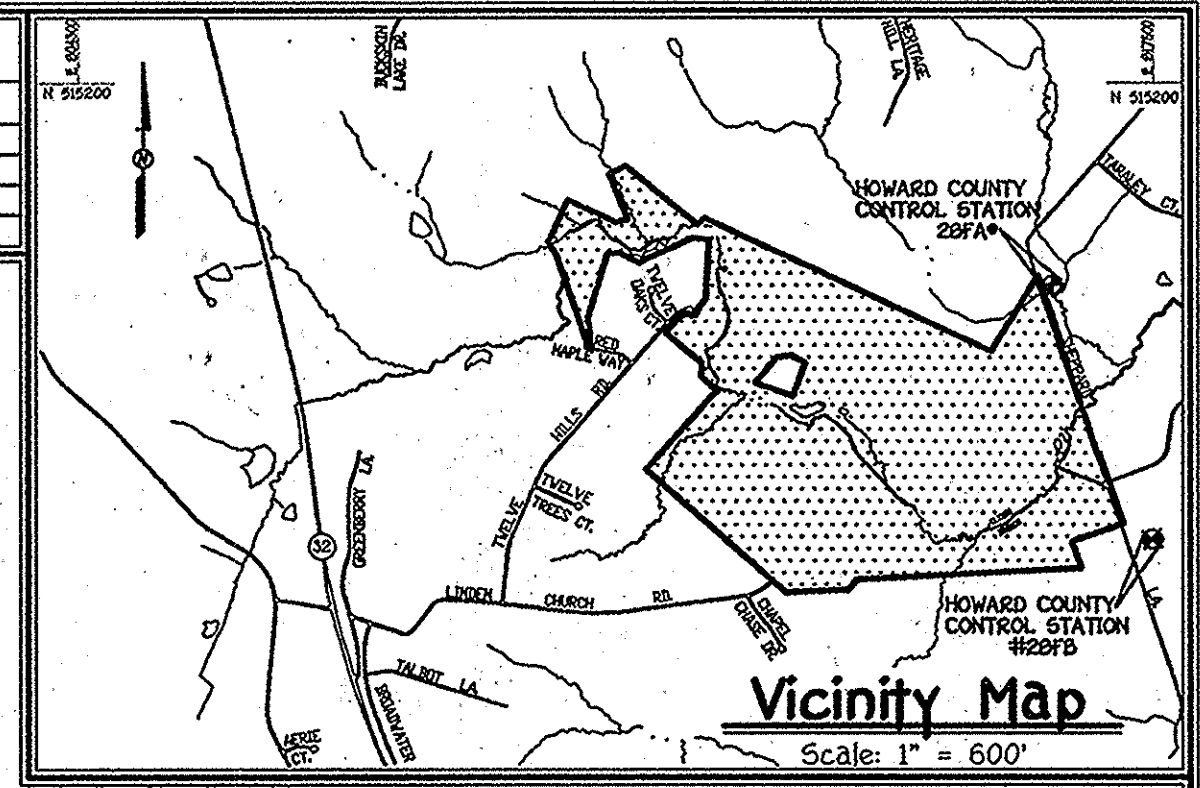


U.S. EQUIVALENT COORDINATE TABLE		METRIC EQUIVALENT COORDINATE TABLE		U.S. EQUIVALENT COORDINATE TABLE		METRIC EQUIVALENT COORDINATE TABLE	
POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH
300	57093.5650	132999.0160	300	173795.346220	405079.405477	3021	571292.5450
301	56954.9090	132543.0840	301	173600.683482	403993.728432	3022	571703.9940
302	56940.5030	132515.8390	302	173607.732708	403996.115560	3023	571923.8700
326	572708.3570	132294.0910	326	174561.856355	403235.662017	3024	572662.4430
327	572635.2900	132295.7570	327	174539.585489	403238.275378	3025	572671.8390
329	573939.7070	132247.1800	329	174937.172596	403092.462728	4009	572625.0270
331	574476.0710	132271.4480	331	175000.656660	403165.081522	4010	572997.7930
332	574235.8700	132346.1340	332	175027.443249	403392.979670	4011	573001.8440
333	574903.8110	132344.9170	333	175232.860876	403386.512716	4012	573810.6140
337	574169.0420	132429.8270	337	175007.074034	403656.538624	4013	573690.9120
344	573810.3320	132256.7230	344	174997.739007	40319.299509	4014	573870.8020
345	574194.1430	132335.8600	345	175014.724834	403347.480864	4020	573892.1730
346	574802.6140	132329.2480	346	175200.491966	403324.312360	4021	573997.4260
347	572961.0390	132557.1292	347	174638.873968	404034.937064	4022	573974.8410
800	570477.8000	132964.3410	800	173863.693195	405275.186528	4023	573232.0260
806	574250.8878	132417.8210	806	175031.776831	403683.359249	4024	573090.6920
808	573528.6190	132958.8370	808	174811.872713	404952.249063	4026	573043.3490
809	572577.0230	132798.8220	809	174521.825672	404771.800250	4028	573051.8110
810	573305.6950	132865.6480	810	174743.925342	404973.832299	4030	572957.0720
813	572013.0016	132526.1760	813	174349.916099	404021.186525	4031	572811.7810
814	572177.2318	132505.9171	814	174399.969079	403877.241736	4032	572424.5920
815	572497.3830	132533.9110	815	174497.581342	403959.536300	4033	572252.3970
816	572522.7883	132550.6270	816	174505.288809	404033.399175	4034	572083.3440
817	572432.4157	132567.0405	817	174477.749270	404067.779710	4035	571955.1110
820	572936.9608	132561.7737	820	174631.549336	404047.886359	5701	569586.1580
821	572909.0367	132559.1575	821	174623.023654	404041.602520	5718	569713.2620
822	572929.0530	132561.0885	822	174629.124640	404031.821794	5719	569714.2670
3020	571300.3230	132938.2030	3020	174132.686733	405183.091682	5721	569861.6350

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°58'12"	86.09'	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'	



Howard County ADC Map #25, Grids B-4, B-5, C-4 & C-5

- 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 1,329,957.66 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 "TCC-106".
