

GENERAL NOTES

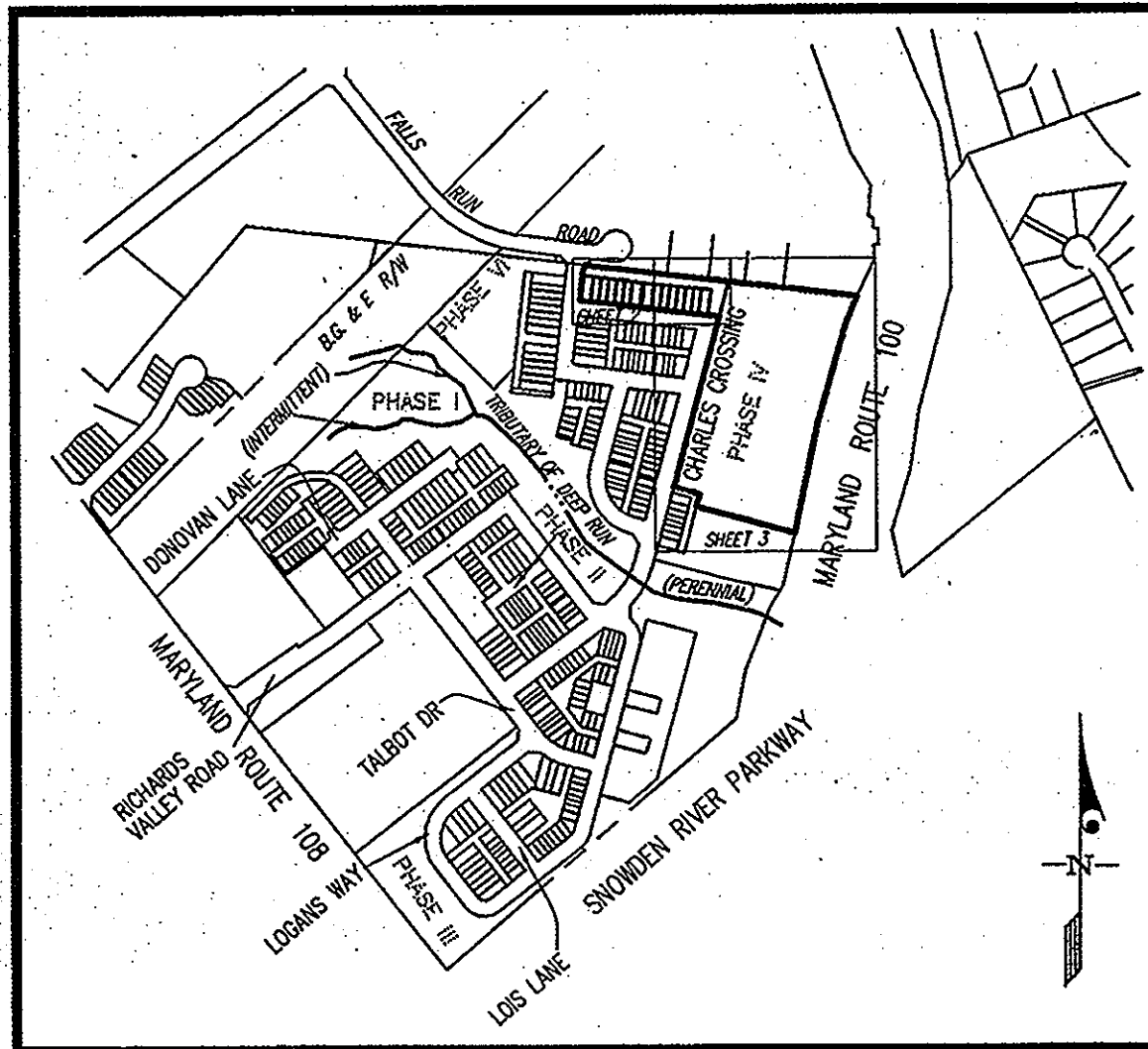
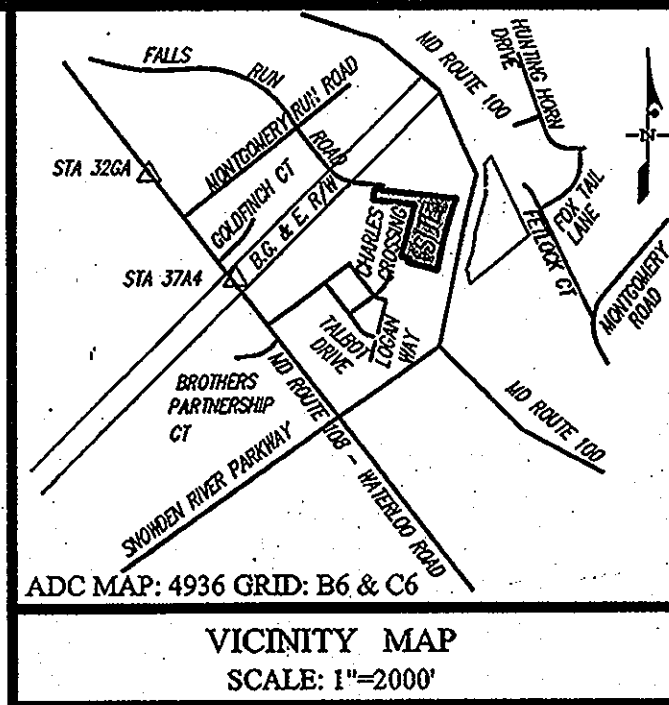
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ○
- THIS PLAN IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2003 BY GUTSCHICK, LITTLE & WEBER, P.A.
- SUBJECT PROPERTY IS ZONED RA-15 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-04-09, WP-04-105, P-06-1 (PHASE I), P-06-4 (PHASE II), P-07-17 (PHASE III), P-08-01 (PHASE IV), P-09-02 (PHASE V), P-10-04 (PHASE VI), WP-06-45, F-06-19, F-07-01, F-07-43, F-07-59, F-08-006, F-09-88, F-10-48, F-10-60, WP-10-107, F-10-90, F-11-26(FC) & F-11-26.
- 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 374A - N 563,835.9110 E 1,367,971.6500.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER SERVICE AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JULY 27, 2010 ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-4609-D WAS FILED AND ACCEPTED.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA", LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A SIGHT DISTANCE ANALYSIS WAS PROVIDED AND APPROVED WITH THE PRELIMINARY PLAN P-09-002 & P-10-004.
- 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.
- THE PARCELS AND LOTS SHOWN ON THIS PLAN 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 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. SEE FINAL ROAD PLANS FOR CONSTRUCTION UNDER F-08-006 AND F-10-48 WHERE THESE PRIVATE FACILITIES ARE SHOWN, IF ANY.

