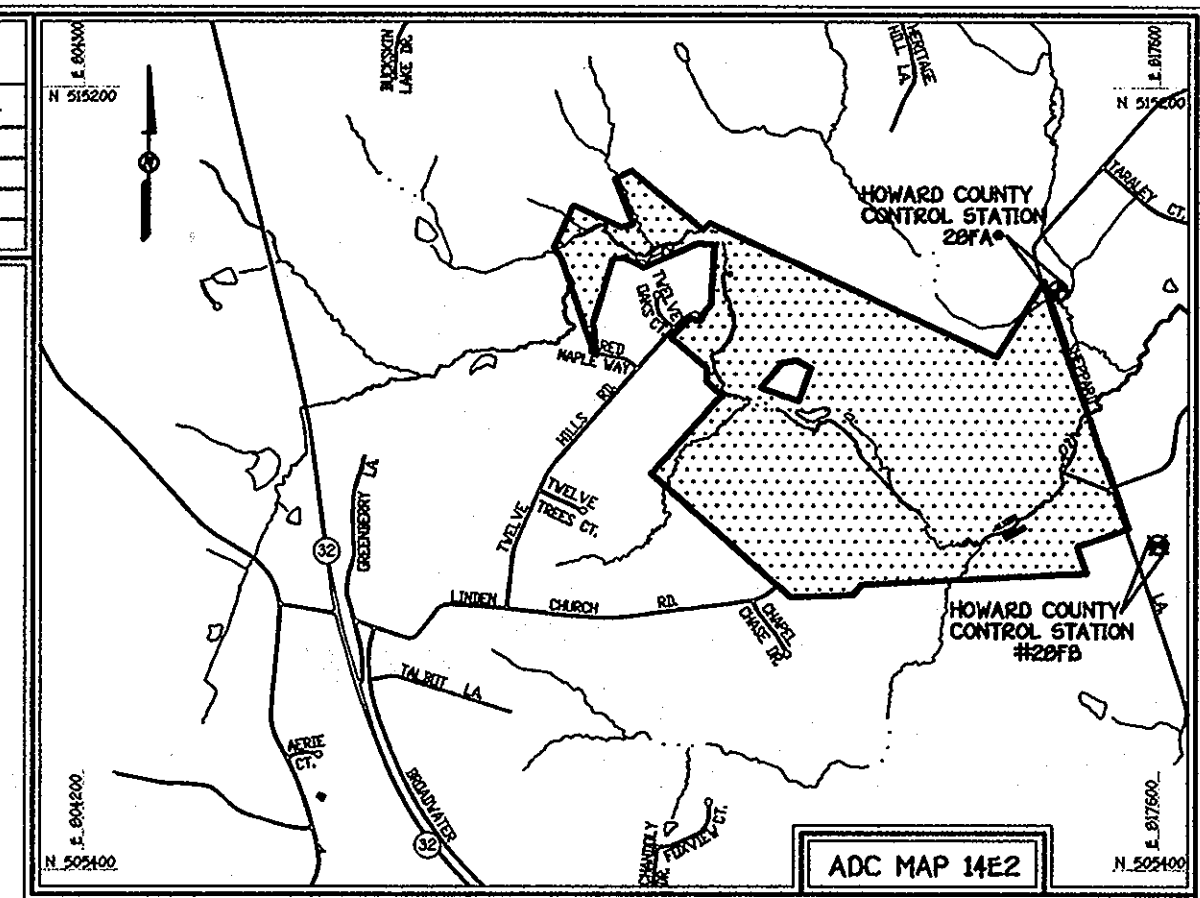


U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE			U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST
300	570193.5650	1322998.0160	300	173795.346220	405079.405477	3021	571292.5450	1329314.6960	3021	174130.315994	405175.929734
304	569544.9090	1325136.0840	304	173600.683482	403993.726432	3022	571703.9940	1329178.5400	3022	174295.725900	405134.429302
307	569840.5030	1325115.8390	307	173697.732708	403896.115560	3023	571923.8700	1329103.2870	3023	174322.744239	405111.921442
326	572708.3570	1322949.0010	326	174561.056355	403235.662017	3024	572662.4430	1328842.0860	3024	174547.861740	405031.877918
327	572635.2900	1322957.5750	327	174539.585489	403238.275378	3025	572671.8390	1328868.6540	3025	174550.725646	405039.975860
329	573939.7070	1322479.1800	329	174937.172506	403092.462728	4009	572625.0270	1323009.2180	4009	174536.457320	403254.016195
331	574476.0710	1322717.4480	331	175005.666600	403165.084522	4010	572997.7930	1322965.4260	4010	174650.076624	403240.668367
332	574235.8700	1323465.1340	332	175027.443249	403392.979670	4011	573801.8440	1323210.3950	4011	174895.151899	403315.332020
333	574909.8110	1323443.9170	333	175232.860876	403396.512716	4012	573810.6400	1323352.9570	4012	174897.832885	403358.788052
337	574169.0420	1324329.8270	337	175007.074034	403656.538624	4013	573890.9120	1323600.3400	4013	174861.339718	403434.190541
344	573810.3320	1323567.2350	344	174897.739007	40319.299508	4014	573870.8020	1323994.9140	4014	174916.170300	403554.456937
345	574194.1430	1323315.8600	345	175041.724834	40347.480864	4020	573892.1730	1324041.7910	4020	174922.684194	403568.745075
346	574803.6140	1323239.8480	346	175200.491966	403324.312360	4021	573997.4260	1324272.6550	4021	174954.765372	403639.112563
347	572961.0390	1325571.2892	347	174638.873968	404034.937064	4022	573974.8410	1324477.0590	4022	174947.881450	403701.418075
