

**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 7/29/06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-04-09, WP-04-105(\*), P-06-1 (PHASE I), P-06-4 (PHASE II), P-07-017 (PHASE III), P-08-001 (PHASE IV), P-08-002 (PHASE V), WP-06-45 (\*\*), F-06-19, F-07-01, F-07-43, F-07-59, F-08-06 & F-08-82.
- 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. 24-4355-0 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.(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:
  - 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 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.
- (\*\*) 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(c)(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(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 16.14.(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 DED 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.

**TABULATION OF FINAL PLAT - ALL SHEETS**

|   |             |
|---|-------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 2           |
| 2. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:   | 2           |
| 3. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:    | 11.0526 AC. |
| 4. TOTAL AREA OF ROADWAYS TO BE RECORDED:           | 0 AC.       |
| 5. TOTAL AREA OF SUBDIVISION TO BE RECORDED:        | 11.0526 AC. |

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

*B. Nyen for Peter B. Silenon* 11/15/10  
COUNTY HEALTH OFFICER DATE

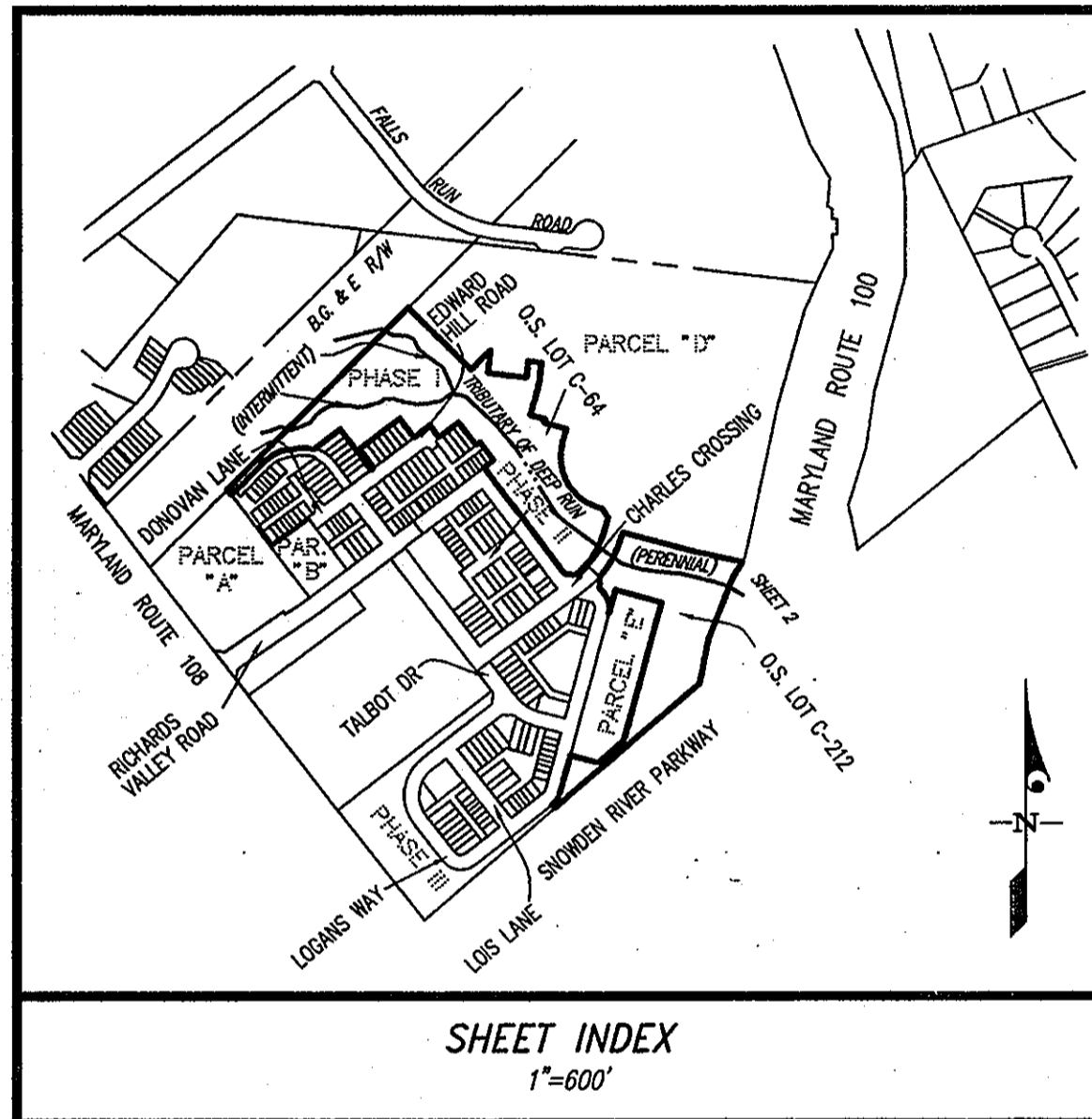
**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 12/24/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

