

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
351	570407.9199	1329612.0394	173860.681759	405266.560191
352	570743.1769	1329496.4694	173962.848247	405231.334385
353	571027.4270	1329397.7781	174049.507874	405201.663628
354	571166.7680	1329355.3508	174091.675697	405187.711732
355	571260.3204	1329321.3208	174120.493932	405177.949682
356	571448.6021	1329256.9498	174177.962279	405158.328554
770	570363.1555	1329483.6110	173847.037920	405227.476090
771	570503.6678	1329491.6975	173869.865740	405229.879900
772	570643.2333	1329411.9223	173932.405403	405205.564361
773	570915.0506	1329235.4751	174015.255471	405151.783166
774	571102.8765	1329109.2436	174072.304911	405113.307712
775	571150.1539	1329042.7573	174086.916965	405093.047114
776	571221.4480	1329050.3157	174108.642575	405097.784870
777	571440.1577	1329165.4526	174175.308450	405130.442046
778	571468.9048	1329250.0260	174164.070570	405156.218295
2004	570816.1223	1329266.2906	173985.102060	405161.175728
2107	570606.3429	1329211.5944	173921.161149	405144.492118
2108	570687.0589	1329309.1185	173945.763452	405174.229698
2109	570704.9748	1329329.2307	173951.224229	405180.359904
2122	570688.2804	1329312.8751	173946.129672	405175.374722
6800	570601.7591	1329209.0622	173919.741018	405143.732498
6801	570650.2919	1329126.4697	173937.604895	405118.568295
6802	570666.1306	1329043.8936	173939.386943	405093.378633
6803	570738.4669	1329091.9661	173961.432659	405108.041534

Lots 14 Thru 17 Are Non-Buildable Until The Shared Sewerage Disposal Facility Is Complete See General Note 35.

**Reservation Of Public Utility Easements**

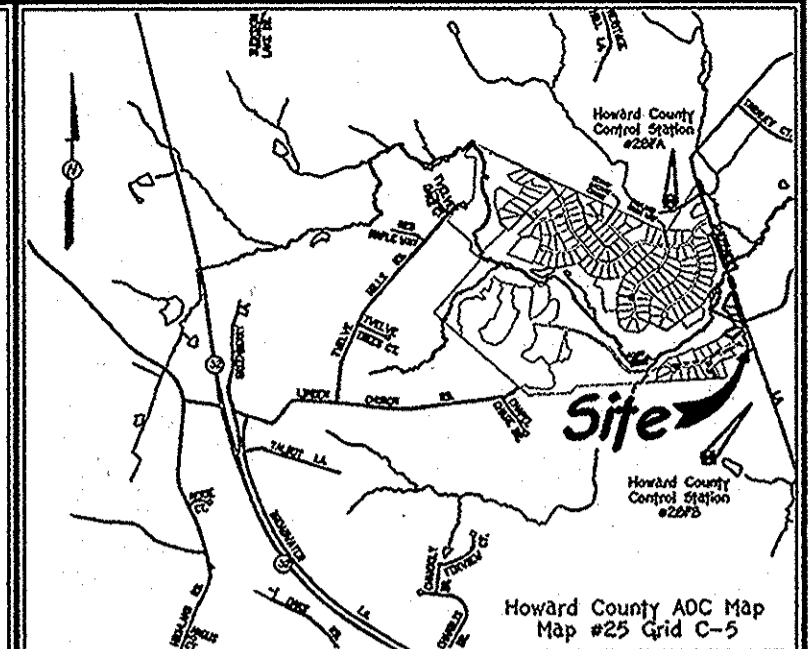
"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 14 Thru 17 And Non-Buildable Preservation Parcel 'D'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

The Requirements S 3-109, 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* 3/10/14  
Date  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)

*Timothy Feaga* 3/10/14  
Date  
BV Business Trust  
By: Timothy Feaga, Trustee

*Terrell A. Fisher* 3/10/14  
Date  
Walnut Creek HOA, Inc.  
By: Timothy Feaga, President



