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 7/20/06.

2. Coordinates Based On Nad '63, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 28FA And 28FB.
Station No. 28FA North 572,456.665 East 1,328,957.66
Station No. 28FB North 570,710,839 East 1,329,524.63 This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About August, 2004, By Fisher, Collins & Carter, Inc. B.R.L. Denotes Building Restriction Line. Denotes Iron Pin Set With Cap "F.C.C. 106".
 Denotes Iron Pipe Or Iron Bar Found. O Denotes Angular Change in Bearing Of Boundary Or Rights-Of-Way.

Denotes Concrete Monument Set With Cap "F.C.C. 106".

Denotes Concrete Honument Or Stone Found.

WKC Denotes Wetlands Area Outline. 10. Denotes Existing Centerline Of Stream.

12. 100.71 Denotes Existing Centerline Of Stream.

13. 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.

14. Driveways Shall be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following Oticimum) 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 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 I foot Depth Over Surface:
f) Structure Clearances - Minimum 12 Feet: g) Maintenance - Sufficient To Ensure All Weather Use.

No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams), Or Their Buffers And Forest Conservation Easement Areas. 16. All Lot Areas Are More Or Less (\*).

17. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '93 Grid Measurement 10. 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.

19. The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated September, 2005 And Approved On May 31, 2006.

20. This Project is Subject To Wastewater Discharge Permit Number 11-0P-3538 And is Effective From May 1, 2012

Until April 30, 2017 When It Expires.

21. The Lots Shown Hereon Complies With The Minimum Lot Width And Lot Area As Required By The Maryland State

Department of the Environment.

22. This Area Designates A Private Sewage Easement of At Least 10,000 Square Feet As Required By The Maryland State Department of the Environment For Individual Sewage Disposal (Comar 26.04.03). Improvements of Any Nature In This Area Are Restricted Until Public Sewage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewage Easement. Recordation Of A Modified Sewage Easement

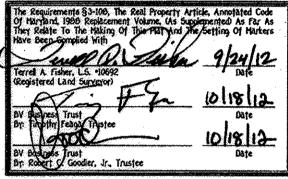
Shall Not be Necessary.

23. It is Area Designates A Public Sewage Easement Of At Least 10,000 Square Feet Per Lot For Shared Drain Fields Associated With A Shared Sewage Disposal Facility As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (Comar 25.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewage Easement, Recordation Of A Modified Sewage Easement

Shall Not Be Necessary.

24. Water And Sewer Are Private And Provided By Well And Septic Systems.

This Property Will be Served By Private Water And Private Sewerage Systems. The Public Shared Sewerage Systems Located On Non-Buildable Preservation Parcel 'B', Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647 Will Be Maintained By Howard County, Maryland. Lots 23 Thru 60 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel 'B' And The Existing Dwellings Located On Buildable Bulk Parcel 'H' Will Use The Individual Private Sewerage Systems Located Within Buildable Bulk Parcel 'H'.



LEGEND

PUBLIC ACCESS MAINTENANCE SEWER & UTILITY EASEMENT

50' BGE EASEMENT

SHARED SEPTIC FACILITY

DESCRIPTION

PRIVATE ACCESS TO ADJ LOT IN HIDDLE OF PROPERTY

Note: For Sheet Index See Sheet 17

SYMBOL.

te: For Wetland, Forest Conservation Easement and Shared Septic Metes And Bounds Tabulation

> For Existing 100 Year Floodplain Metes and Bounds. And Coordinate Tabulation

OWNER BV Business Trust

15950 North Avenue

P.O. Box 482

Lisbon, MD 21765 410-489-7900

DEVELOPER

Bassler Venture, LLC 15950 North Avenue

P.O. Box 482

Lisbon, MD 21765

410-489-7900

Reservation Of Public Utility And

Forest Conservation Easements

\*Developer Reserves Unto Itself. Its Successors And Assigns, All Easements

#### General Notes Continued:

26. The Shared Septic System Developer's Agreement No. 50-4441-D Was Executed On April 0, 2009. Private Drainage Easements And Private Surface Drainage Easement Are The Responsibility Of The Walnut Creek Homeowner's Association.
27. Previous Department Of Planning And Zoning File Numbers: SP-06-007 BA-85-52-E, BA-98-33E, BA-93-49E, WP-08-07, And F-07-076.

28. 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.

29. This Property is Located Outside Of the Metropolitan District.

30. Existing Dwelling/Structurets) Located On Lot 23 And Buildable Bulk Parcel 'It To Remain.

No New Buildings, Extensions Or Additions To the Existing Dwelling/Structurets) Are To

Be Constructed At A Distance Less Than the Zoning Regulations Required.

31. 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 nission Of The Site Development Plan, Waiver Petition Application, Or

Building/Grading Permit.

32. This Plan Has Been Prepared in Accordance With Section 16.124 Of "The Howard". County Code And The Landscape Manual Requiring 80 Shade Trees And 100 Evergreen Trees. The Landscape Surety in The Amount Of \$42,600.00 Shall Be

Provided With The DPW, Developer's Agreement.

33. The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For The Entire Subdivision Will Be Fulfilled By Providing 59.57 Acres Of On-site Forest Afforestation For A Total Of 91.23 Acres.

A Surety For Onsite Forest Retention \$0.20/5F For (59.57 Ac) 2,594,869 SF. \$\frac{150}{250},974.00 And On-site Afforestation \$0.50/sf For (31.66 Ac) 1,379,110 Sf. \$\frac{150}{250},974.00 And On-site Afforestation \$0.50/sf For (31.66 Ac) 1,379,110 Sf. \$\frac{150}{250},974.00 And On-site Afforestation \$\frac{150}{250},975.00 And On-site Afforestation \$\frac{150}{250},975.00 And On-site Afforestation \$\frac{150}{250},975.00 And On-site Afforesta 4609,555.00 Is Required. Total Surety Amount For The Entire Subdivision = 41,200,529.00 A The Forest Conservation Provided With Phase One Are As Follows: On-Site Retention Of 0.19 Acres And Reforestation Of 4.35 Acres

B. The Forest Conservation Provided With Phase Two Are As Follows: 35.67 Ac. Of Forest Conservation Easement (credited And Non-credited). Credited Onsite Retention Of 17.13 Acres Of Forest And 9.10 Acres Of Onsite Reforestation. Calculation Used for Phase Two Forest Requirement:
59.57 Total Retention Acres/160 Total Units = 0.3723 (46 Units X 0.3723 = 17.13 Ac.s)
31.66 Total Planting Acres/160 Total Units = 0.1979 (46 Units X 0.1979 = 9.10 Ac.s)
A Surety For Onsite Forest Retention is Not Required. Surety For
On-site Afforestation • \$0.50/sf For 396,396 51. = \$198,198.00 is Required. Total Surety Amount for This Submission = \$192,192.0 for The Developer's Agreement Under Phase
Two. The Forest Conservation Surety In The Amount Of \$192,192.00 is To Be Paid As
Part Of The DPW Developer's Agreement.

34. The Forest Conservation Easement Has Been Established To Fulfill The
Requirements Of Section 15,1200 Of The Howard County Code And Forest

Conservation Act. No Clearing, Grading Or Construction is Permitted Within The Forest Conservation Easement: However, Forest Management Practices As Defined in The Deed Of Forest Conservation Easement Are Allowed.

35. Articles Of Incorporation For The Walnut Creek Homeowner's Association Was Filed With The Maryland State Department Of Assessment And Taxation On 1/3/2000

Receipt \*DI2309795.

36. A 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 Amy Kind Shall Be Located On Or Over The Said Easement Area.

37. One Cemetery Exists Within This Subdivision "Clark Family Cemetery" - Howard County. 10 \*28-2. The Planning Board Approved The Cemetery Accommodation And Boundary Documentation Plan On March 30, 2006 Subject To The Following

1. The Developer And/Or The Walnut Creek H.O.A. Shall Upgrade The Existing Split Rail Fence To Further Protect The Existing Cemetery Site.

2. The Developer And/Or The Walnut Creek H.O.A. Shall Regularly Maintain The

2. The beveloper Analor the Walnut Creek H.O.A. Shall Regularly Maintain in Cemetery Area.

3. The Developer And/Or The Walnut Creek H.O.A. Must Place A Cemetery Marker At The Entrance Of The Cemetery Site.

38. Wells Shall Be Drilled On Lots 24 Thru 68 Prior To Recordation Of The Final

Record Plat. 39. Density Tabulation

Gross Tract Area = 431.405 Ac+

Area Of Floodplain = 79.6 Ac+

Area Of 25% Or Greater Slope (Outside Of Floodplain) = 0.9 Ac+

Net Tract Area = Gross Area-Floodplain Area-Steep Slope Area

(431.405 Ac+) = (70.6 Ac+) = (0.9 Ac+) = 343.905 Ac+

Allered Occolerated Circles = 181.611 Ac+)

E. Allowed Development Rights = 101 D.U.

(Gross Tract Area X 1 D.U./4.25 Ac+)

(431.405 Ac+ X 1 D.U./4.25 Ac+) = 101.5 D.U. By Right Yield

F. Permitted Development Rights Under CEO = 171 D.U.

(Net Tract Area X 1 D.U./2 Ac+)

(343.905 Ac+ X 1 D.U./2 Ac+) = 171.99 D.U.

(Act Tract Area Act Activated Built Reservation Parcels

FISHER, COLLINS & CARTER, INC.

IVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

ELLICOTT CITY, MARYLAND 21042

IARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE

area tabulation this sheet

G. Number of Buiklable Lots And Buiklable Bulk Preservation Parcels
(22 Phase One + 46 Phase Two) = 60 Number of Units To Be Transferred For Phases One And Two:

Lots 1 Thru 68 = 0. (Proposed Units - Allowed Units)
(60 Units - 101 Units)

40. Financial Surety For 230 Street Trees Has Been Posted In The Amount of \$69,000.00 As Part Of The Developer's Agreement

#### General Notes Continued:

41. Lots 23 Thru 60 Of This Subdivision Are Connected To The Shared Sewage Disposal Facility Governed By Sections 10.1200 Et Seq. Of The Howard County Code. The Developer Is Obligated To Construct The Facility Under The Provision Of The Developer Agreement Number 50-4441-D Dated April 0, 2009. A Building Permit For Lots 23 Thru 60 May Not De 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 Sewage Disposal Facility Intended To Be Recorded Among The Land Records Of Howard County, Maryland. Lots 23 Thru 60 Shall Be Assessed Shared Sewage Disposal Facility Charges And Assessments Pursuant To Sections 20.000 Et Seq. Of The Howard County Code.

Stormwater Management Facilities:

Best Management Practice No. 3 And 4. Both Wet Extended Retention facilities.

Owned: Homeowner's Association

Maintained: Jointly Maintained By Homeowner's Association And Howard County, Maryland

Wet (Extended Detention) Facility For WQV & CPV Stormwater Management Will Be Provided in Accordance With Howard County And Maryland 370 Specifications. Recharge Volume Will Be Provided Through The Use Of Grass Channels Along The Proposed Roadways. Water Quality And Channel Protection Volume Will be Provided By A Micro-Pool (Extended Determion) Pond, One Raingarden And Level Spreaders. Overbank Flood Protection Volume And Extreme Flood Volume Are Not Required for This Site. The Stormwater Management Facilities Will Be Owned By The Homeowner's Association And Jointly Maintained By Howard County And The Homeowner's Association.

43. As Per Section 104.F.A.b Of The Zoning Regulations, Only One Easement Holder is Required for Preservation Parcels Designed Solely For SWM

Holder is Required For Preservation Parcels Des Facilities.