(GENERAL NOTES CONTINUED)

- THE TOTAL AREA OF THE FLOODPLAIN EASEMENT ON THE R-A-15 ZONED LAND IS 1.86 AC. THERE ARE NO REGULATED STEEP SLOPES ON THIS SITE (AVERAGE SLOPES GREATER THAN 25% WITH A VERTICAL RISE OF 10 FEET OR MORE AND HAVING A MINIMUM CONTIGUOUS AREA OF 20,000 SQUARE FEET).
- STORMWATER MANAGEMENT POND 'D' IS PROVIDED UNDER F-09-88 AND IS A NET EXTENDED DETENTION POND (TYPE P-2). POND 'D' HAS BEEN DESIGNED TO PROVIDE WQV, Q_{av}, 1-YR ATTENUATION, AND SAFE PASSAGE OF THE 100-YR STORM. POND 'D' IS A MD-378 HAZARD CLASS A FACILITY. FACILITY 'D' WILL BE A PUBLIC FACILITY ON HOMEOWNERS ASSOCIATION OWNED PROPERTY (OPEN SPACE LOT D-1), JOINTLY MAINTAINED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOMEOWNER'S ASSOCIATION. THE RECHARGE (REV) REQUIREMENTS PROVIDED FOR PARCEL D WILL BE PROVIDED BY RECHARGE TRENCHES DESIGNED IN THE SDP FOR PARCEL D-2.

(GENERAL NOTES CONTINUED)

- THE FOREST CONSERVATION EASEMENTS HAS BEEN ESTABLISHED UNDER F-06-19, F-09-88 AND F-10-60 TO FULFILL THE REQUIREMENTS OF SECTION 18.120D OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. THE EASEMENT FOR 2.13 ACRES OF AFFORESTATION FOREST CONSERVATION AREA EASEMENT# 5 HAS BEEN ESTABLISHED UNDER F-09-88. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- TO FULFILL THE FOREST CONSERVATION REQUIREMENTS OF THIS SITE, AT LEAST 1.48 ACRES OF RETENTION AND 7.04 ACRES OF AFFORESTATION ARE REQUIRED. THIS REQUIREMENT IS ADDRESSED BY PROVIDING 1.48 ACRES OF ON-SITE NET TRACT FOREST RETENTION, 5.74 ACRES OF ON-SITE AFFORESTATION AND 1.30 ACRES OF OFF-SITE AFFORESTATION. 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 5.68 ACRES OF ON-SITE AFFORESTATION IS HEREBY REDUCED TO 5.60 ACRES AS A RESULT OF A REVISION TO REDUCE THE AREA OF FOREST CONSERVATION EASEMENT NO. 5. AN ABANDONMENT FEE WAS REQUIRED FOR THE 0.08 ACRE OF ABANDONED AFFORESTATION IN THE EXISTING FOREST CONSERVATION EASEMENT. THE ABANDONMENT FEE OF \$4,235.00 WAS PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND. THE 1.30 ACRES OF OFF-SITE AFFORESTATION IS PROVIDED BY AN APPROVED FOREST CONSERVATION PLAN AND PLAT OF FOREST CONSERVATION EASEMENT (F-11-026FC) ENTITLED HOBART MULLINEUX PROPERTY AND RECORDED AS PLAT No. 21723. SURETY IN THE AMOUNT OF \$28,314.00 HAS BEEN POSTED AS A PART OF THE F-11-026 DPH DEVELOPER'S AGREEMENT FOR OFF-SITE 1.30 AC. AFFORESTATION FCE #3 LOCATED ON THE HOBART MULLINEUX PROPERTY, TM PARCEL 15, TM 6, GRID 8, AS SHOWN ON F-11-126(FC).
- REQUEST FOR FOREST CONSERVATION AFFORESTATION EASEMENT ABANDONMENT WAS APPROVED BY LETTER DATED JULY 28, 2013 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE OWNER IS RESPONSIBLE FOR PAYING THE FOREST CONSERVATION EASEMENT ABANDONMENT FEE OF \$4,235.00 AS REQUIRED BY THE HOWARD COUNTY ADOPTED FEE SCHEDULE.
 - THE DEVELOPER WILL PROCESS A PLAT OF RESUBDIVISION FOR F-10-048 AND F-11-026, AND F-09-088 TO ADJUST THE LOT LINES INCLUDING THE ABANDONMENT FOR THE RECORDED FOREST CONSERVATION EASEMENT AREA.