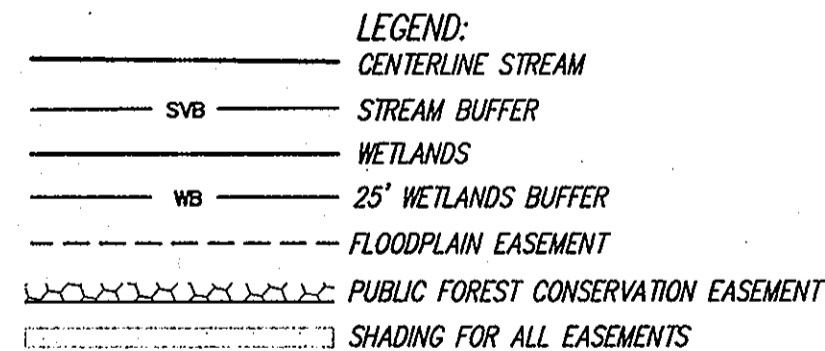
*[Signature]* 1/29/10  
DIRECTOR DATE

**(GENERAL NOTES CONTINUED)**

- 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 WAS ADDRESSED BY PROVIDING 1.48 ACRES OF ON-SITE NET TRACT FOREST RETENTION, 5.74 ACRES OF ON-SITE AFFORESTATION, AND 1.30 ACRES OF OFF-SITE AFFORESTATION OR 2.60 ACRES OF OFF-SITE RETENTION TO BE PROVIDED WITH THE LAST PHASE OF THIS PROJECT.
- 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.
- THE 1.30 ACRES OF THE 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 DPZ.
- 2.13 ACRES OF THE TOTAL 5.74 ACRES OF AFFORESTATION IS IN FOREST CONSERVATION AREA EASEMENT NO. 5 ON NON-BUILDABLE PARCEL D SHOWN ON THE APPROVED F-06-19 FOREST CONSERVATION PLAN. THE EASEMENT FOR THE 2.13 ACRES OF AFFORESTATION IN FOREST CONSERVATION AREA EASEMENT NO. 5 IS TO BE RECORDED ON THE FUTURE RESUBDIVISION PLAT FOR NON-BUILDABLE PARCEL D.