A. Non-Buildable Preservation Parcel 'G'
Owned: Privately
Easement Holder: Howard County, Maryland
Use: Storm Water Management.

B. Non-Buildable Preservation Parcel 'I'
Owned: Homeowner's Association Easement Holder: Howard County, Maryland

Use: Stormwater Management 44. Buildable Bulk Parcels 'H' And 'N' Retain The Right To Be Further Subdivided In Accordance With The DEO Cluster Regulations In Section 106 Of The Howard County Zoning Regulations. The Resubdivision Of These Bulk Parcels Into Residential Lots Will Require Density from An Off-Site Location Within The RC-DEO District.

15. There are Steep Slopes Located On This Property As Defined By "slopes That Average 25% Or Greater Over 10 Vertical Feet", Per Section 16.108/bX55) Of The Howard County Subdivision and Land Development Regulations. Total Area Of 25% Or Greater Slopes = 8.9 Ac.\*

16. Non-Buildable Preservation Parcels 'G' And 'I' Are Encumbered By An Easement Agreement With Howard County, Maryland. Parcels 'C' Is Encumbered By An Easement Agreement With Howard County, Maryland And Homeowners Association. All These Agreements Prohibit Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of Its Owner And Enumerates The Uses Permitted On The Property. 47. The Ground Water Appropriations Permit No. HO200GG020(01) Received MDE Approval On June 1, 2000.

40. Landscaping And Street Trees For This Subdivision Will Be Provided On The Final Plans In Accordance With Section 16.124 Of The Subdivision And Land Development Regulations And The Howard County Landscape

Manual.

49. Lots 23 Thru 68 Will Be Served By Low Pressure Sewer System With A Limit Of (5) Five Bedrooms At 150 Gallons Per Bedroom For A Total Design Flow Of 34,500 Gallons Per Day.

50. Plat Subject To WP-08-07 Which The Planning Director On August 21, 2007 Approved A Request To Waive Section 16.1202(axi) To Allow For Establishment Of Required Forest Conservation Easements For This Subdivision Based On The APFO Phasing Schedule By Temporarily Deferring The Recording Of All Required Forest Conservation Obligation Easements Under Phase 1 Until Each Subsequent Phase Of Development 1) Each Subsequent Development Phase Must Establish A Proportionate Area Of Forest

Conservation Easement And Provide The Necessary Area Of Forest Retention And

Conservation Easement And Provide The Necessary Area Of Forest Retent Afforestation Planting To Satisfy Each Developer Phase.

2) The Applicant/Developer Must Continue Processing The Subdivision Plans For Walnut Creek And Meet All AFFO Phasing Deadline Dates.

51. Preservation Parcel Easement Obligation Tabulation:

A. Phase 1 Preservation Parcel Obligation = 25.8 Acres

22 Lots X 2 Acres (IUnit/Zacres) (-) Area Of 1 Acre Lots = 25.8 Acres

44 Acres = 18.211 Acres = 25.789 Acres

44 Acres - 18.211 Acres - 25.789 Acres

B. Phase 1 Preservation Parcel Easement Provided Parcels (A, B, C And D) = 02.305 C. Phase 2 Preservation Parcel Obligation = 52.134 Acres 46 Lots X 2 Acres (1 Unit/2 Acres) (-) Area Of 1 Acres Lots = 52.134 Acres 92.0 Acres = 39.066 Acres = 52.134 Acres

D. Phase 2 Preservation Parcel Easement Provided (Parcels 'G', 'I', 'J', 'K', 'L', 'M') \* 33.250 Acres E. Total Preservation Parcel Easement Obligation For Phases 1 And 2 = 77.934 Acres F. Total Preservation Parcel Easement Provided For Phases 1 And 2 = 115.635 Acres

52. Within The 30 Foot Wide Agricultural Buffer Easement Located Along The Northern Property Boundary, No Primary Or Accessory Structures Shall Be Permitted, And Within The Easement Area The Existing Hedgerow Vegetation Shall Be Preserved And Supplemented Enhanced Landscaping Where Insufficient Vegetation Exists.

53. Non-Buildable Preservation Parcel 'J' To Be Conveyed To Tax Map 20 Parcel 92 Simultaneously With The

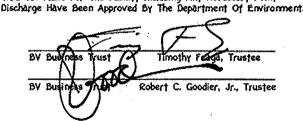
Recordation Of This Plat.
54. A Letter To Request A Waiver From Design Manual, Volume I, Section 5.2.7.A.4, Which Requires That Wet Pond Shall Have A Pond Drain Capable Of Dewatering The Permanent Pool Area, To Allow No Pond Drain For SWM Facility No. 3 Was Denied On May 23, 2000.

55. Non-Buildable Preservation Parcels 'J', 'K', 'L' And 'M' Are Privately Owned And Encumbered By An

Easement Agreement With Howard County Maryland And Homeowners Association

Minimum Lot Size Chart LOT No. GROSS AREA PRESTEM MINIMUM LOT SIZE 34 45,957 Sq.Ft. 4,160 Sq.Ft. 41,709 Sq.Ft. 39 49,094 Sq.Ft. 5,617 Sq.Ft. 43,477 Sq.Ft.

NOTE: The Total Area for The Shared Sewage System Easement is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 23 Thru 68. Plans For The Facility Including Any Necessary Point



BV B	us capy	451 (F)	Timothy	Faga, Tri	istee	
BV B	usinks Th	700 R	obert C. G	oodier, Jr.,	Trustee	
SHEET 9	L SHEET 10	SPET II	SHEET 12	SHEET 13	SHEET IS	TOTALS
8	0	9	0	0	0	46
0	0	0	0	0	Ö	2
	0	1	Q		0	7
	0	10	0	1	0	55

5 - Phase 1 7 - Phase 2 8 - Phase 2 10 - Phase 2

 $\sim$ 

in Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 23 Thru 68 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One- Plat Nos. 20631 Thru 20647. Existing Dwellings Within Buildable Bulk Parcel 'H' Will Use The Individual/Private Sewerage Systems Located

within Buildable Bulk Parcel 'H'. Within buildable balk rarce H. Roman 1/20/12
Howard County Health Officer go Bate 1700

APPROVED: Howard County Department Of Planning, And Zoning.

OWNER'S CERTIFICATE

BV Business Trust By Timothy Feaga, Trustee, And Robert C. Goodier, Jr., Trustee, Owner 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)

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 Part 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 th' Place In Accordance With The Annotated Code Of Maryland, As Amended OF MAA

Terrell A. Fisher, Professional Land Surveyor No. 10692 Expiration Date: December 13, 2014

tase 1 & 2 TOTAL 25.32 AC 13.45 AC 14.90 AC RECORDED AS PLAT No. 22227 ON 1/18/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

199.AC.

14.51 AC.

1 - Phase 1

2 - Phase 1

3 - Phase 1

# Walnut Creek

Phase Two

Lots 23-60, Non-Buildable Preservation Parcels 'C', 'G', 'I', 'J', 'K', 'L', 'M', Buildable Bulk Parcels 'H' And 'N'

(Being A Resubdivision Of Buildable Bulk Parcels 'F' & 'E' And A Revision To Non-Buildable Preservation Parcel 'C' - Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647)

Zoned: RR-DEO AND RC-DEO Tax Map: 28 Parcel: 49 Grid: 4, 5, 10-12, 17 And 10 Fifth Election District - Howard County, Maryland

Date: September 24, 2012

HOWARD COUNTY CONTROL STATION

28FA\*

HOWARD COUNTY

VICINITY MAP

HOWARD COUNTY ADC MAP 4933, GRIDS F & G-2, G, H, J, & K-3 AND G & H-4

CURVE TABULATION

357-2401 R-12251.00' L-98.02' 00°24'55" 44.41' 518°34'01'E 88.02'
358-2024 R-10325.00 L-199.42' 01°06'24' 99.71' 518°54'45'E 199.41'
2164-2165 R-640.00' L-209.81' 18°41'36" 105.34' 568°14'36"E 207.86'
2247-2269 R-600.00' L-195.75' 18°41'36" 98.76' 568°14'36"E 194.89'
2225-2272 R-725.00' L-152.73' 12°04'13' 76.65' 532°44'07"W 152.45'
2225-2266 R-725.00' L-209.43' 16°33'04' 105.45' 534°58'32'W 208.70'
2253-2387 R-1325.00' L-209.43' 16°33'04' 105.45' 534°58'32'W 208.70'
2253-2388 R-1325.00' L-264.31' 11°25'46' 132.60' N48°44'41'W 263.87'
2254-2392 R-1275.00' L-55.59' 02°24'29' 26.80' N55°39'48'W 55.58'
2258-2378 R-325.00' L-443.91' 78°15'29' 264.39' 586°05'57'W 410.20'
2259-2341 R-375.00' L-192.20' 78°15'29' 305.07' N86°05'57'E 473.30'
2265-2235 R-675.00' L-194.99' 16°33'04' 98.18' 534°58'32'W 194.31'

2265-2235 R=675.00' L=194.99' 16\*33'04" 99.10' 534\*59\*32\*W 194.31' 2302-2303 R=125.00' L=46.94' 21\*31'44' 23.76' 560\*24'51\*W 46.69' 2303-2304 R=340.00' L=207.26' 34\*55'38" 106.96' 532\*11'10\*W 204.07' 2304-2305 R=325.00' L=120.40' 22\*38'09" 65.05' 526\*02\*25\*W 127.56'

2304-2305 R-325.00' L-141.01' 25°00'01' 72.05' 528°02'25°W 127.58' 2307-2308 R-325.00' L-141.01' 25°00'01' 72.05' 531"1917"€ 140.69' 2309-2429 R-750.00' L-58.31' 04°27'16' 29.17' 516°35'39°E 58.29' 2316-2428 R-700.00' L-54.42' 04°27'16' 27.22' 516°35'39'E 54.41' 2317-2318 R-275.00' L-119.99' 25°00'01' 60.97' N31"1917"W 119.04' 2320-2321 R-325.00' L-210.59' 37°07'34' 109.14' 573°33'42"W 206.93' 2324-2225 R-375.00' L-160.85' 24°34'32" 01.68' 514°24'44'W 159.62' 2235-2335 R-325.00' L-139.40' 24°34'32" 70.79' N14°24'44'E 138.33' 2338-2339 R-375.00' L-150.09' 22°55'53' 76.06' 578°24'35"E 149.09' 2339-2340 R-325.00' L-150.09' 22°55'53' 76.06' 578°24'35"E 149.09' 2339-2340 R-325.00' L-386.21' 60°05'10' 219.57' N81°00'47"E 35.38.81'

FOREST CONSERVATION DATA

EASONORT NO. CONTROL AREA PLANTING AREA RETENTION AREA TOTAL EASONORT AREA

0.00 AC. 0.00 AC.

169 AC. 0.00 AC.

0.00 AC. 0.00 AC.

0.00 AC. 9.44 AC.

2.31 AC.

9.71 AC.

196 AC

0.47 AC

LOG AC.

169 AC.

1.99 AC.

23.95 AC.

7.79 AC

LSI AC.

