	.s. equiv ordinate		METRIC EQUIVALENT COORDINATE TABLE			U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	HORTH	EAST
300	570193.5650	1328998.0160	300	173795.346220	405079.405477	3021	571292.5450	1329314.6960	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	569840.5030	1325115.0390	307	173697.732708	403896.115560	3023	571923.0700	1329103.2870	3023	174322.744239	405111.492142
326	572708.3570	1322949.0010	326	174561.056355	403235.662017	3024	572662.4430	1328842.0860	3024	174547.861740	405031.077910
327	572635.2900	1322957.5750	327	174539.585489	403238.275378	3025	57267L0390	1328868.6540	3025	174550.725646	405039.975860
329	573939.7070	1322479.1880	329	174937.172506	403092.462728	4009	572625.0270	1323009.2180	4009	174536.457320	403254.016195
331	574476.0710	1322717.4480	331	175100.656660	403165.004522	4010	572997.7930	1322965.4260	4010	174650.076624	403240.668367
332	574235.0700	1323465.1340	332	175027.443249	403392.979670	4011	573801.8440	1323210.3850	4011	174895.151859	403315.332020
333	574909.0110	1323443.9170	333	175232.860876	403386.512716	4012	573810.6400	1323352.9570	4012	174897.832885	403358.788052
337	574169.0420	1324329.8270	337	175007.074034	403656.538624	4013	573690.9120	1323600.3400	4013	174061.339710	403434.190541
344	573010.3320	1322567.2350	344	174897.739007	403119.299500	4014	573970.8020	1323994.9140	4014	174916.170300	403554.456937
345	574194.1430	1323315.8600	345	175014.724834	403347.480864	4020	5738921730	1324041.7910	4020	174922.684194	403569.745075
345	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	1324477.0690	4022	174947.881450	403701.416075
800	570417.8000	1329640.3410	800	173063.693105	405275.186528	4023	573232.0260	1324435.7030	4023	174721.470985	403688.809693
806	574250.0070	1324417.8210	806	17503L776931	403683.359249	4024	573090.6920	1324319.9130	4024	174670.392296	403653.516030
808	573520.6190	1328580.8370	808	174011.072713	404952.249063	4026	573043.3490	1324232.9030	4026	174663.962121	403626.996129
809	572577.0230	1327988.8220	809	174521.825672	404771.802530	4028	573051.0110	1324203.7030	4028	174666.541344	403618.095952
810	573305.6950	1328651.6480	810	174743.925342	404973.032299	4030	572957.0720	1324065.1020	4030	174637.664039	403575.050202
<i>8</i> 13	572013.0016	1325526.1760	813	174349.911609	404021.186525	4031	572811.7810	1323940.2310	4031	174593.380053	403537.769525
814	572177.2318	1325053.9171	814	174399.969079	403077.241736	4032	572424.5920	1324390.7390	4032	174475.364610	403675.104638
815	572497.3830	1325323.9110	815	174497.551342	403959.536030	4033	572252.3970	1324381.1490	4033	174422.879469	403672181601
816	572522.7603	1325500.6270	816	174505.288809	404013.399175	4034	572003.3440	1324572.0580	4034	174371.352012	403730.370760
817	572432.4157	1325679.0405	817	174477.749270	404067.779710	4035	571095.1110	1323696.9600	4035	174070.137991	403463.640376
820	572936.9608	1325613.7737	820	174631.534936	404047.886359	570i	569586.1560	1326215.6120	5701	173610.207569	404231.327001
821	572909.0367	1325593.1575	821	174623.023654	404041.602520	5718	569713.2620	1326314.4680	5718	173648.949573	404261458410
822	572929.0530	1325561.0605	822	174629.124640	404031.821794	5719	569714.2670	1326330.7450	5719	173649.255898	404266.419650
3020	571300.3230	1329338.2030	3020	174132.686733	405183.094682	5721	569861.6350	1329113.6930	5721	173694.173754	405114.724857

SECOND EXCHANGE CPLAT Nos. 19467-19468)

Tax Map No. 20, Block II, Parcel No. 49

431452 Ac / 425 Ac. . 101 Units

343,952 / 2 Acres - 171 Units

160 Units

160-101 - 59 Units

eighth exchange opat No. 20576)

431452 Acres

1 DEO Unit From MBW Properties, LLC TAX MAP NO. 7. GRID 12. PARCEL 102 (F-07-04)

Walnut Creek (SP-06-007) Tax Hap No. 20, Block II, Parcel No. 49

431452 Ac / 4.25 Ac. = 101 Units

343.952 / 2 Acres - 171 Units

160 Units

160-101 = 59 Units

2 DEO Units from Doubs Farm (F-09-014) TAX MAP NO. 1 And 2, GRID NOS. 10, & 13, PARCELS 1, 9 & 6

2 CEO Units from Doubs Farm (F-09-014) TAX HAP NO. 1 And 2, GRID NOS. 18, 8 13, PARCELS 1, 9 & 6:

431485 Ac. Olinus 100 Yr Flood Plain = 78.6 Ac. Hinus Steep | 431485 Ac. Olinus 100 Yr Flood Plain = 78.6 Ac. Hinus Steep | Slopes = 8.9 Ac.) = 343.952 Ac.

