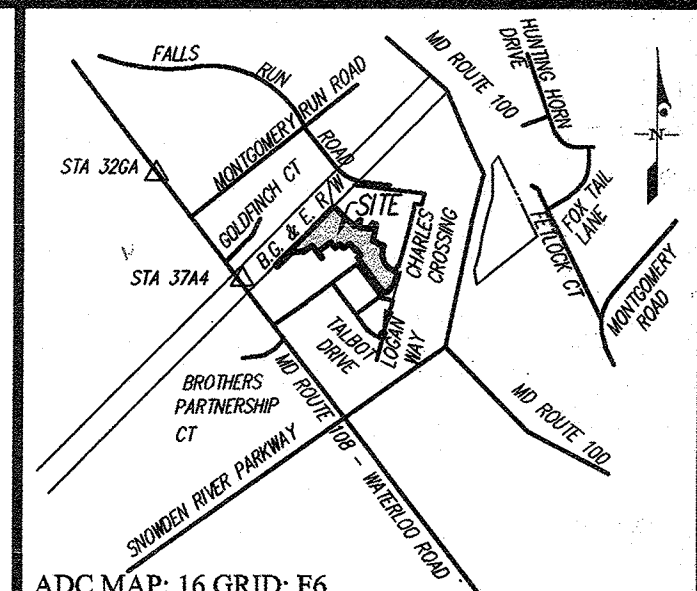


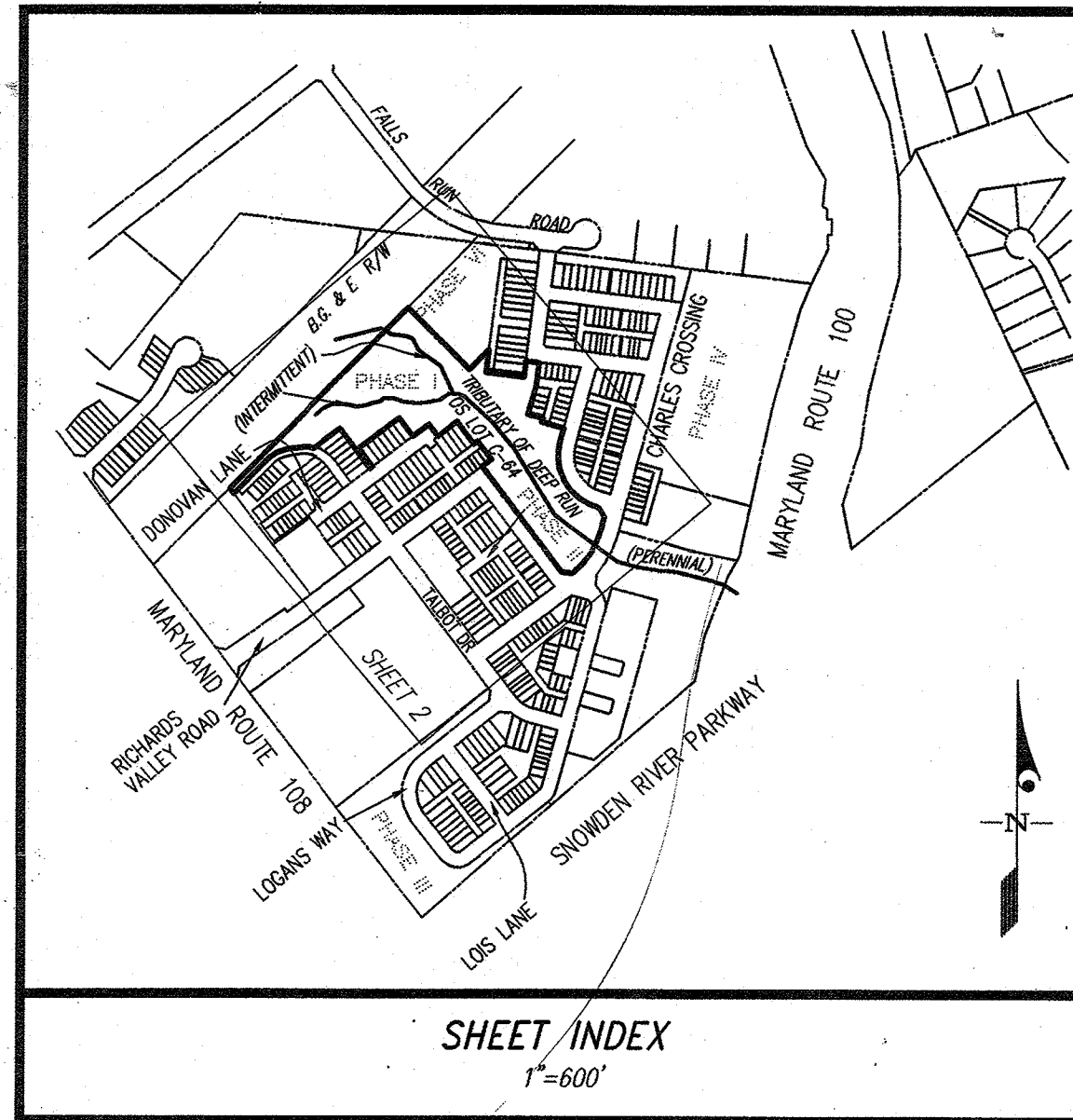
GENERAL NOTES

- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ○
- THIS PLAN 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 10/6/2013 COMPREHENSIVE ZONING PLAN.
- 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), P-10-04 (PHASE VI), WP-06-45, F-06-19, F-07-01, F-07-43, F-07-59, F-08-006, F-08-88, F-10-48, F-10-60, WP-10-107, F-10-90, F-11-26(F), F-11-26 & WF-17-038
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 316A - N 564,925.754 E 1,367,067.65 AND 3744 - 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVERTS OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.
- THE ENTIRE SHIPLEY'S GRANT PROJECT REQUIRES AT LEAST 1.48 ACRES OF RETENTION AND 7.04 ACRES OF AFFORESTATION. THE 8.52 ACRES OF FOREST CONSERVATION OBLIGATION IS SATISFIED BY:
 - 1.48 ACRES OF REFOREST RETENTION AND 5.14 ACRES OF FOREST PLANTING RECORDED WITHIN THE ON-SITE FOREST CONSERVATION EASEMENTS TABULATED ON THIS PAGE.
 - THE REMAINING OBLIGATION OF 1.90 ACRES IS SATISFIED BY:
 - 1.30 ACRES OF OFF-SITE AFFORESTATION AT HOBART MULLINEUX PROPERTY (PN 21723, F-11-026FC PER F-11-026, PN 21719).
 - 0.06 AC. (2,314 S.F.) AS FEE PAYMENT OF \$3,267.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND PER F-10-060 (PN 20971).