53.67 AC.

0.00 AC. 196 AC. 0.00 AC.

0.93 AC. | 0.70 AC. | 0.23 AC.

0.63 AC. 7.16 AC. 0.00 AC.

0.00 AC. 1.94 AC. 0.00 AC.

R=12251.00" L=00.02" 00°24'55" 44.41" \$10°34'01"E 00.02"

RADIUS LENGTH DELTA TANGENT CHORD BEARING AND DISTANCE

SCALE: 1" =600'

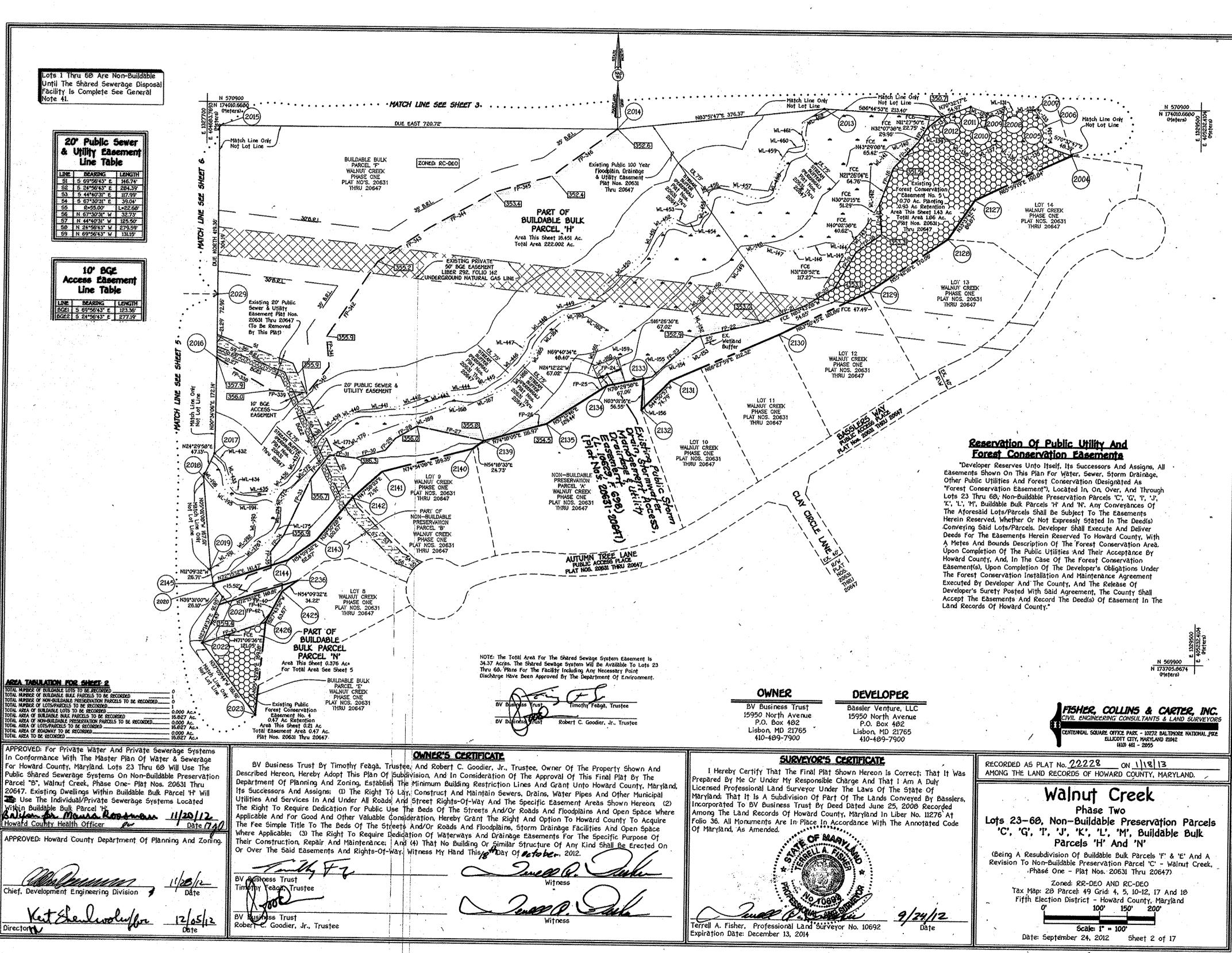
CONTROL STATION

F-08-081

TRANSCO PIPELINE RIGHT-OF WAY Shown On This Plan For Water, Sever, Storm Orainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In. On, Over, And Through Lots 23 Thru 60, Non-Buildable Preservation Parcels 'C', 'G', PUBLIC DRAINAGE & UTILITY EASEMENT 100 YEAR FLOODELAN PUBLIC SURFACE DRAINAGE EASEMENT T. J. K. L. M. Buildable Bulk Parcels H And N. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, EXISTING WILLIAMS COMMUNITY INC. RAW ATLANTIC SEABOARD Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To PRIVATE DRAINAGE AND UTILITY EASEMENT loward County, With A Metes And Bounds Description Of The Forest Conservation Z \\_Z | PUBLIC FOREST CONSERVATION EASEMENTS Area. Upon Completion Of The Public Utilities And Their Acceptance by Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon /// PUBLIC SEWER AND UTILITY EASEMENT Completion Of The Developer's Obligations Under The Forest Conservation X X X 1 10 PUBLIC HONTORING WELL EASEMENT Installation And Maintenance Agreement Executed By Developer And The County, IV BGE ACCESS EASEMENT 30' PRIVATE ENTRANCE LANDSCAPE AND APPROVED: For Private Water And Private Sewerage Systems

And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement in The Land Records Of Howard County."

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, Heritage Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And County To Acquire The Roads And

