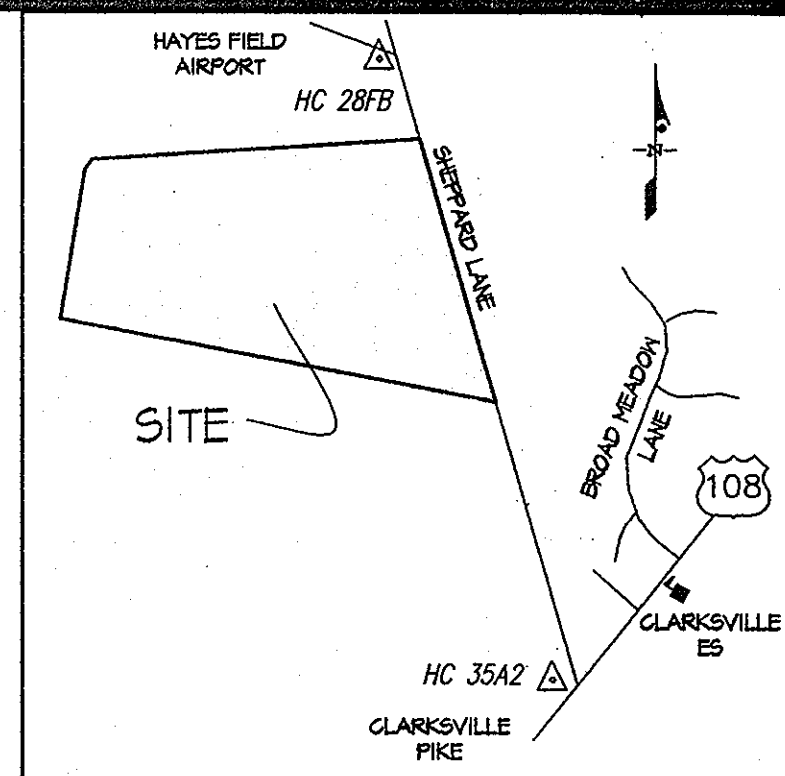
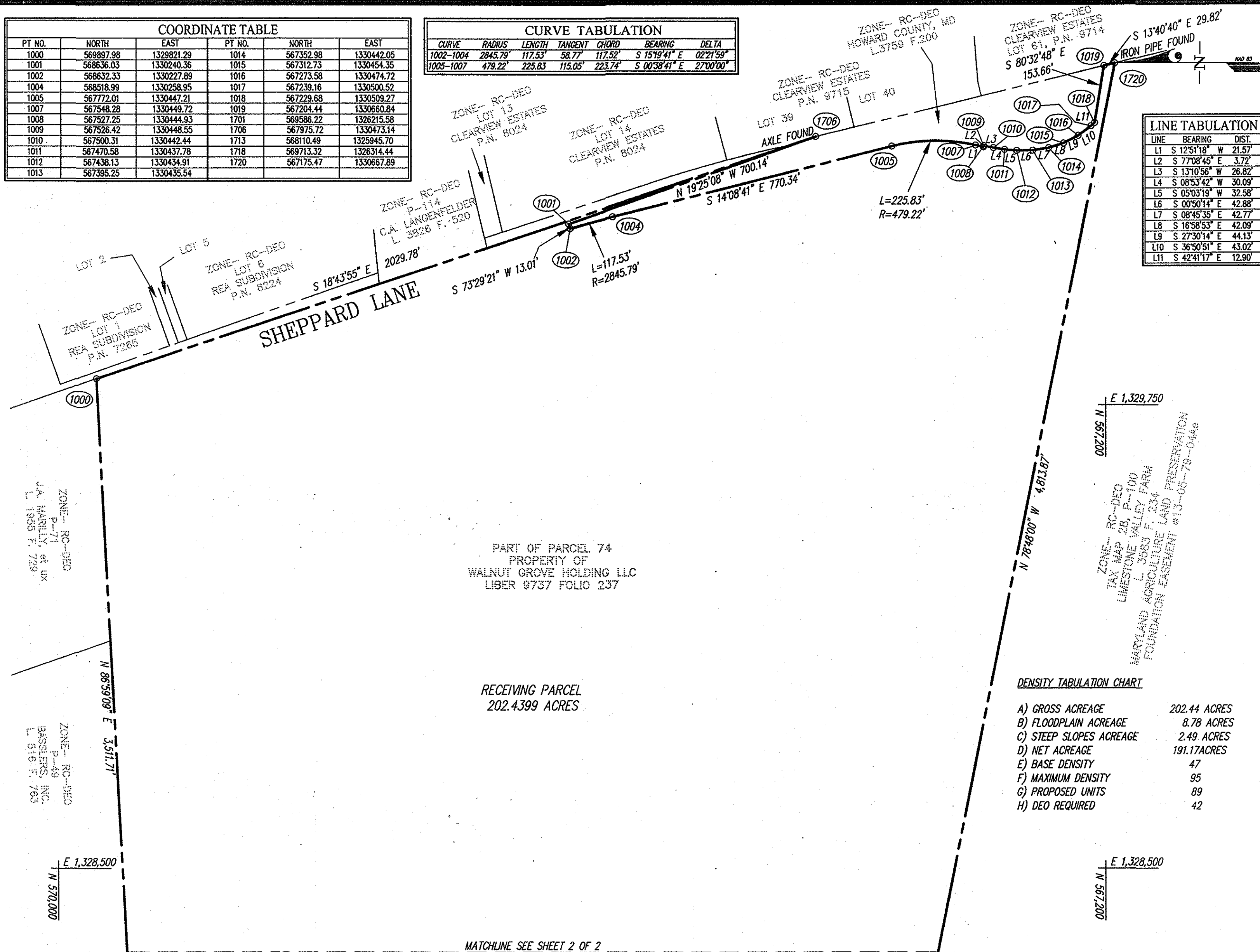


