

**GENERAL NOTES**

- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: ○
- IRON PINS SHOWN THUS: ○
- THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2003 BY GUTSCHICK, LITTLE & WEBER, P.A.
- SUBJECT PROPERTY IS ZONED 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), P-07-17 (PHASE III), P-08-01 (PHASE IV), P-09-02 (PHASE V), WP-06-45, F-06-19, F-07-01, F-07-43, F-07-59, F-08-006, F-08-88, F-10-60, WP-10-107 & F-10-90.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 326A AND 374A.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.).
  - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (125 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1229 OF THE HOWARD COUNTY CODE, PUBLIC WATER SERVICE AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 7/27/02 ON WHICH DATE DEVELOPER'S AGREEMENT NO. 14-4609-D WAS FILED AND ACCEPTED.
- 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.
- A SIGHT DISTANCE ANALYSIS WAS PROVIDED AND APPROVED WITH THE SKETCH PLAN S-04-09.
- 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)(i), 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.(g)(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.(f) 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/CODE PERMITS.
  - THE STREAM AND WETLAND BUFFER DISTURBANCES SHALL NOT EXCEED THE ONE SHOWN ON THE P-06-45 EXHIBIT OF 2/2/06.

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	78
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	59
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.0870 AC.
4. TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED:	4
7. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.8822 AC.
8. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	7
9. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	7.9229 AC.
10. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
11. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
12. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	8
13. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	3.8547 AC.
14. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.9347 AC.
15. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	16.6815 AC.

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

*B. Nylor for Peter Beilenson* 9/24/10  
COUNTY HEALTH OFFICER DATE

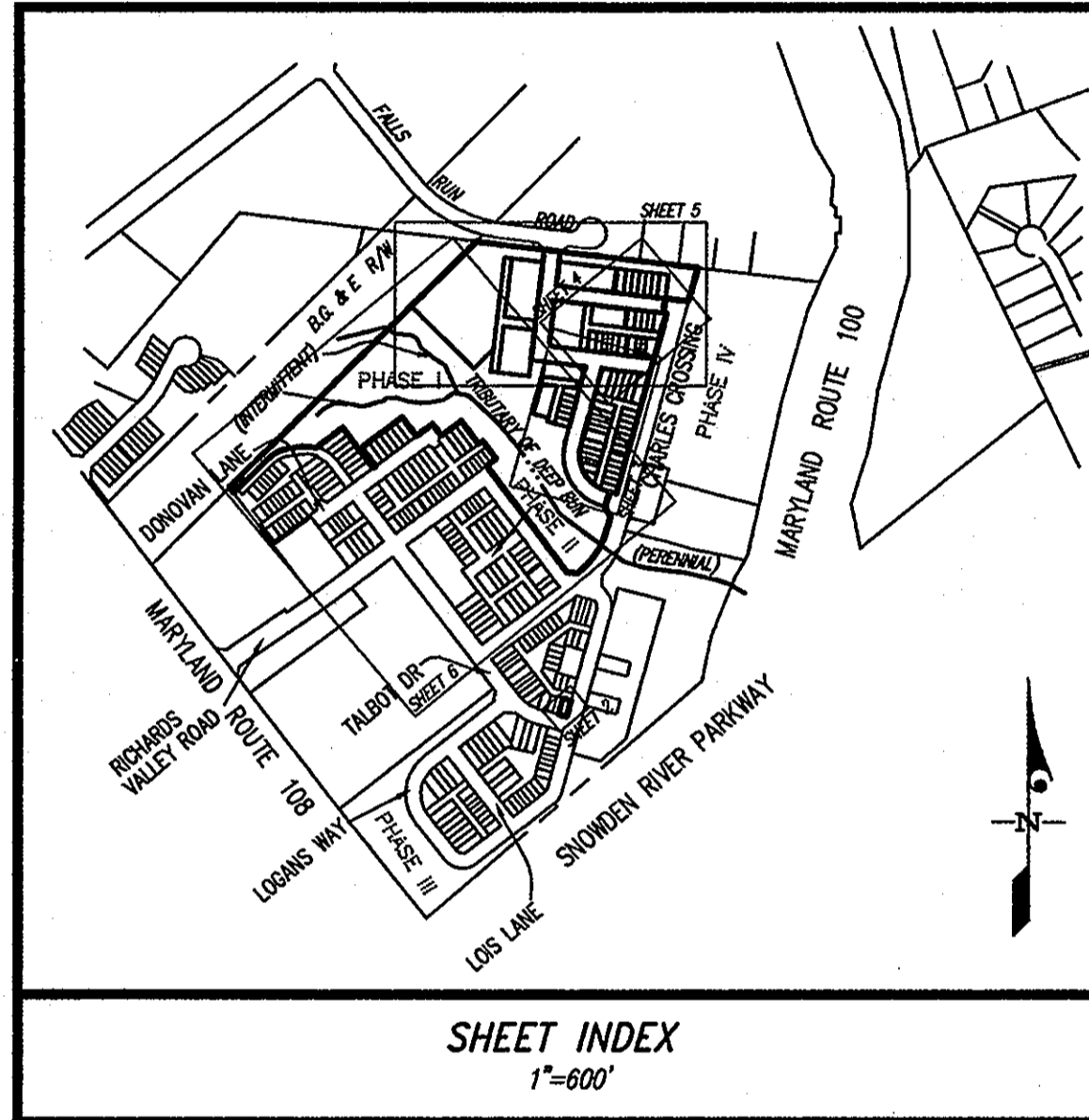
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 9/15/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/29/10  
DIRECTOR DATE

**(GENERAL NOTES CONTINUED)**

- 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 FOREST CONSERVATION EASEMENTS HAS BEEN ESTABLISHED UNDER F-06-19, F-09-88 AND F-10-60 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 HAS BEEN ESTABLISHED UNDER F-09-88. 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.
- TO FULFILL THE FOREST CONSERVATION REQUIREMENTS OF THIS SITE, AT LEAST 1.48 ACRES OF RETENTION AND 7.04 ACRES OF AFFORESTATION ARE REQUIRED. THIS REQUIREMENT IS ADDRESSED BY PROVIDING 1.48 ACRES OF ON-SITE NET TRACT FOREST RETENTION, 3.74 ACRES OF ON-SITE AFFORESTATION AND 1.30 ACRES OF OFF-SITE AFFORESTATION. THE 1.30 ACRES OF OFF-SITE AFFORESTATION SHALL BE MET BY PROVIDING 1.30 ACRES OF AFFORESTATION OR 2.60 ACRES OF RETENTION BEFORE THE LAST PHASE OF THIS PROJECT CAN BE APPROVED BY THE DPZ. THE 5.74 ACRES OF ON-SITE AFFORESTATION IS HEREBY REDUCED TO 5.68 ACRES AS A RESULT OF A REVISION TO REDUCE THE AREA OF FOREST CONSERVATION EASEMENT NO. 2A (CURRENTLY EASEMENT 2E), REDUCE THE AREA OF FOREST CONSERVATION EASEMENT NO. 4 (CURRENTLY EASEMENT 4A, 4B, 4C, AND 4D) AND CORRECT THE AFFORESTATION AREA WITHIN FOREST CONSERVATION EASEMENT NO. 3. AN ABANDONMENT FEE WAS REQUIRED FOR THE 0.06 ACRE OF ABANDONED AFFORESTATION IN THE EXISTING FOREST CONSERVATION EASEMENT. NO ABANDONMENT FEE WAS REQUIRED FOR THE 0.01 ACRE OF NON-CREDITED RETENTION REMOVED FROM EASEMENT NO. 4. THE ABANDONMENT FEE OF \$3,267.00 WAS PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND PER F-10-60.