PARCEL DEORMATIO

TOTAL AREA OF PROPERTY

NET ACREAGE OF

PROPOSED DENSITY UNITS

NUMBER OF CEO/ DEO UNITS, REQUIRE

SENDING PARCEL DIFORMATION

Walnut Creek (SP-06-007)

431.452 Acres

DENSITY EXCHANGE

FOURTH EXCHANGE (PLAT Nos. 19679-19680)

Walnut Creek (SP-06-007

43L452 Acres

Tax Map No. 20, Block II, Parcel No. 49

431452 Ac / 4.25 Ac. - 101 Units

343,952 / 2 Acres * 171 Units

TENTH EXCHANGE (Plat Nos. 21311-21312)

Walnut Creek (SP-06-007) Tax Hap No. 20, Block 11, Parcel No. 49

431452 Ac / 4.25 Ac. - 101 Units

343.952 / 2 Acres - 171 Units

160 Units

160-101 = 59 Units

5 CEO Units From Quartz HB LLC TAX MAP NO. 8, GRID NO. 5, PARCEL NO. 401 (SOP-10-104 (FCSI))

431452 Acres

431465 Ac. Offines 100 Yr Flood Plain = 78.6 Ac. Hines Steep 431465 Ac. Offines 100 Yr Flood Plain = 78.6 Ac. Hines Steep 431465 Ac. Offines 100 Yr Flood Plain = 78.6 Ac. Hines Steep 431465 Ac. Offines 100 Yr Flood Plain = 78.6 Ac. Hines Steep 431465 Ac. Offines 100 Yr Flood Plain = 78.6 Ac. Hines Steep 431465 Ac. Offines 100 Yr Flood Plain = 78.6 Ac. Hines Steep 431465 Ac. Offines 100 Yr Flood Plain = 78.6 Ac. Hines Steep 431465 Ac. Offines 500 Yr Flood P

160 Units

160-101 = 59 Units

1 DEO Unit And 3 CEO Units From Harrison's Forest, Preservation Parcel 'A' (7-07-149) TAX MAP NO. 3, GRID 10, PARCEL 14 (707-149)

FIFTH EXCHANGE (PLAT Nos. 20206-20207)

131.452 Acres

Tax Map No. 20, Block 11, Parcel No. 49

431452 Ac / 4.25 Ac = 101 Units

343,952 / 2 Acres = 171 Units

1 DEO Unit From Willis Lambert Cissel, Jr. Property TAX MAP NO. 7, GRID 17, PARCEL 136 (RE-08-059 (51))

LEVENTH EXCHANGE (PIA) Nos. 21330-2133D

Walnut Creek (SP-06-007) Tax Map No. 20, Block II, Parcel No. 49

431.452 Acres

431452 Ac / 4.25 Ac. - 101 Units

343,952 / 2 Acres - 171 Units

160 Units

160-101 - 59 Units

OWNER

BV Business Trust

15950 North Ave.

P.O. Box 482

Lisbon, MD 21765

410-489-7900

1 CEO Unit from Merinether Farm II, LLC TAX HAP NO. 21, GRID NOS. 14, 15, 20 & 21, PARCEL NO. 24 (RE-09-02)

160 Units

160-101 - 59 Units

THEO EXCHANGE COLAT Nos. 19470-1947D

431452 Acres

Walnut Creek (SP-06-007)
Tax Map No. 20, Block 11, Parcel No. 49

431452 Ac / 4.25 Ac. = 101 Units

343.952 / 2 Acres - 171 Units

160 Units

160-101 - 59 Units

I DEO Unit from Feboa II Property TAX MAP NO. 6, GRID 21, PARCEL 56 IRE-07-050

DENSITY EXCHANGE

NINTH EXCHANGE CHAT Nos. 20796-20797)

431452 Acres

431452 Ac / 4:25 Ac. = 101 Units

343.952 / 2 Acres - 171 Units

160 Units

160-101 a 59 Units

2 CEO Units From Clements Property TAX MAP NO. 6, GRID NO. 106, PARCEL NO. 2 (RE-09-05)

FOURTEENTH EXCHANGE PLAT NOS.

Walnut Creek (SP-06-007) Tax Map No. 20, Block II, Parcel No. 49

431452 Ac / 425 Ac - 101 Units

313.952 / 2 Acres = 171 Units

160 Units

160-101 = 59 Units

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.

