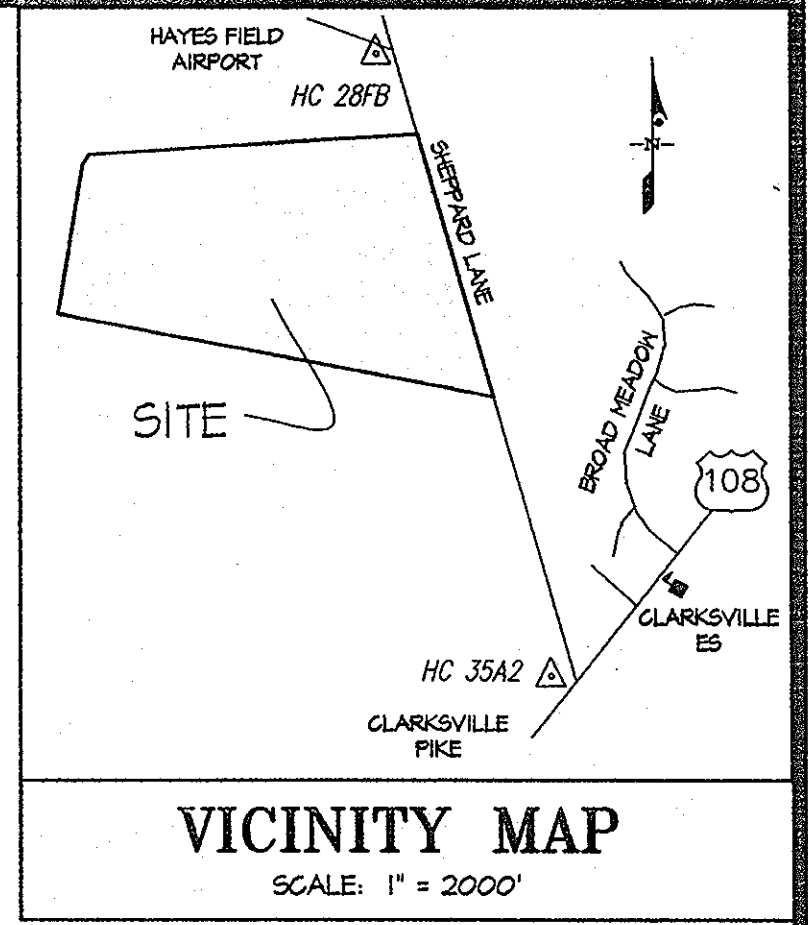
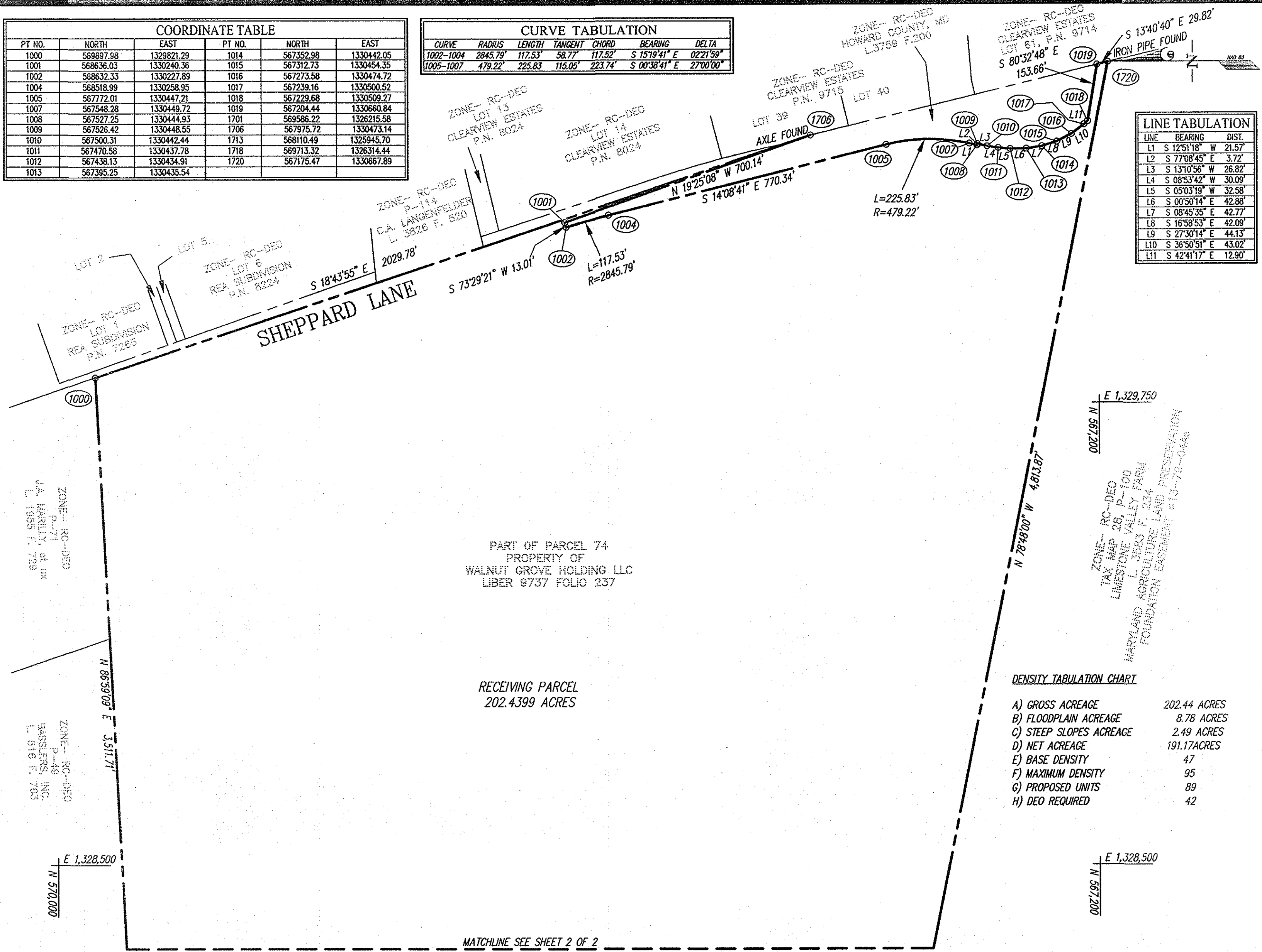