**OWNERS:**

BA WATERLOO TOWNHOMES, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (LOT 226)	BA WATERLOO, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OLD PARCEL "D-4")	SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OPEN SPACE LOT C-64)
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**OWNER'S DEDICATION**

BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 19 DAY OF JULY, 2010

BA WATERLOO TOWNHOMES, LLC BY: *[Signature]* JOHN B. SLIDELL, VICE CHAIRMAN  
BA WATERLOO, LLC BY: *[Signature]* JOHN B. SLIDELL, VICE CHAIRMAN  
SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY: *[Signature]* THOMAS A. BAUM, PRESIDENT  
ATTEST: *[Signature]* ATTEST: *[Signature]* ATTEST: *[Signature]*

**(GENERAL NOTES CONTINUED)**

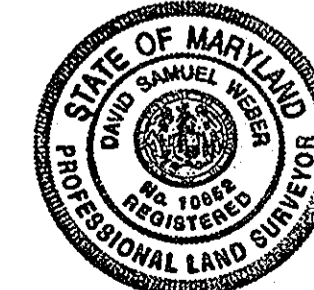
- THE TOTAL AREA OF THE FLOODPLAIN EASEMENT ON THE R-A-15 ZONED LAND IS 1.86 AC. THERE ARE NO REGULATED STEEP SLOPES ON THIS SITE (AVERAGE SLOPES GREATER THAN 25% WITH A VERTICAL RISE OF 10 FEET OR MORE AND HAVING A MINIMUM CONTIGUOUS AREA OF 20,000 SQUARE FEET).
- STORMWATER MANAGEMENT POND 'B' IS PROVIDED UNDER F-06-19 AND IS A WET EXTENDED DETENTION POND (TYPE P-2). POND 'B' HAS BEEN DESIGNED TO PROVIDE WQ<sub>2</sub>, C<sub>2</sub>, 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 (OPEN SPACE LOT C-212), JOINTLY MAINTAINED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOMEOWNER'S ASSOCIATION.
- STORMWATER MANAGEMENT POND 'C' IS PROVIDED UNDER F-06-19 AND IS A POCKET WETLAND (TYPE W-4). POND 'C' HAS BEEN DESIGNED TO PROVIDE WQ<sub>2</sub>, C<sub>2</sub>, 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 (OPEN SPACE LOTS C-211 & C-212), JOINTLY MAINTAINED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOMEOWNER'S ASSOCIATION.
- STORMWATER MANAGEMENT POND 'D' IS PROVIDED UNDER F-09-00 AND IS A WET EXTENDED DETENTION POND (TYPE P-2). POND 'D' HAS BEEN DESIGNED TO PROVIDE WQ<sub>2</sub>, C<sub>2</sub>, 1-YR ATTENUATION, AND SAFE PASSAGE OF THE 100-YR STORM. POND 'D' IS A MD-378 HAZARD CLASS A FACILITY. FACILITY 'D' WILL BE A PUBLIC FACILITY ON HOMEOWNERS ASSOCIATION OWNED PROPERTY (OPEN SPACE LOT D-1), JOINTLY MAINTAINED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOMEOWNER'S ASSOCIATION.
- THE RECHARGE (REV) REQUIREMENTS PROVIDED UNDER F-08-006 BY AN INFILTRATION SYSTEM (REV5 AND REV6), LOCATED ON HOMEOWNERS ASSOCIATION PROPERTY (OPEN SPACE LOT C-212), IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 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 # D1935723. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. RECORDED IN LIBER 10778 AT FOLIO 671.
- 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-08-006 AND F-09-00 WHERE THESE PRIVATE FACILITIES ARE SHOWN, IF ANY.
- 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)(ii). THIS "GRAND FATHERING" POLICY DECISION WAS BASED ON THE EARLIER APPROVALS OF THE RELATED SKETCH AND PRELIMINARY PLANS FOR THIS SUBDIVISION/PROJECT.
- ON MARCH 16, 2010, WP-10-107, APPROVED THE WAIVERS FOR THE FOLLOWING: SECTION 16.116(A)(2)(i) AND (ii) REQUEST TO BE PERMITTED TO GRADE WITHIN THE 50 AND 75 FEET STREAM BUFFERS AS SHOWN ON THE WP-10-107 EXHIBIT/PLAN, SUBJECT TO THE FOLLOWING CONDITIONS IN THE APPROVAL LETTER:
  - THE STREAM BUFFER AREAS CLEARED AND GRADED PER THIS WAIVER PETITION APPROVAL:
    - SHALL NOT EXCEED THE LIMITS SHOWN ON THE WP-10-107 EXHIBIT/PLAN, AND;
    - SHALL BE AFFORESTED IN ACCORDANCE WITH THE F-06-019 FOREST CONSERVATION PLAN.
  - THE F-10-048 ROAD PLANS SHALL BE REVISED:
    - PER THE ATTACHED DEED COMMENT #1 DATED 03/02/10, WHICH STATES "THE AREA BEING GRADED SHALL BE PROTECTED BY VEGETATIVE COVER AND AFFORESTED ONCE THE CONSTRUCTION OF MAPLE HILL ROAD AND THE PAD SITE LOCATED ON PARCEL D-80, AS SHOWN IN THE EXHIBIT ACCOMPANYING THIS WAIVER REQUEST, IS COMPLETE. THE STABILIZATION OF THESE AREAS SHALL BE DONE PRIOR TO APPLYING FOR BUILDING PERMITS.
    - TO PROVIDE SSF OR TPF ALONG THE LOD WHERE IT IS LOCATED WITHIN THE STREAM BUFFERS.
- This is a TND project and the structure & use setbacks are per zoning section 16.6.3.

**EXISTING FOREST CONSERVATION EASEMENT AREA TABULATION (SEE F-06-19, F-08-117, F-09-88 & F-10-60)**

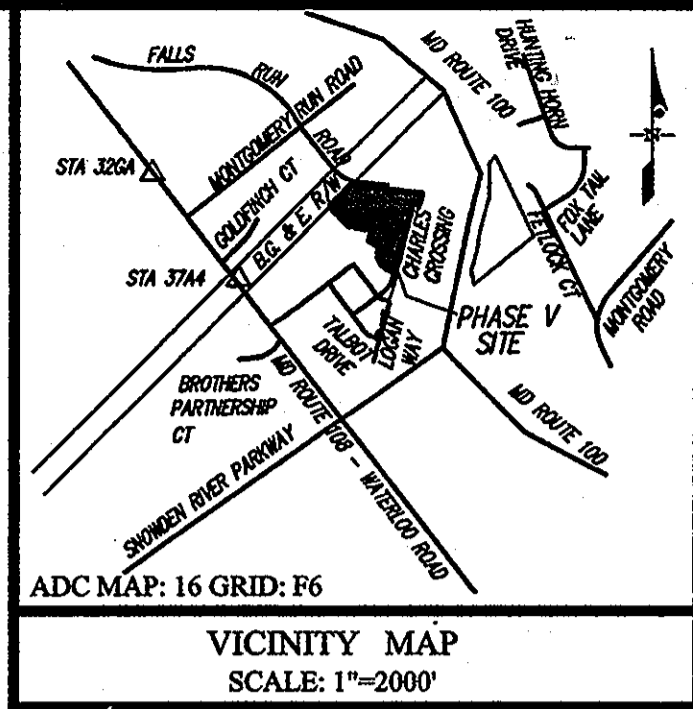
FOREST CONSERVATION EASEMENT (FCE) AREA	1	2(B-E)	3	4(A-D)	5	TOTAL
PARCEL WHERE FCE IS LOCATED	LOT C-211	LOT C-64	LOT C-212	LOT C-212	PAR. D-2/LOT D-68	
CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)	N/A	1.40	0.08	N/A	N/A	1.48
NON-CREDITED FOREST RETENTION AREA IN FLOODPLAIN (IN AC.)	N/A	1.21	0.28	0.05	N/A	1.54
FOREST PLANTING AREA OUTSIDE THE FLOODPLAIN (IN AC.)	0.27	2.24	0.34	0.47	2.13	5.45
FOREST PLANTING AREA WITHIN THE FLOODPLAIN (IN AC.)	N/A	0.14	0.06	0.03	N/A	0.23
TOTAL ACREAGE OF AFFORESTATION PROVIDED (IN AC.)	0.27	2.38	0.40	0.50	2.13	5.68
NATURAL REGENERATION AREA (IN AC.)	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM TOTAL AREA IN CONSERVATION EASEMENT (IN AC.)	0.27	4.99	0.76	0.55	2.13	8.70

