARY 2008

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BAL: 410-860-1800 DC: 301-988-2524 FAX: 301-421-4186  
 DRAWN BY: *PWC* CHECK BY: *AW*



PUBLIC FOREST CONSERVATION AREA EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
F1	N 44°42'27" E	252.31'	F28	S 08°39'19" E	41.69'
F2	N 67°36'29" E	18.44'	F29	S 24°13'34" E	56.21'
F3	S 88°32'52" E	52.49'	F30	S 86°27'37" E	6.57'
F4	S 86°39'00" E	22.66'	F31	S 72°55'28" E	20.10'
F5	S 77°45'02" E	21.36'	F32	N 15°05'55" E	15.79'
F6	N 85°35'05" E	14.00'	F33	S 74°54'04" E	51.00'
F7	N 71°33'06" E	21.72'	F34	S 15°05'56" W	12.33'
F8	N 74°20'37" E	15.48'	F35	S 74°54'04" E	50.00'
F9	N 45°00'00" E	21.03'	F36	S 15°05'56" W	36.05'
F10	N 89°59'00" E	59.59'	F37	S 12°43'39" E	27.37'
F11	S 73°27'25" E	44.06'	F38	S 43°54'43" W	16.58'
F12	S 82°19'12" E	30.52'	F39	S 31°46'19" E	93.11'
F13	N 86°24'26" E	25.70'	F40	S 32°16'07" E	34.71'
F14	N 79°12'01" E	30.55'	F41	S 50°54'34" E	29.44'
F15	N 24°55'28" W	36.51'	F42	S 53°28'34" E	102.11'
F16	N 54°21'00" W	53.36'	F43	S 15°05'56" W	25.04'
F17	N 51°10'26" W	42.39'	F44	N 53°28'34" W	9.75'
F18	N 26°55'47" W	31.83'	F45	S 80°39'44" W	6.68'
F19	N 84°35'04" W	49.21'	F46	S 69°37'31" W	29.16'
F20	N 60°09'45" W	31.09'	F47	N 82°20'33" W	14.36'
F21	S 75°53'55" W	38.01'	F48	N 37°05'59" W	134.66'
F22	N 44°42'27" E	177.89'	F49	N 50°54'34" W	17.09'
F23	S 45°17'33" E	302.16'	F50	N 32°16'07" W	48.44'
F24	N 44°42'27" E	41.34'	F51	N 37°05'59" W	181.95'
F25	N 45°17'33" E	38.04'	F52	N 36°49'24" W	139.13'
F26	S 83°11'13" E	41.28'	F53	N 73°08'59" W	28.15'
F27	S 04°34'23" W	12.97'	F54	S 55°52'46" W	13.16'
			F55	S 79°12'01" W	58.52'
			F56	S 86°24'26" W	41.87'
			F57	N 82°19'12" W	48.14'
			F58	N 73°27'25" W	37.26'
			F59	S 89°59'00" W	3.63'
			F60	S 45°00'00" W	5.80'
			F61	S 74°20'37" W	39.23'
			F62	S 71°33'06" W	31.59'
			F63	S 85°35'05" W	40.95'
			F64	N 77°45'02" W	28.23'
			F65	N 87°57'49" W	24.14'
			F66	S 02°02'11" W	19.94'
			F67	N 87°45'06" W	35.14'
			F68	S 72°57'04" W	58.42'
			F69	N 78°15'06" W	41.71'
			F70	S 82°02'40" W	91.91'
			F71	S 45°17'33" E	193.49'
			F72	S 27°10'42" E	9.65'
			F73	N 45°17'33" E	202.66'
			F74	N 44°42'27" E	3.00'
			F75	N 15°05'56" E	19.47'
			F76	S 74°54'04" E	20.00'
			F77	S 15°05'56" W	29.79'
			F78	S 35°31'11" E	63.65'
			F79	S 57°12'04" E	28.52'
			F80	S 52°07'57" E	103.19'
			F81	S 15°05'56" W	17.10'

