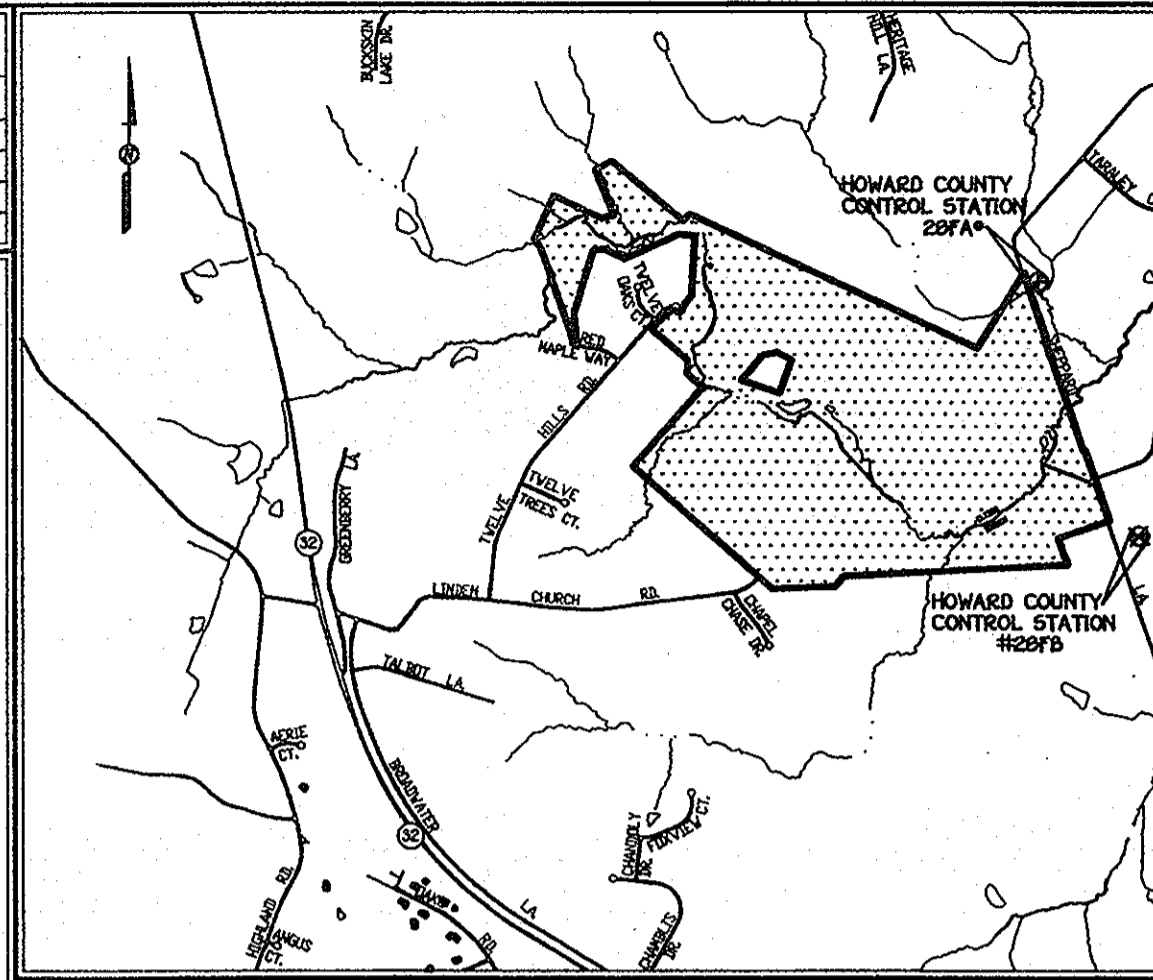


U.S. EQUIVALENT COORDINATE TABLE		METRIC EQUIVALENT COORDINATE TABLE			
POINT	NORTH	EAST	POINT	NORTH	EAST
300	570193.5650	1328998.0160	300	173795.346220	405079.405477
304	569554.9090	1325436.0040	304	173600.683482	403993.726432
307	569840.5030	1325115.0390	307	173687.732708	403896.115560
326	572708.3570	1322949.0010	326	174561.896395	403235.682017
327	572635.2900	1322957.5750	327	174539.595409	403238.275378
329	573939.7070	1322479.1880	329	174937.172586	403092.462728
331	574476.0710	1322717.4480	331	175100.656660	403165.084522
332	574235.8700	1323465.1340	332	175027.443249	403392.979670
333	574909.8110	1323443.9170	333	175232.860876	403386.512716
337	574169.0420	1324329.8270	337	175007.074034	403656.538624
344	573810.3320	1322567.2350	344	174897.739007	40319.299508
345	574194.1430	1323315.8600	345	175014.724834	40347.480864
346	574803.6140	1323239.8480	346	175200.491966	403324.312360
800	570417.8000	1329640.3410	800	173863.693185	405275.186528
806	574250.0878	1324417.8210	806	175031.776831	403683.359249
808	573528.6190	1328580.8370	808	174811.872713	404952.249063
809	572577.0230	1327988.8220	809	174521.625672	404771.802530
810	573305.6950	1328651.6480	810	174743.925342	404973.832299
813	572013.0016	1325261.1760	813	174349.911609	404021.886525
814	572177.2318	1325053.9171	814	174399.969079	403877.241736
815	572497.3830	1325323.9110	815	174497.551342	403959.536030
816	572522.7883	1325900.6270	816	174505.288809	404013.399175
817	572432.4157	1325679.0405	817	174477.749270	404067.779710
3020	571300.3230	1329338.2030	3020	174132.686733	403183.094682
3021	571292.5450	1329314.6960	3021	174130.315994	403175.929734
3022	571703.9940	1329178.5400	3022	174255.725900	403134.429302
