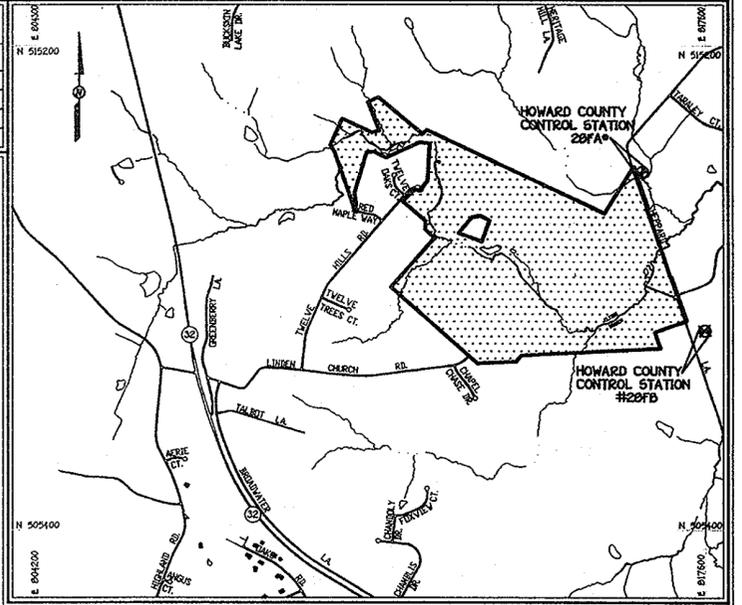


U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE			U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST
300	570193.5650	1320990.0160	300	173795.346220	405079.405477	3023	571923.0700	1329103.2870	3023	174322.744239	405111.492142
304	569554.9090	1325436.0840	304	173600.683482	403993.726432	3024	572662.4430	1328842.0860	3024	174547.061740	405031.877918
307	569840.5030	1325115.8390	307	173687.732708	403896.115560	3025	572671.8390	1328868.6540	3025	174550.725646	405039.975860
326	572708.3570	1322949.0010	326	174561.856355	403235.662017	4009	572625.0270	1323009.2180	4009	174536.457320	403254.016195
327	572635.2900	1322957.5750	327	174539.585489	403238.275378	4010	572997.7930	1322965.4260	4010	174650.076624	403240.668367
329	573939.7070	1322479.1880	329	174937.172586	403092.462728	4011	573801.8440	1323210.3850	4011	174895.151899	403315.332020
331	574476.0710	1322717.4480	331	175100.656660	403165.084522	4012	573810.6400	1323352.9570	4012	174897.832805	403358.788052
332	574235.8700	1323465.1340	332	175027.443249	403392.979670	4013	573690.9120	1323600.3400	4013	174861.339718	403434.190541
333	574909.8110	1323443.9170	333	175232.860876	403386.512716	4014	573870.8020	1323994.9140	4014	174916.170300	403554.456937
337	574169.0420	1324329.8270	337	175007.074034	403656.538624	4020	573892.1730	1324041.7910	4020	174922.684194	403568.745075
344	573810.3320	1322567.2350	344	174897.739007	40319.299508	4021	573997.4260	1324272.6550	4021	174954.765372	403639.112563
345	574194.1430	1323315.8600	345	175014.724834	403347.480864	4022	573974.8410	1324477.0690	4022	174947.881450	403701.418075
346	574803.6140	1323239.8480	346	175200.491966	403324.312600	4023	573232.0260	1324435.7030	4023	174724.470985	403688.809693
800	570417.8000	1329640.3410	800	173863.893185	405275.186528	4024	573090.6920	1324319.9130	4024	174678.392296	403653.516830
806	574250.0878	1324417.8210	806	175031.776831	403683.359249	4026	573043.3490	1324232.9030	4026	174663.962121	403626.996129
808	573528.6190	1328580.8370	808	174811.872713	404952.249063	4028	573051.8110	1324203.7030	4028	174666.541344	403618.095952
809	572577.0230	1327988.8220	809	174521.825672	404771.802530	4030	572957.0720	1324065.1020	4030	174637.864839	403575.850282
810	573305.6950	1328651.6480	810	174743.925342	404973.832299	4031	572811.7810	1323940.2310	4031	174593.380053	403537.789525
813	572013.0016	1325526.1760	813	174349.918609	404021.186525	4032	572424.5920	1324390.7390	4032	174475.364610	403675.104638
814	572177.2318	1325053.9171	814	174399.969079	403877.241736	4033	572252.3970	1324381.1490	4033	174422.879469	403672.181601
815	572497.3830	1325323.9110	815	174497.551342	403959.536030	4034	572083.3440	1324572.0580	4034	174371.352012	403730.370780
816	572522.7683	1325800.6270	816	174505.288809	404013.399175	4035	571095.1110	1323696.9600	4035	174070.137991	403463.640376
817	572432.4157	1325679.0405	817	174417.749270	404067.779710	5701	569586.1560	1326215.6120	5701	173610.207969	404231.327001
3020	571300.3230	1329338.2030	3020	174132.686733	405183.094682	5718	569713.2620	1326314.4680	5718	173649.949573	404261.158410
3021	571292.5450	1329314.6960	3021	174130.315994	405175.929734	5719	569714.2670	1326330.7450	5719	173649.255888	404266.419650
3022	571703.9940	1329178.5400	3022	174255.725900	405134.429302	5721	569861.6350	1329113.8930	5721	173694.173754	405114.724857