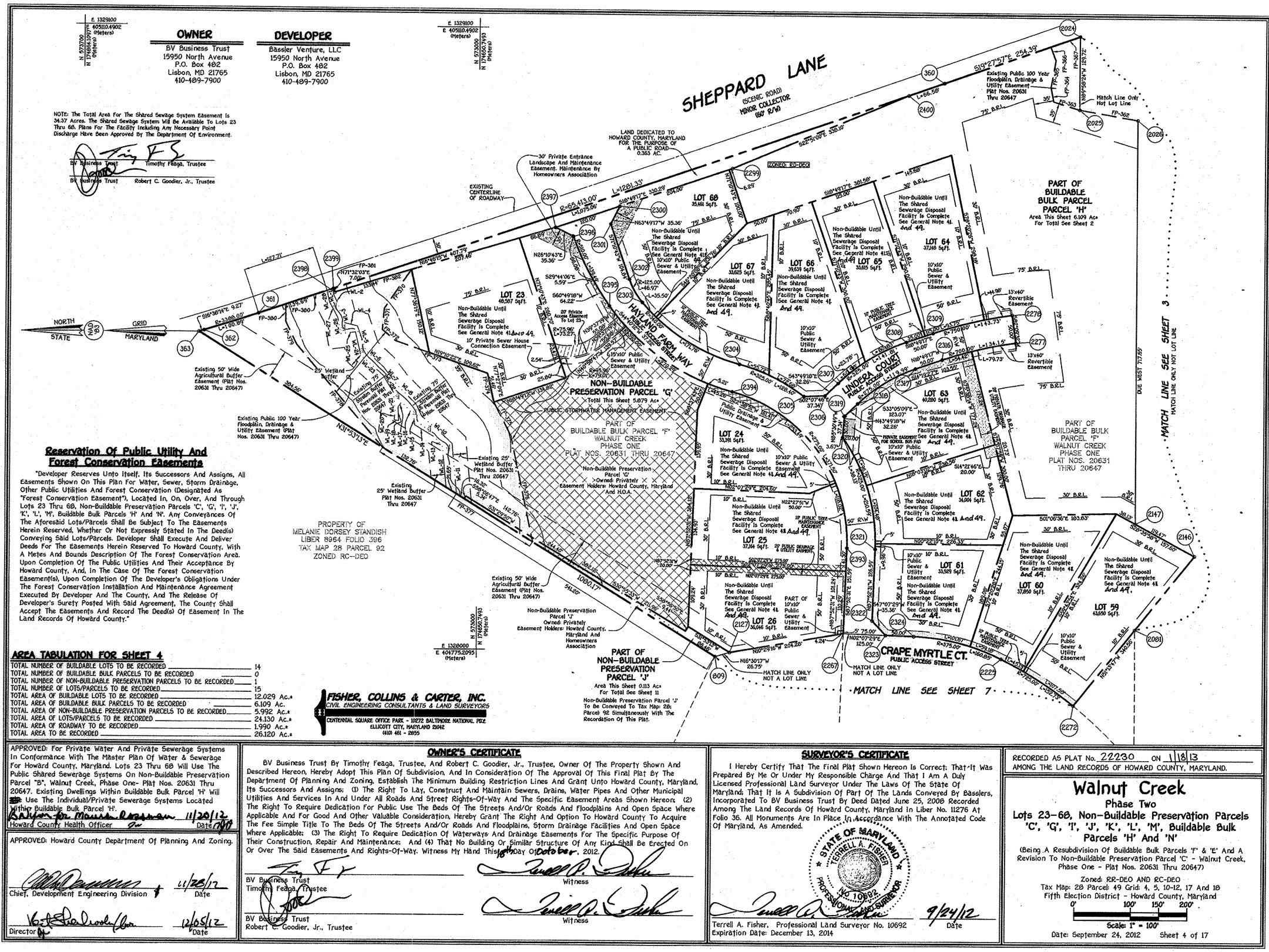


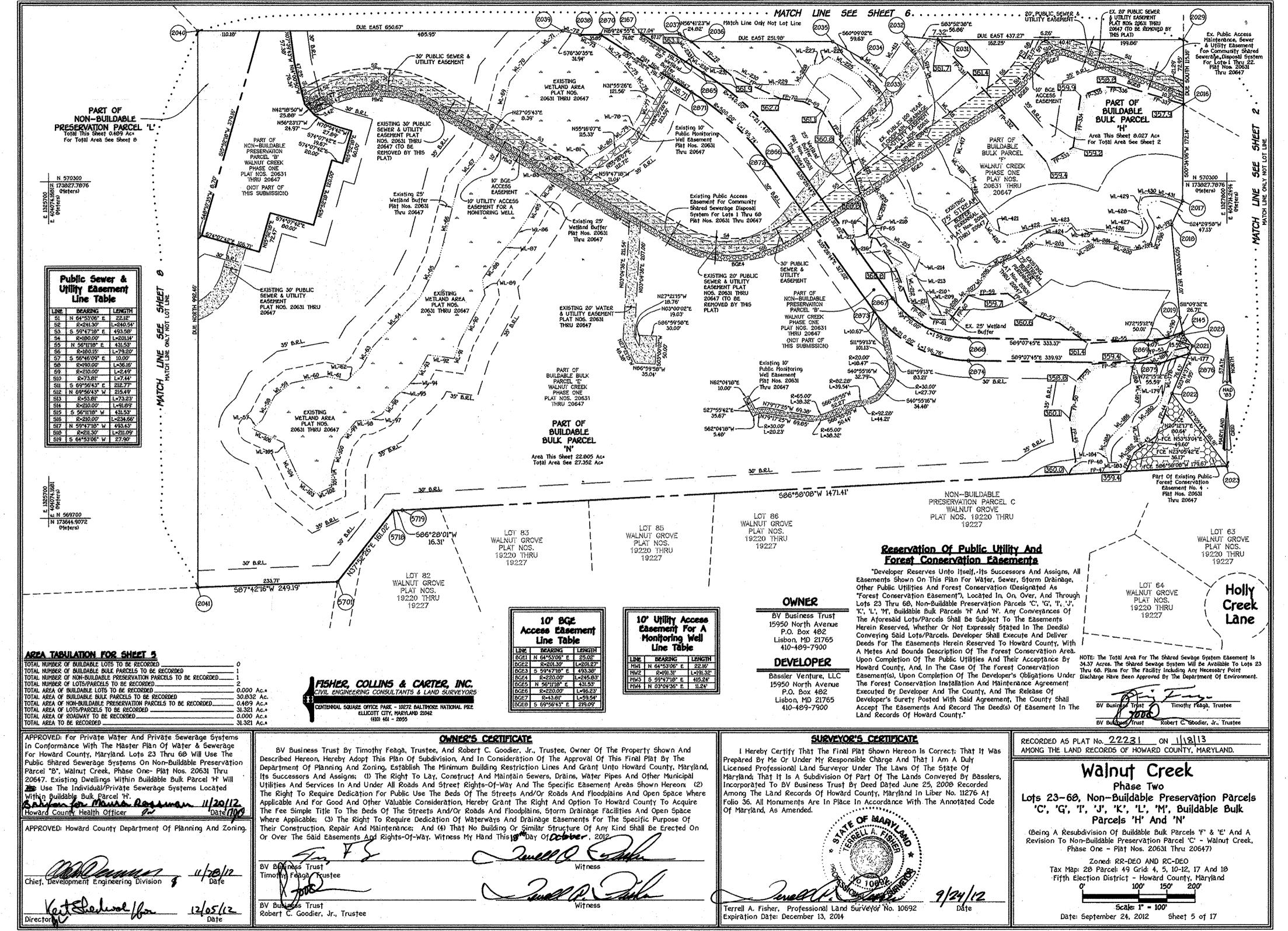
LINE SEE SHEET

N 571900

N 174315.4686

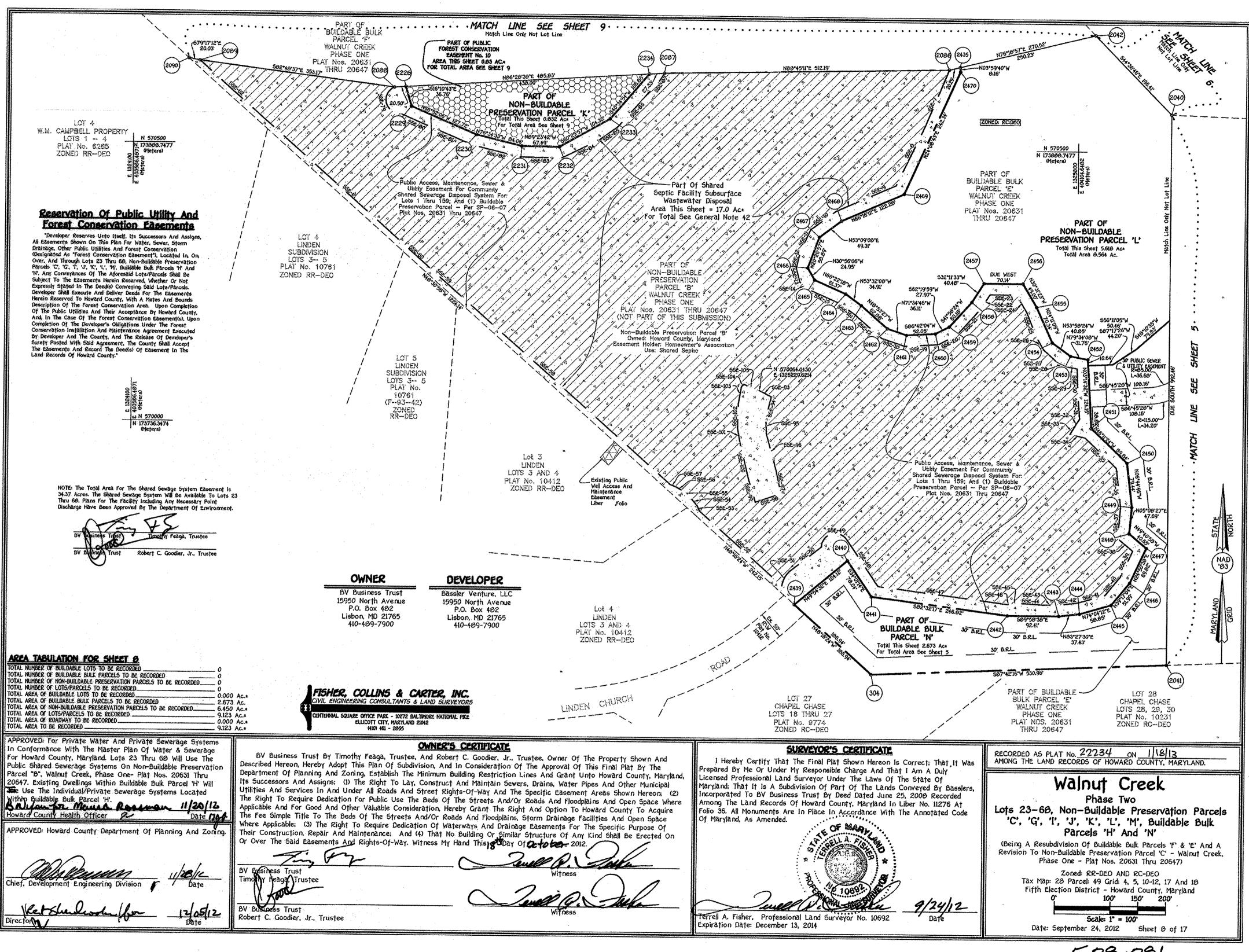
N 174315.4686

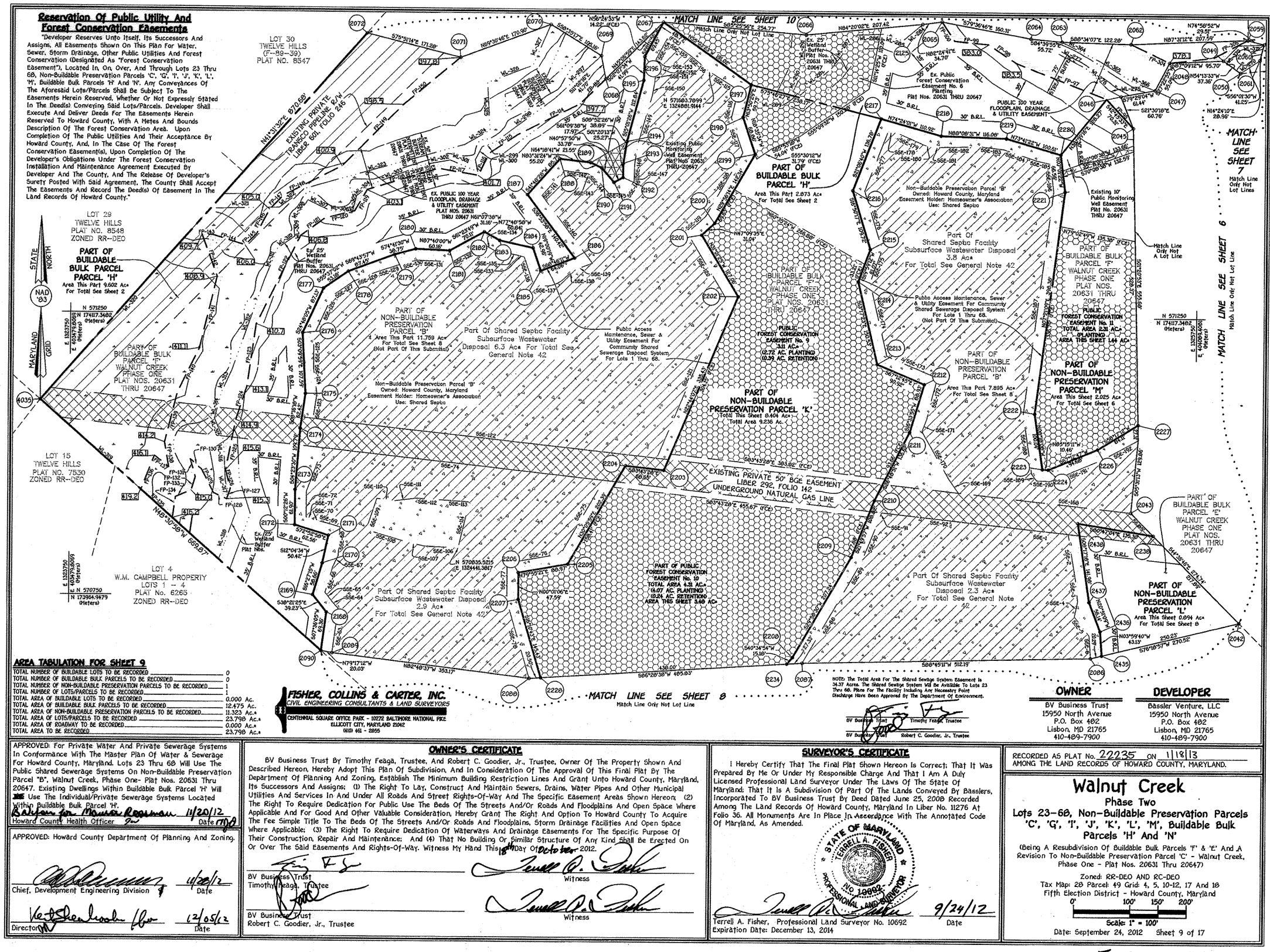


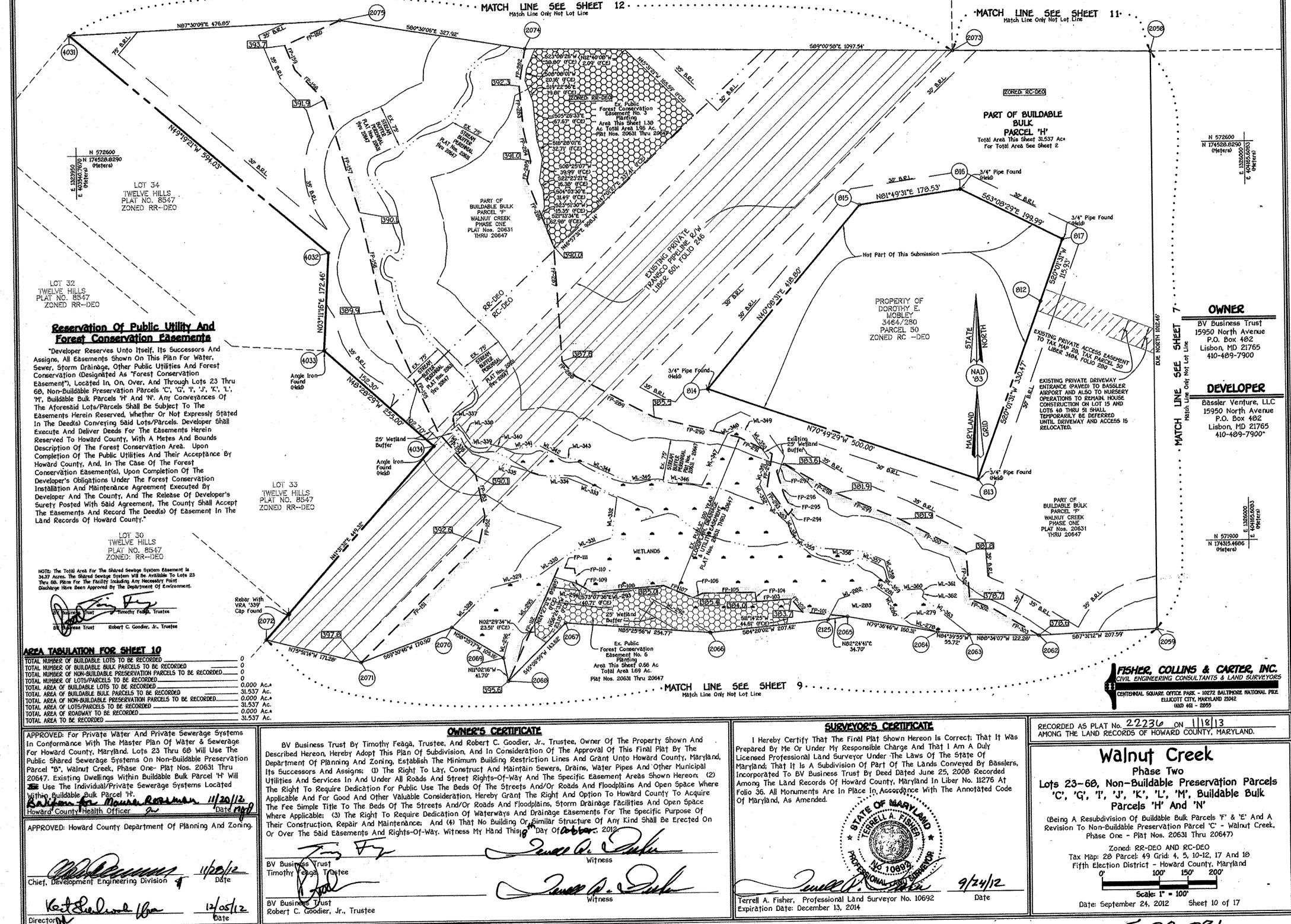


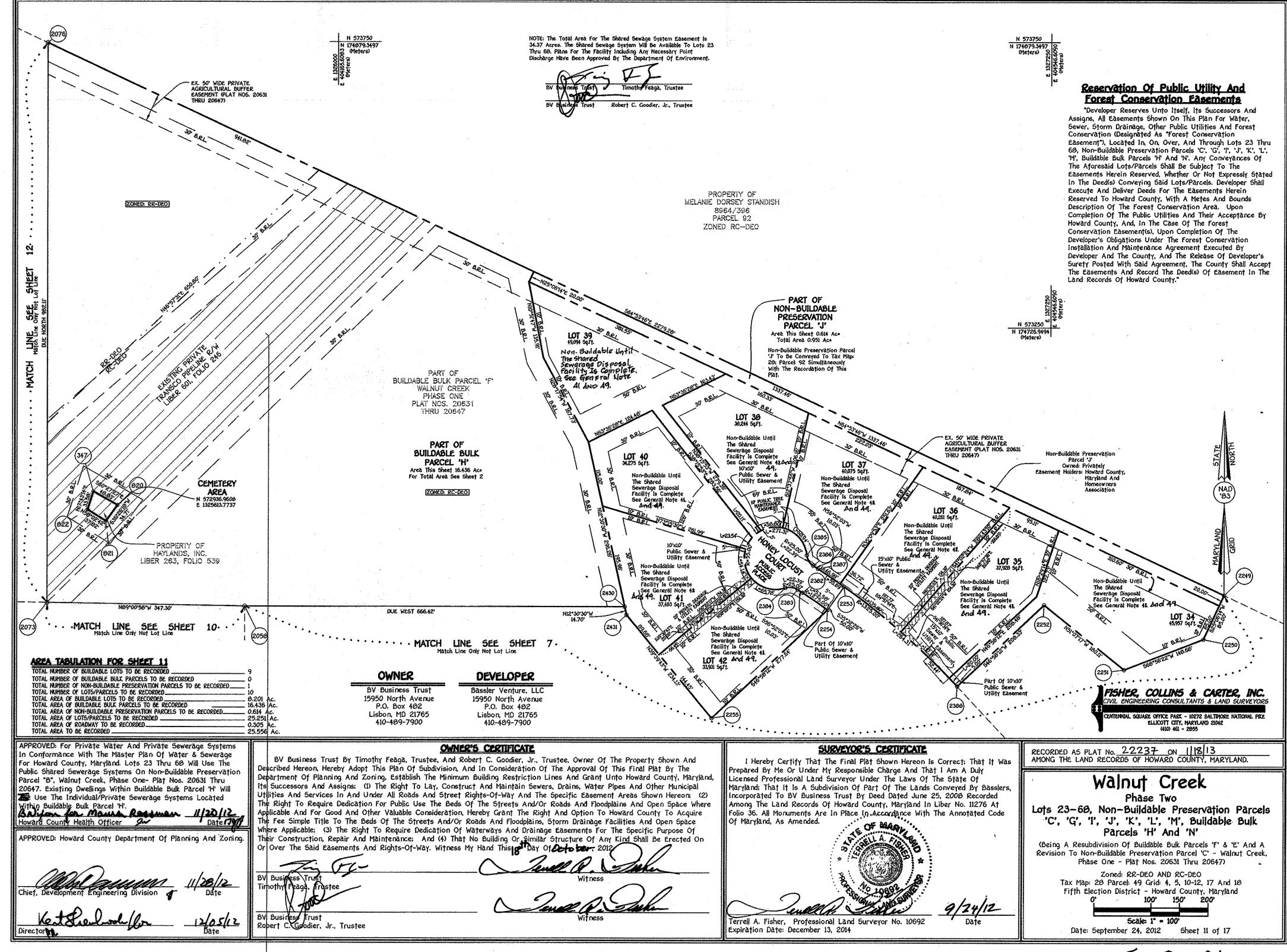
MATCH LINE SEE SHEET

EXISTING 50' WIDE PRIVATE AGRICULTURAL / BUFFER

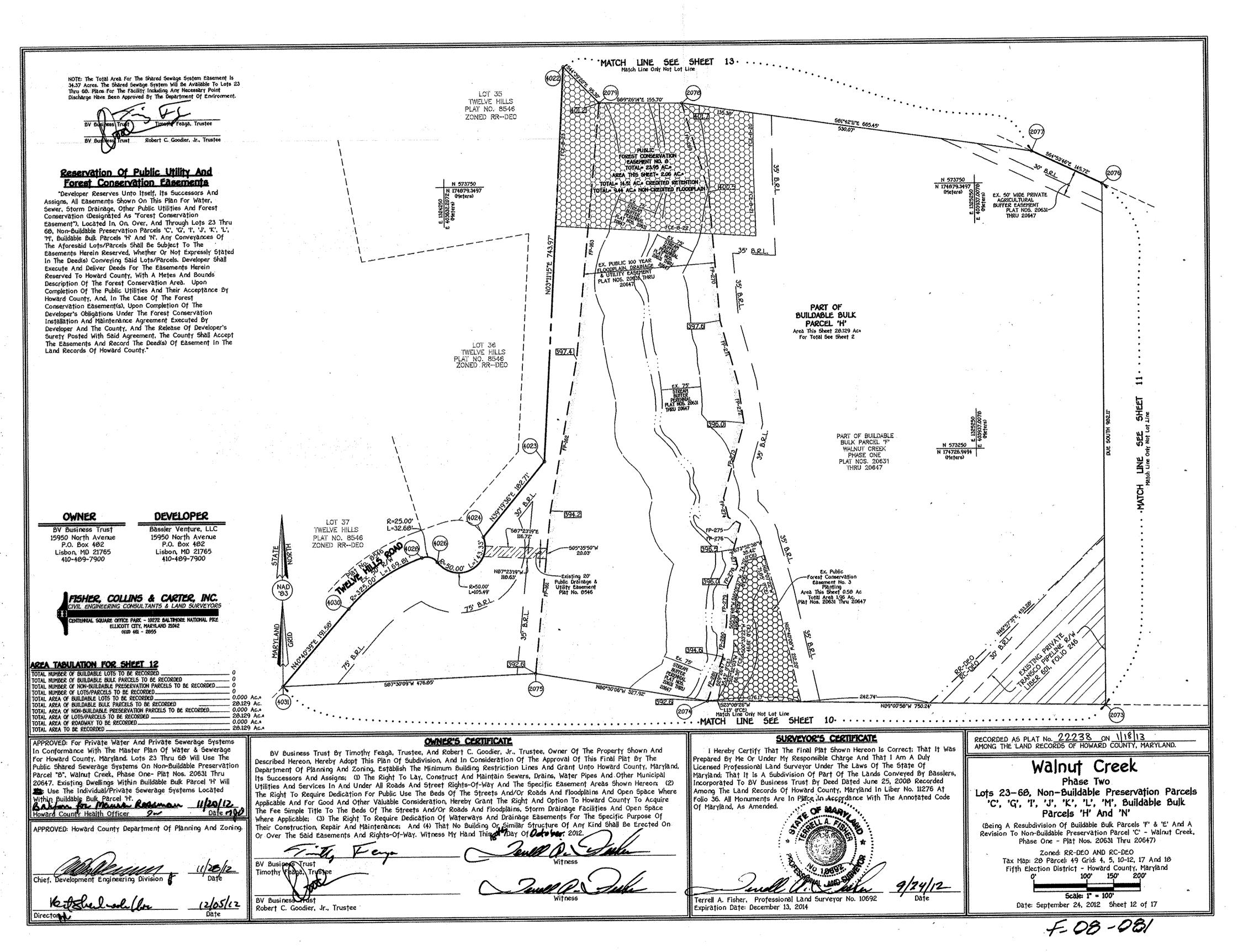




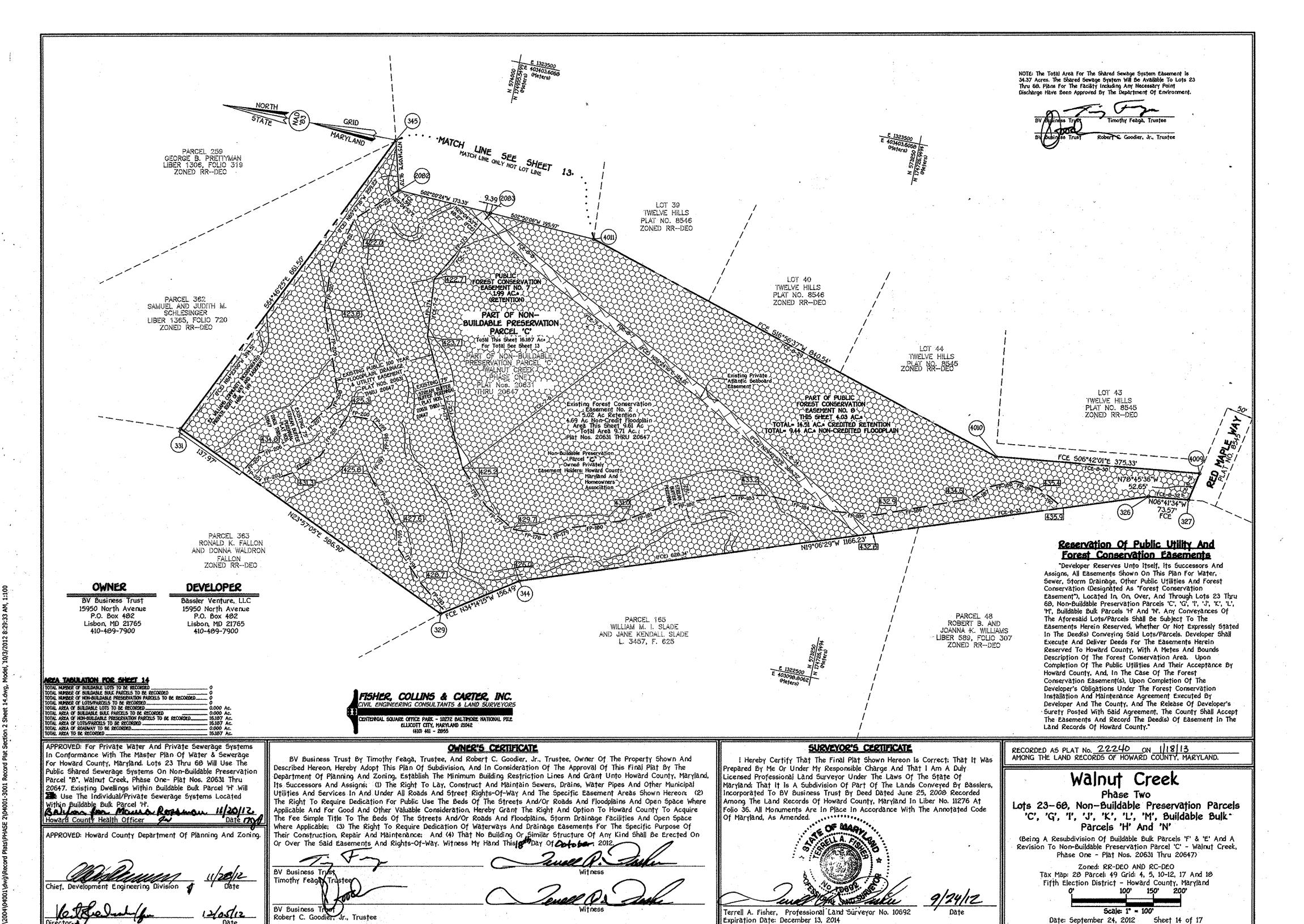








PARCEL 255



The second second	CONSCINATION E	KOUNT
Line	Bedring	Distance
FCE-7-1	N63*35'20"E	251.50
FCE-7-2	NØ5*04'35*E	105.05
FCE-7-3	561*22'46*E	136.11
FCE-7-4	529*04*53*W	191.33
FCE-7-5	525*24'10'W	155.97'
FCE-7-6	N48*48:25*W	38145
FCE-0-7	N26"24'18"E	320,29
FCE-0-0	N29'04'53'E	191.02'
FCE-8-9	N29°04'53"E	112.38'
FCE-8-10	N29*04'53'E	113.52
FCE-8-11	N74*22'56*E	144.29
FCE-8-12	N21*38'37'W	132.49"
FCE-8-13	N29°04'53'E	53.89
FCE-8-14	N29°04'53'E	82.54
FCE-8-15	N29°04'53"E	311.61
FCE-9-16	550°05′55°€	788.74
FCE-8-17	550*05'55*£	118.10
FCE-8-18	N47*2113*E	119.63'
FCE-8-19	564°53'46"E	459.30
FCE-8-20	500°00'50'W	274.54
FCE-8-21	501°51'33"E	126.47
FCE-8-22	N06*40'45'W	377.97
FC€-8-23	N03"11"15"E	300.01
FCE-8-24	N03°41'43"W	205.66*
FCE-8-25	565*29'29"W	305.24'
FCE-Ø-26	565*29'29"W	433,65'
FCE-8-27	N64*10'25*W	274.63
FCE-8-26	506°20'11'W	142.84
FCE-0-29	516*56'37"W	840.54
FCE-6-30	506*42'01"E	375.33
FCE-8-31	N78*45'36"W	52.65'
FCE-8-32	N06*41'34"W	73.57
FCE-0-33	NI9*06'29'W	511.17
FCE-8-34	N29*21'53'E	406.67'

SHARED SEPTIC SYSTEM										· .	
										Bearing & Distance	
55E-1	503*43'20"E 03.30"	55E-35	546*II'24'E 78.39'	55E-69	N74*00'52*W 32.58'	55£-103	NIO*01'00*E 31.81'	55E-137	R=49.26' L=63.07'	55E-171	N20*44'06"E 24.43"
55E-2	509*21'42'E Ø3.46'	55E-36	506 44 46 E 70.10	55E-70	N76*44'07*W 10.46'	55E-104	N46*50'52"£ 5.78"	55£-130	N52*55'54"E 20.51"	55£-172	514*09'05'W 74.74'
552-3	505*42'56"E 37.72"	55E-37	505*08'27"W 55.99"	55E-71	N69*30:25"W 12.12"	55E-105	568°49'23"£ 29.44'	55£-139	N60*46'11"E 32.69'	55£-173	N67*12'45*W 97.93'
55E-4	511*41'50"W 27.79"	55E-38	549*40'58"£ 35.81'	55E-72	N00*43'33"W 44.02"	55£-106	N87*27'30"W 60.57'	55£-140	N36*53'58"W 150.41'	55E-174	NI3*17*23*W 134.38*
55E-5	537*53'59"£ 42.61"	55E-39	524*50'38"W 52.07'	55E-73	N20*24'06"E 03.20"	55E-107	N76*32'47"W 35.03'	55E-141	N41*40'20*E 59.01'	55E-175	N19*59'12*E 61.75'
