

**GENERAL NOTES**

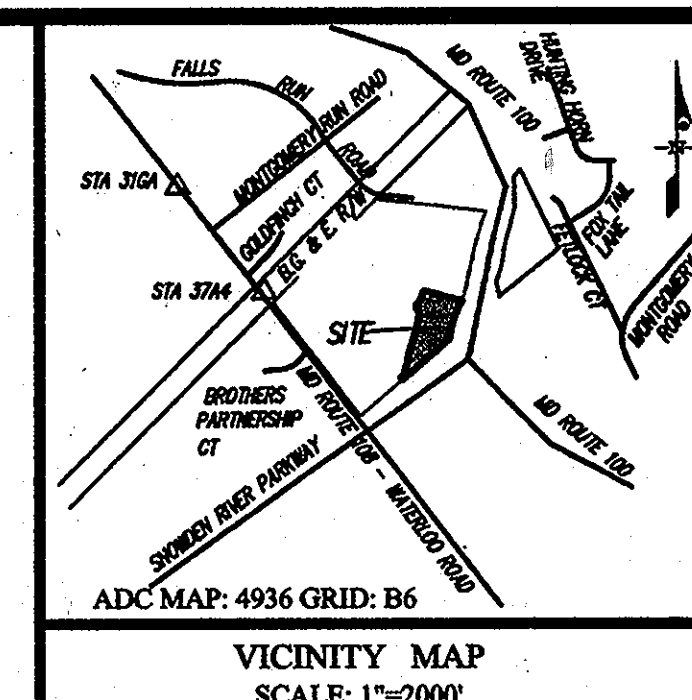
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ○
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN MAY, 2003.
- SUBJECT PROPERTY IS ZONED RA-15 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE 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-07-017 (PHASE III), P-09-001 (PHASE IV), P-09-002 (PHASE V), WP-06-45 (\*), F-06-19, F-07-01, F-07-43, F-07-59, F-08-06, F-09-88 & F-10-60.
- COORDINATES BASED ON HAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 31GA - N 564,925.8221 E 1,367,067.7073 AND 37AA - N 563,835.9110 E 1,367,971.6500.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- 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.
- 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 NOVEMBER 27, 2007 ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-4484-D.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO HOMEOWNER'S ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND THE ARTICLES OF INCORPORATION FOR THE SHIPLEY'S GRANT COMMUNITY ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON MAY 22, 2007, RECEIPT # D11935723. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. RECORDED IN LIBER 10779 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.
- 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 REQUIREMENT PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THESE RESUBDIVISION PLATS WAS PREVIOUSLY ADDRESSED UNDER F-06-19, F-08-117, F-09-88 AND F-10-60. 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.

**(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 WAS CREATED AND RECORDED ON PLAT No. 21017 (F-09-88).

**COORDINATE TABLE**

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
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