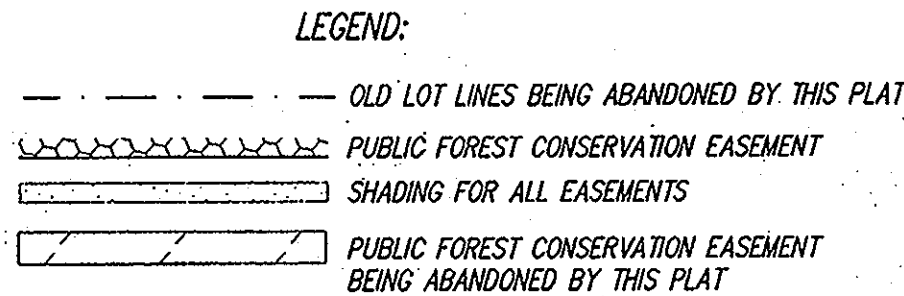


SHEET INDEX
1"=600'

FOREST CONSERVATION EASEMENT (FCE) AREA	1	2(B-E)	3	4(A-D)	5	TOTAL
PARCEL WHERE FCE IS LOCATED	LOT C-211	LOT C-64	LOT C-212	LOT C-212	PAR D-2/ LOT D-136	
CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)	N/A	1.40	0.08	N/A	N/A	1.48
NON-CREDITED FOREST RETENTION AREA IN FLOODPLAIN (IN AC.)	N/A	1.21	0.28	0.05	N/A	1.54
FOREST PLANTING AREA OUTSIDE THE FLOODPLAIN (IN AC.)	0.27	2.24	0.34	0.47	2.05	5.37
FOREST PLANTING AREA WITHIN THE FLOODPLAIN (IN AC.)	N/A	0.14	0.06	0.03	N/A	0.23
TOTAL ACREAGE OF AFFORESTATION PROVIDED (IN AC.)	0.27	2.38	0.40	0.50	2.05	5.60
NATURAL REGENERATION AREA (IN AC.)	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM TOTAL AREA IN CONSERVATION EASEMENT (IN AC.)	0.27	4.99	0.76	0.55	2.05	8.62

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	17
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	15
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.7353 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.4503 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	6.5901 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.7757 AC.



OWNERS:

BA WATERLOO, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-623-1525 (OLD PARCEL "D-2", LOTS D-56 THRU D-62 & D-102 THRU D-109)	SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-623-1525 (OLD OPEN SPACE LOT D-68)
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THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS D-56 THRU D-62 & OPEN SPACE LOT D-68, PHASE V AND LOTS D-102 THRU D-109, PHASE VI TO CREATE LOTS D-135 THRU D-141, OPEN SPACE LOT D-150, PHASE V AND LOTS D-142 THRU D-149, PHASE VI, TO CREATE ADDITIONAL 1' PUBLIC WATER, SEWER, SIDEWALK MAINTENANCE & UTILITY EASEMENT ON LOTS D-135 & D-136, ADDITIONAL 10' PRIVATE STORM DRAIN EASEMENT ON LOT D-136 AND TO ABANDON 0.08 OF AN ACRE OF EXISTING FOREST CONSERVATION AREA EASEMENT # 5, AND A REVISION TO PARCEL D-2, PHASE IV TO SHOW THE NEW FOREST CONSERVATION AREA EASEMENT #5.