55E-6	503*59'40"E 40.45"	55E-40	539 17 04 W 43.19	55E-74	503*43'20"E 502.32"	55E-106	N73*32'13"W 71.04"	55E-142	583°31'24"E 41.48"	55£-176	N16*50*17*W 109.51*
55£-7	522*42*15*W 110.10*	55E-41	574*0412"W 50.94"	55E-75	530°05'59"W 151.23'	5SE-109	NIØ*55'13"E. 50.54'	55£-143	564°18'41"E 14.03"	55E-177	N21'06'40'E 113.37'
SSE-Ø	525*30'26"W 111.06'	55E-42	583°27'30"W 34.65"	55E-76	579°55'21"W 96.44"	55E-110	583°13'01"E 32.11'	55£-144	540°57'50"E 30.56"	55E-178	579°42'15°E 19.02'
55£-9	566*16'12*W 117.17'	55E-43	N90*00'00'W 30.57'	55E-77	500°01'06"W 67.19'	55£-111	N83*09'46"E 38.23"	55E-145	N32*10*45*E 27.25*	55£-179	566°07'25"E 40.90'
55E-10	553*09'08"W 56.60'	55E-44	N66*03'29'W 37.03'	55€-78	516*10'43'E 143.79'	55E-112	506°29'12°E 50.65'	55E-146	589*00'45"E 30.30"	55E-100	574*35'20°E 17.05'
55E-11	5251014W 42.72	56E-45	506*11'21"W 19.15'	55£-79	R=24,56" L=69.16"	55£-113	505*59'57*E 35.07'	55E-147	NO1*20'13"E 29.49"	55E-161	N07*47'50'E 14.75'
55E-12	513*17'20"W 30.69'	55£-46	579*16'04"W 5.31'	55E-00	566*29'32*E 49.73'	55E-114	513*37'15"W 03.54"	55£-148	N08*52'26"E 36.31"	55E-182	/ NØ9*05'55"6 72.01"
55E-13	515*00'17"E 25.73'	55E-47	NØ2*32'17"W 234.60'	55E-01	567*06'06"E 92.95"	55E-115	556°11'43"E 60.70"	55E-149	N16*05'16*E 90.49'	55E-103	503*23'32"£ 39.30'
55E-14	550*13'08"E 20.98"	55E-48	N34*01'14"W 98.64"	55E-82	576°34'33"E Ø7.96'	55E-116	513*46'59"W 51.05'	55E-150	N10*39'10'E 24.75'	55E-184	571°34'49"£ 59.16'
55E-15	566*22'10"E 61,96'	55E-49	R-25,08' L-66,64'	55£-63	589°23'42°E 74.50'	55E-117	510*35'34"E 65.63'	55E-151	NOI*0110*E, 18.00*	55E-105	576*50'19"£ 27.36'
55E-16	553*32'00"E 31.05"	55€-50	551°49'27"W 42.47"	55E-04	N63*48'52"E 74.83"	55E-110	529*56'14"W 130.30'	55£-152	N12*56'19"E 9.35"	55E-186	507*01'22"€ 50.08"
55E-17	546*53'27"E 66.06"	55£-51	R=41.23" L=34.43"	55E-85	N54*03'05"E 40.18"	55E-119	547*09'35"W 44.26"	55E-153	NO2*42'55"W 12.33"	55£-167	507*21'09"W 398.61'
55E-18	571°34'46"E 43,96"	55£-52	N46*04*23*W 201.56*	55E-86	N41*34'12"E 95.05'	55E-120	531°01'25"E 133.17"	55E-154	N26*11'56"E 41.26"	55E-100	500°18'08"E 107.89"
55E-19	N86*42'04"E 60.20"	55£-53	N23*43'21"W 9.60'	55E-07	R=116.64' L=32.74'	55E-121	522*44'07"W 310.35'	55E-155	554*39'42*E 50.70'	55E-189	536*52'43"E 15.27"
