

**GENERAL NOTES**

1. 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
2. IRON PINS SHOWN THUS: ○
3. THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2003 BY GUTSCHICK, LITTLE & WEBER, P.A.
4. 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.
5. 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), WP-06-45 (\*\*), F-06-19, F-07-01, F-07-43, F-07-59, F-08-006, F-08-117, WP-10-66(\*\*\*) F-09-88, F-10-34, F-10-48, F-10-60 & F-10-90. DETAILS FOR WP-06-45 & WP-10-66 CAN BE FOUND ON PLAT NO. 21013.
6. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 326A AND 374A.
7. DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN).
  - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
  - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - f) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
8. AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
9. 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 14, 2008 ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-4484-D AND EFFECTIVE DECEMBER 15, 2009 ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-4513-D WERE FILED AND ACCEPTED.
10. 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 # 011835723. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. RECORDED IN LIBER 10779 AT FOLIO 671.
11. 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.

**(GENERAL NOTES CONTINUED)**

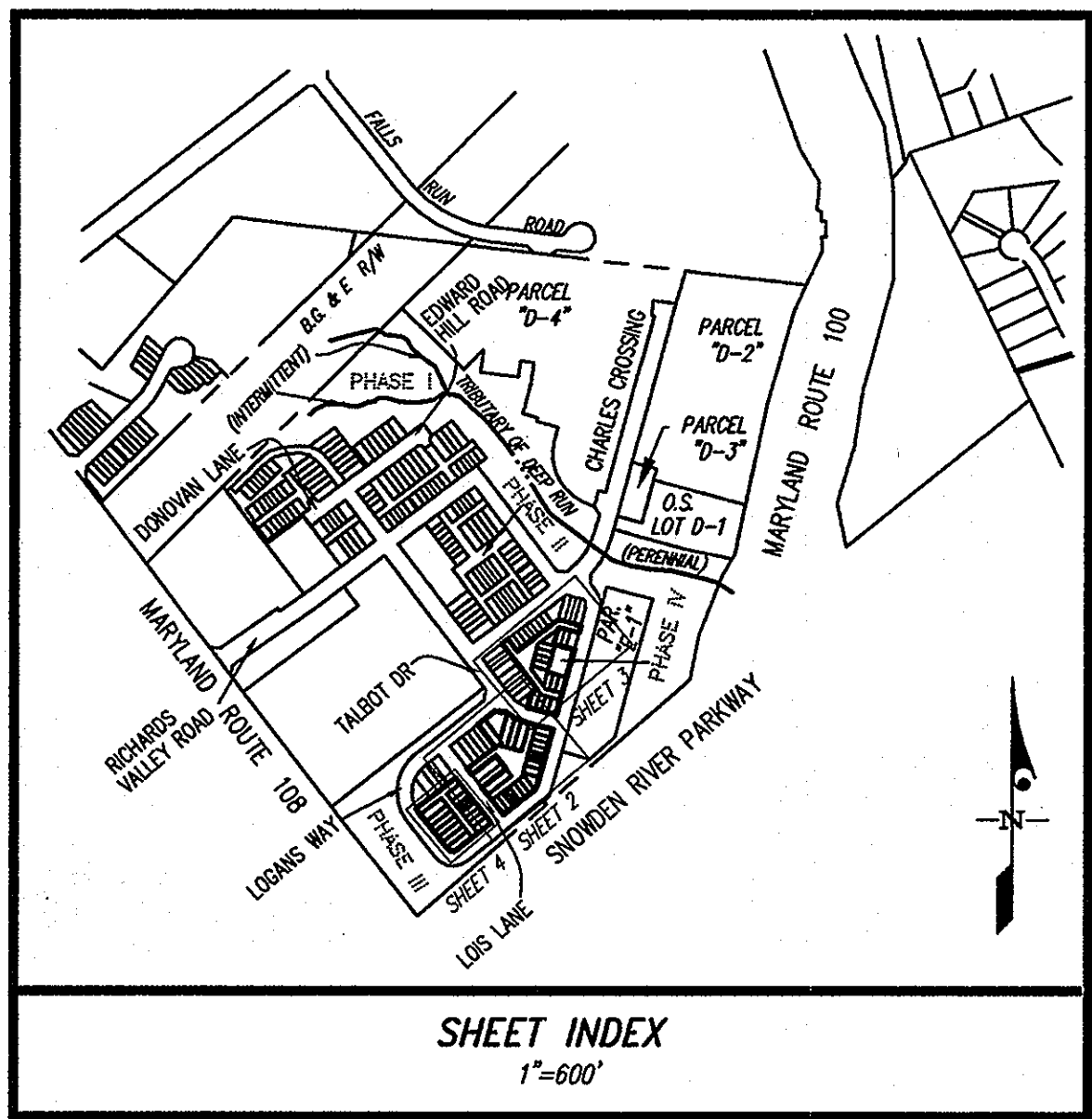
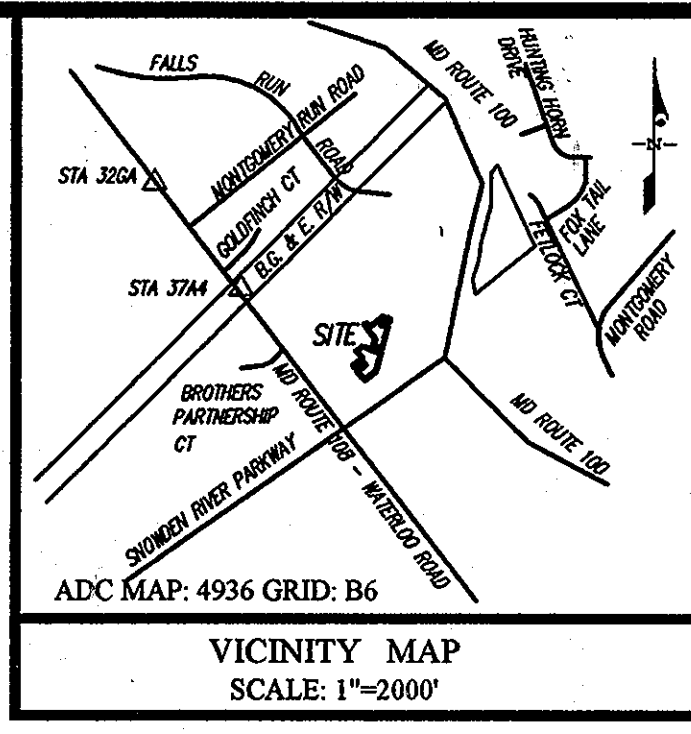
12. THE PARCELS AND LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF PART OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
13. 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.
14. BY LETTER DATED MARCH 10, 2010, THE DPZ APPROVED THE DEVELOPER'S REQUEST OF FEBRUARY 24, 2010 TO BE ALLOWED TO CHANGE 8 OF THE 48 PREVIOUSLY PROPOSED APARTMENT UNITS ON PARCEL E-1 IN PHASE IV (F-09-88) TO 8 SFA LOTS TO BE RESUBDIVIDED INTO PHASES II AND III, BY F-10-90.
15. THIS IS A TND PROJECT AND THE STRUCTURE & USE SETBACKS ARE PER ZONING SECTION 128.G.3.