800	570417.8000	1329640.3410	800	173863.693185	405275.186528	4023	573232.0260	1324435.7030	4023	174721.470985	403688.809693
806	574250.0878	1324417.8210	806	175031.776831	403683.359249	4024	573090.6920	1324319.9130	4024	174768.392296	403653.516830
808	573528.6190	1328580.8370	808	174818.872713	404952.249063	4026	573043.3490	1324232.9030	4026	174663.962121	403626.996129
809	572577.0230	1327988.8220	809	174521.825672	404771.802530	4028	573051.8110	1324203.7030	4028	174666.541344	403618.095952
810	573305.6950	1328651.6480	810	174743.925342	404973.832299	4030	572957.0720	1324065.1020	4030	174637.664839	403575.850282
813	572013.0016	1325526.1760	813	174349.918609	404021.186525	4031	572811.7810	1323940.2310	4031	174593.380053	403537.789525
814	572177.2318	1325953.9171	814	174399.969079	403877.241736	4032	572424.5920	1324390.7390	4032	174475.364610	403675.104338
815	572497.3830	1325323.9110	815	174497.551342	403959.536030	4033	572252.3970	1324381.1490	4033	174422.879469	403672.181601
816	572522.7683	1325500.8270	816	174505.288809	404013.399175	4034	572083.3440	1324572.0580	4034	174371.352012	403730.370780
817	572432.4157	1325679.0405	817	174477.749270	404067.779710	4035	571095.1110	1323696.9600	4035	174070.137191	403463.640376
820	572936.9608	1325613.7737	820	174631.534936	404047.886359	5701	569586.1560	1326215.6120	5701	173610.207569	404231.327001
821	572909.0367	1325993.1575	821	174623.023654	404041.602520	5718	569713.2620	1326314.4680	5718	173648.949573	404261.458410
822	572929.0530	1325561.0685	822	174629.124640	404031.821794	5719	569714.2670	1326330.7450	5719	173649.255888	404266.419650
3020	571300.3230	1329338.2030	3020	174132.686733	405183.094682	5721	569861.6350	1329133.8930	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°26'56" E 99.06'



General Notes:

- Subject Property Zoned RR-DEO And RC-DEO Per 2-02-04 Comprehensive Zoning Plan And The Comp Lite Zoning Regulation Amendments Effective 7/28/06.
- Coordinates Based On NAD '83 Coordinate System As Projected By Howard County, Maryland Geographic Station No. 28FA And No. 28FB.
Sta. 28FA N 572,456.665, E 1,329,957.66
Sta. 28FB N 570,710.839, E 1,329,524.63
- This Plat Is Based On Field Boundary Survey Performed On Or About August, 2004 By Fisher, Collins And Carter, Inc.
- Denotes Iron Pin Set Capped "FCC-106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "FCC-106".
- Denotes Stone Or Monument Found.
- Using The Density/Cluster Exchange Option Described In Section 106 Of The Zoning Regulations, The Development Rights For 2 CEO Of The Residential Lots/Parcels Shown On The Subdivision Plan For Walnut Creek (SP-06-007) Have Been Transferred From Clements Property, Tax Map No. 6, Grid No. 2, Parcel No. 106.
- All Areas Shown Hereon Are More Or Less (±).
- There Is An Existing Dwelling/Structure 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.
- DEO Cluster Receiving Unit Tabulation
A. Gross Area Of Tract = 431.452 Aca
B. Area Of RR-DEO Zoning = 76.668 Aca
C. Percentage Of Gross Tract Zoned RR-DEO = 17.81%
D. Total Number Of DEO Units Required: 11 Units
17.81% x 59 Total Units = 10.51 Units
- CEO Cluster Receiving Unit Tabulation
A. Gross Area Of Tract = 431.452 Aca
B. Area Of RC-DEO Zoning = 354.617 Aca
C. Percentage Of Gross Tract Zoned RC-DEO = 82.19%
D. Total Number Of CEO Units Required: 48 Units
82.19% x 59 Total Units = 48.49 Units
- Total Number Of DEO Units Transferred To Walnut Creek = 8
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
D. Harrison's Forest (Fourth Exchange) = 1 DEO
E. Willis Lambert Cissel, Jr. Property (Fifth Exchange) = 1 DEO
F. R. Neville Arrington Subdivision, Parcel 'A' (Sixth Exchange) = 1 DEO
G. Double Farm, Non-Buildable Preservation Parcel 'A' = 2 DEO
- Total Number Of DEO Units Required After Ninth Exchange = 3
H. Required - 1 DEO (A.E. Mullinix) - 1 DEO (MBW Properties, LLC) - 1 DEO (Feaga II Property) - 1 DEO (Harrison's Forest) - 1 DEO (Willis Lambert Cissel) - 1 DEO (R. Neville Arrington Subdivision) - 2 DEO (Double Farm) = 3
- Total Number Of CEO Units Transferred To Walnut Creek = 14
A. Harrison's Forest (Fourth Exchange) = 3 CEO
B. R. Neville Arrington Subdivision, Parcel 'A' (Sixth Exchange) = 3 CEO
C. Woodcamp Farms, Lot B (Seventh Exchange) = 4 CEO
D. Double Farm, Non-Buildable Preservation Parcel 'A' (Eighth Exchange) = 2 CEO
E. Clements Property (Ninth Exchange) = 2 CEO
- Total Number Of CEO Units Required After Ninth Exchange = 34
(48 Required - 3 (Harrison's Forest) - 3 (R. Neville Arrington Subdivision, Parcel 'A') - 4 (Woodcamp Farms, Lot B) - 2 (Double Farm) - 2 (Clements Property) = 34
Previous DPZ Files Include: SP-06-07, F-07-76, F-06-44, RE-07-04, RE-07-05, And F-07-149, F-08-149, F-06-090, RE-07-01 (S-2), RE-07-06 RE-08-05, RE-08-07, RE-09-03.

DENSITY EXCHANGE					
RECEIVING PARCEL INFORMATION	INITIAL EXCHANGE (PLAT Nos. 1915-1916)	SECOND EXCHANGE (PLAT Nos. 19467-19468)	THIRD EXCHANGE (PLAT Nos. 19170-19171)	FOURTH EXCHANGE (PLAT Nos. 19679-19680)	FIFTH EXCHANGE (PLAT Nos. 20206-20207)
TOTAL AREA OF PROPERTY	431.452 Acres	431.452 Acres	431.452 Acres	431.452 Acres	431.452 Acres
ALLOWED DENSITY UNITS	431.452 Ac / 4.25 Ac. = 101 Units	431.452 Ac / 4.25 Ac. = 101 Units	431.452 Ac / 4.25 Ac. = 101 Units	431.452 Ac / 4.25 Ac. = 101 Units	431.452 Ac / 4.25 Ac. = 101 Units
NET ACREAGE OF SUBDIVISION	431.452 Ac. Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.952 Ac.	431.452 Ac. Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.952 Ac.	431.452 Ac. Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.952 Ac.	431.452 Ac. Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.952 Ac.	431.452 Ac. Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.952 Ac.
MAXIMUM DENSITY UNITS	343.952 / 2 Acres = 171 Units	343.952 / 2 Acres = 171 Units	343.952 / 2 Acres = 171 Units	343.952 / 2 Acres = 171 Units	343.952 / 2 Acres = 171 Units
PROPOSED DENSITY UNITS	160 Units	160 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	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 (F-07-04)	1 DEO Unit From Feaga II Property Tax Map No. 6, GRID 21, PARCEL 58 (RE-07-05)	1 DEO Unit And 3 CEO Units From Harrison's Forest, Preservation Parcel 'A' (F-07-149) TAX MAP NO. 3, GRID 10, PARCEL 14	1 DEO Unit From Willis Lambert Cissel, Jr. Property Tax Map No. 7, GRID 17, PARCEL 136

