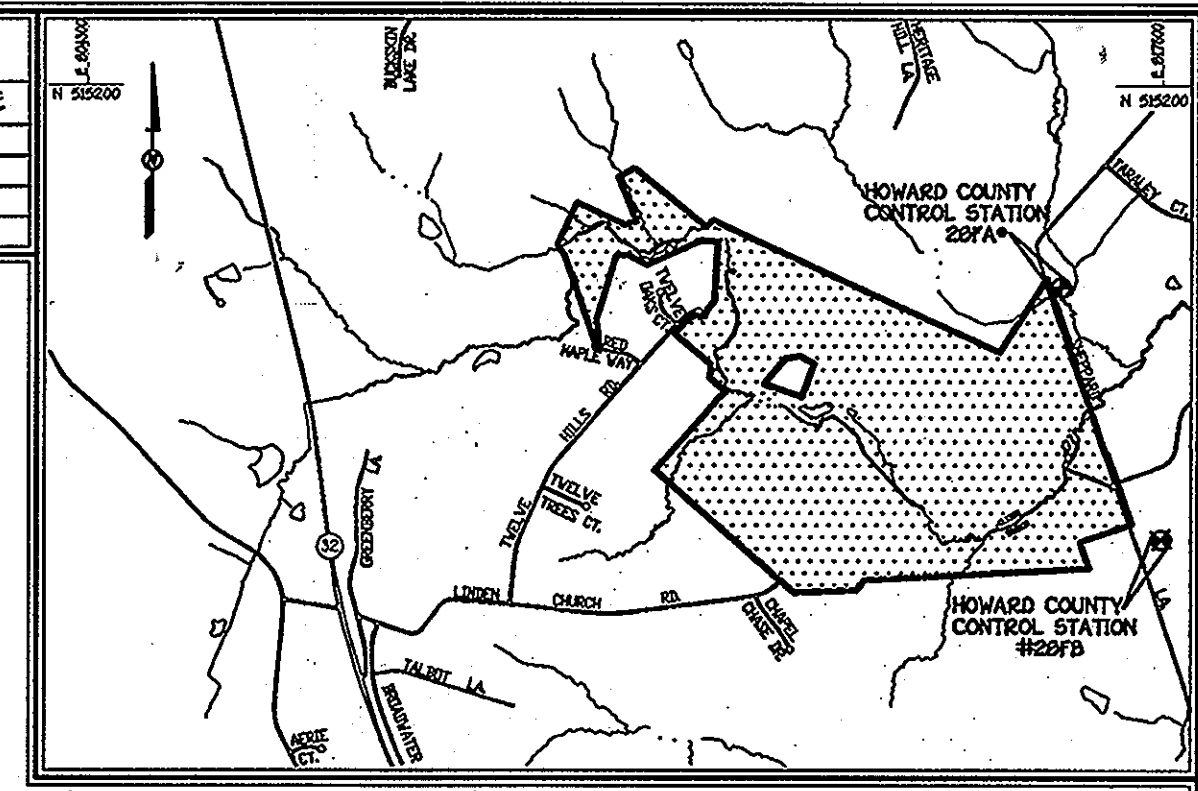


U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE			U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST
300	570193.5650	132998.0160	300	173795.346202	405079.405477	3021	571292.5450	132934.6960	3021	174130.315994	405175.929734
304	569554.9090	1325436.0840	304	173600.683482	403993.726432	3022	571703.9940	1329178.5400	3022	174255.725900	405134.429302
307	569040.5030	1325115.8390	307	173687.732700	403896.115560	3023	571923.8700	1329103.2870	3023	174322.744239	405114.492142
326	572708.3570	1322949.0010	326	174561.856355	403235.682017	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	174550.725846	405039.975860
329	573939.7070	1322479.1880	329	174937.172586	403924.462728	4009	572625.0270	1323009.2180	4009	174536.457320	403254.016195
331	574476.0710	1322717.4480	331	175100.656660	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	1323210.3850	4011	174895.151059	403315.332020
333	574909.8110	1323443.9170	333	175232.860876	403386.512716	4012	573810.6400	1323352.9570	4012	174897.832885	403358.788092
337	574189.0420	1324329.8270	337	175007.074034	403656.538624	4013	573590.9120	1323600.3400	4013	174861.339718	403434.190541
344	573810.3320	1322567.2350	344	174897.739007	40319.299500	4014	573870.8020	1323994.9140	4014	174916.170300	403554.456937
345	57494.1430	1323315.8600	345	175014.724834	403347.480864	4020	573892.1730	1324041.7910	4020	174922.684194	403588.745075
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	174638.879968	404034.937064	4022	573974.8410	1324477.0890	4022	174947.881450	403701.418075
800	570417.8000	1329640.3410	800	173863.693185	405275.186528	4023	573232.0260	1324435.7030	4023	174721.470985	403688.809893
806	574250.0878	1324417.8210	806	175031.778831	403663.359249	4024	573090.6920	1324319.9130	4024	174678.392296	403653.516830
808	573528.6190	1325850.8370	808	174811.872713	404952.249063	4026	573043.3490	1324232.9030	4026	174663.982121	403626.996129
809	572577.0230	1327388.8220	809	174521.825672	404771.802530	4028	573051.8810	1324203.7030	4028	174666.541344	403618.095952
810	573305.6950	1328651.6480	810	174743.925342	404973.832299	4030	572957.0720	1324065.1020	4030	174637.684839	403575.850282
813	572013.0016	1325526.1760	813	174349.916009	404021.186525	4031	572911.7810	1323940.2310	4031	174593.380053	403537.789525
814	572177.2318	1325053.9171	814	174399.899979	403877.241736	4032	572424.5920	1324390.7390	4032	174475.364610	403675.104638
815	572497.3830	1325323.9110	815	174497.551344	403959.536030	4033	572252.3970	1324381.1490	4033	174422.879469	403672.181601
816	572522.7683	1325500.6270	816	174505.288889	404013.399175	4034	572083.3440	1324572.0580	4034	174371.352012	403730.370780
817	572432.4157	1325793.0405	817	174477.749270	404067.779710	4035	571095.1110	1323696.9600	4035	174070.137991	403463.640376
820	572936.9508	1325613.7737	820	174631.534936	404047.886359	5701	569586.1560	1326215.6120	5701	173610.207589	404231.327001
821	572909.0367	1325593.1575	821	174623.026354	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	173649.255898	404266.419650