COORDINATE TABLE					
PT. NO.	NORTH	EAST	PT. NO.	NORTH	EAST
1000	569897.98	1329821.29	1014	567352.98	1330442.05
1001	568636.03	1330240.36	1015	567312.73	1330454.35
1002	568632.33	1330227.89	1016	567273.58	1330474.72
1004	568518.99	1330258.95	1017	567239.16	1330500.52
1005	567772.01	1330447.21	1018	567229.68	1330509.27
1007	567548.28	1330449.72	1019	567204.44	1330660.84
1008	567527.25	1330444.93	1701	569586.22	1326215.58
1009	567526.42	1330448.55	1706	567975.72	1330473.14
1010	567500.31	1330442.44	1713	568110.49	1325945.70
1011	567470.58	1330437.78	1718	569713.32	1326314.44
1012	567438.13	1330434.91	1720	567175.47	1330667.89
1013	567395.25	1330435.54			

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1002-1004	2845.79'	117.53'	58.77'	117.52'	S 1519'41" E	02'21'59"
1005-1007	479.22'	225.83'	115.05'	223.74'	S 00'38'41" E	27'00'00"

LINE TABULATION		
LINE	BEARING	DIST.
L1	S 125'18" W	21.57'
L2	S 77'08'45" E	3.72'
L3	S 137'05" W	26.82'
L4	S 08'53'42" W	30.09'
L5	S 05'03'19" W	32.58'
L6	S 00'50'14" E	42.88'
L7	S 08'45'35" E	42.77'
L8	S 16'58'53" E	42.09'
L9	S 27'30'14" E	44.13'
L10	S 36'50'51" E	43.02'
L11	S 42'41'17" E	12.90'



GENERAL NOTES

1. THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN FEBRUARY, 2002.
2. PROPERTY IS ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
3. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 28FB AND No. 35A2.
4. AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
5. THERE ARE HISTORIC BUILDINGS/STRUCTURES LOCATED ON THE PROPERTY TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
6. USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 2/3 OF THE RESIDENTIAL LOTS/PARCELS ON THE SUBDIVISION PLAN FOR WALNUT GROVE, P-05-05 HAVE BEEN TRANSFERRED FROM 3 CEO UNITS FROM TIMOTHY W. FEAGA, TAX MAP 6, PARCEL 56.
7. SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-31, P-05-05, F-06-31, F-05-72, F-05-157, F-05-168, F-06-199, WP-06-104 AND WP-06-105.

DENSITY TABULATION CHART

A) GROSS ACREAGE	202.44 ACRES
B) FLOODPLAIN ACREAGE	8.78 ACRES
C) STEEP SLOPES ACREAGE	2.49 ACRES
D) NET ACREAGE	191.17 ACRES
E) BASE DENSITY	47
F) MAXIMUM DENSITY	95
G) PROPOSED UNITS	89
H) DEO REQUIRED	42

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO IDENTIFY A 202.44 ACRES PARCEL AS A RECEIVING PARCEL FOR 'DENSITY EXCHANGE' AND TO IDENTIFY THE SENDING PARCELS FOR DENSITY RIGHTS AS REFERENCED IN GENERAL NOTE 6 ABOVE FOR THE TRANSFER OF 2/3 CEO UNITS.