, 2013.

CEO Unit from Property Of DENSITY SOLUTIONS, LLC TAX HAP NO.: 8, CSED II, PARCEL 59 (RE-13-003 (SD)

43L452 Acres

DENSITY EXCHANGE

431.485 Ac. Ofinus 100 Yr Flood Plain - 78.6 Ac. Minus Steep 431.485 Ac. Clinus 100 Yr Flood Plain - 78.6 Ac. Minus Steep

THRTEENTH EXCHANGE (PIST Nos. 22442-22443)

Walnut Creek (SP-06-007)
Tax Map No. 20, Block 11, Parcel No. 49

431452 Ac / 425 Ac. • 101 Units

343.952 / 2 Acres - 171 Units

160 Units

150-101 = 59 Units

2 DEO Units from Fedga Property TAX HAP NO. 8, CRED 14, PARCEL 187 07-13-080 (SU)

Witness My Hand This 5 Day Of OCTOBER

431452 Acres

Walnut Creek (5P-06-007) Tax Hap No. 20, Block U., Parcel No. 49

CURVE TABULATION											
POINT	LENGTH	RADIU5	DELTA	TANGENT	CHORD BEARING AND DISTANCE						
3023 - 3022	232.40'	11,419.16'	01°09'58'	116.20'	5 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'	5 73*50'19' E 30.40'						
4026 - 4024	143.33'	50.00'	164°14'35'	361.33	N 61°26'56' E 99.06'						

SIXTH EXCHANGE PLAT NOS. (20350 - 20359)

Tax Hap No. 28, Block II, Parcel No. 49

431452 Acres

431452 Ac / 4.25 Ac = 101 Units

431485 Ac. Otinus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.952 Ac.

343.952 / 2 Acres = 171 Units

160 Units

160-101 - 59 Units

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 07-08-154)

TWELFTH EXCHANGE CHAT Nos. 22250-22259)

43L452 Acres

431.452 Ac / 4.25 Ac. = 101 Units

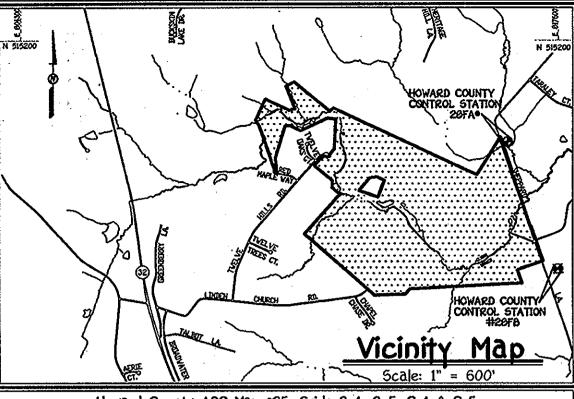
343.952 / 2 Acres = 171 Units

3 CEO Units From Quartz Kil, LLC TAX MAP NO. 8, GRID NO. 5, PARCEL NO. 401 (RE-13-001)

160 Units

160-101 - 59 Units

Walnut Creek (5P-06-007) Tax Map No. 20, Block II, Parcel No. 49



Howard County ADC Map •25, Grids B-4, B-5, C-4 & C-5 General Notes:

5. Subject Property Zoned RR-DEO And RC-DEO Per 10/6/13 Comprehensive Zoning Plan.

2. Coordinates based On Nad 23 Coordinate System As Projected by Howard County, Maryland Geodetic Stations No. 20FA And No. 20FB.

51a. 20FA N 572,456.665, E 1,320,957.66 61a. 20Fb N 570,710.039, 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. Denotes Iron Pin Set Capped "FCC-108".

5. Penotes Iron Pipe Or Iron Bar Found Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

7. M Denotes Concrete Monument Set With Aluminum Plate FCC-106". 8. W Denotes Stone Or Monument Found.

9. Using The Density/Cluster Exchange Option Described in Section 106 Of The Zoning Regulations, The Development Rights For 4 CEO Of The Residential Lots/Parcels Shown On The Subdivision Plan For Walnut Creek (SP-06-007) Have Been Transferred From Property Of Density Solutions, LLC. Tax Map &, Grid No. 11 Parcel No. 59.

