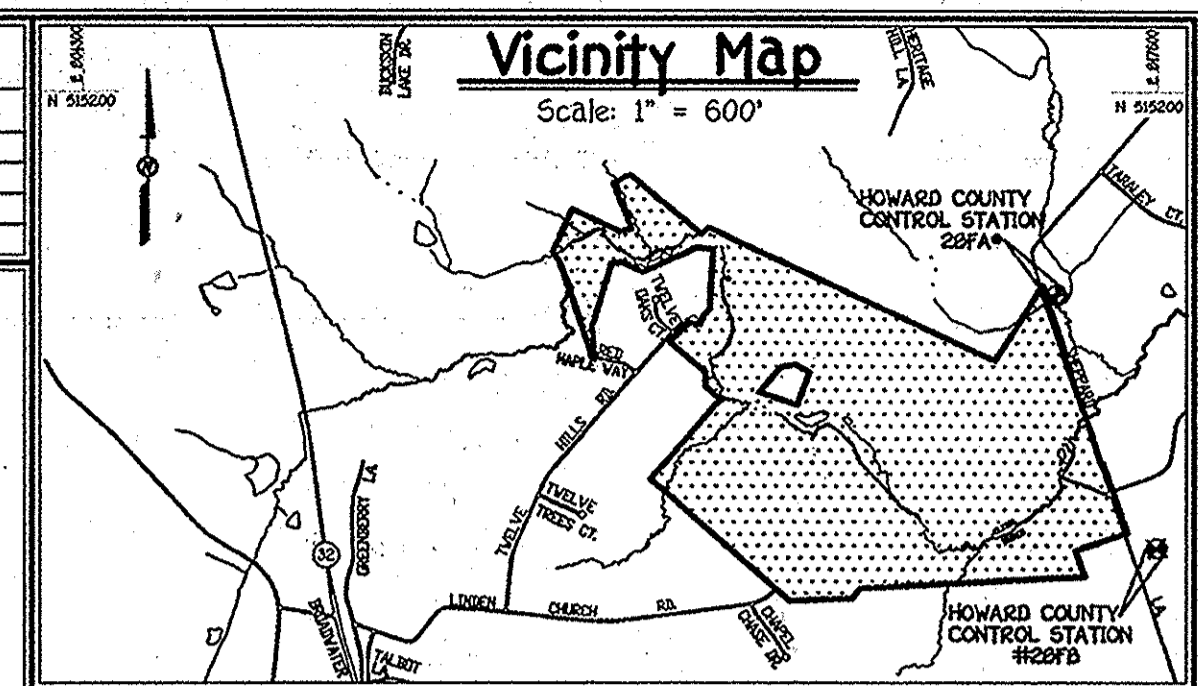


U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE			U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST
300	57093.5650	132698.0160	300	173795.346220	405079.405477	3021	571292.5450	132934.6960	3021	174130.315994	405175.929734
304	56954.9090	1325436.0840	304	173600.683482	403993.726432	3022	571703.9940	1329178.5400	3022	174255.725900	405134.429302
307	56840.5030	132515.8390	307	173607.732708	403998.115560	3023	571923.8700	1329103.2870	3023	174322.741239	405114.92142
326	572708.3570	1322949.0010	326	174561.856355	403235.662017	3024	572662.4430	1328842.0960	3024	174547.861740	405081.677910
327	572635.2900	1322957.5750	327	174539.585499	403238.275378	3025	572671.8390	1328868.6540	3025	174550.725646	405039.975880
329	573939.7070	1322479.1880	329	174937.12566	403092.462728	4009	572625.0270	1323009.2180	4009	174536.457320	403254.016195
331	57476.0710	1322717.4480	331	175100.656680	40365.084522	4010	572997.7930	1322965.4260	4010	174650.076824	403240.668367
332	574235.8700	1323465.1340	332	175027.443249	403992.979670	4011	573801.8440	1323210.3890	4011	174895.151859	403315.332020
333	574909.8110	1323413.9170	333	175232.860276	403386.512716	4012	573810.6400	1323352.9570	4012	174897.832805	403358.788052
337	574189.0420	1324329.8270	337	175007.074034	403656.538624	4013	573890.9120	1323600.3400	4013	174861.339718	403434.190541
344	573810.3320	1322567.2350	344	174897.739007	403119.299508	4014	573870.8020	1323994.9140	4014	174916.170300	403554.456937
345	574194.1430	1323315.8600	345	175014.724834	403347.480864	4020	573892.1730	1324041.7910	4020	174922.684194	403568.745075
346	574803.6140	1323239.8400	346	175200.491966	403324.312360	4021	573997.4260	1324272.6550	4021	174954.765372	403639.125563