THE REQUIREMENTS OF SECTION 3-10B, 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  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852  
 DATE

*John B. Sidel* 11/19/2010  
 JOHN B. SIDELL, VICE CHAIRMAN  
 DATE

*Thomas A. Baum* 11/19/2010  
 THOMAS A. BAUM, PRESIDENT  
 DATE



COORDINATE TABLE FOR ALL SHEETS

Point #	Northing	Easting	Point #	Northing	Easting
1490	563,232.456	1,369,349.882	1583	563,101.356	1,369,235.032
1491	563,208.383	1,369,439.108	1584	563,176.914	1,369,175.813
1507	562,846.435	1,369,222.648	1619	562,967.004	1,369,191.678
1508	562,757.902	1,369,109.688	1620	563,028.691	1,369,270.385
1509	562,762.157	1,369,074.590	1625	563,449.555	1,369,256.867
1510	562,883.365	1,368,979.592	1626	563,464.032	1,369,276.009
1513	563,221.116	1,369,232.211	1627	563,423.355	1,369,306.772
1514	563,219.006	1,369,270.046	1628	563,528.913	1,369,446.346
1515	563,184.182	1,369,336.857	1629	563,508.984	1,369,520.210
1516	563,160.109	1,369,426.084	1630	563,485.813	1,369,513.959
1517	562,972.553	1,369,375.482	1631	563,502.679	1,369,451.445
1518	562,959.389	1,369,366.767	1641	563,234.338	1,369,343.571
1519	562,877.278	1,369,262.001	1642	563,279.947	1,369,355.876
1524	562,895.805	1,368,971.148	1643	563,294.026	1,369,374.491
1526	562,999.126	1,369,102.976	1718	563,429.487	1,369,498.762
1564	563,029.182	1,369,142.946	2109	563,447.721	1,369,431.179
1573	563,071.979	1,369,236.457	2110	563,497.510	1,369,444.612
1574	563,010.292	1,369,157.751			

**LEGEND:**

- SHADING FOR ALL EASEMENTS
- OLD LOT LINES BEING ABANDONED BY THIS PLAT

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	52
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	46
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.5923 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED:	3
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.8640 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	3
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.3383 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.7946 AC.