**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 DEEP RUN MANAGEMENT, LLC TO BA WATERLOO TOWNHOMES, LLC, BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124, PART OF THE LAND CONVEYED BY DEEP RUN MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED FROM BA WATERLOO TOWNHOMES, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A DEED DATED JUNE 21, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1; ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-4" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE IV, LOTS C-219 THRU C-225, C-227 THRU C-236, PARCELS "D-2" AND "E-1", OPEN SPACE LOTS C-237, D-1, E-2 & E-3 AND NON-BUILDABLE PARCELS "D-3", "D-4" AND NON-BUILDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017 AND NON-BUILDABLE LOT C-308 AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE II, LOTS C-244 THRU C-255, AND SHIPLEY'S GRANT - PHASE III, LOTS C-256 THRU C-291, OPEN SPACE LOTS C-292 & C-293 AND COMMON OPEN LOT C-294, AND SHIPLEY'S GRANT - PHASE IV, LOTS C-295 THRU C-307, NON-BUILDABLE LOT C-308 AND OPEN SPACE LOT C-309" AND RECORDED AS PLAT NO. 21040 AND A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON A REVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64 AND SHIPLEY'S GRANT - PHASE III, OPEN SPACE LOT C-212" AND RECORDED IN PLAT BOOK AS PLAT NO. 20972; 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.



*[Signature]* 20 JULY 2010  
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.

*[Signature]* 20 JULY 2010  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC  
*[Signature]* 7/19/2010  
JOHN B. SLIDELL, VICE CHAIRMAN DATE

BA WATERLOO, LLC  
*[Signature]* 7/19/2010  
JOHN B. SLIDELL, VICE CHAIRMAN DATE

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
*[Signature]* 7/19/2010  
THOMAS A. BAUM, PRESIDENT DATE

**LEGEND:**

- ..... CENTERLINE STREAM
- STREAM BUFFER
- WETLANDS
- 25' WETLANDS BUFFER
- FLOODPLAIN EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT
- SHADING FOR ALL EASEMENTS

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE LOT C-308, PHASE IV TO MAKE IT BUILDABLE AND TO RESUBDIVIDE NON-BUILDABLE PARCEL "D-4", PHASE IV TO CREATE LOTS D-5 THRU D-62, OPEN SPACE LOTS D-63 THRU D-68, COMMON OPEN SPACE LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80", PHASE V. TO CREATE PUBLIC 1' PUBLIC WATER, SEWER, SIDEWALK MAINTENANCE EASEMENTS AND A PRIVATE STORM DRAIN EASEMENT SHOWN AND NOTED ON SHEETS 3, 4, 5 OF 6. OPEN SPACE LOT C-64 WAS INCLUDED IN THIS SUBMISSION TO CREATE A PUBLIC WATER, SEWER & UTILITY EASEMENT SHOWN AND NOTED ON SHEET 6 OF 6.

RECORDED AS PLAT NUMBER 21316 ON 10/15/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE V  
LOTS C-308, D-5 THRU D-82, OPEN SPACE LOTS D-63 THRU D-68, COMMON OPEN SPACE LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80"  
(A RESUBDIVISION OF NON-BUILDABLE LOT C-308, SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21040 AND NON-BUILDABLE PARCEL "D-4", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017)

AND  
SHIPLEY'S GRANT - PHASE I  
OPEN SPACE LOT C-64  
(A REVISION TO OPEN SPACE LOT C-64, SHIPLEY'S GRANT - PHASE I, PLAT NO. 20972)

1ST ELECTION DISTRICT TM 37, GRID 1 & 2, P/O PARCEL 4  
SCALE: AS SHOWN SHEET 1 OF 6  
HOWARD COUNTY, MARYLAND JULY 2010

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 BALT: 410-655-1820 DC/VA: 301-859-2824 FAX: 301-421-4188  
DRAWN BY: pwr CHECK BY: [Signature]



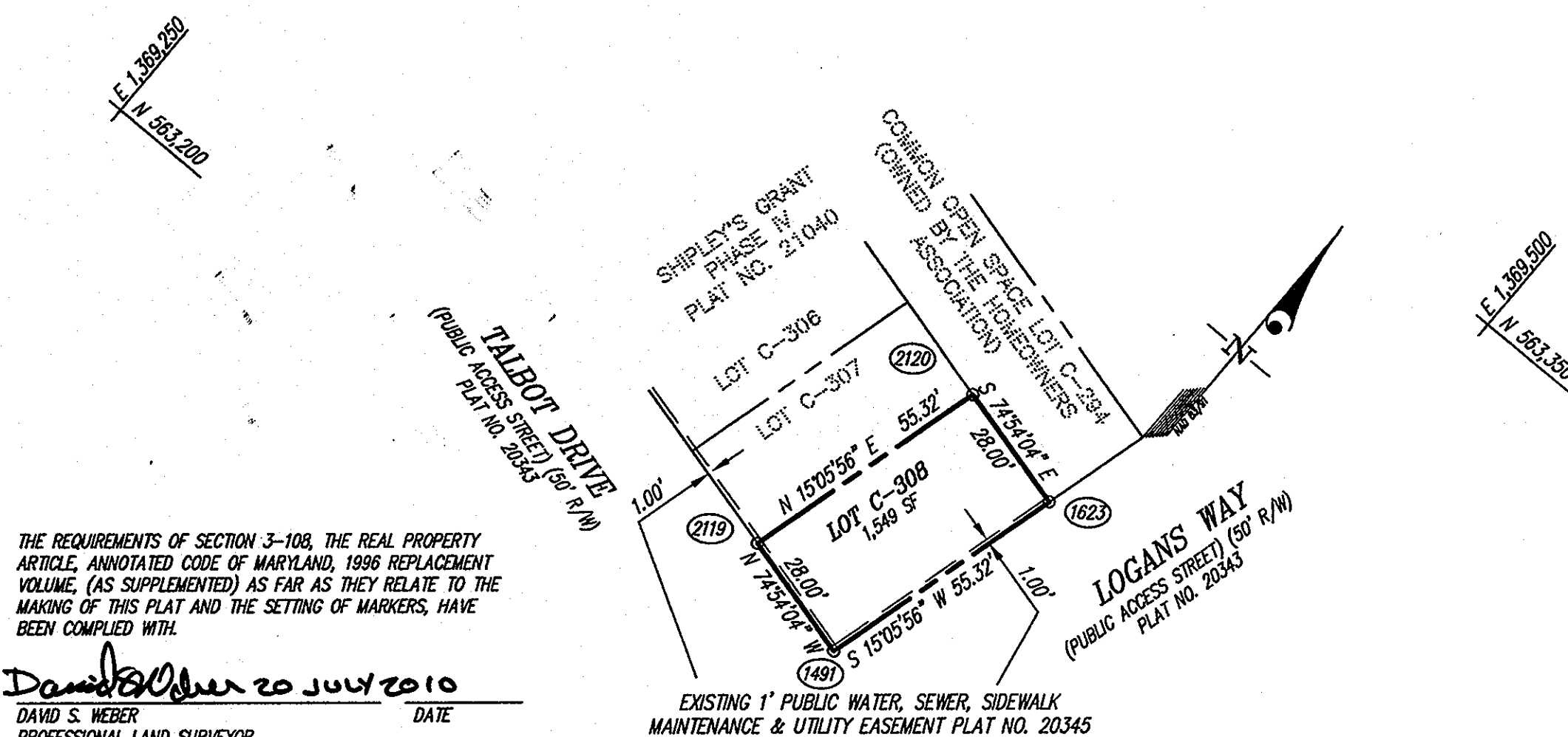
**OWNERS:**  
 BA WATERLOO TOWNHOMES, LLC  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (LOT 228)