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

6/19/2013
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

11-12-13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

12-04-13
DIRECTOR

OWNER'S DEDICATION

BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY THOMAS A. BAUM, PRESIDENT AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION, BY THOMAS A. BAUM, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 GRANT 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 10TH DAY OF JULY, 2013

BA WATERLOO, LLC
BY: [Signature] THOMAS A. BAUM, PRESIDENT
ATTEST: [Signature]

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.
BY: [Signature] THOMAS A. BAUM, PRESIDENT
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 PROPERTY MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED BY BA WATERLOO, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12785 AT FOLIO 106; ALSO BEING A REVISION TO PARCEL "D-2" 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. 21017; ALSO A RESUBDIVISION OF OPEN SPACE LOT D-68 AND LOTS D-56 THRU D-62 AS SHOWN ON PLATS OF SUBDIVISION 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 RECORDED AS PLAT NOS. 21321 & 21322 AND ALSO A RESUBDIVISION OF LOTS D-102 THRU D-109 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE VI, LOTS D-81 THRU D-131, OPEN SPACE LOTS D-132 & D-133, COMMON OPEN SPACE LOT D-134 AND NON-BUILDABLE PARCEL "D-80" AND RECORDED AS PLAT NO. 21722; 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. 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.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)

7/16/2013

RECORDED AS PLAT NUMBER 22598 ON 12/10/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHIPLEY'S GRANT - PHASE IV
PARCEL "D-2"
AND
SHIPLEY'S GRANT - PHASE V
LOTS D-135 THRU D-142 & OPEN SPACE LOT D-150
AND
SHIPLEY'S GRANT - PHASE VI
LOTS D-143 THRU D-149

(A REVISION TO PARCEL "D-2", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND A RESUBDIVISION OF LOTS D-56 THRU D-62 & OPEN SPACE LOT D-68, SHIPLEY'S GRANT - PHASE V, PLAT NOS. 21321 & 21322 AND LOTS D-102 THRU D-109, SHIPLEY'S GRANT - PHASE VI, PLAT NO. 21722)

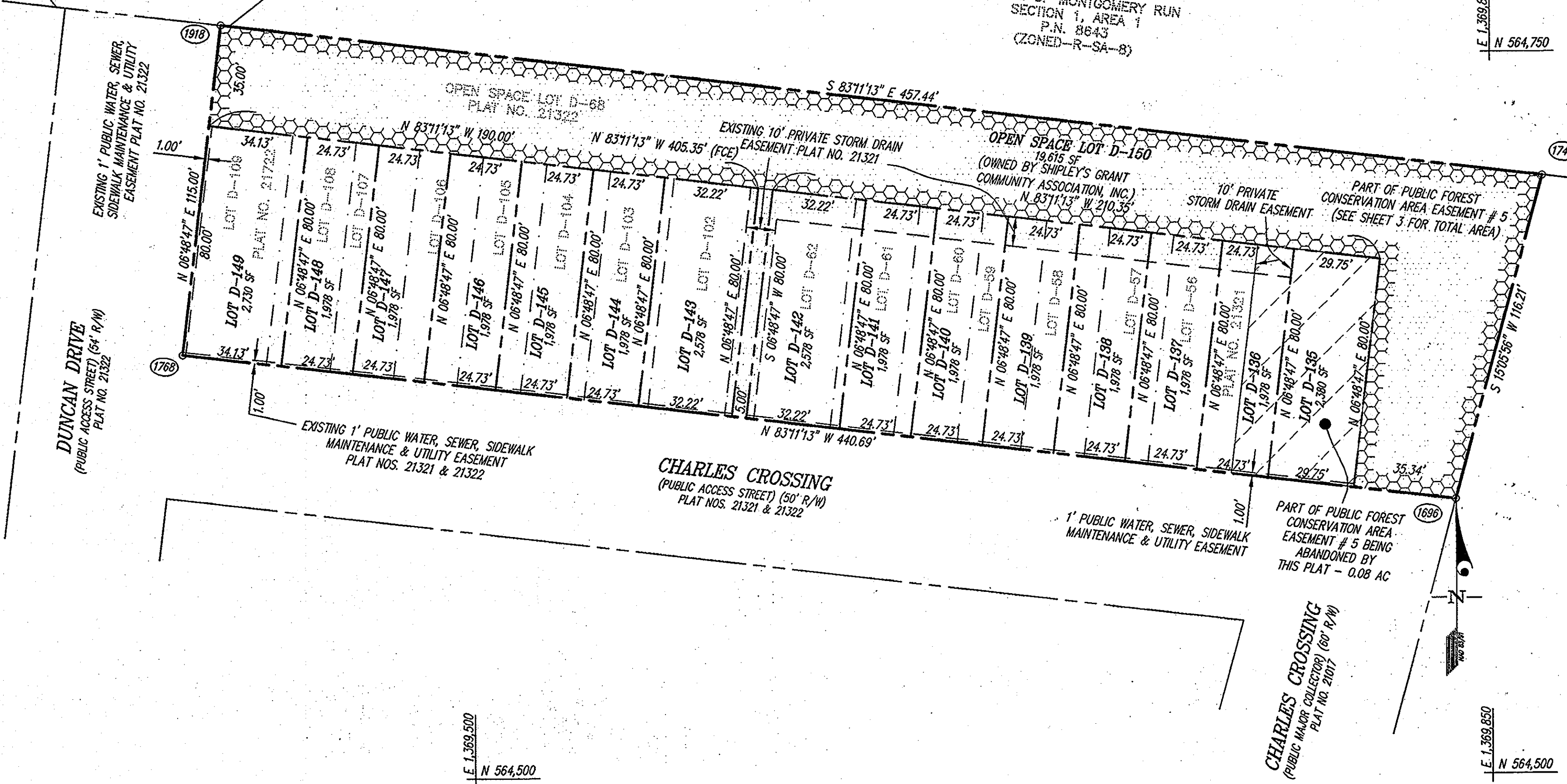
1ST ELECTION DISTRICT
SCALE: AS SHOWN SHEET 1 OF 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA 301-989-2524 FAX: 301-421-4186
DRAWN BY: PWC CHECK BY: TBY