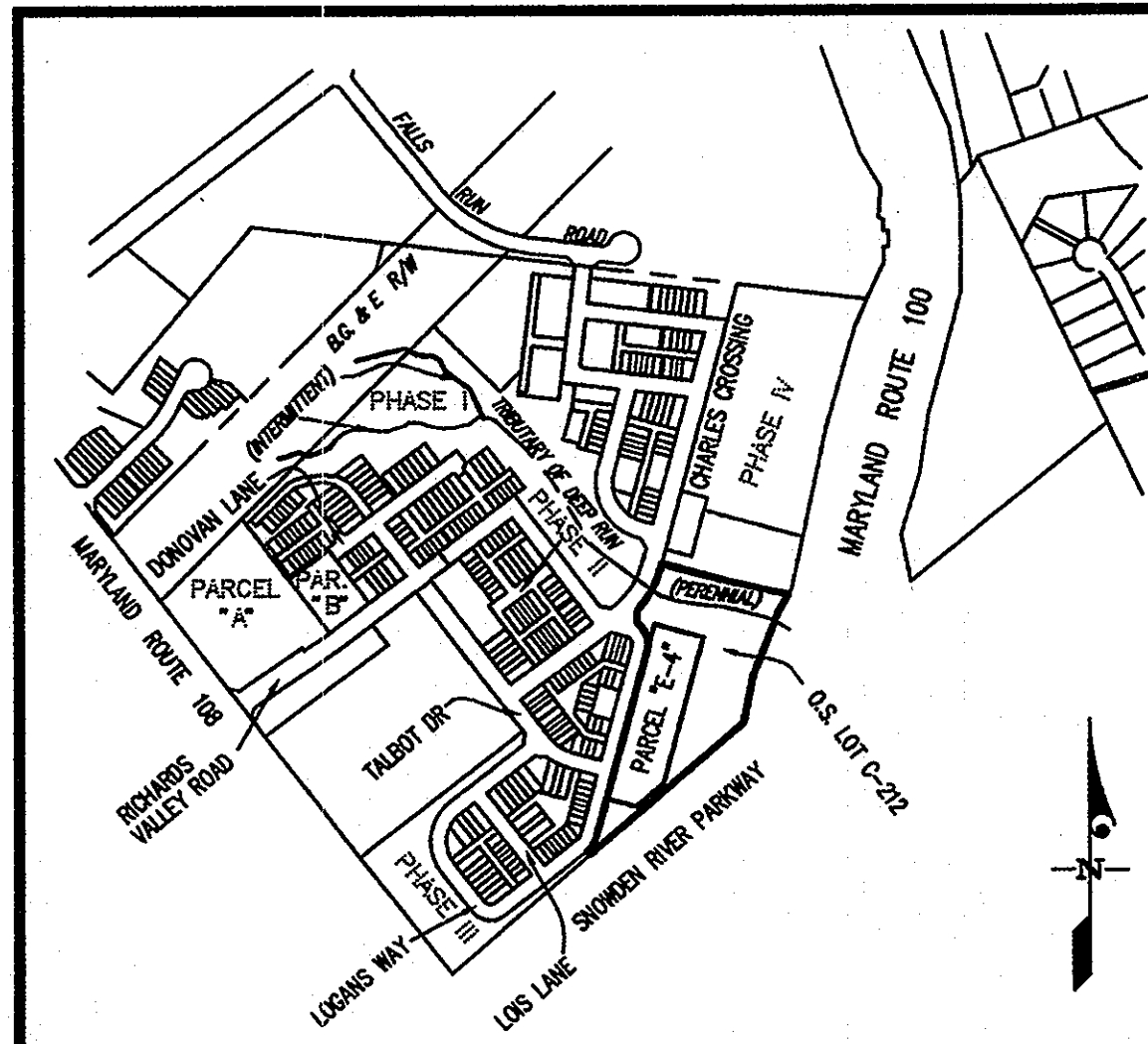


THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 22 NOV 2010  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

*John B. Slidell* 11/19/2010  
 JOHN B. SLIDELL, VICE CHAIRMAN DATE

*Thomas A. Baum* 11/18/2010  
 THOMAS A. BAUM, PRESIDENT DATE



**SHEET INDEX**  
1"=600'

- LEGEND:**
- SOLID LINE: CENTERLINE STREAM
  - DASHED LINE: STREAM BUFFER
  - Wavy Line: WETLANDS
  - WB: 25' WETLANDS BUFFER
  - Dotted Line: FLOODPLAIN EASEMENT
  - Stippled Area: PUBLIC FOREST CONSERVATION EASEMENT
  - Shaded Area: SHADING FOR ALL EASEMENTS
  - Long Dashed Line: OLD PROPERTY LINES TO BE ABANDONED BY THIS PLAT.
  - Diagonal Hatched Area: EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.
  - Short Dashed Line: APPROXIMATE UNMITIGATED 65 dBA NOISE LINE.
  - Long Dash-Short Dash Line: APPROXIMATE MITIGATED 65 dBA NOISE LINE.

**OWNERS:**

BA WATERLOO CONDOMINIUM, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OLD PARCEL "E-1")	SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OLD OPEN SPACE LOTS C-212, E-2 & E-3)
--	--

**TABULATION OF FINAL PLAT - ALL SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
3. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	3.7216 AC.
4. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
5. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	2.0245 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.7461 AC.

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

*B. Wilson for Peter Beilenson* 12/16/10  
 COUNTY HEALTH OFFICER DATE

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

*David S. Weber* 12/16/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*K. S. ...* 12/16/10  
 DIRECTOR DATE

**OWNER'S DEDICATION**

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

WITNESS OUR HANDS THIS 19 DAY OF NOV 2010

BA WATERLOO CONDOMINIUM, LLC  
*John B. Slidell*  
 JOHN B. SLIDELL, VICE CHAIRMAN

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

ATTEST: *David S. Weber*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY DEEP RUN MANAGEMENT, LLC TO BA WATERLOO CONDOMINIUM, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72, PART OF THE LAND CONVEYED BY BA WATERLOO TOWNHOMES, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY A DEED DATED DECEMBER 31, 2008 AND RECORDED IN LIBER 11466 AT FOLIO 1 AND ALL OF THE LAND CONVEYED BY BA WATERLOO CONDOMINIUM, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY A DEED DATED JANUARY 22, 2010 AND RECORDED IN LIBER 12353 AT FOLIO 488; ALSO BEING A REVISION TO OPEN SPACE LOT C-212 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 AS PLAT NO. 20973 AND ALSO BEING A RESUBDIVISION OF PARCEL "E-1" AND OPEN SPACE LOTS E-2 AND E-3 AS SHOWN ON A 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-228" AND RECORDED AS PLAT NO. 21016; 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* 22 NOV 2010  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 21422 ON 11/11/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SHIPLEY'S GRANT - PHASE IV**  
**PARCEL "E-4"**  
**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. 20973 AND A RESUBDIVISION OF PARCEL "E-1" AND OPEN SPACE LOTS E-2 AND E-3, SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21016)