  - ⊙ Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary 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 5 CEO Of The Residential Lots/Parcels Shown On The Subdivision Plat For Walnut Creek (SP-06-007) Have Been Transferred From Property Of Forever-A-Farm, Tax Map 13, Grid No. 7 Parcel No. 2.
  - 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 = 76,868 Ac.
    - C. Percentage Of Gross Tract Zoned RR-DEO = 17.81%
    - D. Total Number Of DEO Units Required: 11 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
  - 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. Willie Lambert Cissel, Jr. Property (Fifth Exchange) = 1 DEO
    - F. R. Neville Arrington Subdivision, Parcel 'A' (Sixth Exchange) = 1 DEO
    - G. Dubs Farm, Non-Buildable Preservation Parcel 'A' (Eighth Exchange) = 2 DEO
    - H. Feaga Property (Thirteenth Exchange) = 2 DEO
  - Total Number Of CEO Units Required After Fourteenth Exchange = 1
    - (1) Required - 1 DEO (A.E. Mullinix) - 1 DEO (MBW Properties, LLC) - 1 DEO (Feaga II Property) - 1 DEO (Harrison's Forest) - 1 DEO (Willie Lambert Cissel Property) - 1 DEO (R. Neville Arrington Subdivision) - 2 DEO (Dubs Farm) - 2 DEO (Feaga Property) = 1
  - Total Number Of CEO Units Transferred To Walnut Creek = 32
    - 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. Dubs 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
  - Total Number Of CEO Units Required After Fourteenth Exchange = 16
    - (16) Required - 3 (Harrison's Forest) - 3 (R. Neville Arrington Subdivision, Parcel 'A') - 4 (Woodcamp Farms, Lot 8) - 2 (Dubs 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) = 16
  - 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-09-05, RE-09-03, RE-09-02, SDP-10-1047C, F-13-0045D, RE-13-003.

DENSITY EXCHANGE						
RECEIVING PARCEL INFORMATION	INITIAL EXCHANGE (PLAT NOS. 1915-1918)	SECOND EXCHANGE (PLAT NOS. 19457-19468)	THIRD EXCHANGE (PLAT NOS. 19470-19473)	FOURTH EXCHANGE (PLAT NOS. 19679-19680)	FIFTH EXCHANGE (PLAT NOS. 20206-20207)	SIXTH EXCHANGE (PLAT NOS. 20358 - 20359)
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 / 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	431,452 Ac / 4.25 Ac. = 101 Units
NET ACREAGE OF SUBDIVISION	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 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 22, PARCEL 323 AND 342 (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 95 (F-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 11 (F-07-149)	1 DEO Unit From Mills Lambert Cissel, Jr. Property, TAX MAP NO. 7, GRID 17, PARCEL 135 (F-08-099) (S-2)	1 DEO Unit From R. Neville Arrington Subdivision, Tax Map No. 15, Grid 7, Parcel 3 And 3 CEO Units From E. Neville Arrington Subdivision, Tax Map No. 15, Grid 7, Parcel 3 (F-08-154)