**General Notes Continued:**

- 24. Denotes Existing Wetlands Area Outline
- 25. Denotes Existing Centerline Of Stream
- 26. Denotes Approximate Elevation Of 100 Year Floodplain.
- 27. This Project Is Subject To Wastewater Discharge Permit Number 06-DP-3538 And Is Effective From August 1, 2006 Until August 1, 2011 When It Expires.
- 28. The Lots Shown Hereon Comply With The Minimum Lot Width And Lot Area As Required By The Maryland State Department Of The Environment.
- 29. Water And Sewer Are Private And Provided By Well And Septic Systems.
- 30. The Public Shared Sewerage Systems Located On Non-Buildable Preservation Parcel 'B' Will Be Maintained By Howard County, Maryland. Lots 14 Thru 17 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel 'B'.
- 31. The Shared Septic System Developer's Agreement Nos. 50-4440-D & 50-4441-D Was Executed On March 20, 2008. Private Drainage Easements And Private Surface Drainage Easement Are The Responsibility Of The Walnut Creek Homeowner's Association, Inc.
- 32. The Forest Conservation Obligation For Phase One And Forest Surety Was Provided With The Developer's Agreement For Walnut Creek, Phase One (F-07-076)
- 33. An Existing Public Tree Maintenance Easement Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of The Installation, Repair And Maintenance Of County Owned Trees Located Within The Boundaries Of The Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
- 34. Wells On Lots 14, 15, 16 And 17 Are Drilled.
- 35. Lots 14, 15, 16 And 17 Of This Subdivision Are Connected To The Shared Sewage Disposal Facility Governed By Sections 18.1200 Et Seq. Of The Howard County Code. The Developer Is Obligated To Construct The Facility Under The Provision Of The Developer Agreement Numbers 50-4440-D & 50-4441-D Dated March 20, 2008. A Building Permit For Lots 14, 15, 16 And 17 May Not Be Issued Until The Construction Of The Facility Is Completed. Activity On These Lots Is Restricted And Is Subject To The Declaration Of Covenants, Conditions, Right-Of-Entry, And Restrictions For Shared Sewerage Disposal Facility Intended To Be Recorded Among The Land Records Of Howard County, Maryland. Lots 14 Thru 17 Shall Be Assessed Shared Sewerage Disposal Facility Charges And Assessments Pursuant To Sections 20.800 Et Seq. Of The Howard County Code.
- 36. Non-Buildable Preservation Parcel 'B', Is Encumbered By An Easement Agreement With The Homeowner's Association, Parcel 'C' Is Encumbered By An Easement Agreement With Howard County, Maryland And The Homeowner's Association. This Agreement Prohibits Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of Its Owner And Enumerates The Uses Permitted On The Property.
- 37. The Ground Water Appropriations Permit No. 06-DP-3538 Received MDE Approval On August 1, 2006.

The Shared Sewerage System Will Be Available To Lots 14 Thru 17. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of The Environment.

*Timothy Feaga*  
BV Business Trust  
Timothy Feaga, President

**Area Tabulation For This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.328 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1.795 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.113 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	5.113 Ac.±

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 14, 15, 16 And 17 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel 'B', Recorded On Plat Nos. 20631 Thru 20647.

*B. Wilson* for *Maura Robinson* 3/27/2014  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Paul Edman* 4-3-14  
Chief, Development Engineering Division Date