I:\CADD\DRAWINGS\100153\plots\100-153-rfp01-rev-1.dwg 9/26/2006 11:45:00 AM EST

OWNER
 ROBERT VAN DYKE, PRESIDENT
 c/o WALNUT GROVE HOLDING LLC
 P.O. BOX 152
 STEVENSON, MD 21153

OWNER'S DEDICATION
 WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, BY ROBERT VAN DYKE, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THIS PROPERTY AS A RECEIVING PARCEL FOR DEVELOPING RIGHTS. THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

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 SUBDIVISION OF PART OF THE LAND CONVEYED BY KARIN MARIE VAN DYKE TO WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 23, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9737 AT FOLIO 237; 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.

David S. Weber
 DAVID S. WEBER
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 20 SEP 2006
 DATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David S. Weber
 DIRECTOR

10/5/06
 DATE

WITNESS OUR HANDS THIS 27TH DAY OF SEPTEMBER, 2006

WALNUT GROVE HOLDING LLC
 BY: *Robert Van Dyke*
 ROBERT VAN DYKE, PRESIDENT

ATTEST: *M. Jeremy Rutter*

RECORDED AS PLAT NUMBER 18576 ON 10/12/06, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DENSITY RECEIVING PLAT
 202.4399 ACRES PARCEL
 WALNUT GROVE
 P-05-05
 TM 28, GRID 17, 18 AND 24, PARCEL 74
 HOWARD COUNTY, MARYLAND

5TH ELECTION DISTRICT
 SCALE: 1"=200'
 SHEET 1 OF 2
 SEPTEMBER 2006

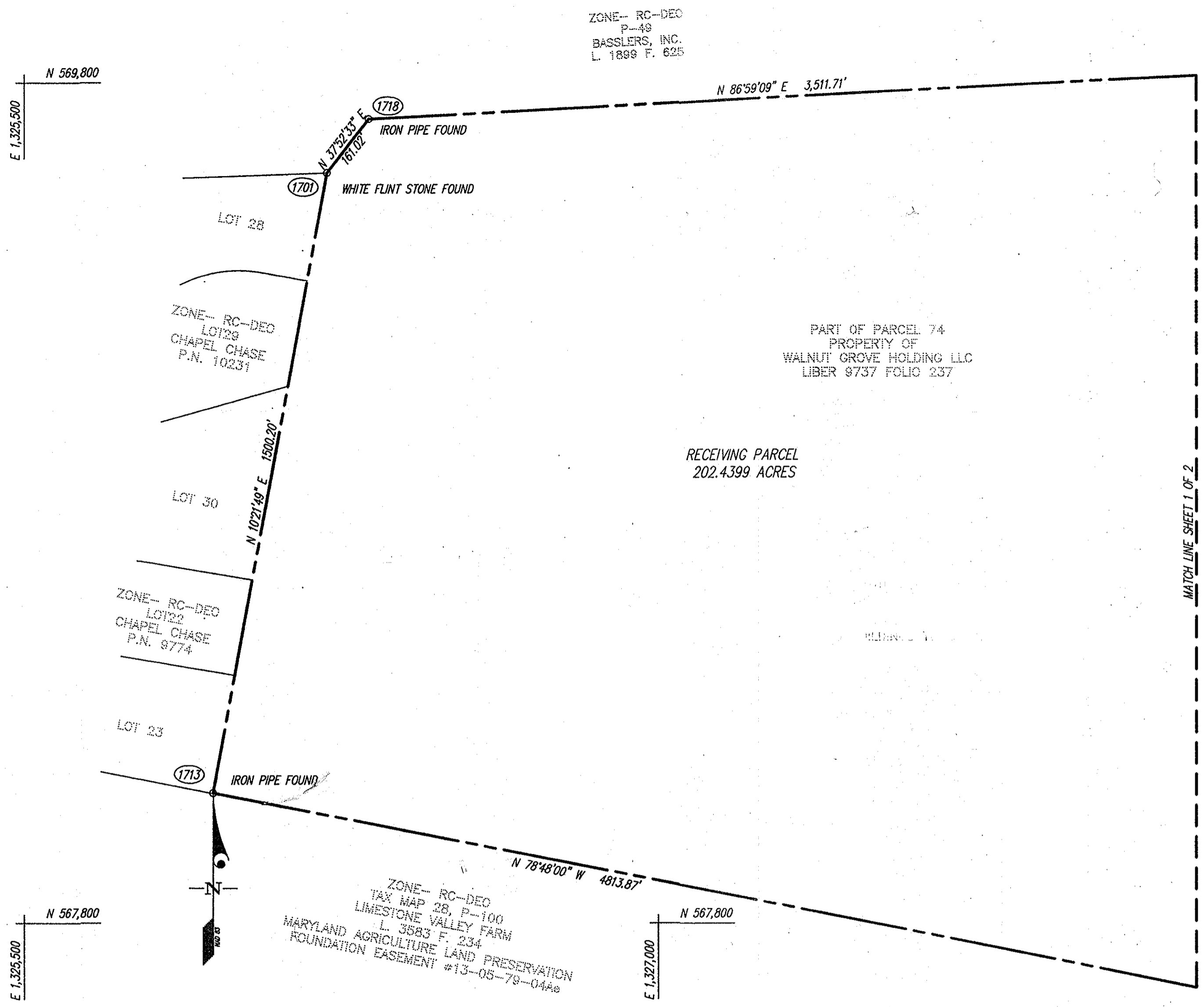
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DRAWN BY: *PWL* CHECK BY: *A.S.*