DENSITY EXCHANGE						
RECEIVING PARCEL INFORMATION	SEVENTH EXCHANGE (PLAT NOS. 20310-20311)	EIGHTH EXCHANGE (PLAT NOS. 20578)	NINTH EXCHANGE (PLAT NOS. 20796-20797)	TENTH EXCHANGE (PLAT NOS. 21311-21312)	ELEVENTH EXCHANGE (PLAT NOS. 21330-21331)	TWELFTH EXCHANGE (PLAT NOS. 22258-22259)
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 / 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	431,452 Ac / 4.25 Ac. = 101 Units
NET ACREAGE OF SUBDIVISION	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 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 Dubs Farm (F-09-014) TAX MAP NO. 1 And 2, GRID NOS. 18, & 19, PARCELS 1, 9 & 63 (F-09-014)	2 CEO Units From Clements Property, TAX MAP NO. 6, GRID NO. 106, PARCEL NO. 2 (F-09-05)	5 CEO Units From Quartz Hill LLC, TAX MAP NO. 8, GRID NO. 5, PARCEL NO. 401 (SDP-10-104) (S-2)	1 CEO Unit From Meriwether Farm II, LLC, TAX MAP NO. 21, GRID NOS. 14, 15, 20 & 21, PARCEL NO. 24 (F-07-04)	3 CEO Units From Quartz Hill, LLC, TAX MAP NO. 8, GRID NO. 5, PARCEL NO. 401 (F-07-04)

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	

DENSITY EXCHANGE		
RECEIVING PARCEL INFORMATION	THIRTEENTH EXCHANGE (PLAT NOS. 22442-22443)	FOURTEENTH EXCHANGE (PLAT NOS. 22578-22579)
TOTAL AREA OF PROPERTY	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
NET ACREAGE OF SUBDIVISION	431,452 Ac. 0.61ms 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac. = 343,952 Ac.	431,452 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
PROPOSED DENSITY UNITS	160 Units	160 Units
NUMBER OF CEO/DEO UNITS REQUIRED	160-101 = 59 Units	160-101 = 59 Units
SENDING PARCEL INFORMATION	2 DEO Units From Feaga Property, TAX MAP NO. 8, GRID 16, PARCEL 187 (F-13-060) (S-2)	4 CEO Units From Property Of DENSITY SOLUTIONS, LLC, TAX MAP NO. 8, GRID 16, PARCEL 59 (F-13-060) (S-2)

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

**DEVELOPER**  
 Basler 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 - 18272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2855

APPROVED: Howard County Department Of Planning And Zoning.

*Ant Shindler*  
 Director  
 4/22/14  
 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 20<sup>th</sup> Day Of FEBRUARY, 2014.

*Timothy Feaga*  
 BV Business Trust  
 Timothy Feaga, Trustee

*Terrell A. Fisher*  
 Witness

**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 Baslers, 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  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22789 ON 4/14/14  
 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: November 20, 2013  
 Sheet 1 of 2

*RE-14-001*

2004104001(dwg)04001-6015 Receiving Plat- Revised 15th Exchange.dwg, Model, 11/26/2013 6:21:30 AM, 1:500