55£-20	N62*19'59"E 35.00"	55E-54	N40*09'21'W 21.24'	55£-00	N29*59'49'E 15010'	55£-122	NØ3*43'26*W 614.76'	55E-156	550*22'05"E 43.00"	55€-190	507*55'04"E 24.01'
55£-21	N41°50'24"E 65.40"	55E-55	N51*49'49"W 16.12"	55E-89	N29*54*12*E 50.29*	55£-123	N08*16'18"E 44.58"	55E-157	584*43'33"E 58.81'	55E-191	N67*12'47"E 100.15"
55£-22	N32*11'33"E 31.15"	556-56	N59*20'44"W 13.02"	55£-90	N22*04'47"E 77.56"	55E-124	N08*03'23"W 43.86"	55E-150	512*01'05"E 25.36"	55£-192	N61*10'06"E 72.46"
55£-23	N90°00'00'E 47.67'	55E-57	N60°03'19"W 12.37"	55E-91	N21*15'33"£ 17.57'	55E-125	N00°00'00'E 59.63'	55E-159	504*25'20"W 102.70"	55E-193	N54*00'53"E 52.07"
55E-24	530*31'23"€ 36.03'	55E-58	N46*30'26'W 535.56'	55E-92	503*43'20"E 250.20"	55E-126	N24*48'05"E 77.22"	55E-160	515*24'30"E 15.37"	55E-194	N42"56'54"E 84.10"
55£-25	521*43'31*E 49.43'	55E-59	N46*56'36"W 31.35"	55E-93	562*42'39"£ 24.66"	55E-127	N55*37'02"E 45.51"	55E-161	523°24'12"W 24.05'	55E-195	N30*30'07"E 45.93"
55£-26	530°00'24"E 25.53"	55E-60	N46*22'51"W 93.56"	55E-94	513°56'12"W 39.23'	55E-128	N67*54'30"E 48.23'	55£-162	512*10'32"W 115.76"	55£-196	N29"11'27"£ 63.25"
55E-27	547*44'58"£ 31.62"	55E-61	N46*31'36"W 309.57"	55E-95	502*10'42*E 20.55'	55£-129	N72*17'56"£ 35.10"	55£-163	503*25'55*E 17.09'	55E-197	N23*55'12"E 46.21"
55£-20	564*11'51'E 2L23'	555-62	N48*32'54"W 167.91"	556-96	515*36'16"£ 69.06"	55E-130	N74*41'30"E 35.23"	55£-164	539*49'51"W 27.30"	55£-198	N02*29'24"E 27.52'
55E-29	579*34'00"E 10.44"	55E-63	N07*36'05"E 79.40"	55E-97	511*52'50"E 41.12"	55E-131	507*40'00"E 61.37'	55£-165	556*20'01'W 57.71'	55E-199	N06*32'57*E 11.00'
55E-30	502*10'56'E 50.11'	55E-64	N40°37'35°W 17.60'	55E-98	571*11'51"W 48.50"	55E-132	N61*51'57*E 65.66'	55£-166	559*30'43*W 45.23'	55E-200	NB1*43'48"E B0.82"
55E-31	504°42'46"E 40.67"	55E-65	N37*39'50'W 19.35'	55E-99	N17*02'05*W 39.40'	55E-133	561*07'38*E 23.64'	55£-167	561*18'27"W 87.78'		(m. v 1, m 1, m.
55£-32	534°24'10"W 19.00"	55E-66	N16*27'15"E 46.82'	55E-100	N13*53'22"W 68.58"	55E-134	560*03'42"E 36.45"	55£-160	N03*43'20*W 426.04'		
55E-33	527*19'12'W 12.78'	55E-67	N25*43'48"E 22.06'	55E-101	N10*26'48"W 28.48"	55£-135	574*33'07°E 13.33'	55£-169	N35*09'55"W 30.59'		
55E-34	577°14'23"E 20.10"	55E-68	NO4*24'09"E 51.40"	55E-102	NOI*27'26"E 43.49"	55£-136	519*00'19*E 48.86'	55E-170	N29*32'38"W 97.26'		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