CURVE TABULATION						
POINT	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE	
3023 - 3022	232.40'	11,419.16'	01°09'58"	116.20'	S 10°53'37" E 232.40'	
4030 - 4028	169.81'	325.00'	29°56'12"	86.89'	N 55°38'45" E 167.89'	
4028 - 4026	32.68'	25.00'	74°53'47"	19.15'	S 73°50'19" E 30.40'	
4026 - 4024	143.33'	50.00'	164°14'35"	361.33'	N 61°26'58" E 99.06'	



VICINITY MAP
SCALE: 1" = 600'

DENSITY EXCHANGE			
RECEIVING PARCEL INFORMATION	INITIAL EXCHANGE	SECOND EXCHANGE	THIRD EXCHANGE
	Walnut Creek (SP-06-007) Tax Map No. 28, Block 11, Parcel No. 49	Walnut Creek (SP-06-007) Tax Map No. 28, Block 11, Parcel No. 49	Walnut Creek (SP-06-007) Tax Map No. 28, Block 11, Parcel No. 49
TOTAL AREA OF PROPERTY	431.485 Acres	431.485 Acres	431.485 Acres
ALLOWED DENSITY UNITS	431.485 Ac / 4.25 Ac. = 101 Units	431.485 Ac / 4.25 Ac. = 101 Units	431.485 Ac / 4.25 Ac. = 101 Units
NET ACREAGE OF SUBDIVISION	431.485 Ac. (Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.985 Ac.	431.485 Ac. (Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.985 Ac.	431.485 Ac. (Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.985 Ac.
MAXIMUM DENSITY UNITS	343.985 / 2 Acres = 171 Units	343.985 / 2 Acres = 171 Units	343.985 / 2 Acres = 171 Units
PROPOSED DENSITY UNITS	160 Units	160 Units	160 Units
NUMBER OF CEO/DEO UNITS REQUIRED	160-101 = 59 Units	160-101 = 59 Units	160-101 = 59 Units
SENDING PARCEL INFORMATION	1 DEO Unit From A.E. Mullinix Road Property TAX MAP NO. 7, GRID 22, PARCEL 323 AND 512 (F-06-44)	1 DEO Unit From MBW Properties, LLC TAX MAP NO. 7, GRID 12, PARCEL 102 (RE-07-04)	1 DEO Units From Feaga II Property TAX MAP NO. 6, GRID 21, PARCEL 56 (RE-07-05)

DENSITY TABULATION CHART

- A. Gross Acreage = 431.485 Ac
- B. Floodplain Acreage = 78.6 Ac
- C. Steep Slopes (Outside Of Floodplain) = 8.9 Ac
- D. Net Acreage = 343.985 Ac
- E. Base Density = 101 Units
- F. Maximum Density = 171 Units
- G. Proposed Density = 160 Units
- H. DEO's/CEO's Required = 11 DEO And 48 CEO

OWNER	DEVELOPER
Basslers, Inc 4994 Sheppard Lane Ellicott City, Maryland 21042 410-531-2193	Heritage Land Development, Inc. 15950 North Ave. P.O. Box 482 Lisbon, MD 21765 410-489-7900

General Notes:

1. Subject Property Zoned RR-DEO And RC-DEO Per 2-02-04 Comprehensive Zoning Plan And The Comp Life Zoning Regulation Amendments Effective 7/28/06.
2. Coordinates Based On Nad '83 Coordinate System As Projected By Howard County, Maryland Geodetic Stations No. 28FA And No. 28FB.
Sta. 28FA N 572,456.665, E 1,328,957.66
Sta. 28FB N 570,710.839, E 1,329,524.63
3. This Plat Is Based On Field Boundary Survey Performed On Or About August, 2004 By Fisher, Collins And Carter, Inc.
4. ● Denotes Iron Pin Set Capped "FCC-106".
5. ○ Denotes Iron Pipe Or Iron Bar Found.
6. ◌ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
7. ■ Denotes Concrete Monument Set With Aluminum Plate "FCC-106".
8. ■ Denotes Stone Or Monument Found.
9. Using The Density/Cluster Exchange Option Described In Section 106 Of The Zoning Regulations, The Development Rights For 1 DEO Of The Residential Lots/Parcels Shown On The Subdivision Plan For Walnut Creek (SP-06-007) Have Been Transferred From Feaga II Property, Tax Map 6, Parcel 56.
10. All Areas Shown Hereon Are More Or Less (±).
11. There Is An Existing Dwellings/Structures Located On This Parcel To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Regulations Require.
12. DEO Cluster Receiving Unit Tabulation
A. Gross Area Of Tract = 431.485 Ac /
B. Area Of RR-DEO Zoning = 76.868 Ac /
C. Percentage Of Gross Tract Zoned RR-DEO = 17.81%
76.868 Acres / 431.485 Acres
D. Total Number Of DEO Units Required: 11 Units
17.81% x 59 Total Units = 10.51 Units
13. CEO Cluster Receiving Unit Tabulation
A. Gross Area Tract = 431.485 Ac
B. Area Of RC-DEO Zoning = 354.617 Ac
C. Percentage Of Gross Tract Zoned RC-DEO = 82.19%
354.617 Acres / 431.485 Acres
D. Total Number Of CEO Units Required: 48 Units
82.19% x 59 Total Units = 48.49 Units
14. Total Number Of DEO Units Transferred To Walnut Creek.
A. A.E. Mullinix Road Property (Initial Exchange) = 1 DEO
B. MBW Properties, LLC (Second Exchange) = 1 DEO
C. Feaga II Property (Third Exchange) = 1 DEO
15. Total Number Of DEO Units Required After Third Exchange = 8
(11 Required - 1 DEO (A.E. Mullinix) - 1 DEO (MBW Properties, LLC) - 1 DEO (Feaga II) = 8)
16. Total Number Of CEO Units Transferred To Walnut Creek = 0
17. Total Number Of CEO Units Required After Third Exchange = 48
18. Previous DPZ Files Include: SP-06-07, F-07-76, F-06-44, RE-07-04 And F-07-149.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2855

OWNER'S CERTIFICATE
Basslers, Inc. By Alfred Bassler, President, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plat, And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning, Establish This Property As A Receiving Parcel For Development Rights. The Requirements Of The Annotated Code Of Maryland, As Amended, As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With. Witness My Hand This 24th Day of Sept., 2007.

SURVEYOR'S CERTIFICATE
I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Associated Contractors Of Laurel, Inc To Basslers, Incorporated By Deed Dated August 28, 1969 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 516 At Folio 763. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

RECORDED AS PLAT No. 19470 ON 10-19-07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AMENDED DENSITY RECEIVING PLAT
WALNUT CREEK**

Zoned: RR-DEO AND RC-DEO
Tax Map: 28 Parcel: 49 Grid: 11
Fifth Election District
Howard County, Maryland

Scale: 1"=500'
Date: September 21, 2007
Sheet 1 of 2

APPROVED: Howard County Department Of Planning And Zoning.

David M. Taylor 10/15/07
Director Date

Alfred Bassler Pms
Basslers, Inc.
By: Alfred Bassler, President

M. Jimmy Rutter
Witness

Terrell A. Fisher 9/21/07
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RE-07-05