DENSITY EXCHANGE				
RECEIVING PARCEL INFORMATION	SIXTH EXCHANGE (PLAT NOS. 20350 - 20351)	SEVENTH EXCHANGE (PLAT NOS. 20410-20411)	EIGHTH EXCHANGE (PLAT No. 20576)	NINTH EXCHANGE
TOTAL AREA OF PROPERTY	431.452 Acres	431.452 Acres	431.452 Acres	431.452 Acres
ALLOWED DENSITY UNITS	431.452 Ac / 4.25 Ac. = 101 Units	431.452 Ac / 4.25 Ac. = 101 Units	431.452 Ac / 4.25 Ac. = 101 Units	431.452 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.) = 343.952 Ac.	431.485 Ac. Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.952 Ac.	431.485 Ac. Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.952 Ac.	431.485 Ac. Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.952 Ac.
MAXIMUM DENSITY UNITS	343.952 / 2 Acres = 171 Units	343.952 / 2 Acres = 171 Units	343.952 / 2 Acres = 171 Units	343.952 / 2 Acres = 171 Units
PROPOSED DENSITY UNITS	160 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	160-101 = 59 Units
SENDING PARCEL INFORMATION	1 DEO Unit From R. Neville Arrington Subdivision Tax Map No. 15, Grid 7, Parcel 3 And 3 CEO Units From R. Neville Arrington Subdivision Tax Map No. 15, Grid 7, Parcel 3	4 CEO Units From Woodcamp Farms TAX MAP NO. 7, GRID 7, PARCEL 489	2 DEO Units From Double Farm TAX MAP NO. 1 And 2, GRID NOS. 18, & 13, PARCELS 1, 9 & 63 2 CEO Units From Double Farm TAX MAP NO. 1 And 2, GRID NOS. 18, & 13, PARCELS 1, 9 & 63	2 CEO Units From Clements Property TAX MAP NO. 6, GRID NO. 106, PARCEL NO. 2

DENSITY TABULATION CHART

- A. Gross Acreage = 431.452 Ac
- B. Floodplain Acreage = 78.6 Ac
- C. Steep Slopes (Outside Of Floodplain) = 8.9 Ac
- D. Net Acreage = 343.952 Aca
- 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

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 481-2825

APPROVED: Howard County Department Of Planning And Zoning.

Cindy Hamilton 10-2-09
Director Date vs

OWNER
BV Business Trust
15950 North Ave.
P.O. Box 482
Lisbon, MD 21765
410-489-7900

DEVELOPER
Heritage Land Development, Inc.
15950 North Ave.
P.O. Box 482
Lisbon, MD 21765
410-489-7900

OWNER'S CERTIFICATE
BV Business Trust By Timothy Feaga, 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 21st Day Of Sept., 2009.