**OWNERS:**

BA WATERLOO TOWNHOMES, LLC  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (LOTS C-179, C-187 THRU C-205, C-277 THRU C-291 & C-295 THRU C-301, C-305 THRU C-291 & C-295 THRU C-301, C-305 THRU C-308)

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (OLD OPEN SPACE LOTS C-208, C-292 & C-309 AND COMMON OPEN SPACE LOTS C-214, C-215 & C-294)

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OLD LOTS C-179, C-187 THRU C-205, OPEN SPACE LOT C-208 AND COMMON OPEN SPACE LOTS C-214 & C-215, PLAT No. 20346, LOTS C-277 THRU C-291, OPEN SPACE LOT C-292, COMMON OPEN SPACE LOT C-294, PLAT NOS. 21040 & 21041, SHIPLEY'S GRANT - PHASE III, LOTS C-295 THRU C-301, C-305 THRU C-307 AND OPEN SPACE LOT C-309, PLAT No. 21040, SHIPLEY'S GRANT - PHASE IV AND LOT C-308, PLAT No. 21319, SHIPLEY'S GRANT - PHASE V INTO NEW LOTS C-310 THRU C-329, C-346 THRU C-360, OPEN SPACE LOTS C-330 & C-331 AND COMMON OPEN SPACE LOTS C-332, C-333 & C-361, SHIPLEY'S GRANT - PHASE III, AND LOTS C-334 THRU C-336 & C-338 THRU C-344, AND OPEN SPACE LOT C-345, SHIPLEY'S GRANT - PHASE IV AND LOT C-337, SHIPLEY'S GRANT - PHASE V, TO CREATE NEW 1' PUBLIC WATER, SEWER, SIDEWALK & UTILITY EASEMENTS AND TO ABANDONED PARTS OF EXISTING 1' PUBLIC WATER, SEWER, SIDEWALK & UTILITY EASEMENTS PER PLAT NOS. 20345 & 20346 AS NOTED AND SHOWN ON SHEETS 2 THRU 4.

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

*Peter Bileman* 1/3/2011  
 COUNTY HEALTH OFFICER DATE

**OWNER'S DEDICATION**

BA WATERLOO TOWNHOMES, 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.

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

*John B. Sidel* 12/17/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Shadwick* 11/11/10  
 DIRECTOR DATE

WITNESS OUR HANDS THIS 19 DAY OF NOV. 2010

BA WATERLOO TOWNHOMES, LLC  
*John B. Sidel*  
 JOHN B. SIDELL, VICE CHAIRMAN  
 ATTEST: *David S. Weber*

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 TOWNHOMES, LLC, BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124 AND PART OF THE LAND CONVEYED BY BA WATERLOO TOWNHOMES, LLC, TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THE FOLLOWING CONVEYANCES: BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 90, BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 97 AND BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 106; ALSO BEING A RESUBDIVISION OF LOTS C-179, C-187 THRU C-205, OPEN SPACE LOT C-208 AND COMMON OPEN SPACE LOTS C-214 & C-215 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE III, LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOT C-213 THRU C-215 AND NON-BUILDABLE PARCELS "C-216 THRU C-218" AND RECORDED AS PLAT NO. 20346, LOTS C-277 THRU C-291, OPEN SPACE LOT C-292 AND COMMON OPEN SPACE LOT C-294 AS SHOWN ON PLATS OF SUBDIVISION 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 SPACE 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" RECORDED AS PLAT NOS. 21040 AND 21041 AND LOT C-308 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE V, LOTS C-308, D-5 THRU D-62, OPEN SPACE LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80" AND SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64" AND RECORDED AS PLAT NO. 21319; 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  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852  
 DATE



RECORDED AS PLAT NUMBER 21446 ON 11/20/11, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SHIPLEY'S GRANT - PHASE III**  
 LOTS C-310 THRU C-329, C-346 THRU C-360, OPEN SPACE LOTS C-330 & C-331, AND COMMON OPEN SPACE LOTS C-332, C-333 & C-361 AND

**SHIPLEY'S GRANT - PHASE IV**  
 LOTS C-334 THRU C-336 & C-338 THRU C-344 AND OPEN SPACE LOT C-345 AND

**SHIPLEY'S GRANT - PHASE V**  
 LOT C-337

(A RESUBDIVISION OF LOTS C-179, C-187 THRU C-205, OPEN SPACE LOT C-208 AND COMMON OPEN SPACE LOTS C-214 & C-215, PLAT No. 20346, LOTS C-277 THRU C-291, OPEN SPACE LOT C-292, COMMON OPEN SPACE LOT C-294, PLAT NOS. 21040 & 21041, SHIPLEY'S GRANT - PHASE II, LOTS C-256 THRU C-291, C-305 THRU C-307 AND OPEN SPACE LOT C-309, PLAT No. 21040, SHIPLEY'S GRANT - PHASE IV AND LOT C-308, PLAT No. 21319, SHIPLEY'S GRANT - PHASE V)