3023	571923.8700	1329103.2870	3023	174322.744239	403111.492142
3024	572662.4430	1328842.8860	3024	174547.861740	405031.877918
3025	572671.8390	1328868.6540	3025	174550.725646	405039.975860
4009	572625.0270	1323009.2180	4009	174536.457320	403254.016195
4010	572997.7930	1322965.4260	4010	174650.076624	403240.688367
4011	573801.8440	1323210.3850	4011	174895.151859	403315.332020
4012	573810.6400	1323352.9570	4012	174897.832885	403358.788052
4013	573690.9120	1323800.3400	4013	174861.339718	403434.190541
4014	573870.8020	1323994.9140	4014	174916.170300	403554.456937
4020	573892.1730	1324041.7910	4020	174922.684194	403568.745075
4021	573997.4260	1324272.8550	4021	174954.765372	403639.112563
4022	573974.8410	1324477.0690	4022	174947.881450	403701.180775
4023	573232.0260	1324435.7030	4023	174721.470985	403688.809693
4024	573090.8920	1324319.9130	4024	174678.392296	403653.518830
4026	573043.3490	1324232.9030	4026	174663.962121	403626.996129
4028	573051.8110	1324203.7030	4028	174666.541344	403618.099592
4030	572957.0720	1324065.1020	4030	174637.664839	403575.850282
4031	572811.7810	1323940.2310	4031	174593.380053	403537.789525
4032	572424.5920	1324390.7390	4032	174475.364610	403675.104638
4033	572252.3970	1324381.1490	4033	174422.879469	403672.181681
4034	572083.3440	1324572.0580	4034	174371.352012	403730.370780
4035	571095.1110	1323696.9600	4035	174070.137991	403463.640376
5701	569586.1560	1326215.6120	5701	173610.207569	404231.327001
5718	569713.2620	1326314.4680	5718	173648.949573	404261.458410
5719	569714.2670	1326330.7450	5719	173649.255898	404266.419650
5721	569861.6350	1329113.8930	5721	173894.173754	405114.724857

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"	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°26'58" E 99.06'



VICINITY MAP
SCALE: 1" = 600'