BA WATERLOO, LLC  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (OLD PARCEL "D-4")

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (OPEN SPACE LOT C-84)

**COORDINATE TABLE FOR ALL SHEETS**

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1012	564794.95	1369135.19	1167	564109.41	1368557.85	1696	564595.20	1369837.67
1029	563973.16	1368321.75	1168	564106.40	1368606.82	1748	564707.40	1369867.94
1030	564576.84	1368919.29	1185	563955.43	1368335.15	1758	564445.00	1369383.62
1031	564370.61	1369127.64	1193	564130.00	1369156.92	1759	564377.00	1369497.65
1032	564436.19	1369192.56	1204	564172.91	1368894.76	1760	564453.53	1369376.92
1033	564360.15	1369183.47	1205	564038.91	1368796.10	1761	564597.83	1369394.16
1034	564345.08	1369309.58	1206	564044.94	1368804.07	1762	564404.34	1369724.03
1035	564398.70	1369315.98	1207	564107.16	1368757.02	1763	564351.65	1369709.81
1036	564393.40	1369360.37	1208	564208.49	1368891.02	1764	564370.52	1369551.83
1037	564318.93	1369351.48	1209	564146.28	1368938.07	1765	564116.37	1369483.26
1038	564219.93	1369324.77	1210	564196.12	1369086.85	1766	563963.12	1369571.39
1039	564206.65	1369374.01	1211	564120.35	1369144.16	1767	564585.62	1369496.43
1040	564194.74	1369370.80	1212	564070.18	1369202.16	1768	564647.48	1369400.09
1041	564175.20	1369443.21	1213	564046.82	1369171.27	1843	564433.70	1369478.28
1042	564130.43	1369431.13	1214	563693.49	1369438.49	1888	564624.35	1369593.71
1044	563910.99	1369557.32	1215	563688.76	1369473.67	1889	564703.78	1369603.20
1045	563909.05	1369564.51	1491	563208.38	1369439.11	1907	564683.85	1369770.02
1046	563878.40	1369582.13	1623	563261.79	1369453.52	1917	564768.08	1369360.11
1047	563832.44	1369569.73	1691	563961.18	1369578.57	1918	564761.67	1369413.73
1106	564186.53	1368991.29	1692	563954.67	1369602.71	1935	564380.08	1369471.87
1107	564146.65	1369021.45	1693	564553.61	1369764.30	1936	564635.26	1369502.36
1165	564068.28	1368446.86	1694	564554.77	1369754.59	2119	563215.68	1369412.07
1166	564103.87	1368517.95	1695	564604.42	1369760.53	2120	563269.09	1369426.48



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.

David Weber 20 July 2010  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC  
 John B. Slidell 7/19/2010  
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

BA WATERLOO, LLC  
 John B. Slidell 7/19/2010  
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 Thomas A. Baum 7/19/2010  
 THOMAS A. BAUM, PRESIDENT DATE

**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 1
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.0356 AC.
- TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.0356 AC.

**DEVELOPMENT TRACKING CHART AND SITE ANALYSIS**

PHASE No.	CO. FILE No.	R-A-15 ZONE AREAS										B-1 ZONE		POR ZONE				
		GROSS	100 YR. FLOOD PLAIN	NET	SFA LOTS	MIN. REQ'D. O/S <sup>1</sup>	CREDITED O/S PROV. <sup>2</sup>	NON-CREDITED O/S PROVIDED	TOTAL O/S PROVIDED	MIN. REQ'D. REC. O/S <sup>3</sup>	REC. O/S PROVIDED	MIN. REQ'D. TND O/S <sup>4</sup>	TND O/S PROVIDED	APT. PARCELS	PUBLIC ROADS	PRIVATE ROADS	GROSS ACREAGE	GROSS 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.	0 AC.	2.0 AC.	0.9 AC.	4.2 AC.*	0 AC.
PHASE II	P-06-004 / F-07-059	5.81 AC.	0 AC.	5.81 AC.	2.35 AC.	1.5 AC.	0.6 AC. (10%)	0.1 AC.	0.7 AC.	24,800 S.F.	28,248 S.F.	0.3 AC./13,068 S.F.	0.9 AC./40,144 S.F.	0 AC.	2.1 AC.	0.7 AC.	0.00 AC.	0 AC.
PHASE III	P-07-017 / F-08-006	12.94 AC.	0.50 AC.	12.44 AC.	2.64 AC.	3.2 AC.	5.9 AC. (46%)	0.4 AC.	6.6 AC.	26,000 S.F.	27,618 S.F.	0.7 AC./30,992 S.F.	0 AC./0 S.F.	0 AC.	2.9 AC.	0.8 AC.	0.00 AC.	0 AC.
PHASE IV	P-08-001 / F-09-008	5.77 AC.	0 AC.	5.77 AC.	0.64 AC.	1.4 AC.	1.9 AC. (33%)	0.1 AC.	2.0 AC.	26,000 S.F.	15,852 S.F.	0.3 AC./12,567 S.F.	0.2 AC./6,582 S.F.	1.8 AC.	1.4 AC.	0 AC.	0.00 AC.	6.6 AC.
PHASE V	P-08-002 / F-10-048	5.50 AC.	0 AC.	5.50 AC.	2.09 AC.	1.4 AC.	0.5 AC. (9%)	0.1 AC.	0.6 AC.	23,600 S.F.	0 S.F.	0.3 AC./12,197 S.F.	0 AC./0 S.F.	0 AC.	1.9 AC.	0.9 AC.	0.00 AC.	6.6 AC.
<b>CUMULATIVE TOTAL</b>		<b>43.65 AC.</b>	<b>1.86 AC.</b>	<b>41.79 AC.</b>	<b>9.87 AC.</b>	<b>10.9 AC.</b>	<b>17.1 AC. (39%)</b>	<b>1.1 AC.</b>	<b>18.5 AC.</b>	<b>125,200 S.F.</b>	<b>128,963 S.F.</b>	<b>2.2 AC./94,961 S.F.</b>	<b>2.0 AC./87,277 S.F.</b>	<b>1.8 AC.</b>	<b>10.3 AC.</b>	<b>3.3 AC.</b>	<b>4.2 AC.</b>	<b>6.6 AC.</b>

- NOTES:**
- MINIMUM REQUIRED OPEN SPACE (O/S) IS CALCULATED AS 25% OF THE GROSS AREA.
  - PERCENT OPEN SPACE PROVIDED IS OF THE GROSS AREA.
  - MINIMUM REQUIRED RECREATION OPEN SPACE (ROS) IS CALCULATED AS 400 S.F. PER UNIT.
  - MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.
  - MINIMUM REQUIRED MIHU'S ARE CALCULATED AS 10% OF THE TOTAL NUMBER OF UNITS.