FALLS RUN ROAD
50' R/W PLAT No. 8643

PARCEL G-1
VILLAGE OF MONTGOMERY RUN
SECTION 1, AREA 1
P.N. 8643
(ZONED-R-SA-B)

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1001	564,570.209	1,370,234.468
1002	564,256.352	1,370,145.056
1696	564,595.203	1,369,837.668
1719	564,659.057	1,370,272.614
1748	564,707.404	1,369,867.940
1749	563,913.807	1,370,071.917
1750	563,997.072	1,369,763.297
1751	564,035.691	1,369,773.716
1752	564,057.572	1,369,692.616
1768	564,647.481	1,369,400.089
1918	564,761.669	1,369,413.731



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	16
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	15
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.7353 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.4503 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.1856 AC.

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

W. J. Rossman 11/19/2013
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Edwards 11-12-13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kent S. ... 12-04-13
DIRECTOR

OWNERS:

BA WATERLOO, LLC 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-623-1525 (OLD PARCEL "D-2", LOTS D-56 THRU D-62 & D-102 THRU D-109)	SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. 7850 WALKER DRIVE, SUITE 400 GREENBELT, MD 20770 PHONE: 301-623-1525 (OLD OPEN SPACE LOT D-68)
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OWNERS' DEDICATION

BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY THOMAS A. BAUM, PRESIDENT AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION, BY THOMAS A. BAUM, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 GRANT 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 10th DAY OF JULY, 2013

BY: *Thomas A. Baum*
THOMAS A. BAUM, PRESIDENT

BY: *Thomas A. Baum*
THOMAS A. BAUM, PRESIDENT

ATTEST: *...*

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 PROPERTY MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED BY BA WATERLOO, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12785 AT FOLIO 108; ALSO BEING A REVISION TO PARCEL "D-2" 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-226" AND RECORDED AS PLAT NO. 21017, ALSO A RESUBDIVISION OF OPEN SPACE LOT D-68 AND LOTS D-56 THRU D-62 AS SHOWN ON PLATS OF SUBDIVISION 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 RECORDED AS PLAT NOS. 21321 & 21322 AND ALSO A RESUBDIVISION OF LOTS D-102 THRU D-109 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE VI, LOTS D-81 THRU D-131, OPEN SPACE LOTS D-132 & D-133, COMMON OPEN SPACE LOT D-134 AND NON-BUILDABLE PARCEL "D-80" AND RECORDED AS PLAT NO. 21722; 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.

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 7/16/2013
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)

LEGEND:

- OLD LOT LINES BEING ABANDONED BY THIS PLAT
- PUBLIC FOREST CONSERVATION EASEMENT
- SHADING FOR ALL EASEMENTS
- PUBLIC FOREST CONSERVATION EASEMENT BEING ABANDONED BY THIS PLAT

RECORDED AS PLAT NUMBER 22599 ON 12/16/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE IV
PARCEL "D-2"

AND

SHIPLEY'S GRANT - PHASE V
LOTS D-185 THRU D-142 & OPEN SPACE LOT D-150

AND

SHIPLEY'S GRANT - PHASE VI
LOTS D-143 THRU D-149

(A REVISION TO PARCEL "D-2", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND A RESUBDIVISION OF LOTS D-56 THRU D-62 & OPEN SPACE LOT D-68, SHIPLEY'S GRANT - PHASE V, PLAT NOS. 21321 & 21322 AND LOTS D-102 THRU D-109, SHIPLEY'S GRANT - PHASE VI, PLAT NO. 21722)

TM 37, GRID 1 & 2, P/O PARCEL 4
HOWARD COUNTY, MARYLAND
JULY 2013

1ST ELECTION DISTRICT
SCALE: 1"=30'
SHEET 2 OF 3

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: 301-269-2524 FAX: 301-421-4168