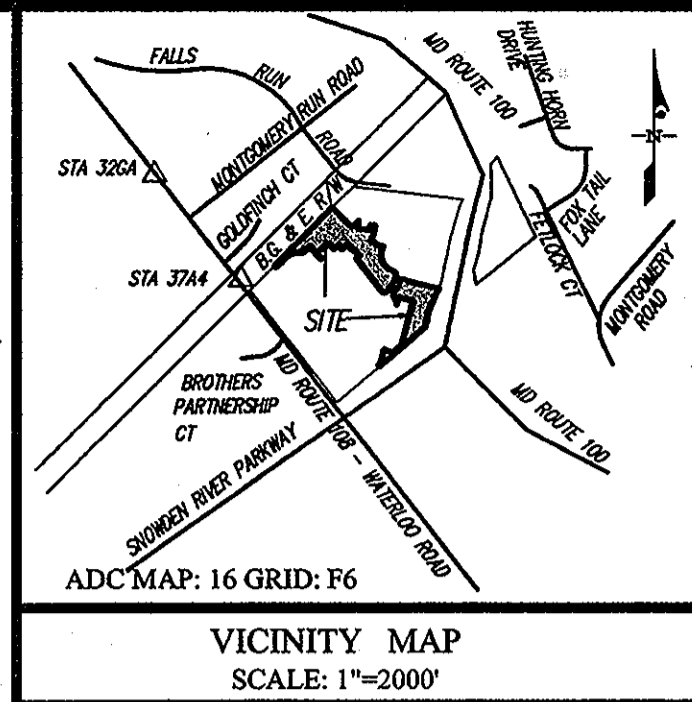
**SHEET INDEX**  
1"=600'



**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

**(GENERAL NOTES CONTINUED)**

- THE TOTAL AREA OF THE FLOODPLAIN EASEMENT ON THE R-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).
- 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.
- THE PARCELS SHOWN ON THIS PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAID 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.
- 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 HSOD 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.
- SEE THE F-06-19 PLANS FOR THE SPECIFIC AREAS OF RETENTION AND AFFORESTATION WITHIN EACH FOREST CONSERVATION EASEMENT.
- 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, F-07-59 AND F-08-06, AND SDP-07-47 AND SDP-07-48 WHERE THESE PRIVATE FACILITIES ARE SHOWN.



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]* 11 NOV. 2009  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
*[Signature]* 10/10/09  
THOMAS A. BAUM, PRESIDENT DATE

REVISED FOREST CONSERVATION EASEMENT AREA TABULATION (F-06-19, F-08-117 & THIS PLAT)

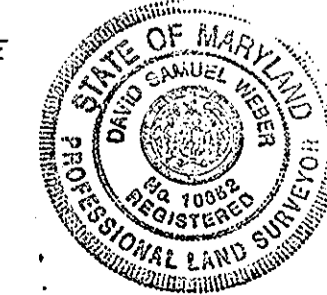
| FOREST CONSERVATION EASEMENT (FCE) AREA                   | 1         | 2B       | 2C       | 2D       | 2E       | 3         | 4A        | 4B        | 4C        | 4D        | TOTAL |
|---|-----------|----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-------|
| PARCEL WHERE FCE IS LOCATED                               | LOT C-211 | LOT C-64 | LOT C-64 | LOT C-64 | LOT C-64 | LOT C-212 | LOT C-212 | LOT C-212 | LOT C-212 | LOT C-212 |       |
| CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)      | N/A       | N/A      | N/A      | N/A      | 1.40     | 0.08      | N/A       | N/A       | N/A       | N/A       | 1.48  |
| NON-CREDITED FOREST RETENTION AREA IN FLOODPLAIN (IN AC.) | N/A       | N/A      | N/A      | N/A      | 1.21     | 0.28      | N/A       | 0.05      | N/A       | N/A       | 1.54  |
| FOREST PLANTING AREA OUTSIDE THE FLOODPLAIN (IN AC.)      | 0.27      | 0.01     | 0.01     | 0.12     | 2.10     | 0.34      | 0.24      | 0.18      | 0.02      | 0.03      | 3.32  |
| FOREST PLANTING AREA WITHIN THE FLOODPLAIN (IN AC.)       | N/A       | N/A      | N/A      | N/A      | 0.14     | 0.06      | N/A       | 0.03      | N/A       | N/A       | 0.23  |
| TOTAL ACREAGE OF AFFORESTATION PROVIDED (IN AC.)          | 0.27      | 0.01     | 0.01     | 0.12     | 2.24     | 0.40      | 0.24      | 0.21      | 0.02      | 0.03      | 3.55  |
| NATURAL REGENERATION AREA (IN AC.)                        | N/A       | N/A      | N/A      | N/A      | N/A      | N/A       | N/A       | N/A       | N/A       | N/A       | N/A   |
| MINIMUM TOTAL AREA IN CONSERVATION EASEMENT (IN AC.)      | 0.27      | 0.01     | 0.01     | 0.12     | 4.85     | 0.76      | 0.24      | 0.26      | 0.02      | 0.03      | 6.57  |