1ST ELECTION DISTRICT  
 SCALE: AS SHOWN SHEET 1 OF 4  
 NOVEMBER 2010

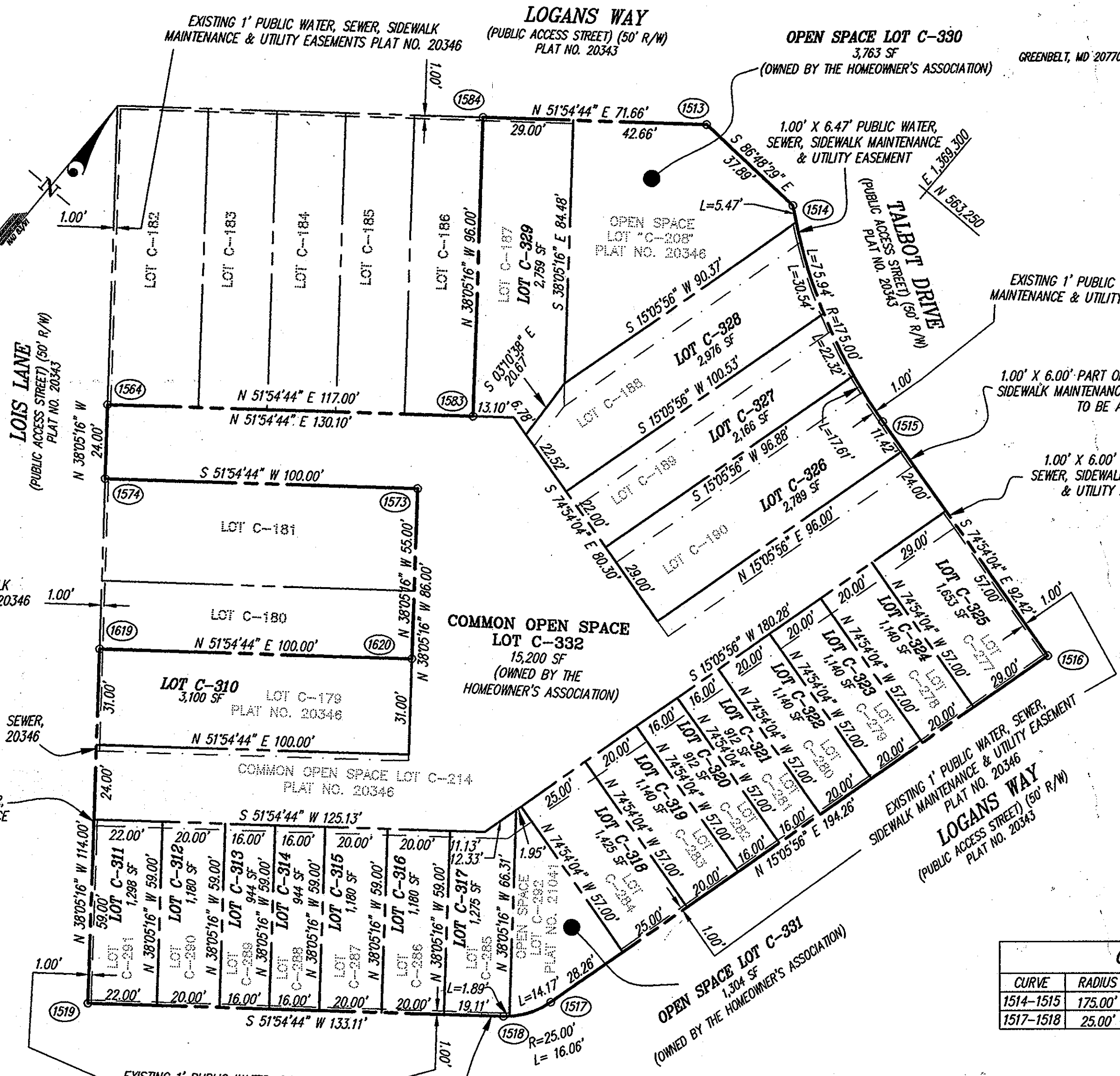
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20888  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: *pwc* CHECK BY: *tw*

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

BA WATERLOO TOWNHOMES, LLC  
 John B. Sidell 11/19/2010  
 JOHN B. SIDELL, VICE CHAIRMAN DATE

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 Thomas A. Baum 11/19/2010  
 THOMAS A. BAUM, PRESIDENT DATE



**CURVE TABULATION THIS SHEET**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1514-1515	175.00'	75.94'	38.58'	75.34'	S 62°28'12" E	24°51'44"
1517-1518	25.00'	16.06'	8.32'	15.79'	S 33°30'19" W	36°48'48"

**OWNERS:**

BA WATERLOO TOWNHOMES, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (LOTS C-179, C-187 THRU C-205, C-277 THRU C-291 & C-295 THRU C-301, C-305 THRU C-291 & C-295 THRU C-301, C-305 THRU C-308)	SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-220-0100 (OLD OPEN SPACE LOTS C-208, C-292 & C-309 AND COMMON OPEN SPACE LOTS C-214, C-215 & C-294)
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**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	23
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	20
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.7175 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.3489 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.1163 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.1827 AC.

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

By: Peter Bsileason 1/3/2011  
 COUNTY HEALTH OFFICER DATE

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

By: [Signature] 12/12/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

By: [Signature]  
 DIRECTOR DATE

**OWNER'S DEDICATION**

BA WATERLOO TOWNHOMES, 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 TOWNHOMES, LLC  
 SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 BY: [Signature]  
 THOMAS A. BAUM, PRESIDENT  
 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 AND PART OF THE LAND CONVEYED BY BA WATERLOO TOWNHOMES, LLC, TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THE FOLLOWING CONVEYANCES: BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 90, BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 97 AND BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 106; ALSO BEING A RESUBDIVISION OF LOTS C-179, C-187 THRU C-205, OPEN SPACE LOT C-208 AND COMMON OPEN SPACE LOTS C-214 & C-215 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE III, LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOT C-213 THRU C-215 AND NON-BUILDABLE PARCELS "C-216 THRU C-218" AND RECORDED AS PLAT NO. 20346, LOTS C-277 THRU C-291, OPEN SPACE LOT C-292 AND COMMON OPEN SPACE LOT C-294 AS SHOWN ON PLATS OF SUBDIVISION 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 SPACE 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" RECORDED AS PLAT NOS. 21040 AND 21041 AND LOT C-308 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE V, LOTS C-308, D-5 THRU D-62, OPEN SPACE LOTS: D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73" THRU "D-80" AND SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64" AND RECORDED AS PLAT NO. 21319; 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.