1ST ELECTION DISTRICT  
 SCALE: AS SHOWN SHEET 1 OF 2

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3900 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-580-1850 DE/VAS: 301-959-2824 FAX: 301-421-4106  
 DRAWN BY: DWU CHECK BY: DWU

S:\Survey Drawings\03068\07002-PHASE IV\PLATS\07002-PH-4-PARC E-4-PLT-1.dwg, PLOTTED: 7/29/2010 12:51 PM, LAST SAVED: 7/29/2010 12:50 PM, PLOTTED BY: Paul Clark

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. Heber* 22 NOV 2010  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

BA WATERLOO CONDOMINIUM, LLC

*John B. Sidell* 11/14/2010  
 JOHN B. SIDELL, VICE CHAIRMAN DATE

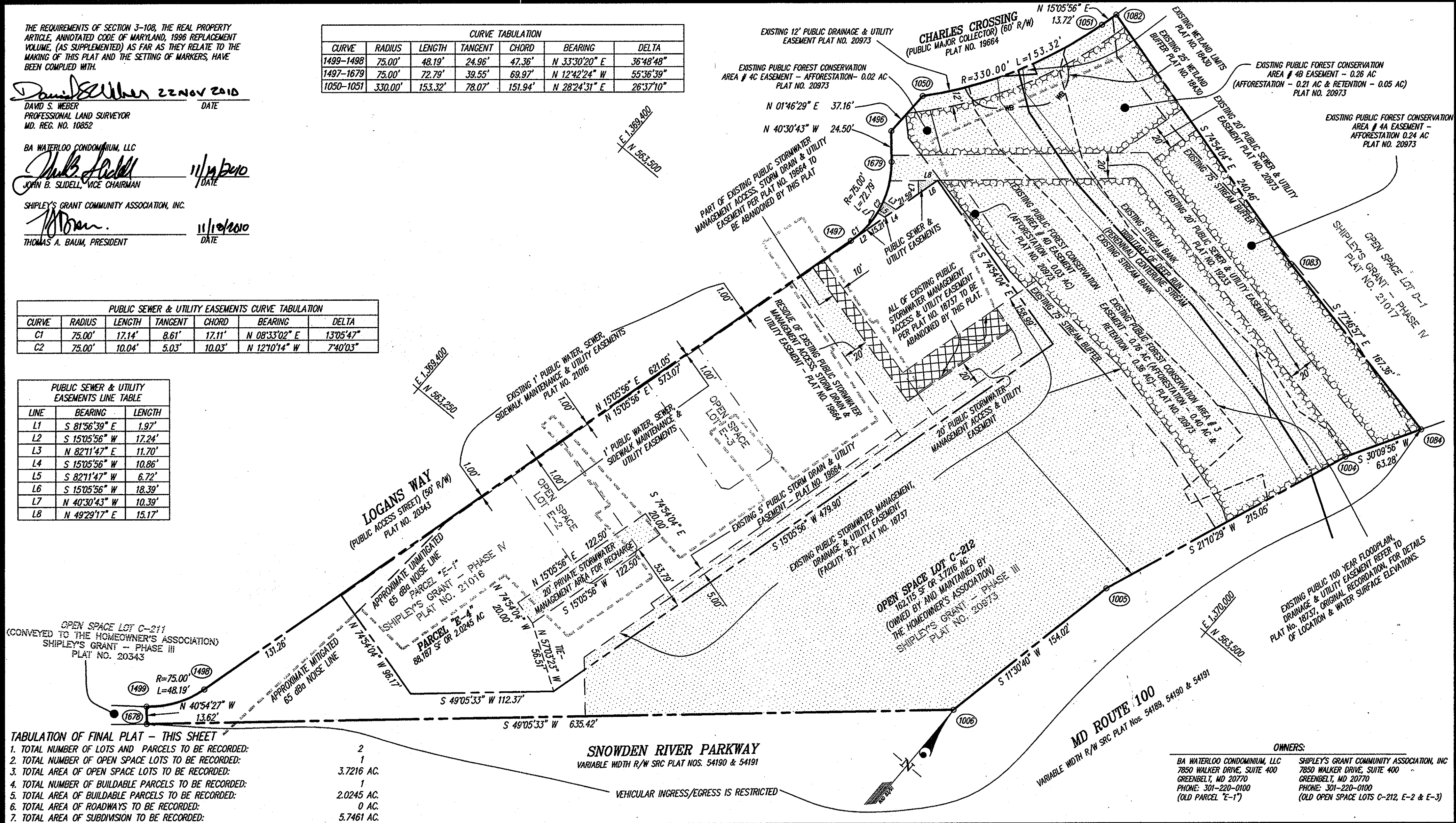
SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.