**R-A-15 UNIT TABULATION**

PHASE No.	NET	REQUIRED/MAXIMUM R-A-15 UNITS			PROPOSED R-A-15 UNITS			
		MAX NUMBER OF UNITS PERMITTED (15 UNITS/NET AC.)	REQ. MIHU'S @ 10% OF TOTAL UNITS PROP.	STD. SFA UNITS	MIHU'S SFA UNITS	APT. UNITS	TOTAL UNITS	PROPOSED UNIT DENSITY
PHASE I	12.27 AC.	184	6	52	10	0	62	5.1 UNITS / NET AC.
PHASE II	5.81 AC.	87	6	56	6	0	62	10.6 UNITS / NET AC.
PHASE III	12.44 AC.	186	7	59	6	0	65	5.0 UNITS / NET AC.
PHASE IV	5.77 AC.	86	7	17	0	48	65	11.3 UNITS / NET AC.
PHASE V	5.50 AC.	82	6	51	8	0	59	10.7 UNITS / NET AC.
<b>41.79 AC.</b>		<b>626</b>	<b>32</b>	<b>235</b>	<b>30</b>	<b>48</b>	<b>313</b>	<b>7.5 UNITS / NET AC.</b>

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

By: Peter B. Silenson 9/24/10  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

By: [Signature] 9/15/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

By: [Signature] 10/10/10  
 DIRECTOR DATE

**OWNER'S DEDICATION**

BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 11 DAY OF JULY, 2010

BA WATERLOO TOWNHOMES, LLC  
 BY: John B. Slidell  
 JOHN B. SLIDELL, VICE CHAIRMAN

BA WATERLOO, LLC  
 BY: John B. Slidell  
 JOHN B. SLIDELL, VICE CHAIRMAN

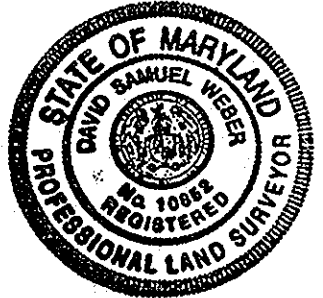
SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 BY: Thomas A. Baum  
 THOMAS A. BAUM, PRESIDENT

ATTEST: [Signatures]

**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 DEEP RUN MANAGEMENT, LLC TO BA WATERLOO TOWNHOMES, LLC, BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124, PART OF THE LAND CONVEYED BY DEEP RUN MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED FROM BA WATERLOO TOWNHOMES, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A DEED DATED JUNE 22, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1; ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-4" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE IV, LOTS C-219 THRU C-225, C-227 THRU C-236, PARCELS "D-2" AND "E-1", OPEN SPACE LOTS C-237, D-1, E-2 & E-3 AND NON-BUILDABLE PARCELS "D-3", "D-4" AND NON-BUILDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017 AND NON-BUILDABLE LOT C-308 AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE II, LOTS C-244 THRU C-255, AND SHIPLEY'S GRANT - PHASE III, LOTS C-256 THRU C-291, OPEN SPACE LOTS C-292 & C-293 AND COMMON OPEN LOT C-294, AND SHIPLEY'S GRANT - PHASE IV, LOTS C-295 THRU C-307, NON-BUILDABLE LOT C-308 AND OPEN SPACE LOT C-309" AND RECORDED AS PLAT NO. 21040 AND A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON A REVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64 AND SHIPLEY'S GRANT - PHASE III, OPEN SPACE LOT C-212" AND RECORDED IN PLAT BOOK AS PLAT NO. 20972; 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 20 JULY 2010  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 21319 ON 10/15/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SHIPLEY'S GRANT - PHASE V**  
 LOTS C-308, D-5 THRU D-82, OPEN SPACE LOTS D-83 THRU D-88, COMMON OPEN SPACE LOTS D-89 THRU D-92 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80"  
 (A REVISION OF NON-BUILDABLE LOT C-308, SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21040 AND NON-BUILDABLE PARCEL "D-4", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017)

**SHIPLEY'S GRANT - PHASE I**  
 OPEN SPACE LOT C-64  
 (A REVISION TO OPEN SPACE LOT C-64, SHIPLEY'S GRANT - PHASE I, PLAT NO. 20972)  
 1M 37, GRID 1 & 2, P/O PARCEL 4  
 HOWARD COUNTY, MARYLAND  
 1ST ELECTION DISTRICT  
 SCALE: 1"=30' SHEET 2 OF 6 JULY 2010

**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 BALT. 410-650-1820 DE/VA: 301-389-2524 FAX: 301-421-4166  
 DRAWN BY: PWC CHECK BY: [Signature]

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	43
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	36
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1,2316
4. TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED:	2
7. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.3877 AC.
8. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	3
9. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0490 AC.
10. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
11. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
12. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2
13. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.2724 AC.
14. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.9286 AC.
15. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.8693 AC.

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.

*David S. Weber* 20 JULY 2010  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC  
*John B. Sidell* 7/19/2010  
JOHN B. SIDELL, VICE CHAIRMAN

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SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
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THOMAS A. BAUM, PRESIDENT

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THOMAS A. BAUM, PRESIDENT

**CURVE TABULATION THIS SHEET**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1044-1042	179.00'	281.17'	179.00'	253.14'	N 29°54'04" W	90°00'00"
1765-1766	125.00'	196.35'	125.00'	176.78'	S 29°54'04" E	90°00'00"

**OWNERS:**

BA WATERLOO TOWNHOMES, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (LOT 228)	BA WATERLOO, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OLD PARCEL "D-4")	SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OPEN SPACE LOT C-64)
---	--	--

OPEN SPACE LOT C-64  
SHIPLEY'S GRANT - PHASE I  
(CONVEYED TO THE HOMEOWNER'S ASSOCIATION)  
SHEET 6 OF 6

OPEN SPACE LOT D-64  
SHIPLEY'S GRANT - PHASE I  
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)  
SHEET 6 OF 6

OPEN SPACE LOT D-65  
684 SF  
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)

MAPLE HILL ROAD  
(PUBLIC ACCESS STREET) (54' R/W)

NON-BUILDABLE PARCEL "D-4"  
SHIPLEY'S GRANT - PHASE IV  
PLAT NO. 21017

DUNCAN DRIVE  
(PUBLIC ACCESS STREET) (54' R/W)

COMMON OPEN SPACE LOT D-69 - 10,393 SF  
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)

OPEN SPACE LOT D-63 - 517 SF  
(TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)

CHARLES CROSSING  
(PUBLIC MAJOR COLLECTOR) (60' R/W)  
PLAT NO. 21017

**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 DEEP RUN MANAGEMENT, LLC TO BA WATERLOO TOWNHOMES, LLC, BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124, PART OF THE LAND CONVEYED BY DEEP RUN MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED FROM BA WATERLOO TOWNHOMES, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A DEED DATED JUNE 22, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1; ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-4" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE IV, LOTS C-219 THRU C-225, C-227 THRU C-236, PARCELS "D-2" AND "E-1", OPEN SPACE LOTS C-237, D-1, E-2 & E-3 AND NON-BUILDABLE PARCELS "D-3", "D-4" AND NON-BUILDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017 AND NON-BUILDABLE LOT C-308 AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE II, LOTS C-244 THRU C-255, AND SHIPLEY'S GRANT - PHASE III, LOTS C-256 THRU C-291, OPEN SPACE LOTS C-292 & C-293 AND COMMON OPEN LOT C-294, AND SHIPLEY'S GRANT - PHASE IV, LOTS C-295 THRU C-307, NON-BUILDABLE LOT C-308 AND OPEN SPACE LOT C-309" AND RECORDED AS PLAT NO. 21040 AND A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON A REVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64 AND SHIPLEY'S GRANT - PHASE III, OPEN SPACE LOT C-212" AND RECORDED IN PLAT BOOK AS PLAT NO. 20972; 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.



EXISTING 1' PUBLIC WATER, SEWER, SIDEWALK MAINTENANCE & UTILITY EASEMENTS - PLAT NO. 21017

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

*Barbara P. Steiner* 9/24/10  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Keith Sheehy* 9/15/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Keith Sheehy* 10/10/10  
DIRECTOR

**OWNER'S DEDICATION**

BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SIDELL, VICE CHAIRMAN, BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SIDELL, VICE CHAIRMAN AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 TO 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 19 DAY OF JULY, 2010

BA WATERLOO TOWNHOMES, LLC BY *John B. Sidell*  
BA WATERLOO, LLC BY *John B. Sidell*  
SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY *Thomas A. Baum*  
ATTEST: *Melissa G. Murray* ATTEST: *Melissa G. Murray* ATTEST: *Clayton*

*David S. Weber* 20 JULY 2010  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 21320 ON 10/15/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE V  
LOTS C-308, D-5 THRU D-62, OPEN SPACE LOTS D-63 THRU D-68, COMMON OPEN SPACE LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80"  
(A RESUBDIVISION OF NON-BUILDABLE LOT C-308, SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21040 AND NON-BUILDABLE PARCEL "D-4", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017)

SHIPLEY'S GRANT - PHASE I  
OPEN SPACE LOT C-64  
(A REVISION TO OPEN SPACE LOT C-64, SHIPLEY'S GRANT - PHASE I, PLAT NO. 20972)  
TM 37, GRID 1 & 2, P/O PARCEL 4  
1ST ELECTION DISTRICT  
BURTONSVILLE MARYLAND 20868  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=30'  
SHEET 3 OF 6  
JULY 2010

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE MARYLAND 20868  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4168  
DRAWN BY: *PWC* CHECK BY: *JD*



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.