NOTE: The Total Area for the Shared Sewage System Easement Is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 23 Thru 60. Plans for The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

BV Business Trust Robert C. Goodier, Jr., Trustee

						oral management of the latest transfer to the		Industria.	·				parameter and the state of the	<del></del>	
Sym	Bearing & Distance	Sym	Bearing & Distance	5Ym	Bearing & Distance	Sym	Bearing & Distance	Sym	Bearing & Distance	Sym	Bearing & Distance	Sym	Bearing & Distance	Sym	Bearing & Distance
WL-1	NØ1*31'43"E 10.25"	WL-89	N091017W 20.66	WL-149	536*06'35"W 68.17"	WL-209	N85°27'50"W 24.45"	WL-269	580°14'50'W 89.42'	WL-329	576°04'42"W 85.69"	WL-309	N73*00'32"W 9.60'	WL-449	571*24'07"W 57.89"
WL-2	N64*24'59"E 20.60"	WL-90	N2019497E 93.07	WL-150	549*47"15"W 40.14"	WL-210	N39*01'36"W 24.86"	WL-270	556*01'30"W 41.25'	WL-330	555*21'45"W 74.92"	WL-390	N06*27'36"E 19.45"	WL-450	N49*51'29"E 141.73"
WL-3	N74*27'04"E 3L91'	WL-91	NIO1641'E 32.07	WL-151	554*37'36*W 30.42'	WL-211	N07*09'46"W 22.03'	WL-271	5031021W 42.70	WL-331	572*19'37*W 70.31'	WL-391	534*31'41"E 165.15'	WL-451	524°33'42"W 40.51'
WL-4	NI3*3317"E 25.92"	WL-92	NO1*49'46"W 47.04"	WL-152	520°26'31"E 74.14"	WL-212	NIO*12*11*W 48.67*	WL-272	540°57'12"W 23.68'	WI332	N07*25'26'E 7L63'	WL-392	N88*34'25'W 25.97	WL-452	559*29'56"W 34.05"
WL-5	N70*44'34"E 45.44"	WL-93	N26'35'03'E 45.61'	WL-153	559*57*15*W 31.73*	WL-213	N63*00'32"E 16.70"	WL-273	571*00'26"W 72.77"	WL-333	567*39'01"E 93.00"	WL-393	N29*44'40"W 27.56	WL-453	N60*03'06"W 23.90'
WL-6	N42*52'44"E 43.57"	WL-94	N42*58'51"E 24.36'	WL-154	566°01'59"W 47.45"	WL-214	N20132101E 20.551	WL-274	N71*45'23'W 13L45'	WL-334	588*48'22'E 30.44'	WL-394	546*50'40"E 95.25'	WL-454	567*54'38"W 22.40"
WL-7	N52*14'01"E 30.66"	WL-95	N5174'54'E 23.03'	WL-155	545°54'39"W 33.01"	WL-215	N59*55'10"W 73.05"	WL-275	N61*39*21"W 25.60"	WL-335	N72°07'46"W 142.31'	WL-395	541°37'23"E 99.19"	WL-455	512*01'36"W 5LØ3'
WL-8	N44*48'25"E 48.11"	WL-96	N36*02'00"E 4L06"	WL-156	554°23'56'W 26.63'	WL-216	502*26'50"W 20:20'	WL-276	N46°11'21"W 51.60'	WL-336	543*34*01*E 58.07*	WL-396	501°54'25"£ 115.59"	WL-456	569*52'01"W 33.20"
WL-9	N64*2612*E 23.67	WL-97	N65*07'44"E 26.21"	WL-157	580*30*19*W 10.62*	WL-217	N07*05'51"W 15.56"	WL-277	N62*11'32"W 113.09'	WL-337	552°10'02"W 19.90"	WL-397	N47*57'40"W 74.76'	WL-457	504*37'15"£ 06.66'
WL-10	N40*29'47"E 35.43'	WL-98	N661415'E 22.60'	WL-158	N44*14'26"W 2L01'	WL-216	N48*09'19"E 19.22"	WL-278	N73*19*14*W 48.16*	WL-330	N35°29'10'W 43.59'	WL-398	526 13 04 £ 59.20	WL-458	N23*11'08*E 59.23*
WL-11	N43*09'42"E 36.82'	WL-99	N40*03'36"E 43.39"	WL-159	N23*03'43'W 47.53'	WL-219	NIØ*19'41"E 39.05'	WL-279	N55*3014"W 27.07"	WL-339	NB91213W 28.28	WL-399	552 57 02 £ 77.90	WL-459	534*23'11"W 23.06'
WL-12	NB4*44'01'E B9.70'	WL-100	517*01'31"W 54.23"	WL-160	557*11'01"W 58.04"	WL-220	N35*40'51"W 28.61"	WL-200	N23*30'56'W 36.24'	WL-340	N74*34'00"W 38.56"	WL-400	N26*25'00"W 23.96'	WL-460	578*00'40"W 25.51"
WL-13	584*32'33"W 72.62"	WL-101	N00°13'35"W 32.74'	WL-161	N21*32'20'E 66.55'	W221	N25*22'33"W 76.06'	WL-201	N55°21'56'W 31.22'	WL-341	582°58'19"W 50.94'	WL-401	N061217W 4L58	WL-461	501*05'49"E 42.94"
WL-14	550*42'06"W 21.89"	WL-102	N65*09'34"E 26.52"	WL-162	N57*33'37"W 41.30	Mr-555	N00*57*19*W 47.33*	WL-282	572*01'23*W 67.71'	WL-342	N61*05'36"W 43.77"	WL-402	501°27°43°E 89.07°	WL-462	657*59'55"W 46.70"
WL-15	531°07'20"W 41.53"	WL-103	550°53'28"E 40.76"	WL-163	577°02'25"W 47.2T	WL-223	N49*37'22"E 63.34"	WL-283	520*39'56'W 39.79'	WL-343	NO1*20'19"W 31.54"	WL-403	N24*41'37"W 54.43"	WL-463	535*10'27"W 63.05'
WL-16	584*00'49*W 18.12*	WL-104	N25°27'47'W 60.92'	WL-164	546*26'37"W 47.52"	WL-224	N40°45'24"W 59.23'	WL-284	549*50'23"W 45.99'	WL-344	N65°00'00"W 91.35"	WL-404	517*10*13*£ 90.57*	WL-464	N13*20'03"W 106.61"
WL-17	546*20'49"W 30.95'	WL-105	509°07'44°E 10.26'	WL-165	528°23'26'W 46.95'	WL-225	N59*00'53"W 6514"	WL-285	N7040'24'W 34.70'	WL-345	506*20'59"W 53.94"	WL-405	541*19'54*E 97.95'	WL-465	N03*10'20*E 68.28*
WL-18	553*34'07*E 10.69'	WL-106	565*56'46"£ 6152"	WL-166	543*15'00'W 64.04'	WL-226	552*13.22 W 20.65	WL-286	507°30'04"W 40.39'	WL-346	N01*16'07*W 79.13'	WL-406	N34*05'57"W 53.76'	WL-466	512*12'53"£ 25.03"
WL-19	NØ7*20'29'E 24.20'	WL-107	544*53'57" W 44.40"	WL-157	565*31'49'W 73.03'	WL-227	576*50'52'W 17.73'	WL-207	537*0312°W 74.81	WL-347	N27*05'39"E 10L07"	WL-407	N49"18"18"W 59.68"	WL-467	510*30'40"W 39.43'
WL-20	507*34'26"W 7.94'	WL-108	567*24'47"¥ 25.67	WL-160	583*26'30"W 38:37'	WL-228	529*54'46"W 39.73"	WL-288	549*35'36'W 72.53'	WL-348	565*23'36"W 25.22"	WL-408	N64*08'38"W 50.73'	WL-468	556*58'40"E 28.86'
WL-21	NB3*53'03"W 17.90'	WL-109	N75*50'03'W 79.77'	WL-169	570*06'09"W 147.93'	WL-229	N89*06'45"W 7149'	WL-289	N67*09'27"W 14.37'	WL-349	N64°33'29"W 18.04°	WL-409	N37*46'57"W 40.10'	WL-469	514*00'12"W 21.39'
WL-22	55847'33"W 35.06'	WL-110	520*56'16"W 57.40"	WL-170	557*42'34"W 39.97'	WL-230	N59*40'54"W 46.99"	WL-290	N25"46'25"E 39.23'	WL-350	N34°20'31"W 56.34"	WL-410	564*52'43"E 127.51'	WL-470	504*50'03"W 41.63"
WL-23	541°26'41"W 53.16'	WL-111	544*30'53'W 35.40'	WL-171	562*53'37"W 65.60"	WL-231	N01*26'37"W 44.10'	WL-291	N05*29'44"£ 65.55'	WL-351	NIO*56'40"E 40.00"	WL-411	536°21'14"E 115.57"	WL-471	N13*47'11"W 22.69"
WL-24	576°48'59"W 4L96'	WL-112	514°41'19"E 40.66"	WL-172	544°43'07"W 77.50"	WL-232	N5543'43"W 33.00"	WL-292	N59*33'27"W 146.90"	WL-352	N26*49'00"W 42.13'	WL-412	N49*11'19*W 44.65'	WL-472	N66*55'19"W 19.61'
WL-25	507*0715°E 26.23'	WL-113	510°04'13"W 40.60"	WL-173	525*06'00"W 25.62'	WL-233	N35*20'00"W 49.74"	WL-293	585*12*42*W 57.80*	WL-353	N59*42'32"W 40.20"	WL-413	533*40'07"W ØLØ7"	WL-473	570"14"23"W 47.62"
WL-26	579*17'35'W 29.30'	WL-114	507*5016"W 33.72"	WL-174	501°51'20"W 34.03"	WL-234	510*17'23"E 59.52"	WL-294	NØ2*31'56"W 103.93'	WL-354	N20*45'51"W 40.68'	WL-414	N30*00'07"W 45.32'	WL-474	NIO*16'54"E 07.50"
WL-27	561°16'50'W 31.02'	WL-115	510°05'35'W 53.71'	WL-175	528*23'46"W 26.67"	WL-235	N0979'50W 37.03'	WL-295	537*39'31"W 103.24"	WL-355	N64*26'04"W 40.26'	WL-415	N10*55'12"W 65.02"	WL-475	N21°45'33"E 73.92"
WL-28	5771614W 20.32	WL-116	516"29'04"W 43.95"	WL-176	550°02'24"W 139.09"	WL-236	N69*18'04"W 83.72'	WL-296	515*16'35"W 44.00'	WL-356	N04*57'40"W 74.36'	WL-416	539*45'42"E 91.09'	WL-476	500"19"23"W 59.72"
WL-57	547°53'30"W 23.31"	WL-117	523*47*46*W 04:21*	WL-177	525"34'03"W 61.59"	WL-237	550*27'34"W 13.97"	WL-297	547*22'04"W 112.05'	WL-357	N66*52'33"W 42.40"	WL-417	N17*53'06"E 45.73'	W477	580°21'03"E 33.93'
WL-58	520*02'50"W 40.72"	WL-UØ	512*11'37"W 33.41'	WL-178	509*21'22"W 42.46"	WL-238	N03*35'57'W 17.75'	WL-298	553°21'56"W 133.60"	WL-358	N15*14'59"W 37.56'	WL-418	N39*34'05"W 45.02"	WI478	517*20'22'£ 33.28'