347	572961.0390	1325571.2892	347	174838.873968	404034.937064	4022	573974.8410	1324477.0690	4022	174947.884540	403704.48075
800	570417.8000	1329640.3410	800	173863.693185	405275.186528	4023	573232.0260	1324435.7030	4023	174721.470905	403688.809693
806	574250.8780	132417.8210	806	175031.776831	403683.359249	4024	573090.6920	1324319.9130	4024	174678.392296	403653.516830
808	573528.6190	1328580.8370	808	174811.872713	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	403610.099552
810	573305.6950	1328651.6480	810	174743.925342	404973.832299	4030	572957.0720	1324065.1020	4030	174637.664839	403575.850282
814	572013.0010	1328526.1760	814	174349.916609	404021.186525	4031	572811.7810	1323940.2310	4031	174593.800053	403537.789255
815	572177.2310	1328503.9171	815	174399.969079	403877.241736	4032	572424.5920	1324390.7390	4032	174475.356410	403675.104639
816	572497.3830	1325323.9110	816	174497.551342	403959.536030	4033	572252.3970	1324381.4490	4033	174422.879489	403672.181601
817	572432.4157	1325679.0405	817	174477.749270	404067.779710	4034	572083.3440	1324572.0580	4034	174371.392012	403730.370780
820	572936.9680	1325613.7737	820	174631.534936	404047.886359	4035	571095.1110	1323696.9600	4035	174070.137991	403463.640376
821	572909.0367	1325993.1575	821	174623.023654	404041.602520	4036	569586.1560	1326215.6120	4036	173610.207569	402431.327001
822	572929.0530	132561.0685	822	174629.124640	404031.821794	4037	569713.2620	1326314.4680	4037	173648.949573	402461.458410
3020	571300.3230	1329338.2030	3020	174132.686733	405183.094682	4038	569714.2670	1326330.7450	4038	173649.255888	402466.419650
3021	571292.5450	132934.6960	3021	174130.315994	405175.929734	4039	569861.6350	132913.8930	4039	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'	



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

General Notes:

- Subject Property Zoned RR-DEO And RC-DEO Per 10/6/13 Comprehensive Zoning Plan.
- 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 1,328,957,665
Sta. 28FB N 570,710,839, E 1,329,524,613
- 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 "CC-106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "CC-106".
- Denotes Stone Or Monument Found.
- Using The Density/Cluster Exchange Option Described In Section 106 Of The Zoning Regulations, The Development Rights For 7 CEO Of The Residential Lots/Parcels Shown On The Subdivision Plan For Walnut Creek (SP-06-007) Have Been Transferred From Property Of Cattail Overlook, F-14-072, Tax Map 21, Grid No. 20 And 21 Parcel No. 24 And 84.
- All Areas Shown Hereon Are More Or Less (±).
- 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.
- 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
- CEO Cluster Receiving Unit Tabulation
A. Gross Area Of 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: 49 Units
82.19% x 59 Total Units = 48.49 Units
- Total Number Of DEO Units Transferred To Walnut Creek = 10
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 Clessel, 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
- Total Number Of DEO Units Required After Seventeenth Exchange = 1
(48 Required - 1 DEO (A.E. Mullinix) - 1 DEO (MBW Properties, LLC) = 46 DEO (Feaga II Property) - 1 DEO (Harrison's Forest) = 45 DEO (Willis Lambert Clessel Property) - 1 DEO (R. Neville Arrington Subdivision) = 44 DEO (Doubs Farm) = 42 DEO (Feaga Property) = 41 DEO
- Total Number Of CEO Units Transferred To Walnut Creek = 45
A. Harrison's Forest (Fourth Exchange) = 3 CEO
B. R. Neville Arrington Subdivision, Parcel 'A' (Sixth Exchange) = 3 CEO
C. Woodcamp Farms, Lot 8 (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
I. Density Solutions, LLC (Fourteenth Exchange) = 4 CEO
J. Forever-A-Farm (Fifteenth Exchange) = 5 CEO
K. Frederick W. Raulin, Trustee (Sixteenth Exchange) = 6 CEO
L. Cattail Overlook (Seventeenth Exchange) = 7 CEO
- Total Number Of CEO Units Required After Seventeenth Exchange = 3
(48 Required - 3 (Harrison's Forest) - 3 (R. Neville Arrington Subdivision, Parcel 'A') - 4 (Woodcamp Farms, Lot 8) - 2 (Doubs Farm) - 2 (Clements Property) - 5 (Quartz Hill, LLC) - 1 (Meriwether Farm II, LLC) - 3 (Quartz Hill, LLC) - 4 (Density Solutions, LLC) - 5 (Forever-A-Farm) - 6 (Frederick W. Raulin) - 7 (Cattail Overlook) = 3
- 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 (5-2), RE-07-06 RE-08-05, RE-08-07, RE-09-05, RE-09-03, RE-09-02, SDP-10-104(F,C), F-13-080(G), RE-13-003, RE-14-001 (G) & (C), RE-13-004 (G).

DENSITY EXCHANGE						
RECEIVING PARCEL INFORMATION	INITIAL EXCHANGE (PLAT NOS. 1915-1918)	SECOND EXCHANGE (PLAT NOS. 19467-19468)	THIRD EXCHANGE (PLAT NOS. 19470-19471)	FOURTH EXCHANGE (PLAT NOS. 19679-19680)	FIFTH EXCHANGE (PLAT NOS. 20206-20207)	SIXTH EXCHANGE (PLAT NOS. 20258 - 20259)
TOTAL AREA OF PROPERTY	431,482 Acres	431,482 Acres	431,482 Acres	431,482 Acres	431,482 Acres	431,482 Acres
ALLOWED DENSITY UNITS	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units
NET ACREAGE OF SUBDIVISION	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 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 21, PARCEL 353 AND 92 (F-06-44)	1 DEO Unit From MBW Properties, LLC TAX MAP NO. 7, GRID 12, PARCEL 102 (F-07-149)	1 DEO Unit From Feaga II Property, TAX MAP NO. 6, GRID 21, PARCEL 59 (F-07-072)	1 DEO Unit And 3 CEO Units From Harrison's Forest, Preservation Parcel 'A' (F-07-149), TAX MAP NO. 3, GRID 10, PARCEL 11 (F-07-149)	1 DEO Unit From Willis Lambert Clessel, Jr. Property, TAX MAP NO. 7, GRID 17, PARCEL 156 (RE-08-05) (5)	1 DEO Unit From R. Neville Arrington Subdivision, Tax Map No. 15, Grid 7, Parcel 3 (F-08-149)