THE PURPOSE OF THIS PLAT IS TO ABANDON THE EXISTING FOREST CONSERVATION AREA EASEMENT # 2A (F-08-117) AND TO CREATE NEW PUBLIC FOREST CONSERVATION AREA EASEMENT # 2E (RESULT OF A NET DELETION OF 0.09 ACRE) AND A 12' PUBLIC DRAINAGE & UTILITY EASEMENT ON OPEN SPACE LOT C-64, PHASE I AND TO ABANDON THE EXISTING FOREST CONSERVATION AREA EASEMENT # 4 (F-06-19) AND TO CREATE NEW PUBLIC FOREST CONSERVATION AREA EASEMENTS # 4A, 4B, 4C AND 4D (RESULT OF A NET DELETION OF 0.02 ACRE), REVISE EXISTING PUBLIC FOREST CONSERVATION AREA # 3 AFFORESTATION AND RETENTION AREAS TO AFFORESTATION - 0.40 AC AND RETENTION - 0.36 ACRE, WHICH WERE ERRONEOUSLY LABELED ON PLAT NO. 18737, CREATE A 12' PUBLIC DRAINAGE & UTILITY EASEMENT AND A 20' PUBLIC SEWER & UTILITY EASEMENT ON OPEN SPACE LOT C-212, PHASE III, FOR SHIPLEY'S GRANT - PHASE IV.

**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 THE FOLLOWING DEEDS: DATED JUNE 12, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1 AND DATED DECEMBER 31, 2008 AND RECORDED IN LIBER 11466 AT FOLIO 1, ALSO BEING A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON REVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64" AND RECORDED AS PLAT No. 19684 AND TO OPEN SPACE LOT 212 AS ON A SUBDIVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE III, LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOTS C-213 THRU C-215, AND BUILDABLE PARCELS "C-216" THRU "C-218" AND RECORDED AS PLAT NO. 20343, 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]* 11 NOV. 2009  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 20971 ON 2/4/10, 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 No. 19684)  
AND  
**SHIPLEY'S GRANT - PHASE III**  
OPEN SPACE LOT C-212  
(A REVISION TO OPEN SPACE LOT C-212, SHIPLEY'S GRANT - PHASE III, PLAT No. 20343)  
TM 37, GRID 1 & 2, P/O PARCEL 4  
HOWARD COUNTY, MARYLAND  
1ST ELECTION DISTRICT  
SCALE: AS SHOWN SHEET 1 OF 3  
NOVEMBER 2009

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3800 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20888  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2624 FAX: 301-421-4186  
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

| POINT | NORTHING  | EASTING    |
|-------|-----------|------------|
| 1029  | 563973.16 | 1368321.75 |
| 1030  | 564576.84 | 1368919.29 |
| 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  | 563878.44 | 1369582.13 |
| 1047  | 563832.44 | 1369569.73 |
| 1106  | 564186.53 | 1368991.29 |
| 1107  | 564146.65 | 1369021.45 |
| 1165  | 564068.28 | 1368446.86 |
| 1166  | 564103.87 | 1368517.85 |
| 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     | 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, 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 11 Nov. 2009

DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.

THOMAS A. BAUM, PRESIDENT  
10/30/09

PUBLIC FOREST CONSERVATION AREA EASEMENT # 2A - 4.94 AC. (AFFORESTATION - 2.33 AC & RETENTION - 2.61 AC) PLAT NO. 19684 IS TO BE ABANDONED BY THIS PLAT.