By: David S. Weber 22 NOV 2010  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 21447 ON 1/20/11, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SHIPLEY'S GRANT - PHASE III**  
 LOTS C-310 THRU C-329, C-346 THRU C-360, OPEN SPACE LOTS C-330 & C-331, AND COMMON OPEN SPACE LOTS C-332, C-333 & C-361 AND  
**SHIPLEY'S GRANT - PHASE IV**  
 LOTS C-334 THRU C-336 & C-338 THRU C-344 AND OPEN SPACE LOT C-345 AND  
**SHIPLEY'S GRANT - PHASE V**  
 LOT C-337

(A RESUBDIVISION OF LOTS C-179, C-187 THRU C-205, OPEN SPACE LOT C-208 AND COMMON OPEN SPACE LOTS C-214 & C-215, PLAT NO. 20346, LOTS C-277 THRU C-291, OPEN SPACE LOT C-292, COMMON OPEN SPACE LOT C-294, PLAT NOS. 21040 & 21041, SHIPLEY'S GRANT - PHASE II, LOTS C-244 THRU C-255, SHIPLEY'S GRANT - PHASE III, LOTS C-256 THRU C-291, OPEN SPACE LOTS C-292 & C-293, SHIPLEY'S GRANT - PHASE IV AND LOT C-308, PLAT NO. 21319, SHIPLEY'S GRANT - PHASE V)

TM 37, GRID 1 & 2, P/O PARCEL 4  
 HOWARD COUNTY, MARYLAND  
 1ST ELECTION DISTRICT  
 SCALE: 1"=30'  
 SHEET 2 OF 4  
 NOVEMBER 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  
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4168  
 DRAWN BY: PWC CHECK BY: [Signature]



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

BA WATERLOO TOWNHOMES, LLC  
*John B. Sidell* 11/19/2010  
 JOHN B. SIDELL, VICE CHAIRMAN DATE

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
*Thomas A. Baum* 11/19/2010  
 THOMAS A. BAUM, PRESIDENT DATE

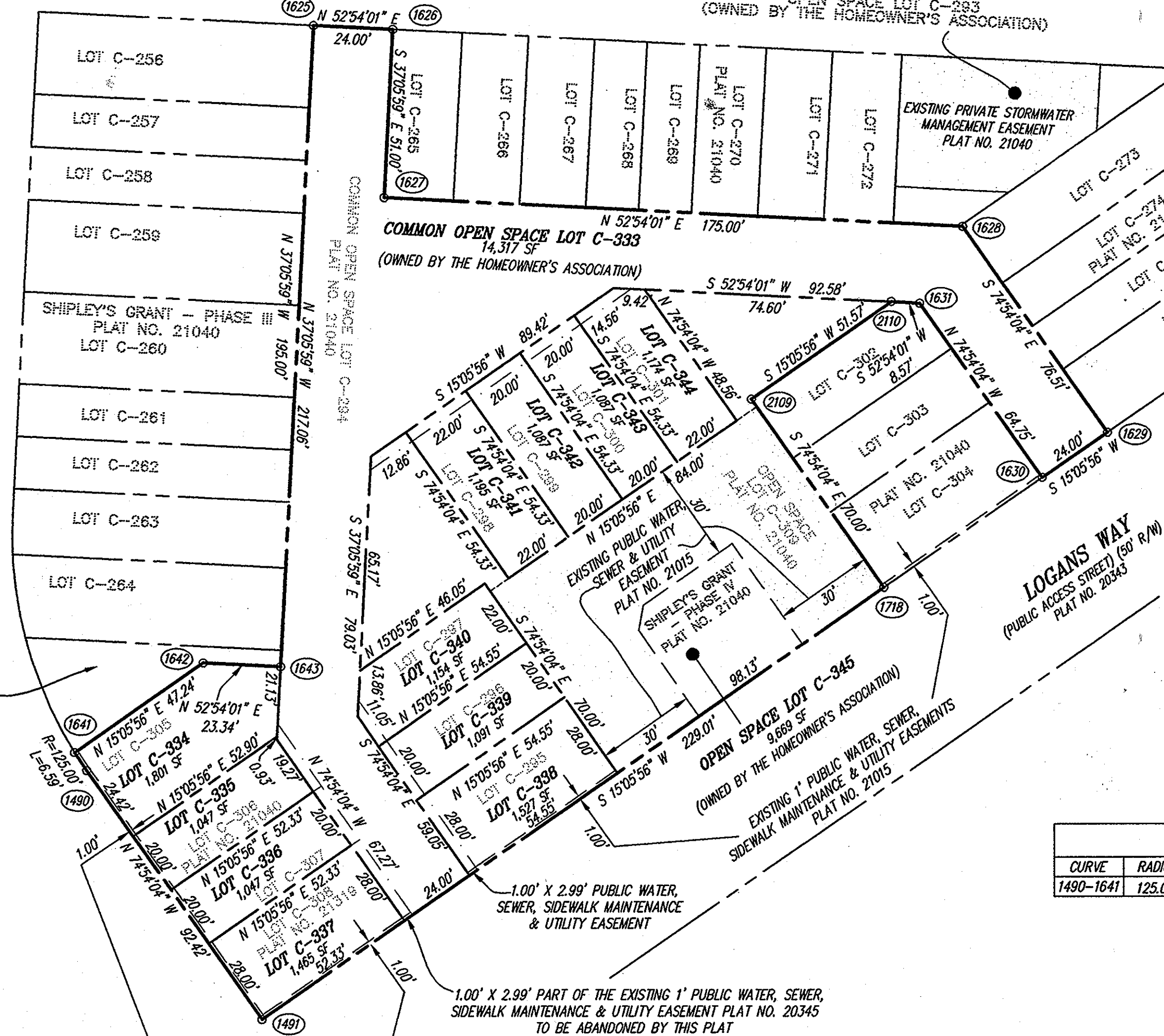
**CHARLES CROSSING**  
 (PUBLIC MAJOR COLLECTOR) (60' R/W) PLAT NO. 1966A  
 (OWNED BY THE HOMEOWNER'S ASSOCIATION)