DENSITY EXCHANGE						
RECEIVING PARCEL INFORMATION	SEVENTH EXCHANGE (PLAT NOS. 20410-20411)	EIGHTH EXCHANGE (PLAT NOS. 20575)	NINTH EXCHANGE (PLAT NOS. 20796-20797)	TENTH EXCHANGE (PLAT NOS. 21311-21312)	ELEVENTH EXCHANGE (PLAT NOS. 21330-21331)	TWELFTH EXCHANGE (PLAT NOS. 22250-22251)
TOTAL AREA OF PROPERTY	431,482 Acres	431,482 Acres	431,482 Acres	431,482 Acres	431,482 Acres	431,482 Acres
ALLOWED DENSITY UNITS	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units
NET ACREAGE OF SUBDIVISION	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 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-06-149)	2 DEO Units From Doubs Farm (F-09-019), TAX MAP NO. 1 And 2, GRID NOS. 18, & 13, PARCELS 1, 9 & 63 (F-09-019)	2 CEO Units From Clements Property, TAX MAP NO. 5, GRID NO. 106, PARCEL NO. 2 (F-09-09)	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 (F-07-072)	3 CEO Units From Quartz Hill LLC, TAX MAP NO. 8, GRID NO. 5, PARCEL NO. 401 (F-07-072)

DENSITY EXCHANGE						
RECEIVING PARCEL INFORMATION	THIRTEENTH EXCHANGE (PLAT NOS. 22442-22443)	FOURTEENTH EXCHANGE (PLAT NOS. 22570-22571)	FIFTEENTH EXCHANGE (PLAT NOS. 22725-22726)	SIXTEENTH EXCHANGE (PLAT NOS. 22745-22746)	SEVENTEENTH EXCHANGE (PLAT NOS. 22747-22748)	EIGHTEENTH EXCHANGE (PLAT NOS. 22749-22750)
TOTAL AREA OF PROPERTY	431,482 Acres	431,482 Acres	431,482 Acres	431,482 Acres	431,482 Acres	431,482 Acres
ALLOWED DENSITY UNITS	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units	431,482 Ac / 4.25 Ac. = 101 Units
NET ACREAGE OF SUBDIVISION	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,485 Ac. 0.61ms 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</				