COORDINATE TABLE					
PT. NO.	NORTH	EAST	PT. NO.	NORTH	EAST
1000	568997.98	1329821.29	1014	567352.98	1330442.05
1001	568636.03	1330240.36	1015	567312.73	1330454.35
1002	568632.33	1330227.89	1016	567273.58	1330474.72
1004	568518.99	1330258.95	1017	567239.16	1330500.52
1005	567772.01	1330447.21	1018	567229.68	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 15°19'41" 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 12°51'18" W	21.57'
L2	S 77°08'45" E	3.72'
L3	S 13°10'58" 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**
- 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.
 - PROPERTY IS ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 28FB AND No. 35A2.
 - AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
 - 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.
 - USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 39 OF THE RESIDENTIAL LOTS/PARCELS ON THE SUBDIVISION PLAN FOR WALNUT GROVE, P-05-05 HAVE BEEN TRANSFERRED FROM 13 CEO UNITS FROM LOT 18, WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE, TAX MAP 15, PARCEL 145, 3 CEO UNITS FROM C. BARRE COOK, et al PROPERTY, TAX MAP 14, PARCEL 4, 3 CEO UNITS FROM PARCEL 'A', WILLIS LAMBERT CISSEL, JR. PROPERTY, TAX MAP 7, PARCEL 136, 5 CEO UNITS FROM PRESERVATION PARCEL 'A', CATTAIL CREEK OVERLOOK, TAX MAP 21, PARCEL 26, 8 CEO UNITS FROM DAVIS PROPERTY, TAX MAP 8, GRID 2, PARCEL 7, 3 CEO UNITS FROM JON ALLEN MILLER & ELLEN S. MILLER'S PROPERTY, TAX MAP 14, PARCEL 83, AND 4 CEO UNITS FROM LOT 10, LAUKENMANN PROPERTY, TAX MAP 10, PARCEL 300.
 - 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, WP-06-105 AND RE-06-11.
 - THE DEVELOPMENT RIGHTS FOR 3 CEO UNITS WERE PREVIOUSLY TRANSFERRED FROM THE PARCEL II PROPERTY TO THIS RECEIVING PARCEL UNDER RE-06-11 RECORDED ON 10/12/06.