TALBOT DRIVE  
 (PUBLIC ACCESS STREET) (50' R/W)  
 PLAT NO. 20343

E. 1,389,200  
 N. 563,250

E. 1,389,500  
 N. 563,650

E. 1,389,650  
 N. 563,500



**OWNERS:**

BA WATERLOO TOWNHOMES, LLC  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (LOTS C-179, C-187 THRU C-205, C-277 THRU C-291 & C-295 THRU C-301, C-305 THRU C-291 & C-295 THRU C-301, C-305 THRU C-308)

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (OLD OPEN SPACE LOTS C-208, C-292 & C-309 AND COMMON OPEN SPACE LOTS C-214, C-215 & C-294)

**CURVE TABULATION THIS SHEET**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1490-1641	125.00'	6.59'	3.29'	6.59'	N 73°23'30" W	03°01'07"

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	13
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	11
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.3139 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.3287 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.2220 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.8646 AC.

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

*Dr. Peter B. Silen* 1/3/2011  
 COUNTY HEALTH OFFICER DATE

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

*Michael...* 12/17/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat...* 1/1/11  
 DIRECTOR DATE

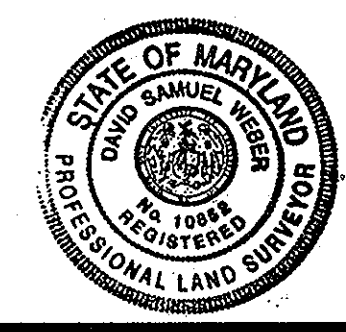
**OWNER'S DEDICATION**

BA WATERLOO TOWNHOMES, 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 TOWNHOMES, LLC  
*John B. Sidell*  
 JOHN B. SIDELL, VICE CHAIRMAN  
 SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
 BY: *Thomas A. Baum*  
 THOMAS A. BAUM, PRESIDENT  
 ATTEST: *David S. Weber*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A 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 AND PART OF THE LAND CONVEYED BY BA WATERLOO TOWNHOMES, LLC, TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THE FOLLOWING CONVEYANCES: BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 90, BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 97 AND BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 106; ALSO BEING A RESUBDIVISION OF LOTS C-179, C-187 THRU C-205, OPEN SPACE LOT C-208 AND COMMON OPEN SPACE LOTS C-214 & C-215 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE III, LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOT C-213 THRU C-215 AND NON-BUILDABLE PARCELS "C-216 THRU C-218" AND RECORDED AS PLAT NO. 20346, LOTS C-277 THRU C-291, OPEN SPACE LOT C-292 AND COMMON OPEN SPACE LOT C-294 AS SHOWN ON PLATS OF SUBDIVISION 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 SPACE 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" RECORDED AS PLAT NOS. 21040 AND 21041 AND LOT C-308 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE V, LOTS C-308, D-5 THRU D-62, OPEN SPACE LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73 THRU "D-80" AND SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64" AND RECORDED AS PLAT NO. 21319; 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 21448 ON 1/20/11, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SHIPLEY'S GRANT - PHASE III**  
 LOTS C-310 THRU C-329, C-346 THRU C-360,  
 OPEN SPACE LOTS C-330 & C-331, AND COMMON OPEN SPACE LOTS C-332, C-333 & C-361 AND