 - 0.08 AC. (3,388 S.F.) AS FEE PAYMENT OF \$4,235.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND PER F-14-054 (PN 22598).
 - 0.46 AC. (20,134 S.F.) OF FOREST CONSERVATION BANK CREDIT PURCHASED FROM CATTAL CREEK (SDP-14-031).
- THE OPEN SPACE SHOWN HEREON IS DEDICATED TO THE 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 # DL1935723. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., RECORDED IN LIBER 10779, FOLIO 671.

FCENo.	1	2B	2C	2D	2F	2G	2H	2B-2D & 2F-2H subtotal	3	4A	4B	4c	4D	4A-4D subtotal	5	5A	5B	5, 5A & 5B subtotal	Total
CREDITED RETENTION	0	0	0	0	0	1.4	0	1.4	0.08	0	0	0	0	0.08	0	0	0	0	1.48
FLOODPLAIN RETENTION (INC)	0	0	0	0	0	1.21	0	1.21	0.28	0	0.05	0	0	0.33	0	0	0	0	1.54
NET TRACT PLANTING	0.27	0.01	0.01	0.12	0.09	2.05	0.08	2.36	0.34	0.24	0.18	0.02	0.03	0.47	0.44	0.34	0.69	1.47	4.91
FLOODPLAIN PLANTING	0	0	0	0	0	0.14	0	0.14	0.06	0	0.03	0	0	0.09	0	0	0	0	0.23
TOTAL AFFORESTATION	0.27	0.01	0.01	0.12	0.09	2.19	0.08	2.90	0.40	0.24	0.21	0.02	0.03	0.50	0.44	0.34	0.69	1.47	5.14
TOTAL EASEMENT	0.27	0.01	0.01	0.12	0.09	4.80	0.08	5.11	0.76	0.24	0.26	0.02	0.03	0.55	0.44	0.34	0.69	1.47	8.16
F-PLAN No.	F-06-19	F-10-060	F-17-078	F-16-128	F-10-60	F-10-060									F-14-054 & F-16-116				
HOA OPEN SPACE LOT	C-311	C-64	D-225						C-212						D-150	D-221			