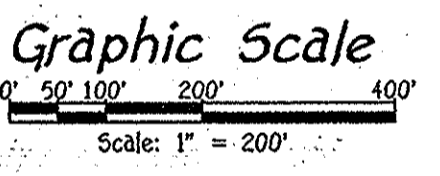
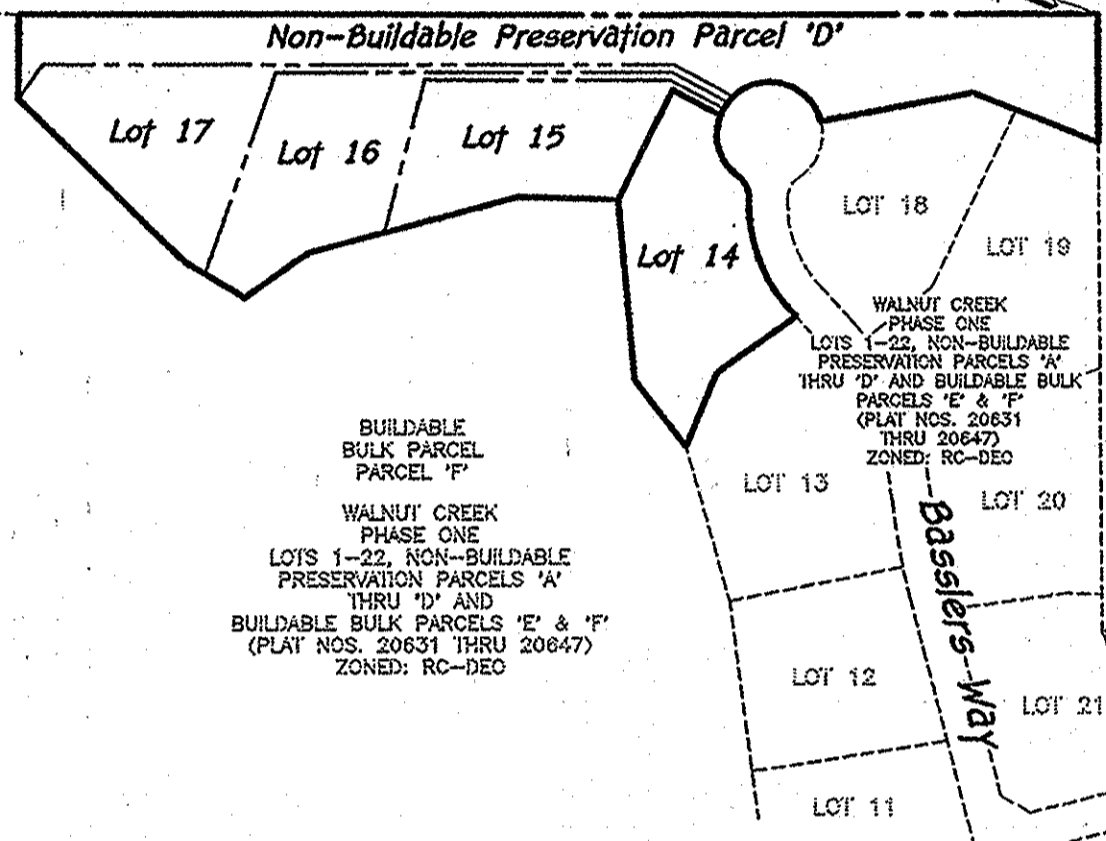
*Kevin Stroh* 4-07-14  
Director Date

**Legend**

- Existing Public Forest Conservation Easement
- Existing 10' Public Tree Maintenance Easement
- Existing Public 100 Year Floodplain, Drainage & Utility Easement
- Existing Wetland Area
- Existing Top Of Stream Bank
- Existing Elevation Of 100 Year Floodplain Water Surface
- Existing Private 50' BQE Easement
- Existing 24' Private Use-In-Common Access Easement Across Lots 15, 16 & 17
- Existing Private Access Easement To Tax Map 28, Tax Parcel 50
- Existing 10'X10' Public Sewer & Utility Easement
- 20' Public Drainage & Utility Easement
- 10' Public Sewer & Utility Easement For The Use And Benefit Of Lots 15 Thru 17

**Sheppard Lane**

(Scenic Road)  
Minor Collector



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELKLOTT CITY, MARYLAND 21042  
(410) 461 - 2955

Developer	Owner	Owner
Bassler Venture, LLC 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900	BV Business Trust 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900	Walnut Creek HOA, Inc. 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900

**Owner's Certificate**

BV Business Trust By Timothy Feaga, President, And Walnut Creek HOA, Inc., By Timothy Feaga, President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 11<sup>th</sup> Day Of **March**, 2014.

*Timothy Feaga*  
BV Business Trust  
By: Timothy Feaga, President

*Terrell A. Fisher*  
Witness

*Terrell A. Fisher*  
Walnut Creek HOA, Inc.  
By: Timothy Feaga, President

**Surveyor's Certificate**

I Herby 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 Part Of The Lands Conveyed By G & F Development, Inc. 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; And All Of The Lands Conveyed By BV Business Trust To Walnut Creek HOA, Inc. By Deed Dated August 25, 2008 And Recorded Among The Aforesaid Land Records In Liber 11869 At Folio 073; And Also Being Lots 14, 15, 16, 17 And Non-Buildable Preservation Parcel 'D', As Shown On Plats Entitled "Walnut Creek, Phase One, Lots 1-22, Non-Buildable Preservation Parcels 'A' Thru 'D' And Buildable Bulk Parcels 'E' & 'F'" Recorded Among The Aforesaid Land Records As Plat Nos. 20631 Thru 20647; All Monuments Are In Place In Accordance Code Of Maryland, As Amended.