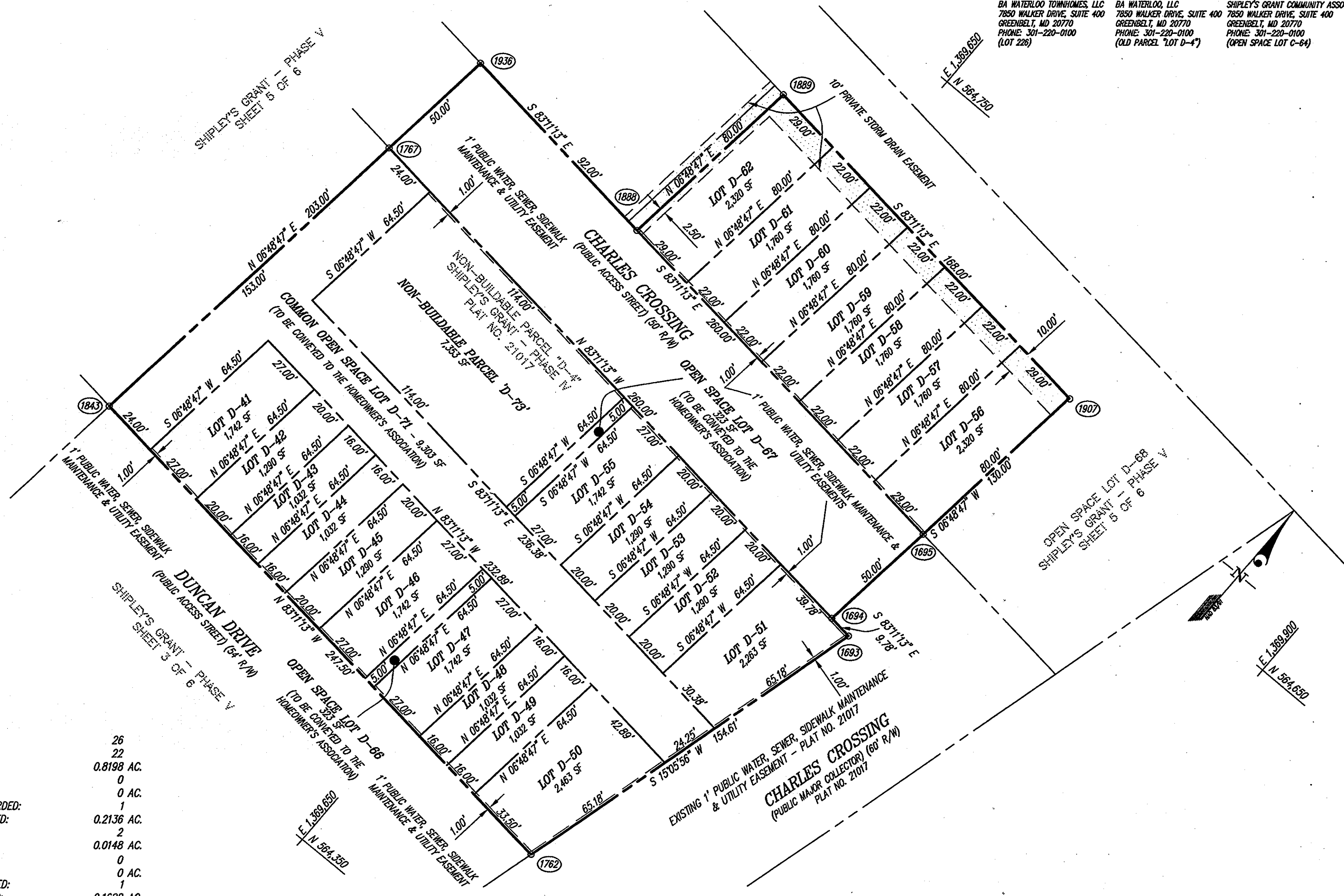
*David S. Weber* 20 July 2010  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC  
*John B. Slidell* 7/19/2010  
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

BA WATERLOO, LLC  
*John B. Slidell* 7/19/2010  
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
*Thomas A. Baum* 7/19/2010  
 THOMAS A. BAUM, PRESIDENT DATE

OWNERS:  
 BA WATERLOO TOWNHOMES, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (LOT 226)  
 BA WATERLOO, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OLD PARCEL LOT D-4\*)  
 SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OPEN SPACE LOT C-64)



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	26
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	22
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.8198 AC.
4. TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED:	1
7. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.2136 AC.
8. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
9. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0148 AC.
10. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
11. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
12. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED:	1
13. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.1688 AC.
14. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.2984 AC.
15. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.5154 AC.

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

*Robert Peter Zsilemson* 9/24/10  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*John P. ...* 9/15/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt ...* 10/25/10  
 DIRECTOR DATE

**OWNER'S DEDICATION**

BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 19 DAY OF JULY, 2010  
 BA WATERLOO TOWNHOMES, LLC BY *John B. Slidell* JOHN B. SLIDELL, VICE CHAIRMAN  
 BA WATERLOO, LLC BY *John B. Slidell* JOHN B. SLIDELL, VICE CHAIRMAN  
 SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY *Thomas A. Baum* THOMAS A. BAUM, PRESIDENT  
 ATTEST: *Melvin G. Murray* ATTEST: *Melvin G. Murray* ATTEST: *MaDonald*

**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 DEEP RUN MANAGEMENT, LLC TO BA WATERLOO TOWNHOMES, LLC, BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124, PART OF THE LAND CONVEYED BY DEEP RUN MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED FROM BA WATERLOO TOWNHOMES, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A DEED DATED JUNE 22, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1; ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-4" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE IV, LOTS C-219 THRU C-225, C-227 THRU C-236, PARCELS "D-2" AND "E-1", OPEN SPACE LOTS C-237, D-1, E-2 & E-3 AND NON-BUILDABLE PARCELS "D-3", "D-4" AND NON-BUILDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017 AND NON-BUILDABLE LOT C-308 AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE II, LOTS C-244 THRU C-255, AND SHIPLEY'S GRANT - PHASE III, LOTS C-256 THRU C-307, NON-BUILDABLE LOT C-308 AND OPEN SPACE LOT C-309" AND RECORDED AS PLAT NO. 21040 AND A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON A REVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64 AND SHIPLEY'S GRANT - PHASE III, OPEN SPACE LOT C-212" AND RECORDED IN PLAT BOOK AS PLAT NO. 20972; 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* 20 July 2010  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 21321 ON 10/15/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SHIPLEY'S GRANT - PHASE V**  
 LOTS C-308, D-5 THRU D-62, OPEN SPACE LOTS D-63 THRU D-68, COMMON OPEN SPACE LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80"  
 (A RESUBDIVISION OF NON-BUILDABLE LOT C-308, SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21040 AND NON-BUILDABLE PARCEL "D-4", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017.)