PUBLIC FOREST CONSERVATION AREA EASEMENT # 2E - 4.85 AC. (AFFORESTATION - 2.24 AC & RETENTION - 2.61 AC)

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

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA      |
|-------|---------|---------|---------|---------|---------------|------------|
| FC1   | 25.00'  | 6.36'   | 3.20'   | 6.35'   | S 20°10'08" E | 14°34'58"  |
| FC2   | 25.00'  | 24.71'  | 13.47'  | 23.72'  | S 15°35'32" W | 56°38'22"  |
| FC3   | 204.22' | 35.25'  | 17.67'  | 35.21'  | S 06°10'08" E | 9°53'26"   |
| FC4   | 258.00' | 127.32' | 64.99'  | 126.03' | S 29°14'12" W | 28°16'32"  |
| FC5   | 51.06'  | 27.55'  | 14.12'  | 27.22'  | N 05°09'42" W | 30°54'58"  |
| FC6   | 35.00'  | 28.80'  | 15.27'  | 27.99'  | N 13°15'00" W | 47°08'50"  |
| FC7   | 89.00'  | 56.42'  | 29.20'  | 55.48'  | N 54°59'16" W | 36°19'27"  |
| FC8   | 83.00'  | 125.81' | 78.55'  | 114.11' | S 59°37'23" W | 86°50'47"  |
| FC9   | 25.00'  | 12.30'  | 6.28'   | 12.18'  | S 22°45'16" E | 28°11'54"  |
| FC10  | 25.00'  | 59.74'  | 63.34'  | 46.51'  | S 53°33'35" E | 136°55'10" |

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 1
- TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED: 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 7.3310 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- 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

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

APPROVED: SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.

DAVID S. WEBER  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kurt Skelton  
DIRECTOR

OWNER'S DEDICATION

SHIPLEY'S 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 9<sup>TH</sup> DAY OF NOV. 2009

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.

THOMAS A. BAUM, PRESIDENT

ATTEST: Charles Wald

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 THE FOLLOWING DEEDS: DATED JUNE 12, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1 AND DATED DECEMBER 31, 2008 AND RECORDED IN LIBER 11466 AT FOLIO 1, ALSO BEING A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON REVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64" AND RECORDED AS PLAT NO. 19684 AND TO OPEN SPACE LOT 212 AS ON A SUBDIVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE III, LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOTS C-213 THRU C-215, AND BUILDABLE PARCELS "C-216" THRU "C-218" AND RECORDED AS PLAT NO. 20343, 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 11 Nov. 2009  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 20972 ON 2/4/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