*Terrell A. Fisher* 3/10/14  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

**General Notes:**

- 1. Subject Property Zoned RC-DEO Per The 10/06/13 Comprehensive Zoning Plan.
- 2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 287A And 287B.  
Station No. 287A North 572,456.665 East 1,328,957.66  
Station No. 287B North 570,710.839 East 1,329,524.83
- 3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 2004, By Fisher, Collins And Carter, Inc.
- 4. B.C.L. Denotes Building Restriction Line.
- 5. Denotes Iron Pin Set With Cap "F.C.C. 106".
- 6. Denotes Iron Pipe Or Iron Bar Found.
- 7. Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- 8. Denotes Concrete Monument Set With Cap "F.C.C. 106".
- 9. Denotes Concrete Monument Or Stone Found.
- 10. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- 11. Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
a) Width - 12 Feet (16 Feet Serving More Than One Residence);  
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);  
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);  
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;  
f) Structure Clearances - Minimum 12 Feet;  
g) Maintenance - Sufficient To Ensure All Weather Use.
- 12. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Easement Areas.
- 13. All Lot Areas Are More Or Less (±).
- 14. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- 15. The Traffic Study For This Project Was Prepared By The Traffic Group, Dated September, 2005 And Was Approved Under SP-06-07 On May 31, 2006.
- 16. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- 17. The Forest Stand Delineation And Wetland Delineation Information Shown For This Project Was Prepared By Eco-Science Professionals, Inc. Dated September, 2005 And Approved On May 31, 2006.
- 18. Previous Department Of Planning And Zoning File Numbers: SP-06-007, BA-05-52E, BA-98-33E, BA-93-49E, WP-08-07 And F-07-076.
- 19. The Non-Critical Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. Dated July, 2005 And Supplemented With Information Obtained From Howard County Capital Project D-1028A.
- 20. This Property Is Located Outside Of The Metropolitan District.
- 21. There Are No Existing Dwellings On This Site To Remain.
- 22. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- 23. Articles Of Incorporation For The Walnut Creek Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessment And Taxation On 01/03/08, Receipt No. D12309795.

**General Notes Continued This Sheet**

**Purpose Statement**

The Purpose Of This Plat Is To (1) Create A 20' Public Drainage & Utility Easement In, Over And Through Lots 15 Thru 17 And Non-Buildable Preservation Parcel 'D', As Shown On Plat Nos. 20631 Thru 20647; And (2) To Create A 10' Public Sewer & Utility Easement For The Use And Benefit Of Lots 15 Thru 17.

RECORDED AS PLAT NO. 22755 ON 4/11/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Walnut Creek**

Phase One  
Lots 14, 15, 16, 17 And Non-Buildable  
Preservation Parcel 'D'

(Being A Revision To Lots 14, 15, 16, 17 And Non-Buildable Preservation Parcel 'D', As Shown On Plats Entitled "Walnut Creek, Phase One, Lots 1-22, Non-Buildable Preservation Parcels 'A' Thru 'D' And Buildable Bulk Parcels 'E' & 'F'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20631 Thru 20647)

Zoned: RC-DEO  
Tax Map: 28 Parcel: P/O 49 Grid: 11  
Fifth Election District - Howard County, Maryland  
Date: **March 10**, 2014 Scale: As Shown Sheet 1 Of 2

F-14-062

The Requirements S 3-108, The Real Property Article, Annotated Code Of Maryland, 1996 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* 3/10/14  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)  
 Date  
 BV Business Trust  
 By: Timothy Feaga, Trustee  
 Date  
 Walnut Creek HOA, Inc.  
 By: Timothy Feaga, President  
 Date

**Minimum Lot Size Chart**

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
15	33,542 Sq. Ft.	451 Sq. Ft.	33,091 Sq. Ft.
16	35,983 Sq. Ft.	2,563 Sq. Ft.	33,420 Sq. Ft.
17	37,367 Sq. Ft.	3,042 Sq. Ft.	33,325 Sq. Ft.