3020	571300.3230	1329338.2030	3020	174132.686733	405183.094882	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 18°53'37" E 232.40'
4030 - 4028	169.81'	325.00'	29°56'12"	88.89'	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°28'56" E 99.06'



Howard County ADC Map #4933, Grids G-2, G-3, H-2 & H-3

### Vicinity Map

Scale: 1" = 600'

- General Notes:**
- 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.
  - Coordinates Based On NAD '83 Coordinate System As Projected By Howard County, Maryland Geodetic Stations No. 287A And No. 287B.  
Sta. 287A N 572,456,665, E 1,329,957,66  
Sta. 287B 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 "TCC-106".
  - ⊙ Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "TCC-106".
  - ⊙ Denotes Stone Or Monument Found.
  - Using The Density/Cluster Exchange Option Described In Section 106 Of The Zoning Regulations, The Development Rights For 1 CEO Of The Residential Lots/Parcels Shown On The Subdivision Plan For Walnut Creek (SP-06-007) Have Been Transferred From Property Of Quartz Hill, LLC Tax Map #, Grid No. 5, Parcel No. 401.
  - 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 Ac  
B. Area Of RR-DEO Zoning = 76,888 Ac  
C. Percentage Of Gross Tract Zoned RR-DEO = 17.81%  
D. Total Number Of DEO Units Required 11 Units  
E. 17.81% x 59 Total Units = 10.51 Units
  - CEO Cluster Receiving Unit Tabulation  
A. Gross Area Tract = 431,452 Ac  
B. Area Of RC-DEO Zoning = 354,617 Ac  
C. Percentage Of Gross Tract Zoned RC-DEO = 82.19%  
D. Total Number Of CEO Units Required 48 Units  
E. 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 (First 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 Cased, Jr. Property (Fifth Exchange) = 1 DEO  
F. R. Neville Arrington Subdivision, Parcel 'A' (Sixth Exchange) = 1 DEO  
G. Doubs Farm, Non-Buildable Preservation Parcel 'A' = 2 DEO  
H. Feaga II Property = 1 DEO (A.E. Mullinix - 1 DEO (MBW Properties, LLC) - 1 DEO (Feaga II Property) - 1 DEO (Harrison's Forest) - 1 DEO (Willis Cased Property) - 1 DEO (R. Neville Arrington Subdivision) - 2 DEO (Doubs Farm) = 3 DEO
  - Total Number Of CEO Units Transferred To Walnut Creek = 23  
A. Harrison's Forest (Fourth Exchange) = 3 CEO  
B. R. Neville Arrington Subdivision, Parcel 'A' (Sixth Exchange) = 3 CEO  
C. Woodcamp Farms, Lot # (Seventh Exchange) = 4 CEO  
D. Doubs Farm, Non-Buildable Preservation Parcel 'A' (Eighth Exchange) = 2 CEO  
E. Clements Property (Ninth Exchange) = 2 CEO  
F. Quartz Hill, LLC (Tenth Exchange) = 5 CEO  
G. Meriwether Farm II, LLC (Eleventh Exchange) = 1 CEO  
H. Quartz Hill, LLC (Twelfth Exchange) = 3 CEO
  - Total Number Of CEO Units Required After Twelfth Exchange = 25  
(48 Required - 3 (Harrison's Forest) - 3 (R. Neville Arrington Subdivision, Parcel 'A') - 4 (Woodcamp Farms, Lot #) - 2 (Doubs Farm) - 2 (Clements Property) - 5 (Quartz Hill, LLC) - 1 (Meriwether Farm II, LLC) - 3 (Quartz Hill, LLC) = 25
  - Previous DPZ Files Include SP-06-07, F-07-78, F-06-44, RE-07-04, RE-07-05 And F-07-149, F-09-149, F-06-090, RE-07-01 (5-2), RE-07-06 RE-08-05, RE-08-07, RE-09-03, RE-09-02, SDP-10-104(F.C).