*Thomas A. Baum* 11/10/2010  
 THOMAS A. BAUM, PRESIDENT DATE

CURVE TABULATION						
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"

PUBLIC SEWER & UTILITY EASEMENTS CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	17.14'	8.61'	17.11'	N 08°33'02" E	13°05'47"
C2	75.00'	10.04'	5.03'	10.03'	N 12°10'14" W	7°40'03"

PUBLIC SEWER & UTILITY EASEMENTS LINE TABLE		
LINE	BEARING	LENGTH
L1	S 81°56'39" E	1.97'
L2	S 15°05'56" W	17.24'
L3	N 82°11'47" E	11.70'
L4	S 15°05'56" W	10.86'
L5	S 82°11'47" W	6.72'
L6	S 15°05'56" W	18.39'
L7	N 40°30'43" W	10.39'
L8	N 49°29'17" E	15.17'



**TABULATION OF FINAL PLAT - THIS SHEET**

- |  |            |
|--|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:  | 2          |
| 2. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:   | 1          |
| 3. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:     | 3.7216 AC. |
| 4. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: | 1          |
| 5. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:   | 2.0245 AC. |
| 6. TOTAL AREA OF ROADWAYS TO BE RECORDED:            | 0 AC.      |
| 7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:         | 5.7461 AC. |

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

*B. Wilson for Peter Bidenson* 12/16/10  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Michael...* 12/16/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt...* 12/21/10  
 DIRECTOR DATE

**OWNER'S DEDICATION**

BA WATERLOO CONDOMINIUM, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN B. SIDELL, VICE CHAIRMAN, AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION, 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.

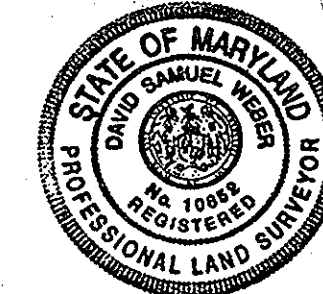
WITNESS OUR HANDS THIS 19 DAY OF NOV 2010

BA WATERLOO CONDOMINIUM, LLC  
 BY *John B. Sidell*  
 JOHN B. SIDELL, VICE CHAIRMAN  
 ATTEST: *Thomas A. Baum*  
 THOMAS A. BAUM, PRESIDENT

**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 CONDOMINIUM, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72, PART OF THE LAND CONVEYED BY BA WATERLOO CONDOMINIUM, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY A DEED DATED DECEMBER 31, 2008 AND RECORDED IN LIBER 11486 AT FOLIO 1 AND ALL OF THE LAND CONVEYED BY BA WATERLOO CONDOMINIUM, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY A DEED DATED JANUARY 22, 2010 AND RECORDED IN LIBER 12353 AT FOLIO 488; ALSO BEING A REVISION TO OPEN SPACE LOT C-212 AS SHOWN ON A REVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64 AND SHIPLEY'S GRANT - PHASE II, OPEN SPACE LOT C-212" AND RECORDED AS PLAT NO. 20973 AND ALSO BEING A RESUBDIVISION OF PARCEL "E-1" AND OPEN SPACE LOTS E-2 AND E-3 AS SHOWN ON A 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-228" AND RECORDED AS PLAT NO. 21016; 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. Heber* 22 NOV 2010  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



OWNERS:  
 BA WATERLOO CONDOMINIUM, LLC  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (OLD PARCEL "E-1")  
 SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (OLD OPEN SPACE LOTS C-212, E-2 & E-3)

RECORDED AS PLAT NUMBER 21423 ON 11/11/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE IV  
 PARCEL "E-4"  
 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. 20973 AND A RESUBDIVISION OF PARCEL "E-1" AND OPEN SPACE LOTS E-2 AND E-3, SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21016)

1ST ELECTION DISTRICT  
 SCALE: 1"=50'  
 SHEET 2 OF 2  
 TM 37, GRID 2, P/O PARCEL 4  
 HOWARD COUNTY, MARYLAND  
 AUGUST 2010

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3900 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: *PWC* CHECK BY: *PH*