**SHIPLEY'S GRANT - PHASE IV**  
 LOTS C-334 THRU C-336 & C-338 THRU C-344  
 AND OPEN SPACE LOT C-345 AND

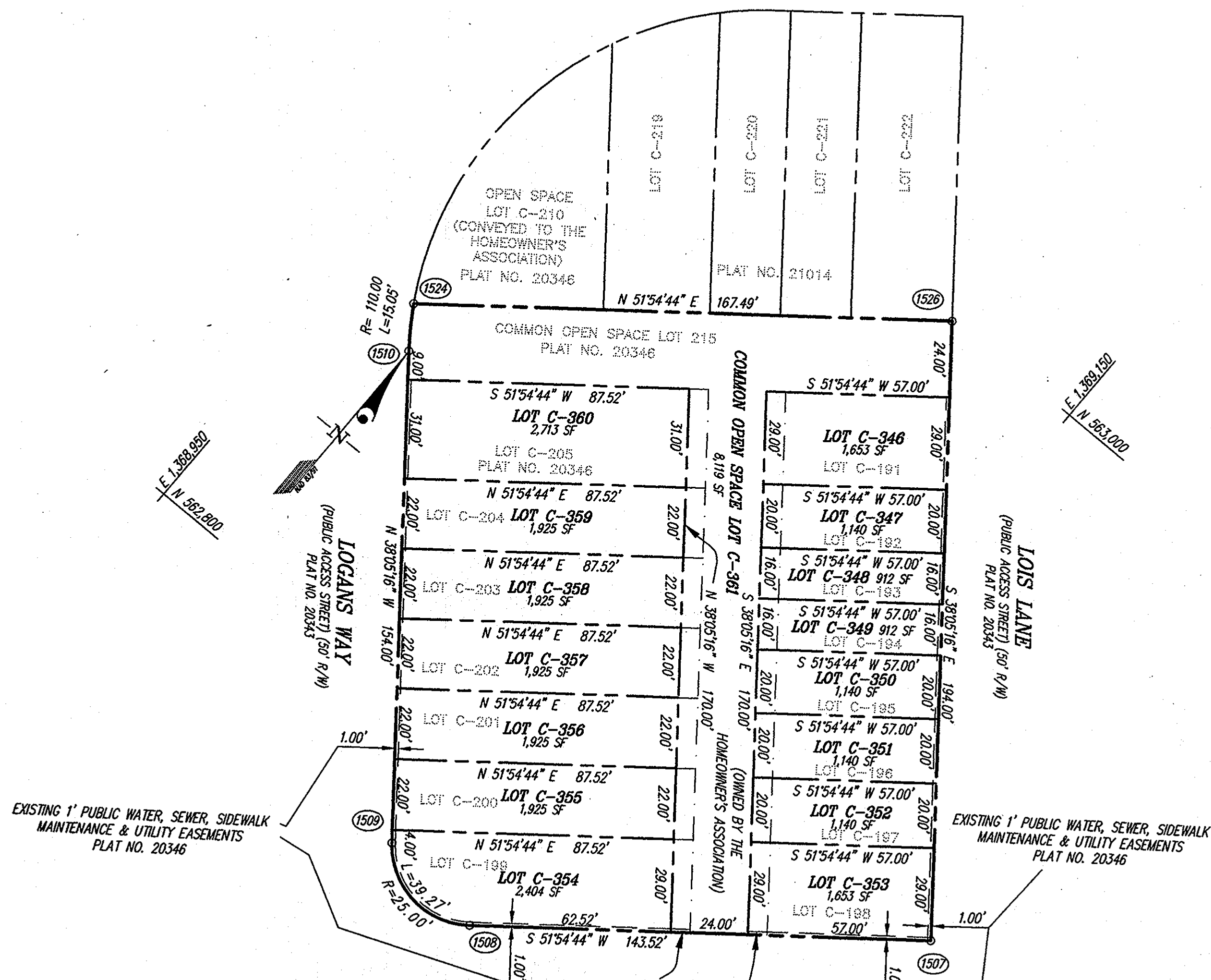
**SHIPLEY'S GRANT - PHASE V**  
 LOT C-337

(A RESUBDIVISION OF LOTS C-179, C-187 THRU C-205, OPEN SPACE LOT C-208 AND COMMON OPEN SPACE LOTS C-214 & C-215, PLAT NO. 20346, LOTS C-277 THRU C-291, OPEN SPACE LOT C-292, COMMON OPEN SPACE LOT C-294, PLAT NOS. 21040 & 21041, SHIPLEY'S GRANT - PHASE III, LOTS C-295 THRU C-301, C-305 THRU C-307 AND OPEN SPACE LOT C-309, PLAT NO. 21040, SHIPLEY'S GRANT - PHASE IV AND LOT C-308, PLAT NO. 21319, SHIPLEY'S GRANT - PHASE V)

TH 37, GRID 1 & 2, P/O PARCEL 4  
 HOWARD COUNTY, MARYLAND  
 1ST ELECTION DISTRICT  
 SCALE: 1"=30'  
 SHEET 3 OF 4  
 NOVEMBER 2010

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-888-2524 FAX: 301-421-4186  
 DRAWN BY: *PRC* CHECK BY: *AWC*