DENSITY EXCHANGE						
RECEIVING PARCEL INFORMATION	INITIAL EXCHANGE (PLAT NOS. 1915-1918)	SECOND EXCHANGE (PLAT NOS. 19167-19168)	THIRD EXCHANGE (PLAT NOS. 19170-19170)	FOURTH EXCHANGE (PLAT NOS. 19179-19180)	FIFTH EXCHANGE (PLAT NOS. 20206-20207)	SIXTH EXCHANGE (PLAT NOS. 20209 - 20209)
TOTAL AREA OF PROPERTY	431,452 Acres	431,452 Acres	431,452 Acres	431,452 Acres	431,452 Acres	431,452 Acres
ALLOWED DENSITY UNITS	431,452 Ac / 425 Ac = 101 Units	431,452 Ac / 425 Ac = 101 Units	431,452 Ac / 425 Ac = 101 Units	431,452 Ac / 425 Ac = 101 Units	431,452 Ac / 425 Ac = 101 Units	431,452 Ac / 425 Ac = 101 Units
NET ACRESAGE OF SUBDIVISION	431,452 Ac. 0.6145 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343,952 Ac.	431,452 Ac. 0.6145 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343,952 Ac.	431,452 Ac. 0.6145 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343,952 Ac.	431,452 Ac. 0.6145 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343,952 Ac.	431,452 Ac. 0.6145 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343,952 Ac.	431,452 Ac. 0.6145 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	343,952 / 2 Acres = 171 Units
PROPOSED DENSITY UNITS	160 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	160-101 = 59 Units
SENDING PARCEL INFORMATION	1 DEO Unit From A.E. Mullinix Road Property TAX MAP NO. 7, GRID 2, 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 56 (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 15, PARCEL 11 (F-07-149)	1 DEO Unit From R. Neville Arrington Subdivision TAX MAP NO. 7, GRID 17, PARCEL 136 (RE-08-05) (50)	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 (F-08-154)