**SHIPLEY'S GRANT - PHASE I**  
 OPEN SPACE LOT C-64  
 (A REVISION TO OPEN SPACE LOT C-64, SHIPLEY'S GRANT - PHASE I, PLAT NO. 20972)

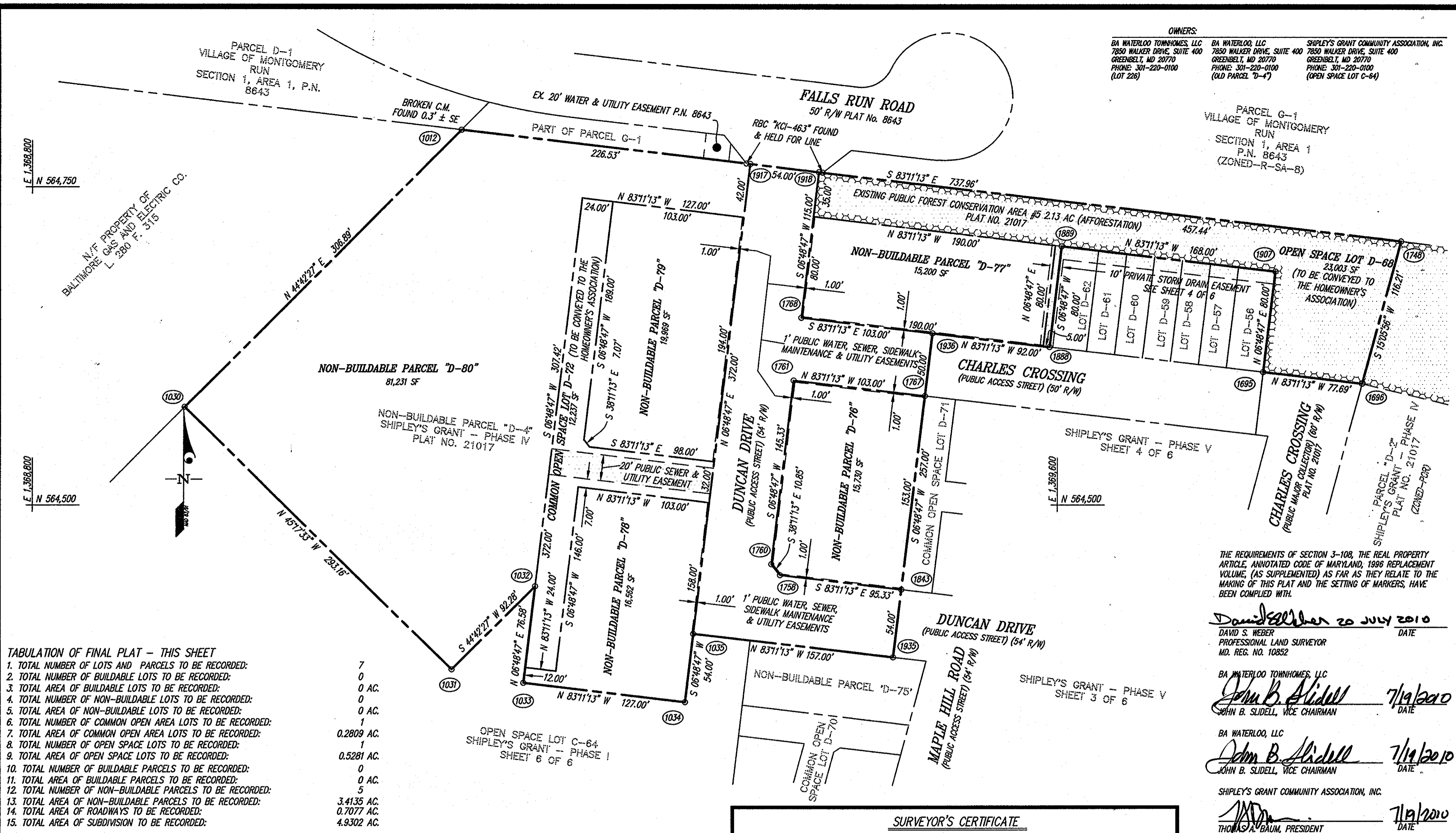
1ST ELECTION DISTRICT TH 37, GRID 1 & 2, P/O PARCEL 4 HOWARD COUNTY, MARYLAND SCALE: 1"=30' SHEET 4 OF 6 JULY 2010

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3000 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 BALTIMORE: 410-880-1820 DC/VA: 301-888-2524 FAX: 301-421-4188  
 DRAWN BY: *PWC* CHECK BY: *BT*

OWNERS:  
 BA WATERLOO TOWNHOMES, LLC  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (LOT 226)

BA WATERLOO, LLC  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (OLD PARCEL D-4)

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (OPEN SPACE LOT C-84)



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	7
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	1
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.2809 AC.
8. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
9. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.5281 AC.
10. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
11. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
12. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	5
13. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	3.4135 AC.
14. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.7077 AC.
15. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.9302 AC.

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

*Walter Peter Brilensson* 9/24/10  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 9/15/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/05/10  
 DIRECTOR DATE

**OWNER'S DEDICATION**

BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 RESTRICTIONS 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 19 DAY OF JULY, 2010

BA WATERLOO TOWNHOMES, LLC BY *[Signature]*  
 JOHN B. SLIDELL, VICE CHAIRMAN

BA WATERLOO, LLC BY *[Signature]*  
 JOHN B. SLIDELL, VICE CHAIRMAN

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY *[Signature]*  
 THOMAS A. BAUM, PRESIDENT

ATTEST: *[Signature]* ATTEST: *[Signature]* ATTEST: *[Signature]*

**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 DEEP RUN MANAGEMENT, LLC TO BA WATERLOO TOWNHOMES, LLC, BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124, PART OF THE LAND CONVEYED BY DEEP RUN MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED FROM BA WATERLOO TOWNHOMES, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A DEED DATED JUNE 22, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1; ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-4" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE IV, LOTS C-219 THRU C-225, C-227 THRU C-236, PARCELS "D-2" AND "E-1", OPEN SPACE LOTS C-237, D-1, E-2 & E-3 AND NON-BUILDABLE PARCELS "D-3", "D-4" AND NON-BUILDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017 AND NON-BUILDABLE LOT C-308 AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE II, LOTS C-244 THRU C-255, AND SHIPLEY'S GRANT - PHASE III, LOTS C-256 THRU C-291, OPEN SPACE LOTS C-292 & C-293 AND COMMON OPEN LOT C-294, AND SHIPLEY'S GRANT - PHASE IV, LOTS C-295 THRU C-307, NON-BUILDABLE LOT C-308 AND OPEN SPACE LOT C-309" AND RECORDED AS PLAT NO. 21046 AND A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON A REVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64 AND SHIPLEY'S GRANT - PHASE III, OPEN SPACE LOT C-212" AND RECORDED IN PLAT BOOK AS PLAT NO. 20872; 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 20 JULY 2010  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



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* 20 JULY 2010  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC  
*John B. Slidell* 7/19/2010  
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

BA WATERLOO, LLC  
*John B. Slidell* 7/19/2010  
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
*Thomas A. Baum* 7/19/2010  
 THOMAS A. BAUM, PRESIDENT DATE

RECORDED AS PLAT NUMBER 2322 ON 10/15/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SHIPLEY'S GRANT - PHASE V**  
 LOTS C-308, D-5 THRU D-62, OPEN SPACE LOTS D-63 THRU D-68, COMMON OPEN SPACE LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80"  
 (A RESUBDIVISION OF NON-BUILDABLE LOT C-308, SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21046 AND NON-BUILDABLE PARCEL "D-4", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017)

**SHIPLEY'S GRANT - PHASE I**  
 OPEN SPACE LOT C-64  
 (A REVISION TO OPEN SPACE LOT C-64, SHIPLEY'S GRANT - PHASE I, PLAT NO. 20872)  
 TM 37, GRID 1 & 2, P/O PARCEL 4  
 HOWARD COUNTY, MARYLAND