ADC MAP: 16 GRID: F6
VICINITY MAP
SCALE: 1"=2000'



COORDINATE TABLE FOR SHEET 2

POINT	NORTHING	EASTING
1029	563,973.158	1,368,321.746
1030	564,576.840	1,368,919.295
1031	564,370.608	1,369,127.644
1032	564,436.189	1,369,192.558
1033	564,360.149	1,369,183.474
1034	564,345.083	1,369,309.577
1035	564,398.702	1,369,315.983
1036	564,393.398	1,369,360.375
1037	564,318.928	1,369,351.478
1038	564,219.935	1,369,324.769
1039	564,206.650	1,369,374.009
1040	564,194.741	1,369,370.796
1041	564,175.205	1,369,443.207
1042	564,130.435	1,369,431.128
1044	563,910.987	1,369,557.322
1045	563,909.049	1,369,564.506
1046	563,878.400	1,369,582.131
1047	563,832.439	1,369,569.730
1106	564,186.534	1,368,991.292

COORDINATE TABLE FOR SHEET 2

POINT	NORTHING	EASTING
1107	564,146.654	1,369,021.452
1165	564,068.281	1,368,446.858
1166	564,103.872	1,368,517.947
1167	564,109.407	1,368,557.848
1168	564,106.400	1,368,606.823
1185	563,955.430	1,368,335.154
1193	564,129.998	1,369,156.920
1204	564,172.906	1,368,694.760
1205	564,038.911	1,368,796.099
1206	564,044.943	1,368,804.075
1207	564,107.155	1,368,757.025
1208	564,208.494	1,368,891.019
1209	564,146.282	1,368,938.069
1210	564,196.117	1,369,086.855
1211	564,120.346	1,369,144.159
1212	564,070.179	1,369,202.161
1213	564,046.816	1,369,171.270
1214	563,693.486	1,369,438.490
1215	563,688.756	1,369,473.667

TABULATION OF FINAL PLAT - ALL SHEETS

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

LEGEND:

- PROPERTY LINE
- PUBLIC FOREST CONSERVATION EASEMENT
- SHADING FOR ALL EASEMENTS
- PUBLIC FOREST CONSERVATION EASEMENT BEING ABANDONED BY THIS PLAT

OWNER:

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.
5780 RICHARDS VALLEY ROAD
ELLIGOTT CITY, MD 21045

The purpose of this revision plat is to abandon all of the Public Forest Conservation Easement #2E (total public forest conservation area to be abandoned is 4.85 ac.) and replace it with Public Forest Conservation Easement #2G with a total area of 4.80 ac., resulting in an afforestation area reduction of 0.05 of an acre for a tot-let and amenity area that was built by the Home Owners Association; and to create Public Forest Conservation Easement #2F with a total area of 0.07 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

OWNER'S DEDICATION
SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY WILLIAM ADAMS, 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.
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.

WITNESS OUR HANDS THIS 24 DAY OF August, 2018

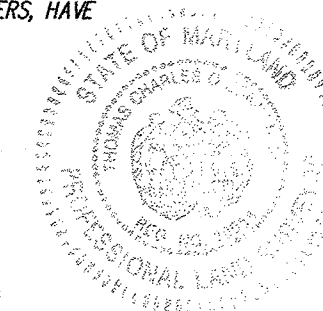
BY: *William Adams*
WILLIAM ADAMS, PRESIDENT

ATTEST:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS REVISION PLAT IS CORRECT; THAT IT IS A REVISION TO PART OF THE LAND CONVEYED BY BA WATERLOO TOWNHOMES, LLC, TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY A DEED DATE JUNE 12, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1, ALSO BEING A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON A PLAT ENTITLED "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" AND "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64" AND RECORDED AS PLAT NO. 21323; 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.
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.