DENSITY EXCHANGE						
RECEIVING PARCEL INFORMATION	SEVENTH EXCHANGE (PLAT NOS. 20210-20210)	EIGHTH EXCHANGE (PLAT NOS. 20270)	NINTH EXCHANGE (PLAT NOS. 20795-20797)	TENTH EXCHANGE (PLAT NOS. 2311-2312)	ELEVENTH EXCHANGE (23108-2310)	TWELFTH EXCHANGE
TOTAL AREA OF PROPERTY	431,452 Acres	431,452 Acres	431,452 Acres	431,452 Acres	431,452 Acres	431,452 Acres
ALLOWED DENSITY UNITS	431,452 Ac / 425 Ac = 101 Units	431,452 Ac / 425 Ac = 101 Units	431,452 Ac / 425 Ac = 101 Units	431,452 Ac / 425 Ac = 101 Units	431,452 Ac / 425 Ac = 101 Units	431,452 Ac / 425 Ac = 101 Units
NET ACRESAGE OF SUBDIVISION	431,452 Ac. 0.6145 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343,952 Ac.	431,452 Ac. 0.6145 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343,952 Ac.	431,452 Ac. 0.6145 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343,952 Ac.	431,452 Ac. 0.6145 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343,952 Ac.	431,452 Ac. 0.6145 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343,952 Ac.	431,452 Ac. 0.6145 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	343,952 / 2 Acres = 171 Units
PROPOSED DENSITY UNITS	160 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	160-101 = 59 Units
SENDING PARCEL INFORMATION	4 CEO Units From Woodcamp Farms TAX MAP NO. 7, GRID 7, PARCEL 489 (F-07-149)	2 DEO Units From Doubs Farm (F-09-04) TAX MAP NO. 1 And 2, GRID NOS. 18, & 11, PARCELS 1, 9 & 63	2 CEO Units From Clements Property TAX MAP NO. 6, GRID NO. 106, PARCEL NO. 2 (RE-07-05)	5 CEO Units From Quartz Hill LLC TAX MAP NO. 8, GRID NO. 5, PARCEL NO. 401 (SP-10-104 (F.C.))	1 CEO Unit From Meriwether Farm II, LLC TAX MAP NO. 21, GRID NOS. 14, 15, 20 & 21, PARCEL NO. 24 (RE-09-02)	3 CEO Units From Quartz Hill, LLC TAX MAP NO. 6, GRID NO. 5, PARCEL NO. 401 (RE-13-01)

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

**DEVELOPER**  
 Bassler, Venture, LLC  
 15950 North Ave.  
 P.O. Box 482  
 Lisbon, MD 21765  
 410-489-7900

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELIJAH CITY, MARYLAND 21042  
 (410) 481-2255

APPROVED: Howard County Department Of Planning And Zoning.

*Terrell A. Fisher* 10/23/12  
 Director Date

**OWNER'S CERTIFICATE**

BV Business Trust, By Timothy Feaga, Trustee, Owner Of The Property Recorded In Liber 11276 At Folio 36 Shown And Described Hereon, Hereby Adopts 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 22<sup>nd</sup> Day Of October, 2012.

*Timothy Feaga*  
 BV Business Trust  
 Timothy Feaga, Trustee

*M. Young Rutter*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Hereby 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  
 10/11/12  
 Date

RECORDED AS PLAT No. 82263 ON 10/11/12  
 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: October 11, 2012  
 Sheet 1 of 2