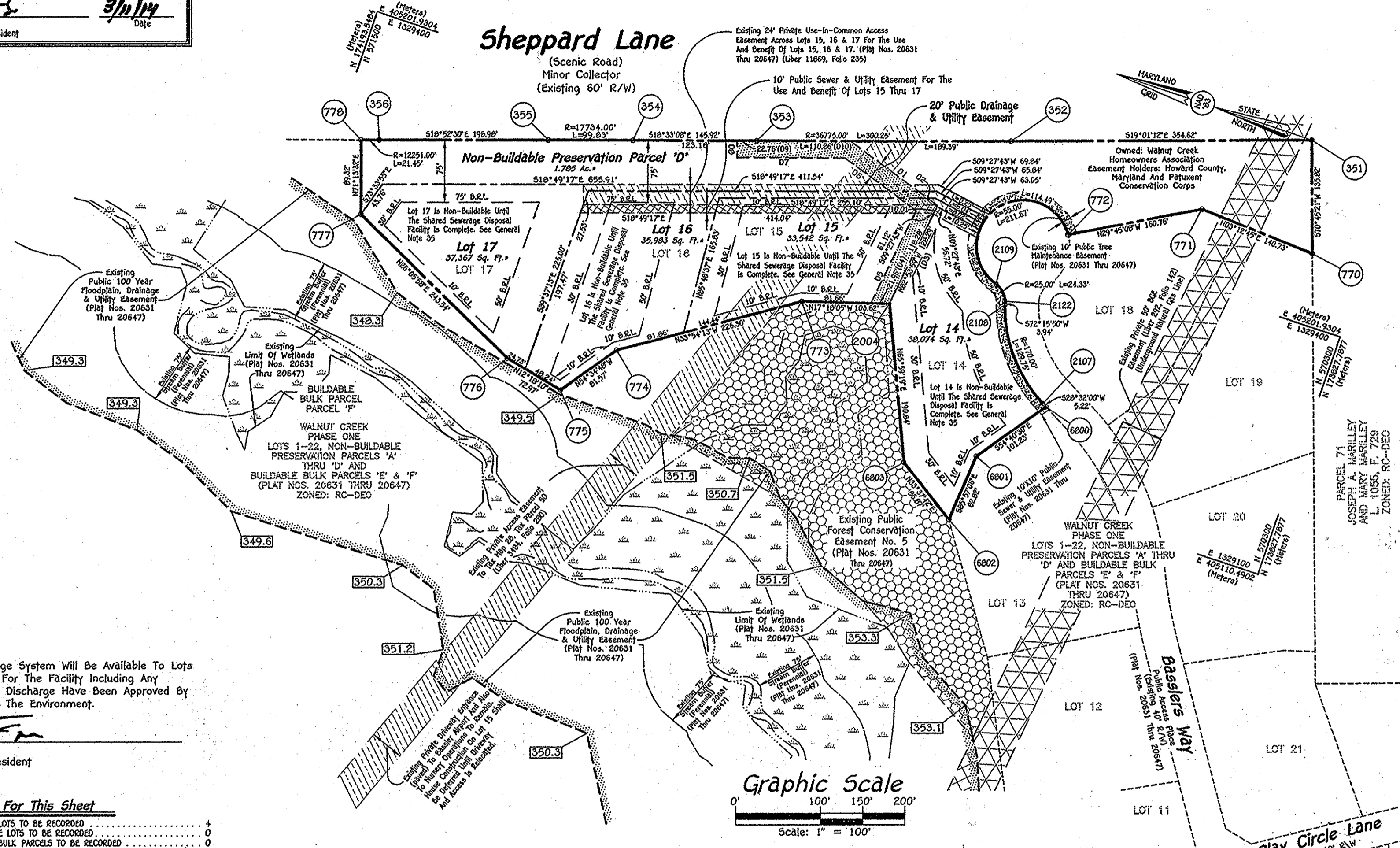
**Curve Data Tabulation**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
778-356	12251.00'	21.45'	00°06'01"	10.73'	S 18°49'29" E 21.45'
355-354	17734.00'	99.83'	00°19'21"	49.92'	S 18°42'49" E 99.83'
353-352	36775.00'	300.25'	00°28'04"	150.12'	S 18°47'10" E 300.25'
772-2109	55.00'	211.67'	220°30'29"	---	N 53°15'12" W 103.20'
2109-2122	25.00'	24.33'	55°48'16"	13.23'	S 44°22'42" W 23.39'
2109-2107	170.00'	129.75'	43°43'50"	68.22'	S 50°23'55" W 126.62'

Lots 14 Thru 17 Are Non-Buildable Until The Shared Sewerage Disposal Facility Is Complete See General Note 35.