RE-06-011(R)

DENSITY EXCHANGE CHART

RECEIVING PARCEL INFORMATION	PROPERTY OF KARIN MARIE VAN DYKE LIBER 7161 FOLIO 86 TAX MAP 28 GRID 18 PARCEL 74 WALNUT GROVE P-05-05
TOTAL AREA OF SUBDIVISION	202.44 ACRES
ALLOWED DENSITY UNITS	47
NET ACREAGE OF SUBDIVISION	191.17 ACRES
MAXIMUM DENSITY UNITS	95
PROPOSED DENSITY UNITS	89
NUMBER OF CEO UNITS REQUIRED	42
SENDING PARCEL INFORMATION	3 CEO UNITS FROM PROPERTY OF TIMOTHY W. FEAGA, TAX MAP 6, GRID 21, PARCEL 56, LIBER 8674 FOLIO 28A.



ZONE- RC-DEO
P-49
BASSLERS, INC.
L. 1899 F. 625

PART OF PARCEL 74
PROPERTY OF
WALNUT GROVE HOLDING LLC
LIBER 8737 FOLIO 237

RECEIVING PARCEL
202.4399 ACRES

ZONE- RC-DEO
LOT 28
CHAPEL CHASE
P.N. 10231

ZONE- RC-DEO
LOT 22
CHAPEL CHASE
P.N. 9774

ZONE- RC-DEO
TAX MAP 28, P-100
LIMESTONE VALLEY FARM
L. 3583 F. 234
MARYLAND AGRICULTURE LAND PRESERVATION
FOUNDATION EASEMENT #13-05-78-04a6

L:\CADD\DRAWINGS\00153\plots\00153-RCPL2-REV-1.dwg 9/26/2006 11:45:38 AM EST

MATCH LINE SHEET 1 OF 2

OWNER
ROBERT VAN DYKE, PRESIDENT
c/o WALNUT GROVE HOLDING L.L.C.
P.O. BOX 152
STEVENSON, MD 21153

OWNER'S DEDICATION

WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, BY ROBERT VAN DYKE, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THIS PROPERTY AS A RECEIVING PARCEL FOR DEVELOPING RIGHTS. THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 27TH DAY OF SEPTEMBER, 2006.

WALNUT GROVE HOLDING LLC
BY: *Robert Van Dyke*
ROBERT VAN DYKE, PRESIDENT

ATTEST: *M. Jump Rutter*

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 SUBDIVISION OF PART OF THE LAND CONVEYED BY KARIN MARIE VAN DYKE TO WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 23, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9737 AT FOLIO 237; 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.

David S. Weber
DAVID S. WEBER
REGISTERED LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852



26 SEP 2006
DATE

RECORDED AS PLAT NUMBER 18527 ON
10/12/06, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

DENSITY RECEIVING PLAT
202.4399 ACRES PARCEL
WALNUT GROVE
P-05-05

TM 28, GRID 17, 18 AND 24, PARCEL 74
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=200' SHEET 2 OF 2 SEPTEMBER 2006

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: *PWC* CHECK BY: *AS*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Martha Feaga 10/5/06
DIRECTOR DATE

RE-06-11(R)