RE-13-001

**OWNER**

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

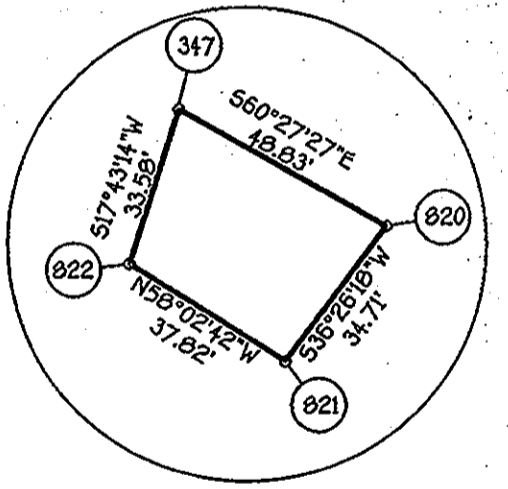
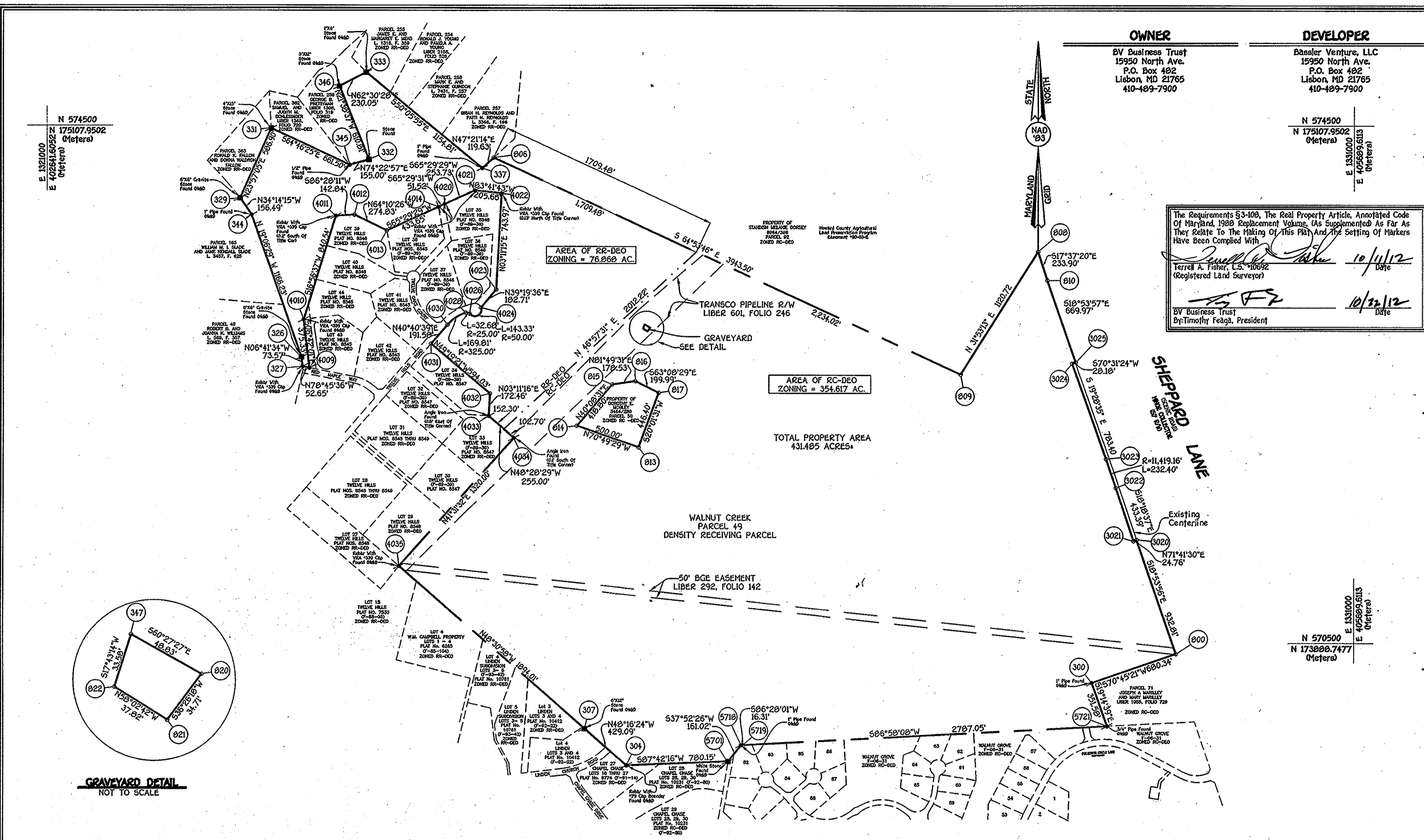
**DEVELOPER**

Bassler Venture, LLC  
15950 North Ave.  
P.O. Box 482  
Lisbon, MD 21765  
410-489-7900

The Requirements S3-108, 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, L.S. 10692* 10/11/12  
(Registered Land Surveyor) Date

*T.F.* 10/31/12  
BV Business Trust Date  
By Timothy Feaga, President



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 481 - 2255

APPROVED: Howard County Department Of Planning And Zoning.

*Kate Senko* 10/31/13  
Director Date

**OWNER'S CERTIFICATE**

BV Business Trust By Timothy Feaga, Trustee, Owner Of The Property Recorded In Liber 11276 At Folio 36 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 28<sup>th</sup> Day Of October, 2012.

*Tim Feaga*  
BV Business Trust  
Timothy Feaga, Trustee

*M. Jeany Rutter*  
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*  
STATE OF MARYLAND  
TERRELL A. FISHER  
PROFESSIONAL LAND SURVEYOR  
NO. 10692  
Date 10/11/12

RECORDED AS PLAT No. 22089 ON 10/18/13  
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: October 11, 2012  
Sheet 2 of 2

RE-13-001

1:2004\04\001\dwg\04001-6015 Receiving Plat- 12th Exchange.dwg, Model, 10/12/2012 11:01:03 AM, 1:500