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 39 CEO UNITS.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

DATE: 1/5/07

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 25TH DAY OF JANUARY 2007

BY: Robert Van Dyke
 ROBERT VAN DYKE, PRESIDENT

ATTEST: M. Young 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

23 JAN 2007
 DATE

RECORDED AS PLAT NUMBER 18994 ON 4-12-07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

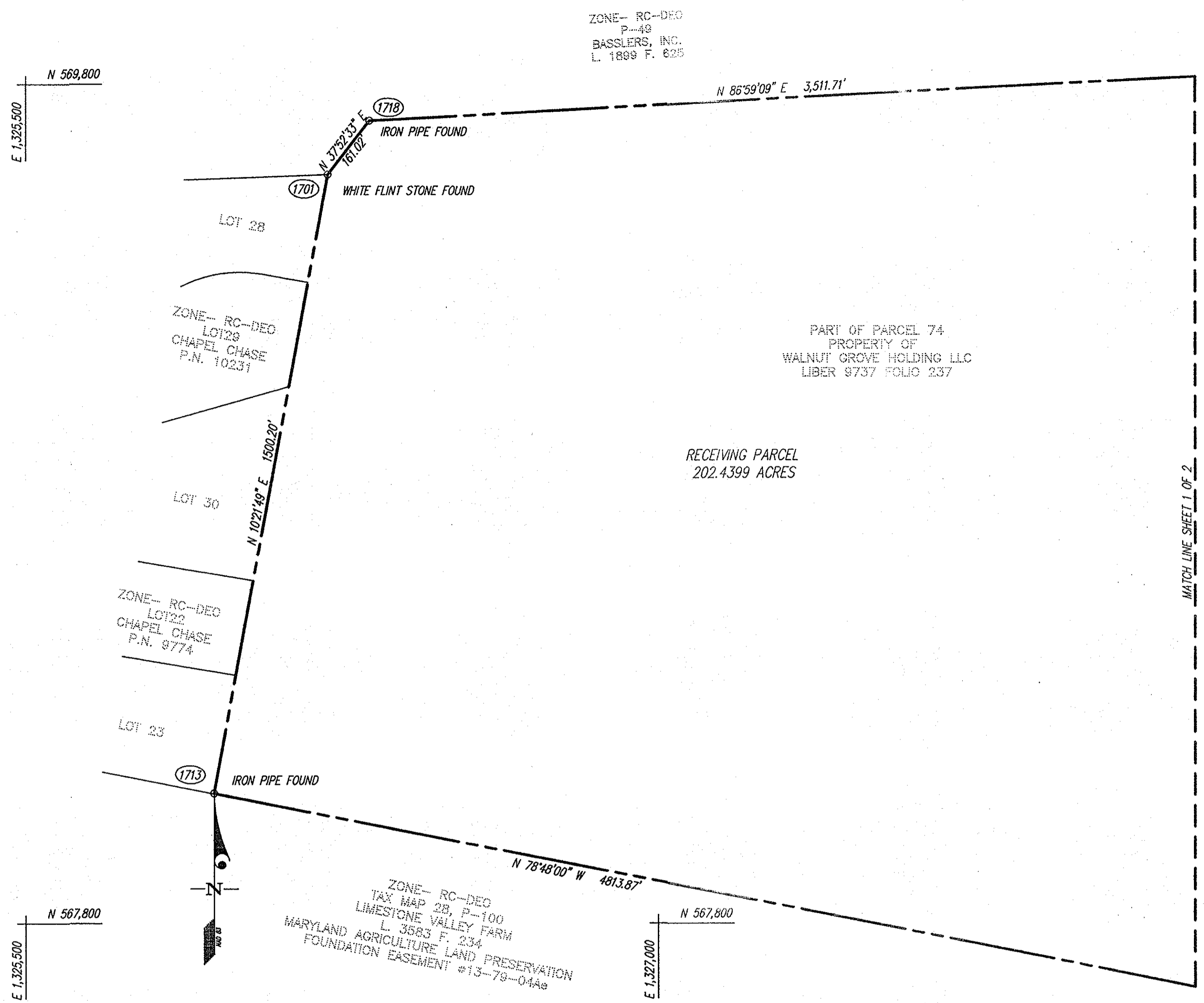
DENSITY RECEIVING PLAT
 202.4399 ACRES PARCEL
 WALNUT GROVE
 P-05-05