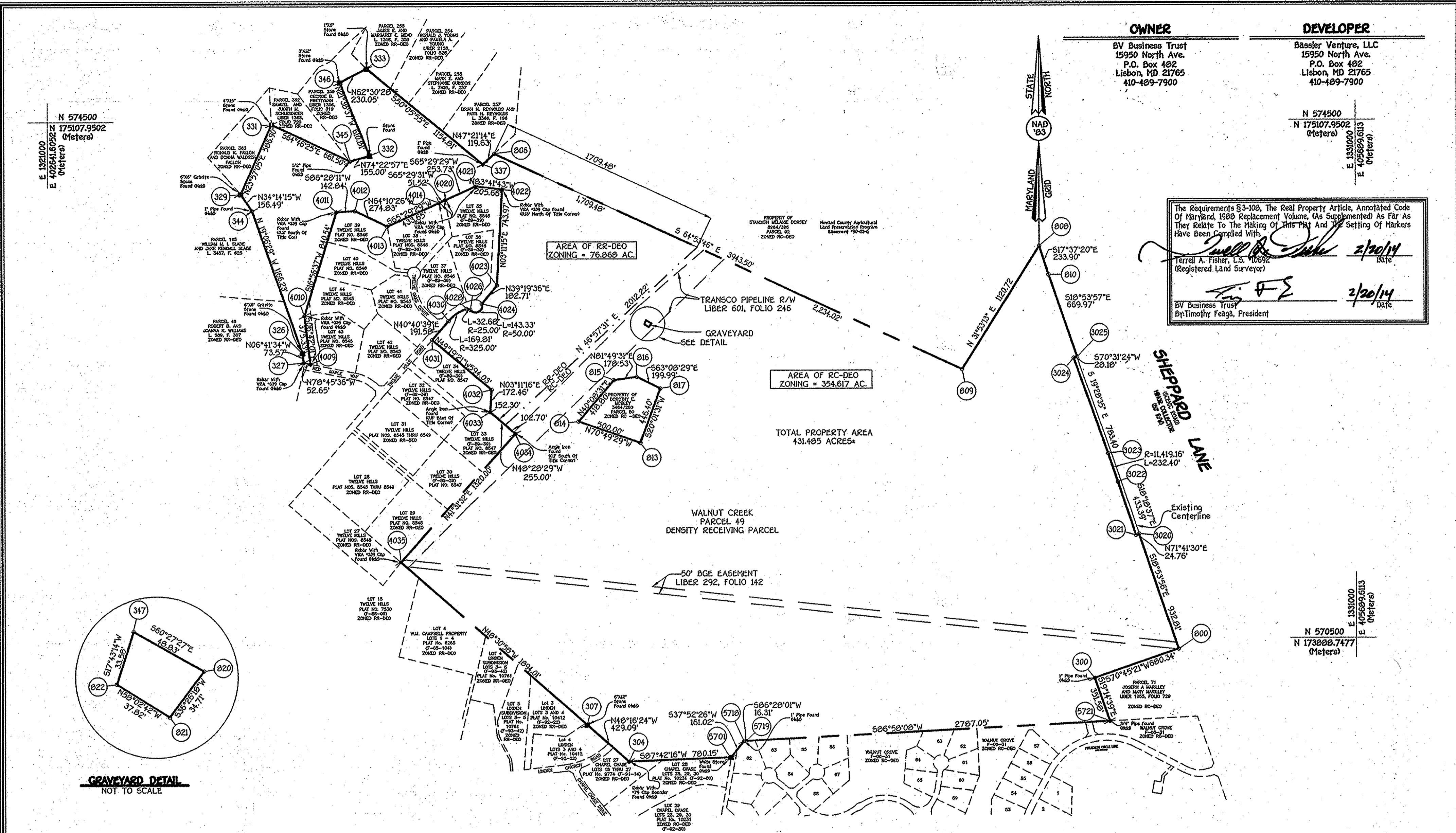
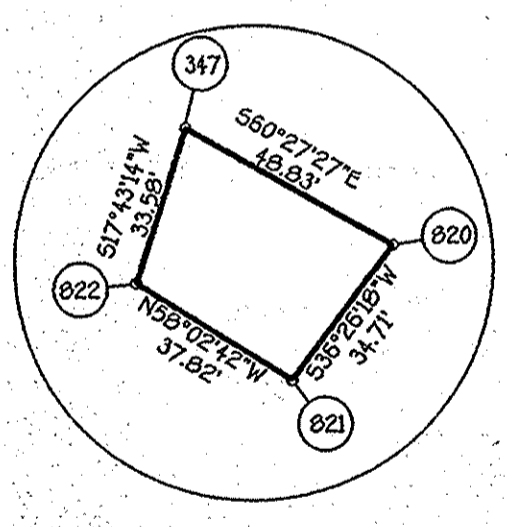
**OWNER**

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* 2/20/14  
Terrell A. Fisher, L.S. 10692  
(Registered Land Surveyor)  
*T. Fisher* 2/20/14  
BV Business Trust  
By: Timothy Feaga, President



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

APPROVED: Howard County Department Of Planning And Zoning.

*Kat Sheehy*  
Director  
4/20/14  
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 20th Day Of FEBRUARY, 2014.

*Timothy Feaga*  
BV Business Trust  
Timothy Feaga, Trustee  
*Terrell A. Fisher*  
Witness

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

RECORDED AS PLAT No. 22730 ON 4/14/14  
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: November 20, 2013  
Sheet 2 of 2

RE-14-001

2004\04001\dwg\04001-6015 Receiving Plat- Revised 15th Exchange.dwg, Model, 11/26/2013 6:23:51 AM, 1:500