DRAWN BY: *PWC* CHECK BY: *TDY*

S:\Survey Drawings\03006\08002-PHASE V\PLATS\RESUB PLATS PH4-6 F-14-108002-PH4-6-RPL2.dwg, PLOTTED: 7/16/2013 1:25 PM, LAST SAVED: 7/16/2013 1:18 PM, PLOTTED BY: Paul Clark

DEVELOPMENT TRACKING CHART AND SITE ANALYSIS

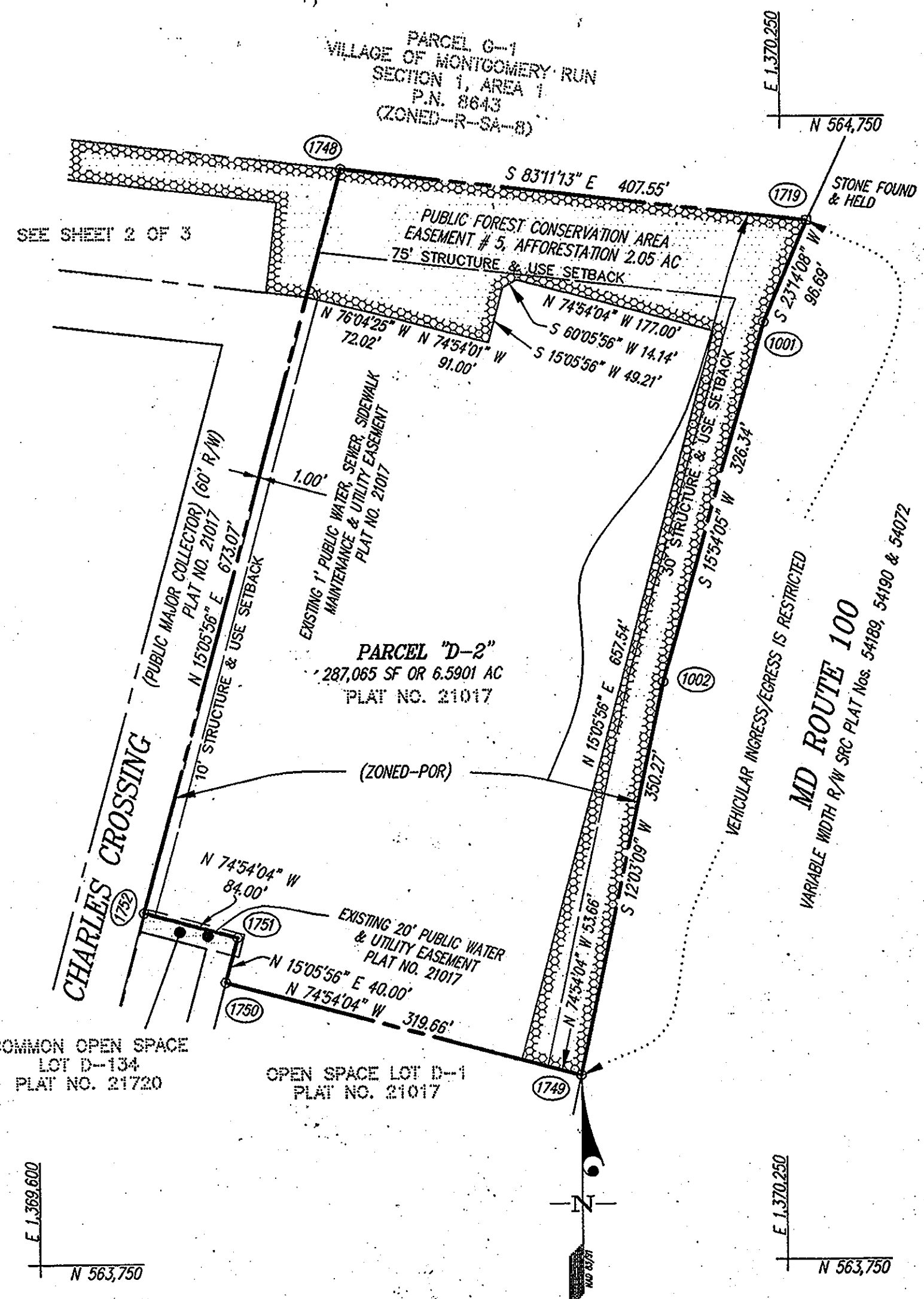
PHASE No.	CO. FILE No.	R-A-15 ZONE AREAS										B-1 ZONE	POR ZONE					
		GROSS	100 YR. FLOOD PLAIN	NET	SFA LOTS	MIN. REQ'D. O/S 1	CREDITED O/S PROV. 2	NON-CREDITED O/S PROVIDED	TOTAL O/S PROVIDED	MIN. REQ'D. REC. O/S 3	REC. O/S PROVIDED			MIN. REQ'D. TND O/S 4	TND O/S PROVIDED	APT. PARCELS	PUBLIC ROADS	PRIVATE ROADS
PHASE I	F 07-043	13.63 AC.	1.36 AC.	12.27 AC.	2.15 AC.	3.4 AC.	8.2 AC. (60%)	0.4 AC.	8.6 AC.	24,800 S.F.	57,245 S.F.	0.7 AC./29,612 S.F.	1.0 AC./43,554 S.F.	0 AC.	2.0 AC.	0.9 AC.	4.2 AC.*	0 AC.
PHASE II	F 07-059	5.81 AC.	0 AC.	5.81 AC.	2.35 AC.	1.5 AC.	0.6 AC. (10%)	0.1 AC.	0.7 AC.	24,800 S.F.	28,248 S.F.	0.3 AC./13,068 S.F.	0.9 AC./40,144 S.F.	0 AC.	2.1 AC.	0.7 AC.	0 AC.	0 AC.
PHASE III	F 08-006	12.94 AC.	0.50 AC.	12.44 AC.	2.64 AC.	3.5 AC.	5.9 AC. (46%)	0.4 AC.	6.6 AC.	26,000 S.F.	27,618 S.F.	0.7 AC./30,992 S.F.	0.38 AC./16,428 S.F.	0 AC.	2.9 AC.	0.8 AC.	0 AC.	0 AC.
PHASE IV	F 09-088	5.77 AC.	0 AC.	5.77 AC.	0.64 AC.	1.4 AC.	1.9 AC. (33%)	0.1 AC.	2.0 AC.	26,000 S.F.	15,852 S.F.	0.3 AC./12,587 S.F.	0.2 AC./8,582 S.F.	1.8 AC.	1.4 AC.	0 AC.	0 AC.	6.6 AC.
PHASE V	F 10-048	5.50 AC.	0 AC.	5.50 AC.	2.17 AC.	1.4 AC.	0.5 AC. (9%)	0.1 AC.	0.5 AC.	33,200 S.F.	15,917 S.F.	0.2 AC./9,169 S.F.	0 AC./0 S.F.	0 AC.	1.9 AC.	0.9 AC.	0 AC.	0 AC.
PHASE VI	F 11-026	4.21 AC.	0 AC.	4.21 AC.	2.21 AC.	1.1 AC.	0 AC.	0 AC.	0 AC.	158,400 S.F.	158,400 S.F. (6)	2.4 AC./104,544 S.F.	2.45 AC./106,708 S.F.	3.7 AC.	10.3 AC.	3.4 AC.	4.2 AC.	6.6 AC.
CUMULATIVE TOTAL		47.86 AC.	1.86 AC.	46.00 AC.	12.16 AC.	12.0 AC.	17.1 AC. (39%)	1.1 AC.	18.4 AC.	158,400 S.F.	158,400 S.F. (6)	2.4 AC./104,544 S.F.	2.45 AC./106,708 S.F.	3.7 AC.	10.3 AC.	3.4 AC.	4.2 AC.	6.6 AC.