RECEIVING PARCEL INFORMATION	DENSITY EXCHANGE	
	INITIAL EXCHANGE	SECOND EXCHANGE
Walnut Creek (SP-06-007) Tax Map No. 28, Block 11, Parcel No. 49	Walnut Creek (SP-06-007) Tax Map No. 28, Block 11, Parcel No. 49	Walnut Creek (SP-06-007) Tax Map No. 28, Block 11, Parcel No. 49
TOTAL AREA OF PROPERTY	431.485 Acres	431.485 Acres
ALLOWED DENSITY UNITS	431.485 Ac / 4.25 Ac. = 101 Units	431.485 Ac / 4.25 Ac. = 101 Units
NET ACREAGE OF SUBDIVISION	431.485 Ac. (Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.985 Ac.	431.485 Ac. (Minus 100 Yr Flood Plain = 78.6 Ac. Minus Steep Slopes = 8.9 Ac.) = 343.985 Ac.
MAXIMUM DENSITY UNITS	343.985 / 2 Acres = 171 Units	343.985 / 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	1 DEO unit from A.E. Mullinix Road Property TAX MAP NO. 7, GRID 22, PARCEL 323 AND 512 (F-06-44)	1 DEO unit from M&W Properties, LLC TAX MAP NO. 7, GRID 12, PARCEL 102

- General Notes:**
- Subject Property Zoned RR-DEO And RC-DEO Per 2-02-04 Comprehensive Zoning Plan And The Comp Lite Zoning Regulation Amendments Effective 7/28/06.
 - 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 "FCC-106".
 - ⊙ Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Rights-Of-Way.
 - ⊠ Denotes Concrete Monument Set With Aluminum Plate "FCC-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 DEO Of The Residential Lots/Parcels Shown On The Subdivision Plan For Walnut Creek (SP-06-007) Have Been Transferred From M&W Properties, LLC, Tax Map 7, Parcel 102.
 - 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 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: 48 Units
82.19% x 59 Total Units = 48.49 Units
 - Total Number Of DEO Units Transferred To Walnut Creek.
A. A.E. Mullinix Road Property (Initial Exchange) = 1 DEO
B. M&W Properties, LLC (Second Exchange) = 1 DEO
 - Total Number Of DEO Units Required After Second Exchange = 9
(11 Required - 1 DEO (A.E. Mullinix) - 1 DEO (M&W Properties, LLC) = 9
 - Previous DPZ Files Include: SP-06-07, F-07-76, And F-06-44, RE-07-04

A. Gross Acreage = 431.485 Ac
B. Floodplain Acreage = 78.6 Ac
C. Steep Slopes (Outside Of Floodplain) = 8.9 Ac
D. Net Acreage = 343.985 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	DEVELOPER
Basslers, Inc. 4994 Sheppard Lane Ellicott City, Maryland 21042 410-531-2193	Heritage Land Development, Inc. 15950 North Ave. P.O. Box 402 Lisbon, MD 21765 410-489-7900

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

APPROVED: Howard County Department Of Planning And Zoning.
David A. Boyle 10/15/07
Director Date

OWNER'S CERTIFICATE
Basslers, Inc. By Alfred Bassler, President, Owner Of The Property 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 7th Day Of February, 2007.

Alfred Bassler Pres.
Bassler, Inc.
By: Alfred Bassler, President

M. Jeremy Ruttle
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 Associated Contractors Of Laurel, Inc To Basslers, Incorporated By Deed Dated August 28, 1969 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 516 At Folio 763. 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
Date 2/8/07

RECORDED AS PLAT No. 19467 ON 10-19-07
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: February 7, 2007
Sheet 1 of 2

RE-07-04

N 574500
N 175107.9502
(Meters)
E 402641.6052
(Meters)

N 574500
N 175107.9502
(Meters)
E 402641.6052
(Meters)

N 570500
N 173000.7477
(Meters)
E 405809.6113
(Meters)