Thomas C. O'Connor, Jr.
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2018)



RECORDED AS PLAT NUMBER 25371 ON 3/13/2020, 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. 21323)

1ST ELECTION DISTRICT TM 37, GRID 1, P/O PARCEL 4 HOWARD COUNTY, MARYLAND SCALE: AS SHOWN SHEET 1 OF 2 JANUARY 2017

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: 410-380-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *RL* CHECK BY: *RL*

F-17-078

S:\Survey Drawings\16022\PLATS\Rev Plat 05 C-64\Rev_05 Lot C-64_Sheet 1.dwg, PLOTTED: 2/8/2017 12:55 PM, LAST SAVED: 2/8/2017 12:55 PM, PLOTTED BY: Ramon O. Labrador

PUBLIC FOREST CONSERVATION EASEMENT # 2G LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
F1	N 67°36'29" E	18.44'	F32	S 83°11'13" E	41.28'	F58	N 37°05'59" W	134.66'
F2	S 88°32'52" E	52.49'	F33	S 04°34'23" W	12.97'	F59	N 50°54'34" W	17.09'
F3	S 86°39'00" E	22.66'	FC34	R=25.00'	L=12.30'	F60	N 32°16'07" W	48.44'
F4	S 77°45'02" E	21.36'	CHD	S 22°45'16" E	12.18'	F61	N 37°05'59" W	181.95'
F5	N 85°35'05" E	14.00'	F35	S 08°39'19" E	41.69'	FC62	R=51.06'	L=27.55'
F6	N 71°33'06" E	21.72'	F36	S 24°13'34" E	56.21'	CHD	N 05°09'42" W	27.22'
F7	N 74°20'37" E	15.48'	FC37	R=25.00'	L=59.74'	FC63	R=35.00'	L=28.80'
F8	N 45°00'00" E	21.03'	CHD	S 53°33'35" E	46.51'	CHD	N 13°15'00" W	27.99'
F9	N 89°59'00" E	0.77'	F38	S 86°27'37" E	6.57'	F64	N 36°49'24" W	139.13'
F10	S 03°37'00" E	21.71'	F39	S 72°55'28" E	53.46'	FC65	R=89.00'	L=56.42'
F11	S 41°56'14" E	12.33'	F40	S 51°40'49" E	19.70'	CHD	N 54°59'16" W	55.48'
F12	N 86°12'59" E	45.08'	F41	S 70°02'12" E	49.73'	F66	N 73°08'59" W	28.15'
F13	N 36°46'04" E	12.38'	F42	S 15°05'56" W	19.47'	F67	S 55°52'46" W	13.16'
F14	N 03°40'56" W	17.39'	FC43	R=25.00'	L=6.36'	F68	S 79°12'01" W	58.52'
F15	S 73°27'25" E	10.22'	CHD	S 20°01'08" E	6.35'	F69	S 86°24'26" W	41.87'
F16	S 38°25'34" E	16.02'	F44	S 12°43'39" E	27.37'	F70	N 82°19'12" W	48.14'
F17	N 49°06'05" E	6.07'	FC45	R=25.00'	L=24.71'	F71	N 73°27'25" W	37.26'
FC18	R=45.08'	L=61.12'	CHD	S 15°35'32" W	23.72'	F72	S 89°59'00" W	3.63'
CHD	S 86°04'04" E	56.54'	F46	S 43°54'43" W	16.58'	F73	S 45°00'00" W	5.80'
F19	N 86°24'26" E	15.35'	FC47	R=204.22'	L=35.25'	F74	S 74°20'37" W	39.23'
F20	N 79°12'01" E	30.55'	CHD	S 06°10'08" E	35.21'	F75	S 71°33'06" W	31.59'
F21	N 24°55'28" W	36.51'	F48	S 31°46'19" E	93.11'	F76	S 85°35'05" W	40.95'
F22	N 54°21'00" W	53.36'	F49	S 32°16'07" E	34.71'	F77	N 77°45'02" W	28.23'
F23	N 51°10'26" W	42.39'	F50	S 50°54'34" E	29.44'	F78	N 87°57'49" W	24.14'
F24	N 26°55'47" W	31.83'	F51	S 53°28'34" E	102.11'	F79	S 02°02'11" W	19.94'
F25	N 84°35'04" W	49.21'	F52	N 74°54'04" W	12.00'	FC80	R=83.00'	L=125.81'
F26	N 60°09'45" W	31.09'	F53	S 15°05'56" W	25.04'	CHD	S 59°37'23" W	114.11'
F27	S 75°53'55" W	38.01'	FC54	R=258.00'	L=127.32'	F81	N 87°45'06" W	35.14'
F28	N 44°42'27" E	177.89'	CHD	S 29°14'12" W	126.03'	F82	S 72°57'04" W	59.42'
F29	S 45°17'33" E	302.16'	F55	S 80°39'44" W	2.91'	F83	N 78°15'06" W	41.71'
F30	N 44°42'27" E	41.34'	F56	S 69°37'31" W	29.16'	F84	N 44°42'27" E	252.31'
F31	S 45°17'33" E	38.04'	F57	N 82°20'33" W	14.36'			