* PARCELS 'A' AND 'B' PREVIOUSLY RECORDED UNDER F 06-019

DEVELOPMENT TRACKING CHART AND SITE ANALYSIS NOTES:

1. MINIMUM REQUIRED OPEN SPACE (O/S) IS CALCULATED AS 25% OF THE GROSS AREA.
2. PERCENT OPEN SPACE PROVIDED IS OF THE GROSS AREA.
3. MINIMUM REQUIRED RECREATION OPEN SPACE (ROS) IS CALCULATED AS 400 S.F. PER UNIT.
4. MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.
5. MINIMUM REQUIRED MIHUS ARE CALCULATED AS 10% OF THE TOTAL NUMBER OF UNITS.
6. THE REMAINING 13,520 S.F. OF RECREATION OPEN SPACE HAS BEEN PROVIDED USING AMENITY FEATURE AREA CREDITS APPROVED BY DPZ (PER THE 6/15/2012 POLICY MEMO), INCLUDING 3,960 S.F. FOR A COMMUNITY CENTER, 3,960 S.F. FOR A COMMUNITY POOL, 2,000 S.F. FOR A GAZEBO, 2,000 S.F. FOR A TOT LOT, AND 1,600 S.F. FOR BENCHES AS OUTLINED IN A LETTER TO DPZ DATED 1/17/2013. CREDITS FOR THE COMMUNITY CENTER AND POOL MAY BE INCREASED IF A REGULATORY OR DPZ POLICY INCREASES THE VALUE FOR THESE MAJOR RECREATION FACILITIES. IF A CREDIT VALUE FOR A FACILITY IS INCREASED, A REDLINE TO THIS PLAN WILL BE REQUIRED TO UPDATE THE CHART AND CREDIT VALUES.