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 = 431.405 Aca
B. Area Of RR-DEO Zoning = 76.060 Aca
C. Percentage Of Gross Tract Zoned RR-DEO = 17.01%
76.060 Acres / 431.405 Acres

D. Total Number Of DEO Units Required 11 Units

17.01% 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 Ace

C. Percentage Of Gross Tract Zoned RC-DEO = 82.19%

354.617 Acres / 431.405 Acres D. Total Number Of CEO Units Required: 40 Units

02.19x x 59 Total Units = 40.49 Units 14. Total Number Of DEO Units Transferred To Walnut Creek - 10

A. A.E. Mullinix Road Property Unitial 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. Doubs Farm. Non-Buildable Preservation Parcel 'A' = (Eighth Exchange) = 2 DEO

H. Feaga Property = (Thirteenth Exchange) = 2 DEO

15. Total Number of DEO Units Required After Fourteenth Exchange = 1

(11 Required - 1 DEO (A.E. Mullinho - 1 DEO (MBW Properties, LLC) - 1 DEO

(Feaga II Property) - 1 DEO (Harrison's Forest) - 1 DEO (Willis Cissel Property) - 1

DEO (R. Neville Arrington Subdivision) - 2 DEO (Doubs Farm) - 2 DEO (Feaga Property) = 1

16. Total Number of CEO Units Transferred To Walnut Creek = 27

A. Harrison's Forest (Fourth Exchange) = 3 CEO

B. R. Neville Arrington Subdivision, Parcel 'A' (Sixth Exchange) = 3 CEO C. Woodcamp Farms, Lot 0 (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 L Density Solutions, LLC (Fourteenth Exchange) = 4 CEO

17. Total Number Of CEO Units Required After Fourteenth Exchange = 21

(40 Required - 3 (Harrison's Forest) - 3 (R. Neville Arrington Subdivision, Parcel 'A') - 4 (Woodcamp Farms, Lot 0) - 2 (Doubs Farm) - 2 (Clements Property) -

5 (Quartz Hill, LLC) - 1 (Meriwether Farm II, LLC) - 3 (Quartz Hill, LLC) - 4 (Density Solutions,

18. 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 (6-2), RE-07-06 RE-08-05, RE-08-07, RE-09-05, RE-09-03, RE-09-02, SDP-10-104(FC), F-13-080(SD.

FISHER, COLLINS & CARTER, INC. ENGINEERING CONSULTANTS & LAND SURVEYORS SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE

ELLICOTT CITY, MARYLAND 21042

DENSITY TABULATION CHART

B. Floodplain Acreage = 70.6 Ac C. Steep Slopes (Outside Of Floodplain) = 8.9 Ac D. Net Acreage = 343.952 Ace E. Base Density = 101 Units

H. DEO's/CEO's Required = 11 DEO And 40 CEO

A. Gross Acreage = 431.452 Ac

Maximum Density - 171 Units

. Proposed Density = 160 Units

DUTIAL EXCHANGE (PLAT Nos. 19115-19116)

Walnut Creek (SP-06-007

Tax Map No. 28, Block 11, Parcel No. 49

431.452 Ac / 4.25 Ac. = 101 Units

343.952 / 2 Acres = 171 Units

160 Units

160-101 • 59 Units

1 DEO Unit From AZ. Malinix Road Property TAX HAP NO. 7, GRID 22, PARCEL 323 And 512 G-06-44

Walnut Creek (SP-06-007) Tax Map No. 28, Block II, Parcel No. 49

43L452 Acres

432452 Ac / 425 Ac. = 101 Units

343.952 / 2 Acres - 171 Units

160 Units

160-101 - 59 Units

4 CEO Units From Woodcamp Farms TAX MAP NO. 7, G22D 7, PARCEL 409 G-00-149

eventh exchange plat nos, (20410-20411)

RECEIVING PARCEL INFORMATION

TOTAL AREA OF PROPERTY

ALLOWED DENSITY

NET ACREAGE OF HAXIMAM DENSITY

PROPOSED DENSITY UNITS

NUMBER OF CEO/

SENDING PARCEL INFORMATION

PARCEL INFORMATION

TOTAL AREA OF

ALLOWED DENSIT

NET ACREAGE OF

HAXIMUM DENSIT

PROPOSED DENSITY UNITS

NUMBER OF CEO/

DEO UNITS REQUIRE

SENDING PARCEL INFORMATION

RECEIVING

APPROVED: Howard County Department Of Planning And Zoning.

10-22-13 Timothy Feaga, Trustee

BV Business Trust

SURVEYOR'S CERTIFICATE

DEVELOPER

Bassler Venture, LLC

15950 North Ave.

P.O. Box 402 Lisbon, MD 21765

410-489-7900

I Hereby Certify That The Final Plat Shown Hereon is Correct: That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland: 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, Professional Land Surveyor No. 10692 Expiration Date: December 13, 2013

RECORDED AS PLAT No. 22578 ON 11/15/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED DENSITY RECEIVING PLAT WALNUT CREEK

Zoned: RR-DEO AND RC-DEO

Tax Map: 20 Parcel: 49 Grid: 11 Fifth Election District Howard County, Maryland

Scale: 1"-500"

Date: July 2, 2013

Sheet 1 of 2

I:\2004\04001\dwg\04001-6015 Receiving Plat- 14th Exchange.dwg, Model, 7/2/2013 2:43:11 PM, 1:50