**LOGANS WAY**  
(PUBLIC ACCESS STREET) (50' R/W)  
PLAT NO. 20343



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. Sidell* 11/19/2010  
JOHN B. SIDELL, VICE CHAIRMAN DATE

*Thomas A. Baum* 11/19/2010  
THOMAS A. BAUM, PRESIDENT DATE

**OWNERS:**

BA WATERLOO TOWNHOMES, LLC  
7850 WALKER DRIVE, SUITE 400  
GREENBELT, MD 20770  
PHONE: 301-220-0100  
(LOTS C-179, C-187 THRU C-205, C-277 THRU C-291 & C-295 THRU C-301, C-305 THRU C-291 & C-295 THRU C-301, C-305 THRU C-308)

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.  
7850 WALKER DRIVE, SUITE 400  
GREENBELT, MD 20770  
PHONE: 301-220-0100  
(OLD OPEN SPACE LOTS C-208, C-292 & C-309 AND COMMON OPEN SPACE LOTS C-214, C-215 & C-294)

**CURVE TABULATION THIS SHEET**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1510-1524	110.00'	15.05'	7.54'	15.04'	N 34°10'09" W	07°50'15"
1508-1509	25.00'	39.27'	25.00'	35.36'	N 83°05'16" W	90°00'00"

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	16
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	15
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.5609 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0.1864 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.7473 AC.

1.00' X 6.00' PART OF THE EXISTING 1' PUBLIC WATER, SEWER, SIDEWALK MAINTENANCE & UTILITY EASEMENT PLAT NO. 20346 TO BE ABANDONED BY THIS PLAT

1.00' X 6.00' PUBLIC WATER, SEWER, SIDEWALK MAINTENANCE & UTILITY EASEMENT

**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 AND PART OF THE LAND CONVEYED BY BA WATERLOO TOWNHOMES, LLC, TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY THE FOLLOWING CONVEYANCES: BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 90, BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 97 AND BY A DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12764 AT FOLIO 106; ALSO BEING A RESUBDIVISION OF LOTS C-179, C-187 THRU C-205, OPEN SPACE LOT C-208 AND COMMON OPEN SPACE LOTS C-214 & C-215 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE III, LOTS C-141 THRU C-205, OPEN SPACE LOTS C-206 THRU C-212, COMMON OPEN SPACE LOT C-213 THRU C-215 AND NON-BUILDABLE PARCELS "C-216 THRU C-218" AND RECORDED AS PLAT NO. 20346, LOTS C-277 THRU C-291, OPEN SPACE LOT C-292 AND COMMON OPEN SPACE LOT C-294 AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE II, LOTS C-244 THRU C-255 AND SHIPLEY'S GRANT - PHASE IV, LOTS C-256 THRU C-291, OPEN SPACE LOTS C-292 & C-293 AND COMMON OPEN SPACE LOT C-294 AND SHIPLEY'S GRANT - PHASE V, LOTS C-295 THRU C-307, NON-BUILDABLE LOT C-308 AND OPEN SPACE LOT C-309" RECORDED AS PLAT NOS. 21040 AND 21041 AND LOT C-308 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE V, LOTS C-308, D-5 THRU D-62, OPEN SPACE LOTS D-69 THRU D-72 AND NON-BUILDABLE PARCELS "D-73 THRU "D-80" AND SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64" AND RECORDED AS PLAT NO. 21319; 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.

RECORDED AS PLAT NUMBER 21449 ON 11/20/11, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SHIPLEY'S GRANT - PHASE III**  
LOTS C-310 THRU C-329, C-346 THRU C-360, OPEN SPACE LOTS C-330 & C-331, AND COMMON OPEN SPACE LOTS C-332, C-333 & C-361 AND

**SHIPLEY'S GRANT - PHASE IV**  
LOTS C-334 THRU C-336 & C-338 THRU C-344 AND OPEN SPACE LOT C-345 AND

**SHIPLEY'S GRANT - PHASE V**  
LOT C-337

(A RESUBDIVISION OF LOTS C-179, C-187 THRU C-205, OPEN SPACE LOT C-208 AND COMMON OPEN SPACE LOTS C-214 & C-215, PLAT NO. 20346, LOTS C-277 THRU C-291, OPEN SPACE LOT C-292, COMMON OPEN SPACE LOT C-294, PLAT NOS. 21040 & 21041, SHIPLEY'S GRANT - PHASE II, LOTS C-295 THRU C-301, C-305 THRU C-307 AND OPEN SPACE LOT C-309, PLAT NO. 21040, SHIPLEY'S GRANT - PHASE IV AND LOT C-308, PLAT NO. 21319, SHIPLEY'S GRANT - PHASE V)

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

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

*Balinton Pster Bsilenson* 11/3/2011  
COUNTY HEALTH OFFICER DATE

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

*John D. ...* 12/17/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt ...* 1/11/11  
DIRECTOR DATE

**OWNER'S DEDICATION**

BA WATERLOO TOWNHOMES, 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 TOWNHOMES, LLC  
*John B. Sidell*  
JOHN B. SIDELL, VICE CHAIRMAN

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

ATTEST: *David S. Weber*

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



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186  
DRAWN BY: *pwc* CHECK BY: *DS*