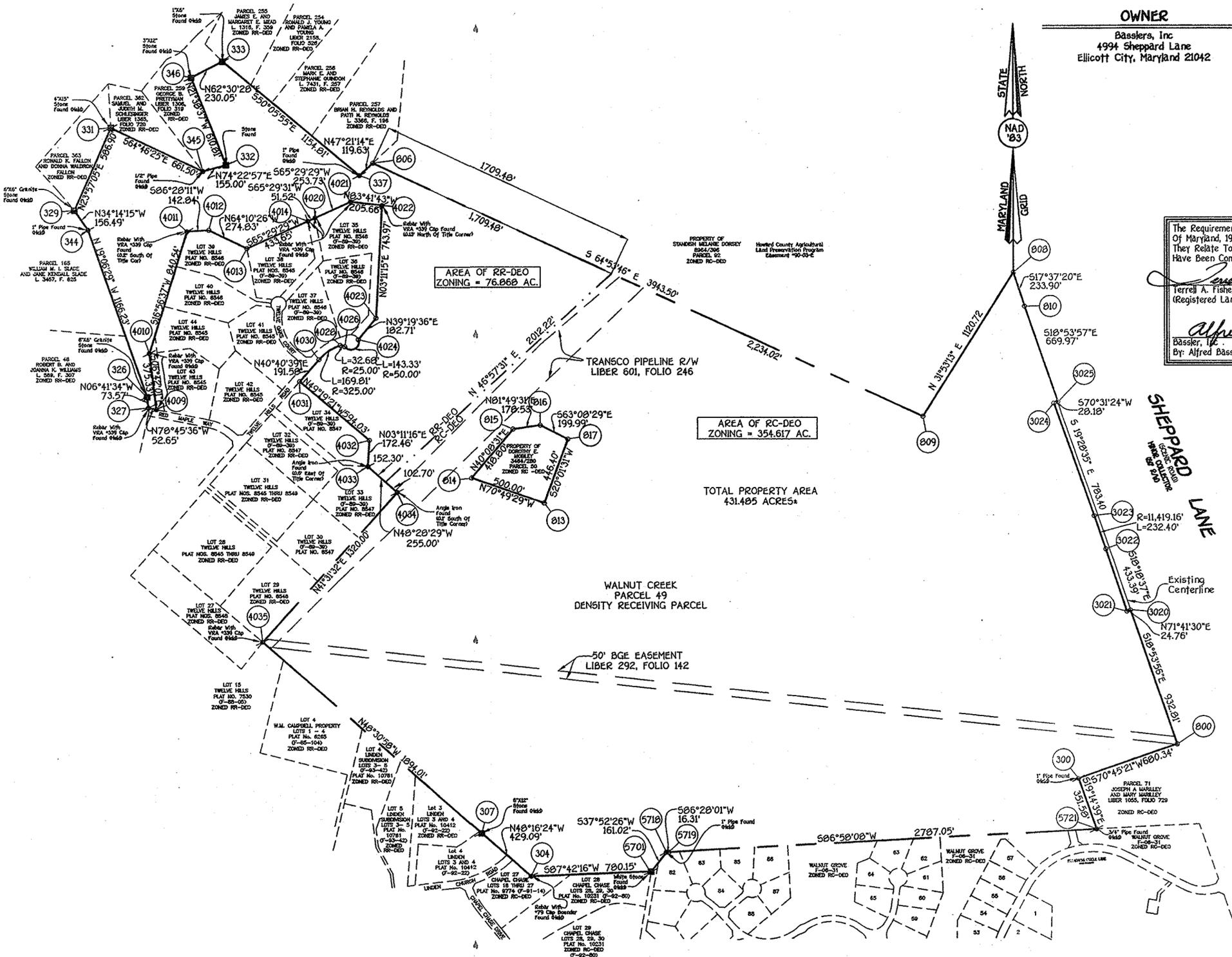
N 574500
175107.9502
(Meters)
E 402641.6052
(Meters)

OWNER
Basslers, Inc
4994 Sheppard Lane
Ellicott City, Maryland 21042

DEVELOPER
KDDC Land Company L.L.C.
946-A Marimich Court
Eldersburg, Md 21704

N 574500
N 175107.9502
(Meters)
E 1331000
E 405689.6113
(Meters)

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With
Terrell A. Fisher 9/21/07
Terrell A. Fisher, L.S. 10692
(Registered Land Surveyor)
Alfred Bassler Pres 9-24-07
Bassler, Inc.
By: Alfred Bassler, President



AREA OF RC-DEO
ZONING = 354.617 AC.

AREA OF RR-DEO
ZONING = 76.868 AC.

TOTAL PROPERTY AREA
431.485 ACRES

WALNUT CREEK
PARCEL 49
DENSITY RECEIVING PARCEL

50' BGE EASEMENT
LIBER 292, FOLIO 142

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2855

OWNER'S CERTIFICATE

Basslers, Inc. By Alfred Bassler, President, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plat, And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning, Establish This Property As A Receiving Parcel For Development Rights. The Requirements Of The Annotated Code Of Maryland, As Amended, As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With. Witness My Hand This 24th Day Of Sept, 2007.

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon is Correct; That It is A Subdivision Of All Of The Lands Conveyed By Associated Contractors Of Laurel, Inc To Basslers, Incorporated By Deed Dated August 28, 1969 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 516 At Folio 763. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

RECORDED AS PLAT No. 19471 ON 10-19-07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**DENSITY RECEIVING PLAT
WALNUT CREEK**

Zoned: RR-DEO AND RC-DEO
Tax Map: 28 Parcel: 49 Grid: 11
Fifth Election District
Howard County, Maryland
Scale: 1"=500'
Date: September 21, 2007
Sheet 2 of 2

APPROVED: Howard County Department Of Planning And Zoning.

Mark H. Woyte 10/15/07
Director Date

Alfred Bassler Pres.
Bassler, Inc.
By: Alfred Bassler, President

M. Jeany Rutter
Witness

Terrell A. Fisher 9/21/07
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date



RE-07-05