**Reservation Of Public Utility Easements**  
 "Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 14 Thru 17 And Non-Buildable Preservation Parcel 'D'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County. The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

- Legend**
- Existing Public Forest Conservation Easement
  - Existing 10' Public Tree Maintenance Easement
  - Existing Public 100 Year Floodplain, Drainage & Utility Easement
  - Existing Wetland Area
  - Existing Top Of Stream Bank
  - Existing Elevation Of 100 Year Floodplain Water Surface
  - Existing Private 50' BQE Easement
  - Existing 24' Private Use-In-Common Easement Across Lots 15, 16 & 17
  - Existing Private Access Easement To Tax Map 28, Tax Parcel 50
  - Existing 10'x10' Public Sewer & Utility Easement
  - 20' Public Drainage & Utility Easement
  - 10' Public Sewer & Utility Easement For The Use And Benefit Of Lots 15 Thru 17



The Shared Sewerage System Will Be Available To Lots 14 Thru 17. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of The Environment.

*Timothy Feaga*  
 BV Business Trust  
 Timothy Feaga, President

**Area Tabulation For This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,329 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1,795 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5,113 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	5,113 Ac.±

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2895

Developer	Owner	Owner
Bässler Venture, LLC 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900	BV Business Trust 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900	Walnut Creek HOA, Inc. 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900

**20' Public Drainage & Utility Easement Line Chart**

Sym.	Bearing & Distance
D1	S 18°13'49" W 128.74'
D2	N 82°53'59" W 1.35'
D3	N 82°53'59" W 128.29'
D4	N 17°18'05" W 21.96'
D5	S 82°53'59" E 122.26'
D6	N 18°13'49" E 105.36'
D7	N 18°33'08" W 127.20'
D8	N 71°26'52" E 20.00'
D9	S 18°33'08" E 22.76'
D10	R=36775.00' L=110.65'

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 14, 15, 16 And 17 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel 'B', Recorded On Plat Nos. 20631 Thru 20647.

*Baljit for Meenu Roopman* 3/27/2014  
 Howard County Health Officer  
 Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Edmonson* 4-3-14  
 Chief, Development Engineering Division  
 Date  
*Kate Schindler* 4-07-14  
 Director  
 Date

**Owner's Certificate**  
 BV Business Trust By Timothy Feaga, President, And Walnut Creek HOA, Inc., By Timothy Feaga, President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 11 Day Of **March**, 2014.

*Timothy Feaga*  
 BV Business Trust  
 By: Timothy Feaga, President  
 Walnut Creek HOA, Inc.  
 By: Timothy Feaga, President

**Surveyor's Certificate**  
 I Herby 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 Part Of The Lands Conveyed By Bässler, 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; And All Of The Lands Conveyed By BV Business Trust To Walnut Creek HOA, Inc. By Deed Dated August 25, 2008 And Recorded Among The Aforesaid Land Records In Liber 11889 At Folio 073; And Also Being Lots 14, 15, 16, 17 And Non-Buildable Preservation Parcel 'D', As Shown On Plats Entitled "Walnut Creek, Phase One, Lots 1-22, Non-Buildable Preservation Parcels 'A' Thru 'D' And Buildable Bulk Parcels 'E' & 'F'" Recorded Among The Aforesaid Land Records In Liber No. 20631 Thru 20647; All Monuments Are In Place In Accordance With The Laws Of Maryland, As Amended.

*Terrell A. Fisher* 3/10/14  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. **22356** ON **4/11/14**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Walnut Creek**  
 Phase One  
 Lots 14, 15, 16, 17 And Non-Buildable Preservation Parcel 'D'

(Being A Revision To Lots 14, 15, 16, 17 And Non-Buildable Preservation Parcel 'D', As Shown On Plats Entitled "Walnut Creek, Phase One, Lots 1-22, Non-Buildable Preservation Parcels 'A' Thru 'D' And Buildable Bulk Parcels 'E' & 'F'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20631 Thru 20647)

Zoned: RC-DEO  
 Tax Map: 28 Parcel: P/O 49 Grid: 11  
 Fifth Election District - Howard County, Maryland  
 Date: **March 10, 2014** Scale: 1"=100' Sheet 2 Of 2

F-14-Q68

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