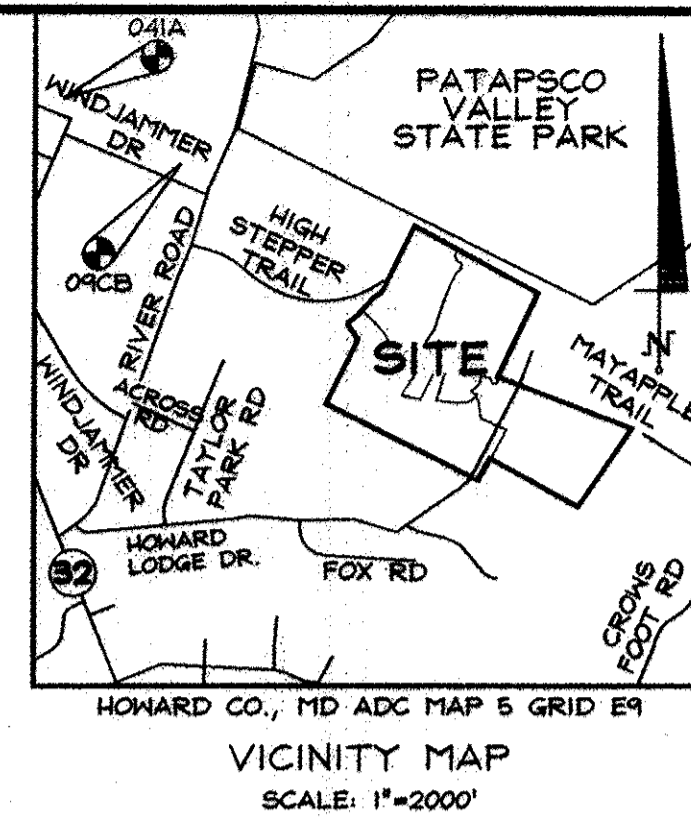
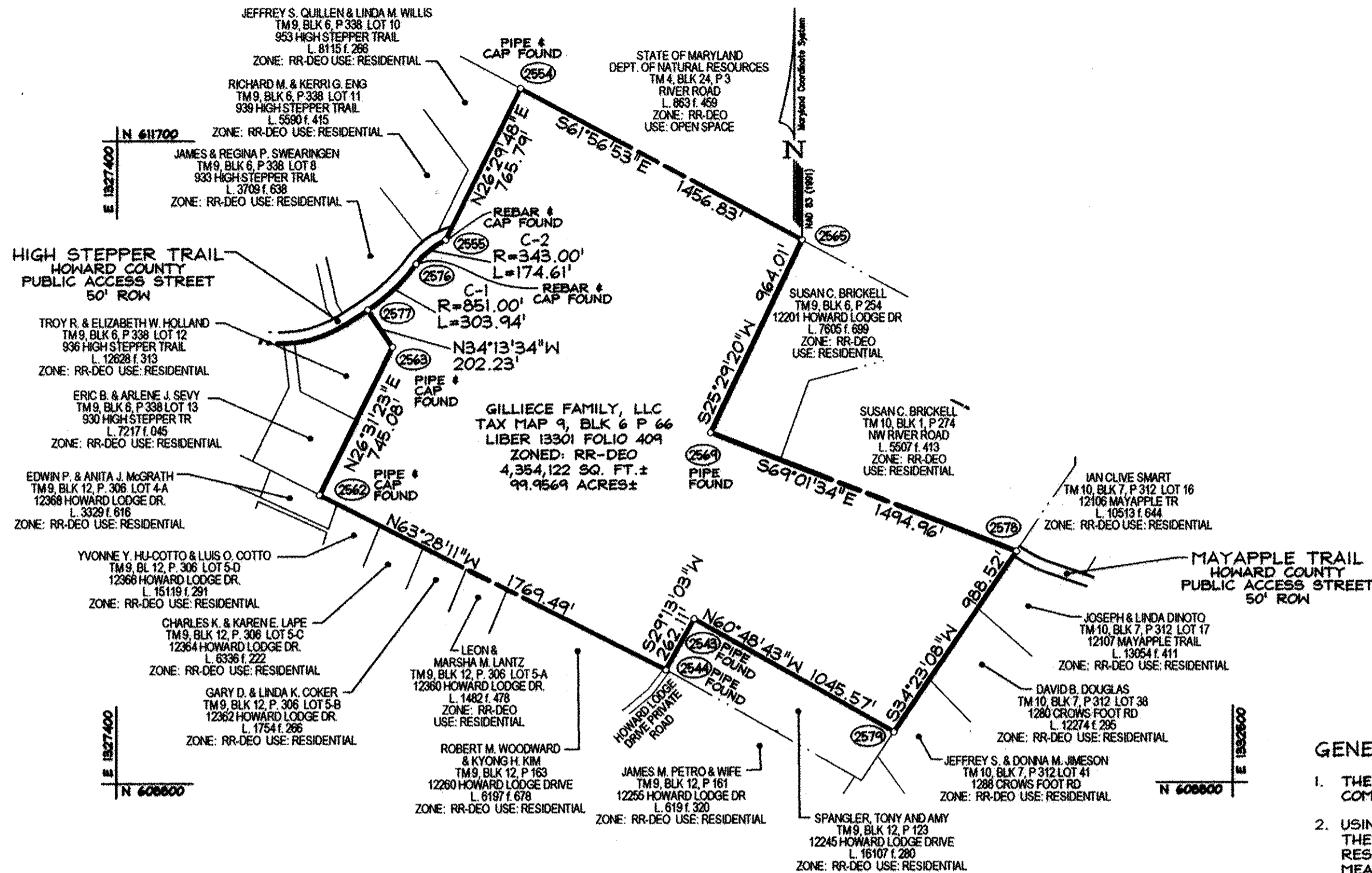


CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TAN.	CHD. BRG.	CHD. DIST.
C-1	851.00'	303.94'	20°27'48"	153.60'	N46°46'53"E	302.32'
C-2	343.00'	174.61'	29°10'04"	89.24'	N51°08'01"E	172.73'

COORDINATE TABLE		
POINT #	NORTH	EAST
2543	609539.7656	1330038.4398
2544	609311.0044	1329910.4983
2554	611936.0348	1329242.7783
2555	611250.6820	1328901.1246
2562	610101.3883	1328327.3374
2563	610768.0562	1328660.0613
2565	611250.9306	1330528.4632
2569	610880.7502	1330113.6154
2576	611142.2914	1328766.6332
2577	610935.2650	1328546.3152
2578	609845.6401	1331509.5240
2579	609029.8608	1330951.2509



GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106.0 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR ONE (1) OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR WALKER MEADOWS F-17-045 HAVE BEEN TRANSFERRED FROM 2800 NIXON'S FARM LANE, LLC (RE-17-001) TAX MAP 15, GRID 16, PARCEL 90.
3. THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON THIS PROPERTY.
4. COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM - NAD83(ADJ2011) - AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 041A AND 09CB.

STATION	NORTH	EAST	DESCRIPTION
041A	613,246.720	1,325,595.023	CONCRETE MONUMENT
09CB	612,571.114	1,326,795.392	CONCRETE MONUMENT
5. THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 2014 BY DEVELOPMENT DESIGN CONSULTANTS, INC.
6. COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD '83 (1991) AND ARE DESIGNATED THUS: (99)

DENSITY EXCHANGE CHART	
RECEIVING PARCEL INFORMATION	WALKER MEADOWS (RE-17-045) TAX MAP 9, GRID 6, PARCEL 66
TOTAL AREA OF OF SUBDIVISION	99.957 AC.±
ALLOWED BASE DENSITY UNITS	24 (23 CLUSTER # 1 BONUS DENSITY UNIT)
NET ACREAGE OF SUBDIVISION	94.287 AC.±
MAXIMUM DENSITY UNITS	47
PROPOSED DENSITY UNITS	35 (34 LOTS # 1 BUILDABLE PRES. PARCEL)
NUMBER OF DEO'S REQUIRED	11
SENDING PARCEL INFORMATION	11 DEO UNITS FROM 2800 NIXON'S FARM LANE, LLC (RE-17-001) TAX MAP 15, GRID 16, PARCEL 90

DENSITY TABULATION CHART	
A. TOTAL GROSS PROPERTY AREA:	99.957 AC.±
B. AREA OF ON-SITE FLOODPLAIN:	3.570 AC.±
C. AREA OF STEEP SLOPES:	2.1 AC.±
D. NET PROPERTY AREA:	94.287 AC.±
E. PERMITTED BASE DENSITY:	24 (23 CLUSTER # 1 BONUS DENSITY UNIT)
F. DENSITY PER DEO OPTION:	47
G. PROPOSED LOT YIELD:	35 (34 LOTS # 1 BUILDABLE PRES. PARCEL)
H. DEO REQUIRED:	11

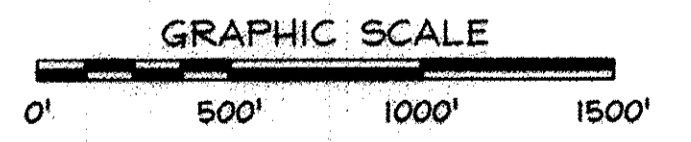
THE REQUIREMENTS OF SECTION 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

J. Mathias 6/27/17
 JAMES L. MATHIAS DATE
Kathleen Gilliece 6/27/17
 KATHLEEN GILLIECE DATE
 OWNER



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 11039 EXP. DATE: SEPTEMBER 16, 2018

OWNER/DEVELOPER
 GILLIECE FAMILY, LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029
 (410)531-0797



RECORDED AS PLAT NUMBER 24475
 ON 1/12/18 AMONG THE LAND RECORDS
 OF HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

T. Marshall for KS 1-8-18
 DIRECTOR DATE

OWNER'S DEDICATION

WE, GILLIECE FAMILY, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF 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 27th DAY OF June 2017.

Kathleen Gilliece *B.A. Cam*
 OWNER WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY KATHLEEN S. GILLIECE TO THE GILLIECE FAMILY, LLC BY DEED DATED DECEMBER 6, 2010 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13301, FOLIO 409. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

J. Mathias 6/27/17
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039



DENSITY RECEIVING PLAT
WALKER MEADOWS
 (A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6937))

ZONING: RR-DEO
 SCALE: 1"=500' JUNE 27, 2017

TAX MAP 9 GRID 6 PARCEL 66
 3rd ELECTION DISTRICT HOWARD COUNTY, MD

PREVIOUS DPZ FILE #S: ECP-15-078, WP-16-097, WP-16-133, SP-16-006, F-17-045

12064.1 LJC JLM SHEET 1 OF 1