TM 28, GRID 17, 18 AND 24, PARCEL 74
 5TH ELECTION DISTRICT
 SCALE: 1"=200'
 SHEET 1 OF 2
 JANUARY 2007

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DRAWN BY: PWC CHECK BY: A.S.

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 RE-07-01 (S1) <i>SECOND EXCHANGE</i>	5 CEO UNITS FROM PRESERVATION PARCEL 'A', CATTAIL CREEK OVERLOOK, F-05-72, TAX MAP 21, GRID 15, PARCEL 26, LIBER 2571 FOLIO 102.
SENDING PARCEL INFORMATION RE-07-01 (S2) <i>SECOND EXCHANGE</i>	3 CEO UNITS FROM PARCEL 'A', PROPERTY OF WILLIS LAMBERT CISSEL, JR., TAX MAP 7, GRID 17, PARCEL 136, LIBER 4272 FOLIO 307. (WP-06-105)
SENDING PARCEL INFORMATION RE-07-01 (S3) <i>SECOND EXCHANGE</i>	3 CEO UNITS FROM PROPERTY OF C. BARRIE COOK, GILES C. COOK & BARBARA B. COOK, TAX MAP 14, GRID 7, PARCEL 4, LIBER 4409 FOLIO 224.
SENDING PARCEL INFORMATION RE-07-01 (S4) <i>SECOND EXCHANGE</i>	8 CEO UNITS FROM THE DAVIS PROPERTY, TAX MAP 8, GRID 2, PARCEL 7, LIBER 9147 FOLIO 580.
SENDING PARCEL INFORMATION RE-07-01 (S5) <i>SECOND EXCHANGE</i>	4 CEO UNITS FROM LOT 10, LAUKENMANN PROPERTY, F-05-157, TAX MAP 10, GRID 4, PARCEL 300, LIBER 670 FOLIO 175.
SENDING PARCEL INFORMATION RE-07-01 (S6) <i>SECOND EXCHANGE</i>	3 CEO UNITS FROM PROPERTY OF JON ALLEN MILLER & ELLEN S. MILLER, TAX MAP 14, GRID 7, PARCEL 83, LIBER 932 FOLIO 255. (WP-06-104)
SENDING PARCEL INFORMATION RE-07-01 (S7) <i>SECOND EXCHANGE</i>	13 CEO UNITS FROM LOT 18, WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE, F-06-199, TAX MAP 15 GRID 4, PARCEL 145, LIBER 1561 FOLIO 713.
<i>FIRST EXCHANGE</i>	3 CEO UNITS TRANSFERRED FROM THE FEAGA II PROPERTY UNDER RE-06-11 RECORDED ON 10/12/06 AS PLAT NOS. 18575 THRU 18577



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Robert Van Dyke 4/5/07
DIRECTOR DATE

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 25TH JANUARY DAY OF 2007
WALNUT GROVE HOLDING LLC
BY: *Robert Van Dyke*
ROBERT VAN DYKE, PRESIDENT

ATTEST: *M. Young 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
23 JAN 2007
DATE

RECORDED AS PLAT NUMBER 18995 ON 4-12-07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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SCALE: 1"=200'
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DRAWN BY: *AWC* CHECK BY: *A.S.*