OWNER

Basslers, Inc.
4994 Sheppard Lane
Ellicott City, Maryland 21042

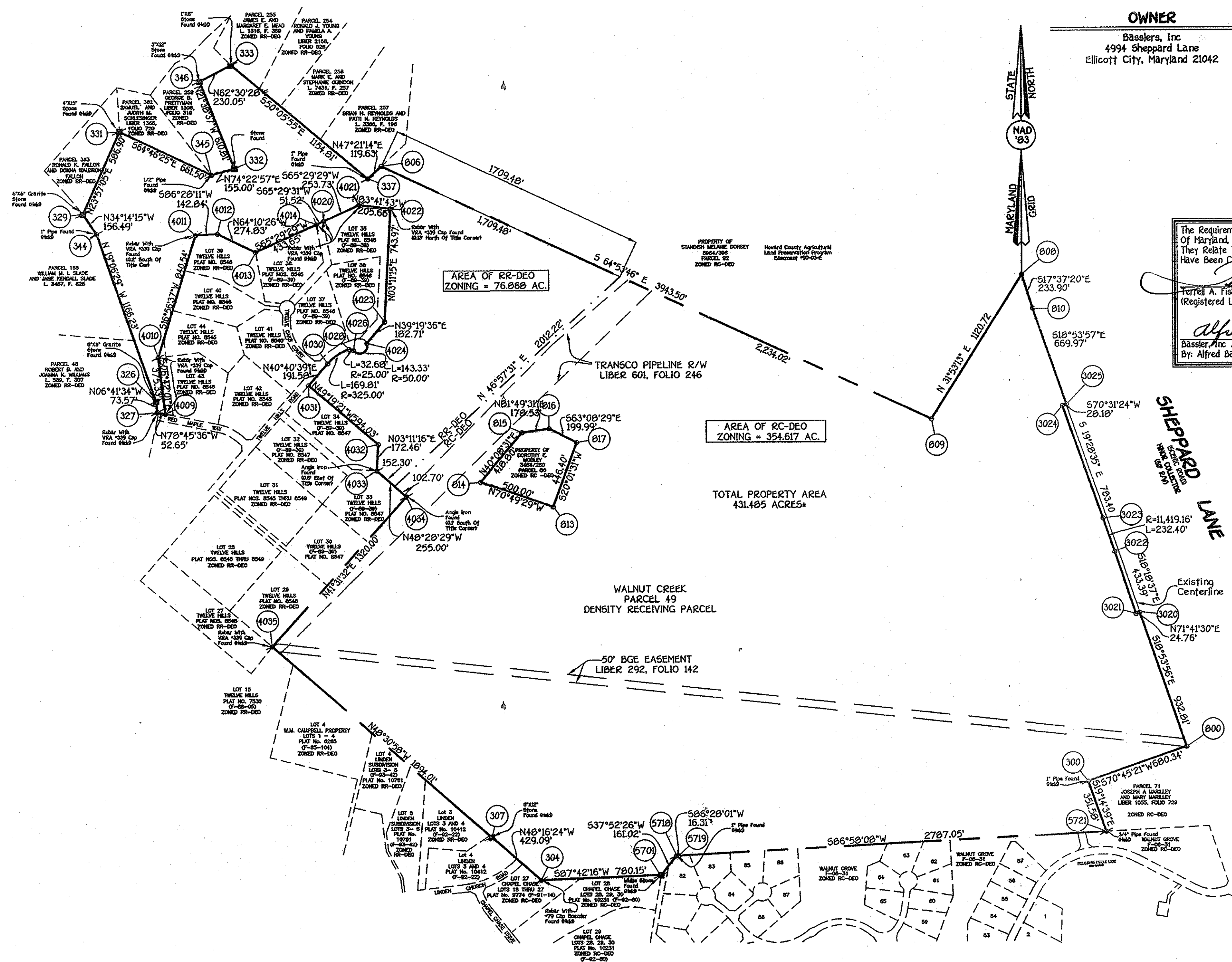
DEVELOPER

KDDC Land Company L.L.C.
946-A Marimich Court
Eldersburg, Md 21784

The Requirements S3-10B, 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 2/8/07
Terrell A. Fisher, L.S. #0692
(Registered Land Surveyor)

Alfred Bassler Pres 4/11/07
Bassler, Inc.
By: Alfred Bassler, President



OWNER'S CERTIFICATE

Basslers, Inc. By Alfred Bassler, President, Owner Of The Property 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 7th Day Of February, 2007.

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 Associated Contractors Of Laurel, Inc To Basslers, Incorporated By Deed Dated August 28, 1969 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 516 At Folio 763. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

RECORDED AS PLAT No. 19468 ON 10-19-07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**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: February 7, 2007
Sheet 2 of 2

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.

James D. Doyle 10/15/07
Director Date

Alfred Bassler Pres
Bassler, Inc.
By: Alfred Bassler, President

M. Jimmy Ruttie
Witness

Terrell A. Fisher 2/8/07
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date



RF-07-04