OWNER

BV Business Trust
15950 North Ave.
P.O. Box 402
Lisbon, MD 21765
410-489-7900

DEVELOPER

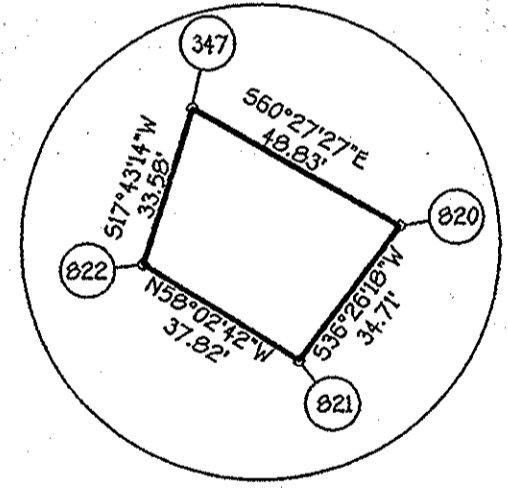
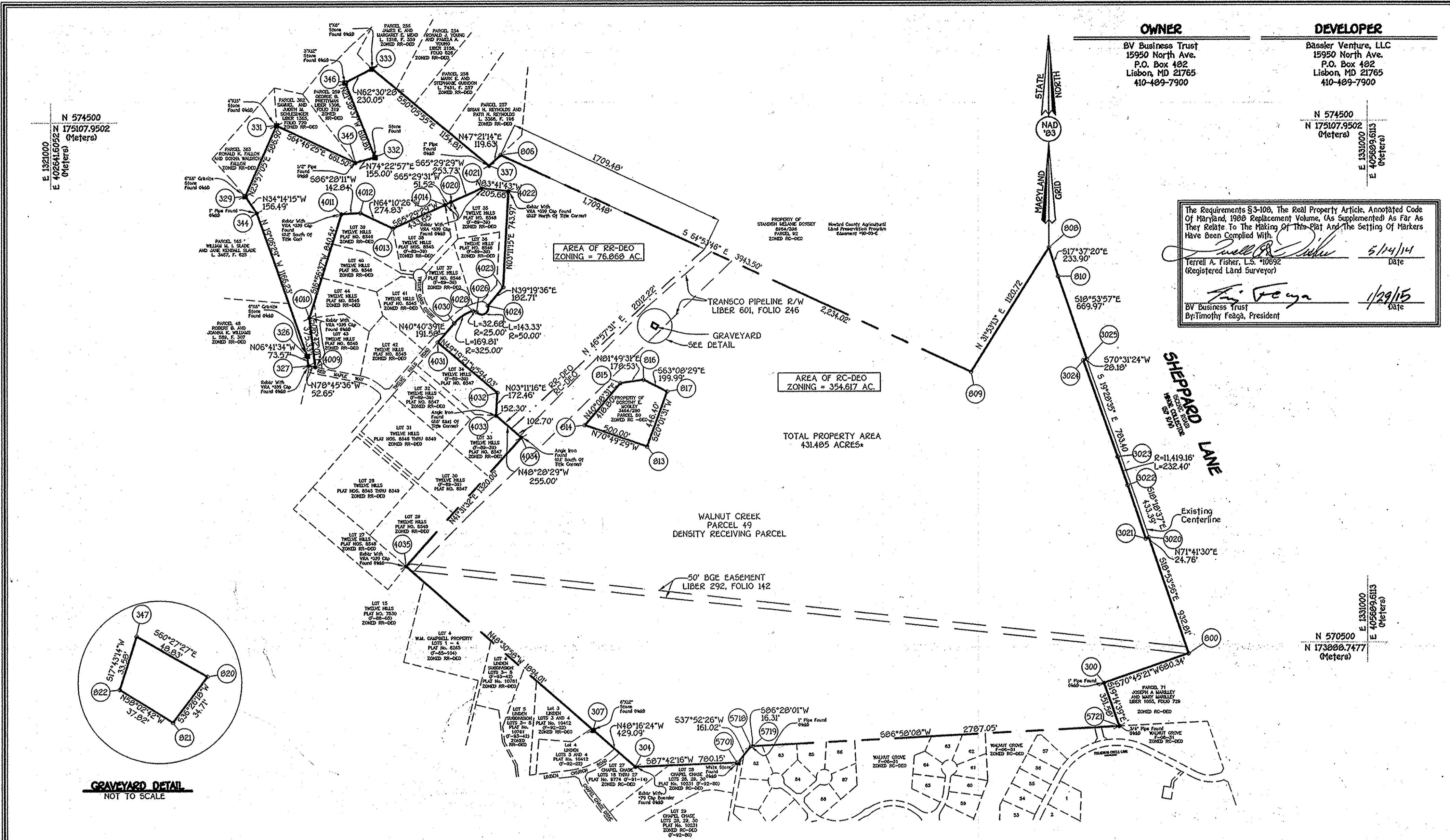
Bassler Venture, LLC
15950 North Ave.
P.O. Box 402
Lisbon, MD 21765
410-489-7900

The Requirements S3-100, 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 5/14/14 Date
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)
Tim Feaga 1/29/15 Date
BV Business Trust
By: Timothy Feaga, President

N 574500
E 402541.6052 N
175107.9502
(Meters)

N 574500
E 1331000
N 175107.9502
(Meters)

N 570500
E 1331000
N 173080.7477
(Meters)



GRAVEYARD DETAIL
NOT TO SCALE

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

APPROVED: Howard County Department Of Planning And Zoning.

Ket S. Calhoun
Director
4-09-15
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 29th Day Of January, 2015.

Tim Feaga
BV Business Trust
Timothy Feaga, Trustee
Witness
Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

SURVEYOR'S CERTIFICATE

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 5/14/14
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015



RECORDED AS PLAT No. 20313 ON 4/10/15
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: May 9, 2014
Sheet 2 of 2

RE-14-002

I:\2004\04001\dwg\04001-6015 Receiving Plat- 17th Exchange.dwg, Model: 5/9/2014 9:24:19 AM, 1:500