Timothy Feaga
BV Business Trust
Timothy Feaga, President

Terrell A. Fisher
Witness

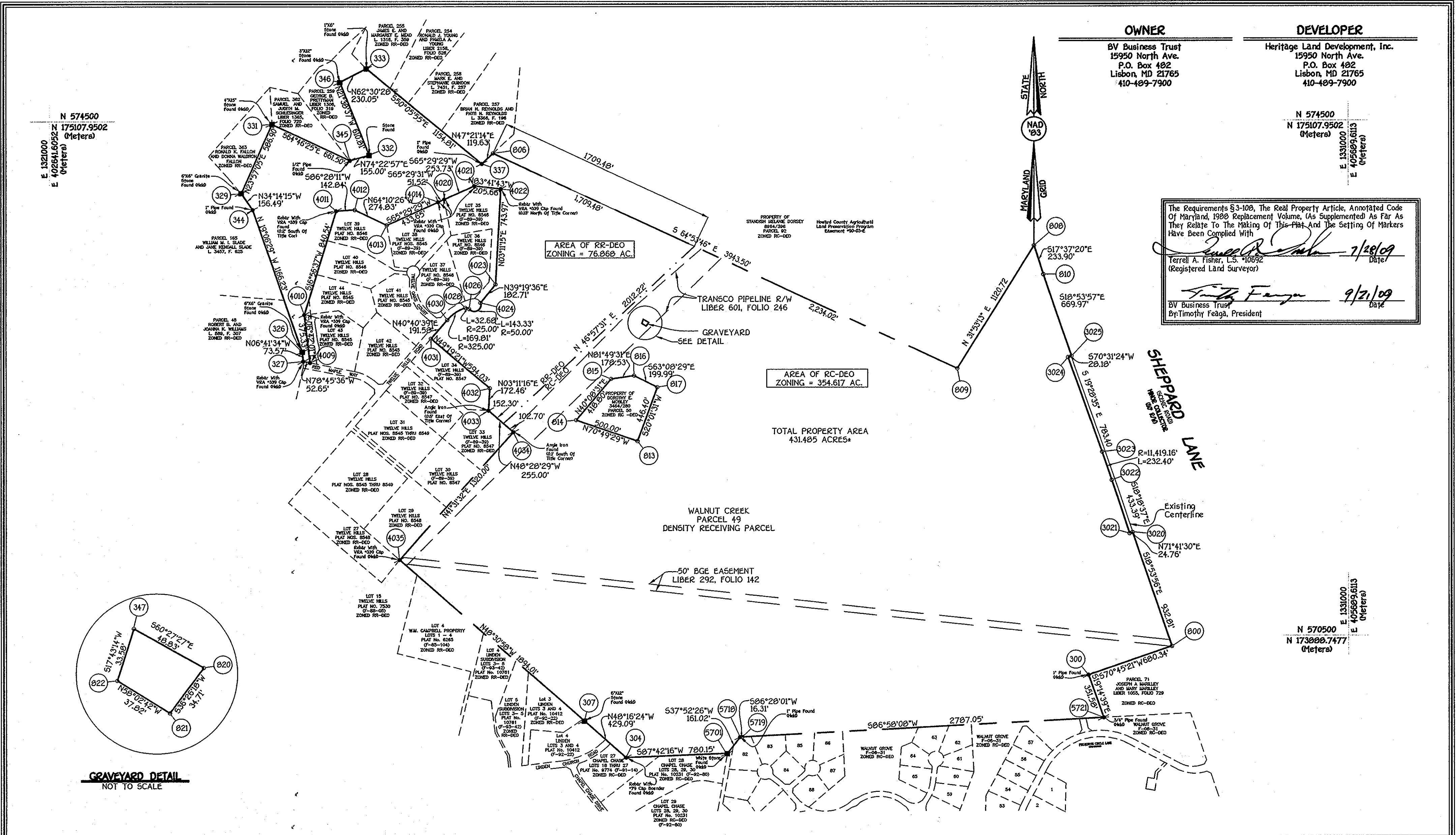
SURVEYOR'S CERTIFICATE
I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Basslers, Incorporated To BV Business Trust By Deed Dated June 25, 2008 Recorded Among The Land Records Of Howard County, Maryland In Liber No. 11276 At Folio 36. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Date 7/28/09

RECORDED AS PLAT No. 2096 ON 10/18/09
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: July 28, 2009
Sheet 1 of 2

RE-09-05



OWNER

BV Business Trust
15950 North Ave.
P.O. Box 482
Lisbon, MD 21765
410-489-7900

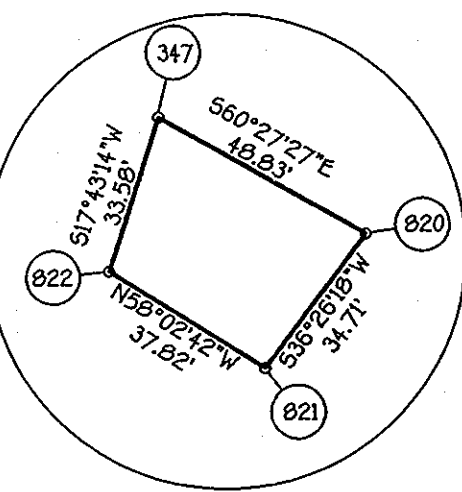
DEVELOPER

Heritage Land Development, Inc.
15950 North Ave.
P.O. Box 482
Lisbon, MD 21765
410-489-7900

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 7/28/09
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

Timothy Feaga 9/21/09
BV Business Trust
By: Timothy Feaga, President



OWNER'S CERTIFICATE

BV Business Trust By Timothy Feaga, 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 21st Day Of Sept., 2009.

Timothy Feaga
BV Business Trust
Timothy Feaga, President

Terrell A. Fisher
Witness

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 Basslers, Incorporated To BV Business Trust By Deed Dated June 25, 2008 Recorded Among The Land Records Of Howard County, Maryland In Liber No. 11276 At Folio 36. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Date 7/28/09

RECORDED AS PLAT No. 20197 ON 10/18/09
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: July 28, 2009

I:\2004\04001.dwg (04001-6007) Receiving Plat - 9th Exchange.dwg, 7/28/2009 7:55:47 AM, tony, 1:50