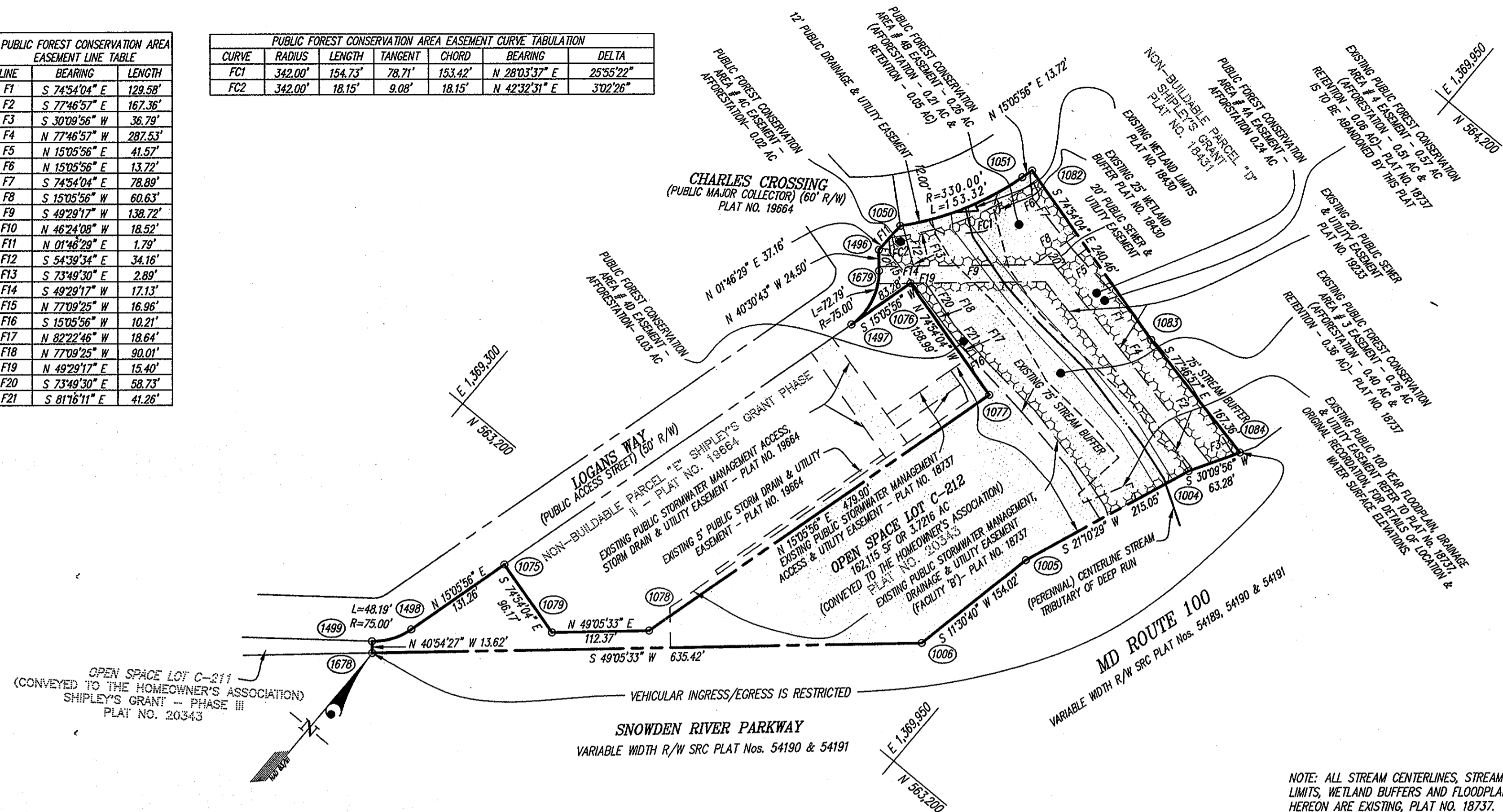
REVISION PLAT  
SHIPLEY'S GRANT - PHASE I  
OPEN SPACE LOT C-64  
(A REVISION TO OPEN SPACE LOT C-64, SHIPLEY'S GRANT - PHASE I, PLAT NO. 19684)  
AND  
SHIPLEY'S GRANT - PHASE III  
OPEN SPACE LOT C-212  
(A REVISION TO OPEN SPACE LOT C-212, SHIPLEY'S GRANT - PHASE III, PLAT NO. 20343)

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
5909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20868  
TEL: 301-421-4024 FAX: 301-988-2524  
DRAWN BY: PWC CHECK BY: RW

| POINT | NORTHING  | EASTING    |
|-------|-----------|------------|
| 1004  | 563677.29 | 1369995.17 |
| 1005  | 563476.76 | 1369917.49 |
| 1006  | 563325.84 | 1369886.76 |
| 1050  | 563683.17 | 1369555.37 |
| 1051  | 563816.81 | 1369627.66 |
| 1075  | 563086.26 | 1369457.95 |
| 1076  | 563639.54 | 1369607.22 |
| 1077  | 563598.13 | 1369760.73 |
| 1078  | 563134.79 | 1369635.72 |
| 1079  | 563061.21 | 1369550.79 |
| 1082  | 563830.06 | 1369631.23 |
| 1083  | 563767.42 | 1369863.40 |
| 1084  | 563732.00 | 1370026.97 |
| 1496  | 563646.03 | 1369554.22 |
| 1497  | 563559.14 | 1369585.53 |
| 1498  | 562959.53 | 1369423.76 |
| 1499  | 562920.04 | 1369397.61 |
| 1678  | 562909.74 | 1369406.53 |
| 1679  | 563627.40 | 1369570.14 |