PHASE No.	MAX. NO. OF UNITS PERMITTED		PROPOSED R-A-15 UNITS					MODERATE INCOME HOUSING UNITS		
	NET	MAX. UNIT DENSITY (15 UNITS/NET AC.)	STD. SFA UNITS	MIHU SFA UNITS	APT. UNITS	MIHU APT UNITS	TOTAL UNITS	PROPOSED UNIT DENSITY	REQUIRED MIHUS @ 10% 5	PROPOSED MIHUS
PHASE I	12.27 AC.	184	54	8	0	0	62	5.1 UNITS / AC.	6	8
PHASE II	5.81 AC.	87	62	0	0	0	62	10.6 UNITS / AC.	6	8
PHASE III	12.44 AC.	194	59	0	0	0	65	5.0 UNITS / AC.	7	6
PHASE IV	5.77 AC.	86	65	0	44	4	65	11.3 UNITS / AC.	7	6
PHASE V	5.50 AC.	82	51	4	0	0	59	10.7 UNITS / AC.	6	8
PHASE VI	4.21 AC.	63	55	2	28	4	83	19.7 UNITS / AC.	9	4
46.00 AC.		690	302	14	72	8	398	8.6 UNITS / AC.	40	40



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 1
2. TOTAL NUMBER OF BUIDABLE LOTS TO BE RECORDED: 0
3. TOTAL AREA OF BUIDABLE LOTS TO BE RECORDED: 0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
6. TOTAL NUMBER OF BUIDABLE PARCELS TO BE RECORDED: 1
7. TOTAL AREA OF BUIDABLE PARCELS TO BE RECORDED: 6.5901 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6.5901 AC.

OWNERS:

BA WATERLOO, LLC
7850 WALKER DRIVE, SUITE 400
GREENBELT, MD 20770
PHONE: 301-623-1525
(OLD PARCEL "D-2", LOTS D-56 THRU D-62 & D-102 THRU D-109)

SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC.
7850 WALKER DRIVE, SUITE 400
GREENBELT, MD 20770
PHONE: 301-623-1525
(OLD OPEN SPACE LOT D-68)

OWNERS' DEDICATION

BA WATERLOO, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY THOMAS A. BAUM, PRESIDENT AND SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION, BY THOMAS A. BAUM, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 GRANT 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 16th DAY OF JULY, 2013

BY: *[Signature]*
THOMAS A. BAUM, PRESIDENT

ATTEST: *[Signature]*

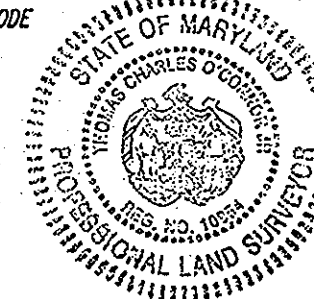
BY: *[Signature]*
THOMAS A. BAUM, PRESIDENT

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 PROPERTY MANAGEMENT, LLC TO BA WATERLOO, LLC, BY DEED DATED JULY 19, 2007 AND RECORDED IN LIBER 10800 AT FOLIO 72 AND PART OF THE LAND CONVEYED BY BA WATERLOO, LLC TO SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC., BY DEED DATED SEPTEMBER 8, 2010 AND RECORDED IN LIBER 12765 AT FOLIO 106; ALSO BEING A REVISION TO PARCEL "D-2" 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-BUIDABLE PARCELS "D-3", "D-4" AND NON-BUIDABLE LOT C-226" AND RECORDED AS PLAT NO. 21017, ALSO A RESUBDIVISION OF OPEN SPACE LOT D-68 AND LOTS D-56 THRU D-62 AS SHOWN ON PLATS OF SUBDIVISION 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-BUIDABLE PARCELS "D-73" THRU "D-80" AND RECORDED AS PLAT NOS. 21321 & 21322 AND ALSO A RESUBDIVISION OF LOTS D-102 THRU D-109 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE VI, LOTS D-81 THRU D-131, OPEN SPACE LOTS D-132 & D-133, COMMON OPEN SPACE LOT D-134 AND NON-BUIDABLE PARCEL "D-80" AND RECORDED AS PLAT NO. 21722; 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 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.

BY: *[Signature]*
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)



RECORDED AS PLAT NUMBER 21160 ON 12/16/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE IV
PARCEL "D-2"
AND
SHIPLEY'S GRANT - PHASE V
LOTS D-135 THRU D-142 & OPEN SPACE LOT D-150
AND
SHIPLEY'S GRANT - PHASE VI
LOTS D-143 THRU D-149

(A REVISION TO PARCEL "D-2", SHIPLEY'S GRANT - PHASE IV, PLAT NO. 21017 AND A RESUBDIVISION OF LOTS D-56 THRU D-62 & OPEN SPACE LOT D-68, SHIPLEY'S GRANT - PHASE V, PLAT NOS. 21321 & 21322 AND LOTS D-102 THRU D-109, SHIPLEY'S GRANT - PHASE VI, PLAT NO. 21722)

1ST ELECTION DISTRICT SCALE: 1"=100' SHEET 3 OF 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3908 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20868
TEL: 301-421-4024 BALT: 410-820-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*