1ST ELECTION DISTRICT SCALE: 1"=50' SHEET 5 OF 6 JULY 2010

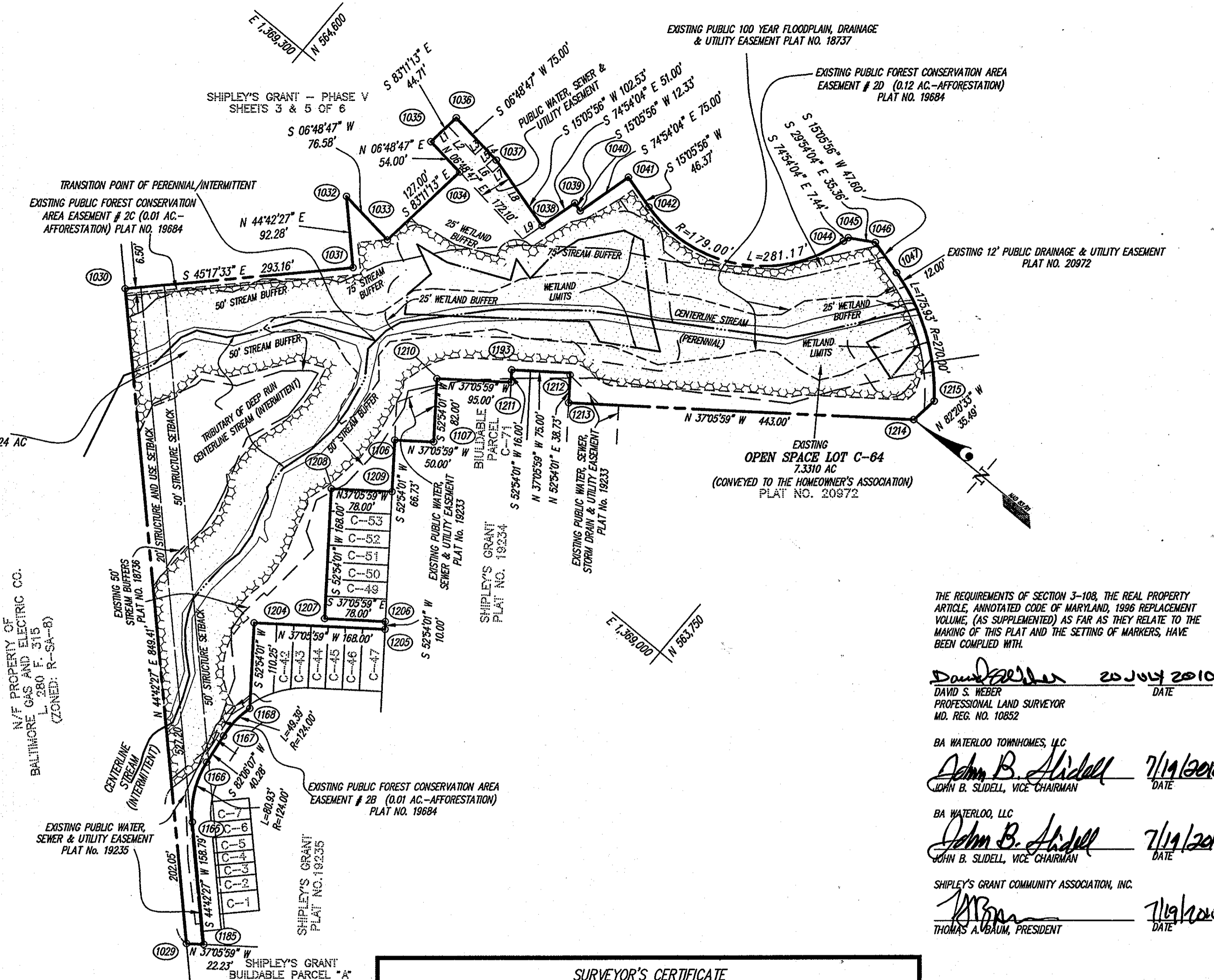
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE, SUITE 200 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-988-2824 FAX: 301-421-4188

DRAWN BY: *[Signature]* CHECK BY: *[Signature]*



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"

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S 83°11'13" E	30.00'
L2	S 06°48'47" W	51.00'
L3	S 83°11'13" E	14.71'
L4	S 06°48'47" W	20.00'
L5	N 83°11'13" W	14.05'
L6	S 06°16'57" W	12.00'
L7	S 83°11'13" E	12.77'
L8	S 15°06'53" W	94.45'
L9	N 74°54'04" W	30.25'



EXISTING PUBLIC FOREST CONSERVATION AREA EASEMENT # 2E - 4.85 AC. (AFFORESTATION - 2.24 AC & RETENTION - 2.61 AC) PLAT NO. 20972

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

OWNERS:		
BA WATERLOO TOWNHOMES, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (LOT 226)	BA WATERLOO, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OLD PARCEL "D-4")	SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OPEN SPACE LOT C-64)

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
9. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	7.3310 AC.
10. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
11. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
12. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
13. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
14. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
15. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.3310 AC.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 9/15/10  
DIRECTOR  
DATE: 10/6/10

OWNER'S DEDICATION

BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN, BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SLIDELL, VICE CHAIRMAN AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THOMAS A. BAUM, PRESIDENT, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 19 DAY OF JULY, 2010  
BA WATERLOO TOWNHOMES, LLC  
BY: John B. Slidell, Vice Chairman  
SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
BY: Thomas A. Baum, President  
ATTEST: Melissa G. Murray

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 DEEP RUN MANAGEMENT, LLC TO BA WATERLOO TOWNHOMES, LLC, BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124, PART OF THE LAND CONVEYED BY DEEP RUN MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED FROM BA WATERLOO TOWNHOMES, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. BY A DEED DATED JUNE 22, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1; ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL "D-4" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE IV, LOTS C-219 THRU C-225, C-227 THRU C-236, PARCELS "D-2" AND "E-1", OPEN SPACE LOTS C-237, D-1, E-2 & E-3 AND NON-BUILDABLE PARCELS "D-3", "D-4" AND NON-BUILDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017 AND NON-BUILDABLE LOT C-308 AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE II, LOTS C-244 THRU C-255, AND SHIPLEY'S GRANT - PHASE III, LOTS C-256 THRU C-291, OPEN SPACE LOTS C-292 & C-293 AND COMMON OPEN LOT C-294, AND SHIPLEY'S GRANT - PHASE IV, LOTS C-295 THRU C-307, NON-BUILDABLE LOT C-308 AND OPEN SPACE LOT C-309" AND RECORDED AS PLAT NO. 21040 AND A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON A REVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64 AND SHIPLEY'S GRANT - PHASE III, OPEN SPACE LOT C-212" AND RECORDED IN PLAT BOOK AS PLAT NO. 20972; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE PLAT BY HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE PLAT BY HOWARD COUNTY, MARYLAND, 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  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852  
DATE: 20 JULY 2010



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.

David S. Weber 20 JULY 2010  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

BA WATERLOO TOWNHOMES, LLC  
John B. Slidell 7/19/2010  
JOHN B. SLIDELL, VICE CHAIRMAN

BA WATERLOO, LLC  
John B. Slidell 7/19/2010  
JOHN B. SLIDELL, VICE CHAIRMAN

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
Thomas A. Baum 7/19/2010  
THOMAS A. BAUM, PRESIDENT

RECORDED AS PLAT NUMBER 21323 ON 10/15/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE V  
LOTS C-308, D-5 THRU D-62, OPEN SPACE LOTS D-63 THRU D-68, COMMON OPEN SPACE LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80"  
(A RESUBDIVISION OF NON-BUILDABLE LOT C-308, SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21040 AND NON-BUILDABLE PARCEL "D-4", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017)

SHIPLEY'S GRANT - PHASE I  
OPEN SPACE LOT C-64  
(A REVISION TO OPEN SPACE LOT C-64, SHIPLEY'S GRANT - PHASE I, PLAT NO. 20972)  
TM 37, GRID 1 & 2, P/O PARCEL 4  
HOWARD COUNTY, MARYLAND  
JULY 2010

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
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DRAWN BY: pwc CHECK BY: [Signature]