| LINE | BEARING       | LENGTH  |
|------|---------------|---------|
| F1   | S 74°54'04" E | 129.58' |
| F2   | S 77°46'57" E | 167.36' |
| F3   | S 30°09'56" W | 36.79'  |
| F4   | N 77°46'57" W | 287.53' |
| F5   | N 15°05'56" E | 41.57'  |
| F6   | N 15°05'56" E | 13.72'  |
| F7   | S 74°54'04" E | 78.89'  |
| F8   | S 15°05'56" W | 60.63'  |
| F9   | S 49°29'17" W | 138.72' |
| F10  | N 46°24'08" W | 18.52'  |
| F11  | N 01°46'29" E | 1.79'   |
| F12  | S 54°39'34" E | 34.16'  |
| F13  | S 73°49'30" E | 2.89'   |
| F14  | S 49°29'17" W | 17.13'  |
| F15  | N 77°09'25" W | 16.96'  |
| F16  | S 15°05'56" W | 10.21'  |
| F17  | N 82°22'46" W | 18.64'  |
| F18  | N 77°09'25" W | 90.01'  |
| F19  | N 49°29'17" E | 15.40'  |
| F20  | S 73°49'30" E | 58.73'  |
| F21  | S 81°16'11" E | 41.26'  |

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA     |
|-------|---------|---------|---------|---------|---------------|-----------|
| FC1   | 342.00' | 154.73' | 78.71'  | 153.42' | N 28°03'37" E | 25°55'22" |
| FC2   | 342.00' | 18.15'  | 9.08'   | 18.15'  | N 42°32'31" E | 3°02'26"  |



| CURVE     | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA     |
|-----------|---------|---------|---------|---------|---------------|-----------|
| 1499-1498 | 75.00'  | 48.19'  | 24.96'  | 47.36'  | N 33°30'20" E | 36°48'48" |
| 1497-1679 | 75.00'  | 72.79'  | 39.55'  | 69.97'  | N 12°42'24" W | 55°36'39" |
| 1050-1051 | 330.00' | 153.32' | 78.07'  | 151.94' | N 28°24'31" E | 26°37'10" |

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

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* 11 NOV. 2009  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
*Thomas A. Baum*  
 THOMAS A. BAUM, PRESIDENT 10-10-09  
 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: 3.7216 AC.  
 4. TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.  
 5. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.7216 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
*B. Nelson for Peter Zsilensson* 11/15/10  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Chris P. ...* 12/24/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*K. ...* 1/28/10  
 DIRECTOR DATE

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'S 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF NOV. 2009  
 SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 BY: *Thomas A. Baum*  
 THOMAS A. BAUM, PRESIDENT  
 ATTEST: *Charles ...*

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 THE FOLLOWING DEEDS: DATED JUNE 12, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1 AND DATED DECEMBER 31, 2008 AND RECORDED IN LIBER 11466 AT FOLIO 1, ALSO BEING A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON REVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64" AND RECORDED AS PLAT No. 19684 AND TO OPEN SPACE LOT 212 AS ON A SUBDIVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE III, LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOTS C-213 THRU C-215, AND BUILDABLE PARCELS "C-216" THRU "C-218" AND RECORDED AS PLAT No. 20343, 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* 11 NOV. 2009  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 20973 ON 2/4/10, 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 No. 19684)  
 AND  
 SHIPLEY'S GRANT - PHASE III  
 OPEN SPACE LOT C-212  
 (A REVISION TO OPEN SPACE LOT C-212, SHIPLEY'S GRANT - PHASE III, PLAT No. 20343)  
 TM 37, GRID 1 & 2, P/O PARCEL 4  
 HOWARD COUNTY, MARYLAND  
 1ST ELECTION DISTRICT  
 SCALE: 1"=100' SHEET 3 OF 3  
 NOVEMBER 2009  
 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: 410-389-1820 DC/VAS: 301-889-2524 FAX: 301-421-4186  
 DRAWN BY: *PWC* CHECK BY: *...*