PUBLIC FOREST CONSERVATION EASEMENT # 2F LINE TABLE		
LINE	BEARING	LENGTH
F85	N 45°17'33" W	99.50'
F86	N 27°10'42" W	9.65'
F87	N 45°17'33" W	193.49'
F88	N 44°42'27" E	6.50'

EXISTING PUBLIC FOREST CONSERVATION AREA EASEMENT # 2C (0.01 AC. AFFORESTATION) PLAT NO. 19684

NON-BUILDABLE PARCEL "D-80"

TRANSITION POINT OF PERENNIAL/INTERMITTENT

PUBLIC FOREST CONSERVATION EASEMENT # 2E TO BE ABANDONED BY THIS PLAT TOTAL AREA TO BE ABANDONED IS 4.8547 AC.

OWNER:
SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.
 5780 RICHARDS VALLEY ROAD
 ELLIGOTT CITY, MD 21049

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
2. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	7.3310 AC.
3. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
4. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
5. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
6. 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.

Balilan for Maura Rotman 3/9/2017
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief Edwards 3-17-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 2/27/2020
 DIRECTOR DATE

OWNER'S DEDICATION

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY WILLIAM ADAMS, 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. 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.

WITNESS OUR HANDS THIS 24 DAY OF August, 2018

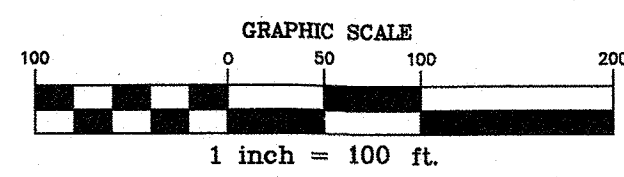
BY: *WJ Adams*
 WILLIAM ADAMS, PRESIDENT

ATTEST: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS REVISION PLAT IS CORRECT; THAT IT IS A REVISION TO PART OF THE LAND CONVEYED BY BA WATERLOO TOWNHOMES, LLC, TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY A DEED DATE JUNE 12, 2007 AND RECORDED IN LIBER 10741 AT FOLIO 1, ALSO BEING A REVISION TO OPEN SPACE LOT C-64 AS SHOWN ON A PLAT ENTITLED "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" AND "SHIPLEY'S GRANT - PHASE I, OPEN SPACE LOT C-64" AND RECORDED AS PLAT NO. 21323; 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. 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.

Thomas C. O'Connor, Jr. 02-14-2017
 THOMAS C. O'CONNOR, JR. DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2018)



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

The purpose of this revision plat is to abandon all of the Public forest conservation easement # 2E (total public forest conservation area to be abandoned is 4.85 ac) and replace it with public forest conservation easement # 2G with a total area of 4.80 ac, resulting in an afforestation area reduction of 0.05 of an acre for a total lot and amenity area that was built by the home owners association, and to create public forest conservation easement # 2F with a total area of 0.09 ac.

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

RECORDED AS PLAT NUMBER 25372 ON 3/13/2020, 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. 21323)

TM 37, GRID 1, P/O PARCEL 4
 1ST ELECTION DISTRICT
 SCALE: 1"=100' SHEET 2 OF 2
 HOWARD COUNTY, MARYLAND
 JANUARY 2017

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: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

S:\Survey Drawings\16022\PLATS\Rev Plot OS C-64\Rev_OS Lot C-64_Sheet_2.dwg, PLOTTED: 2/7/2017 8:28 AM, LAST SAVED: 2/3/2017 12:46 PM, PLOTTED BY: Ramon O. Labrador