WL-59	552*20'20"W 37.00"	WL-119	535*00'12*W 17.78'	WL-179	516*00'03"W 24.30"	WL-239	N34*43'17"W 45.63'	WL-299	571*01'36"W 22.31"	WL-359	N51*32'20"W 25.15"	WL-419	N08*54'23"W 45.62"	WL-479	568*39'42"E 29.37"
WL-60	579°17'03°W 62.16'	WL-120	573*23'52"W 2L24"	WL-100	545°53'49"W 57.46"	WL-240	N72*46'23"W 57.63'	WL-300	527*46'40*W 25.61'	WL-360	507*20'26"W 34.73'	WL-420	535*39'50*E 62.63'	WL-460	N76*23'36*£ 22.36'
WL-61	N76*50'46"W 36.37"	WL-121	538*20'22"W 29.67"	WL-101	509*08'42"E 30.54*	WL-241	N52*07'13"W 54.14"	WL-301	N67*33'08"W 52.54	WL-361	N33*42*10*W 7.26*	WL-421	N65*30'55"W 25.22'	Mr-481	552*05'45"£ 31.07"
WL-62	547*06'21"W 36.53'	WL-122	525°01'14"W 59.47"	WL-182	547*46'05"W 54.40"	WL-242	N23*53'32*W 65.69'	WL-302	579*40'20"W 47.17'	WL-362	N10*21'34"E 0.71'	WL-422	N75°27'20"E 80.05"	WL-402	NØ1*32'52*E 22.46'
WL-63	547*06'21"W 36.53'	WL-123	519*29'00"W 39.39"	WL-103	50910'41'W 16.24'	WL-243	N07*36'19"W 47.99"	WL-303	560*55'51"W 10L65"	WL-363	550*52'33*E 105.10'	WL-423	500*31'49"W 36.00"	WL-463	545*21'46"W 23.67"
WL-64	N43*3110"E 122.54"	WL-124	562*34*29*E 3L33*	WL-104	NI5*19'42"W 24.64"	WL-244	N34*21'49*W 45.79*	WL-304	551*44*22*W 3L19*	WL-364	N63*21'20"W 75.70"	WL-424	N37*46'09"W 16.12"	WL-404	551*11'29"W 45.65'
WL65	526°27'51'W 74.07'	WL-125	560*06'25"E 50.39"	WL-185	N24*09'12"E 21.69'	WL-245	NO1*15'26"E 50.66"	WL-305	514*33'22"W 31.00"	WL-365	N50*27'13"W 64.59"	WL-425	501°19'01"W 22.72"	WL-405	586*46'33"W 26.10"
WL-66	N14*35'03"E 139.18"	WL-126	553*27'40"E 114.02"	WL-186	N43*10'02"E 70.56"	WL-246	NI6*47'03'W 46.19'	WL-306	N83*06'21"W 41.60'	WL-366	N60*26'27"W 46.02"	WL-426	504°21'41°E 93.47'	WL-406	572*34'25'W 21.34'
WL-67	539*31'17'W 67.24'	WL-127	540°11'19"E 49.33"	WL-187	N02*43'19"E 39.26"	WL-247	N53*51'36"W 37.01"	WL-307	N64*20'26"W 40.93"	WL-367	501°47'30"E 120.00"	WL-427	508*17*45*W 15.92*	WL-487	512*50'06"E 41.02"
WL-68	527°05'43"W 60.31"	WL-128	517*45'06"E 30.55"	WL-188	N17*03'49*W 37.25'	WL-248	N36*07'02"W 39.21"	WL-308	532*51'42"W 46.31"	WL-360	502*49'54"E 29.24"	WL-428	515*17'50°E 32.75'	WL-488	526*02'02"W 34.34"
WL-69	51495'38'W 72.70'	WL-129	570°03'05°E 32.93'	WL-189	N67*34'30"E 61.74"	WL-249	N21*00:01°E 30.00'	WL-309	503*44'08*£ 26.42'	WL-369	504*56'06"W 41.75"	WL-429	514*20'36"W 25.46'	WL-489	NØ5°37'5Ø"E 61.27"
WL-70	540°15'32"W 57.50'	WL-130	N66*40'21"E 32.35"	WL-190	N21*20'24"E 34.18'	WL-250	N06*29'35"E 6L05"	WL-310	555*00'47*W 36.46'	WL-370	544°17'20"W 37.90"	WL-430	589*5919*W 22.64*	WL-490	549*48'59"W 20.18"
WL-71	N51*19'47"E 73.30"		569*10*54*E 24.93*	WL-191	N50*32'13"E 55.64"	WL-251	NII*35'29"W 32.01"	WL-311	5221814"W 59.36'	WL-371	507°10'13"W 45.31"	WL-431	N75*23'42"W 52.09"	WL-491	510*32'56*£ 33.75*
WL-72	N76*30'35"W 3L94"	WL-132	NØ4*00'59"E 3L57"	WL-192	N45*49'32"E 43.17"	WL-252	N40*26'48'W 72.59'	WL-312	519*31'03"W 172.03'	WL-372	568*33'43"W 44.10"	WL-432	N47*07'06"W 26.28"	WL-492	532*55'52'W 55.74'
WL-73	N62*1117"W 47.45"	VL-133	537*02'39'£ 35.00'	WL-193	NO611'02'E 57.02'	WL-253	574*04'30"W 30.85'	WL-313	525°02°14°W 41.71°	WL-373	575*30'10"W 54.94"	WL-433	N17*54'42'W 48.31'	WL-493	517*09'53"W 51.03'
WL-74	N50"26'29"W 44.19'	WL-134	501*39°15°E 38.02°	WL-194	588*38'41"W 37.41'	WL-254	N59*20'56"W 72.14"	WL-314	514*50'30"W 46.49'	WL-374	N66*08'04"W 51.82'	WL-434	N65*05'03"W 19.67"	WL-494	503*43'24"E 50.16"
WL-75	N39*12'50"W 36.04'	WL-135	567*34'41"W 55.70"	WL-195	N57*12'00"W 49.54"	WL-255	N43*09'32"W 60.26'	WL-315	523°03'09'E 42.16'	WL-375	551*39*15*E 120.40*	WL-435	504*46'06"W 56.50"	WL-495	556*37'35*W 66.10'
WL-76	N32*42'04"W 35.45'	WL-136	N55°45'30"W 46.00"	WL-196	N40*41'09*W 3L27'	WL-256	N03*42'17'W 54.50'	WL-316	502*48'23"£ 74.40'	WL-376	545*12*16*E 272.98*	WL-436	543*17*50*W 5L11*	WL-496	R=10325.00' L=0151'
WL-77	N20*07'04"E 35.38"	WL-137	565°43'40"W 49.32'	WL-197	561°33'45"W 25,49"	WL-257	N27*24'41'W 107:25'	WL-317	510*13'00"E 50.63'	WL-377	513*17'32°E 00.70'	WL-437	525"13"10"W 37.92"	WL-497	510"21'42"E 129.95"
WL-78	N31*55'26'E 30.51'	WL-136	N59*30'30'W 54.03'	WL-198	516*43*55*W 27.57*	WL-258	503*45'04"W 44.33'	WL-318	519*53'42"W 66.62"	WL-376	N33*30'32"W 34.23'	WL-438	544*5110°W 5137°	<del> </del>	·
WL-79			NØ3*39'37"W 49.24'		579°20'11'W 30.17'		NI3*49*23*W 31.54*		N48*30'58"W 426,06'	WL~379	543°05'26"W 46.67"		552*19'44"W 43.79"	<del>}</del>	······································
WL-60	N55°16'07"E 35.00"	WL-140	571°23'22"W 58.13'		N73*29'07"W 30.69'	WL-260	N0015'27'E 28.91'		N41*31'32"E 453.02"	WL~380	N65*37*27*W 36.57*		560*29'45"W 36.64'	<del> </del>	
WL-BI	N72*40'36*E 24.06'	WL-141	542*19'58'W 48.44'		NØ6*53'57"W 36.94"	Wr.~591	NIO*23'20"E 27.74"		NØØ*4615°E 121.45'	WL-361	N80*24'41'W 96.54'		503°30′50″W 71.05°	1	
Mr-85	N40*05'56"t. 36.23"	WL-142	502*13'45'W 101.73'		559*56'37"W 26.30"		N39*00'51"W 2L63'		553*56'30"W 57.60'		N00°12'51"W 07.64"		570°37'43"W 55.75'	<del> </del>	·
WL-03	N69*03'33*C 27.92'	WL-143	539*48'49"W 50.05'		N81°34'02"V 78.38'		550°02′50°W 32.16′		N747512°E 293.25'	WL-383	N43*11'07*W 137.97'		575*22'04"W 39.52'	<del>                                     </del>	
WL-84	N30*54'52'E 52.13'	WL-144	N05*51'37'W 44.05'		555*40*44*W 37.12*		N25*06'40"W 4140"		560105158"W 51.94"	WL-384	N63*16*13*W 61.95*		582*48'22"W 45.18'	1	
WI85	N28*46'56"E 4L22'	WL-145	574*09'34"W 32.22"		565°50'33"W 5L51'		NI31510'E 36.61'		503°18'20°E 84.49'	WL-305	52710'44'E 51.01'		563*13'14"W 47.68"	<del> </del>	
WL-86	N34°30'51"E 39.22"	WL-146	576*05'01"W 40.08"		535*26'54"W 43.63'	WL-266			560*53'49"W 06.54'	WL-386	539°35'02"£ 24.66'		543*38'22"W 59.10'	<del> </del>	
WL-07 WL-00		WL-147	N73°56'41"W 4L64' 564°41'09"W 33.74'		556*44'06"W 33.92"	WL-267			523*24*34*W 79.06*	WL-387	531°14'01°E 67.69'		511°43'56°W 23.12'	.}	<u></u>
	N34°45'59'£ 53.24'	1.7 -140.	SOMPARONI M.	1 WI-208 I	540°48'49"W 42.04"	. WL-269	N73*08'01"W 64.55"	# WI -3255	545*50'23"W 98.26"	WL-388	535*39'44"W 32.76"	Wi-449	545*34'05"W 75.52"		

WETLAND TABULATION

owner

DEVELOPER

BV Business Trust 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900 Bassler Venture, LLC 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900



APPROVED: For Private Water And Private Sewerage Systems
In Conformance With The Master Plan Of Water & Sewerage
For Howard County, Maryland. Lots 23 Thru 60 Will Use The
Public Shared Sewerage Systems On Non-Buildable Preservation
Parcel "B", Walnut Creek, Phase One- Plat Nos. 20631 Thru
20647. Existing Dwellings Within Buildable Bulk Parcel "H" Will
Use The Individual/Private Sewerage Systems Located

Within Buildable Bulk Parcel 'H'.

BALLER FOR MANNA PRIMAN 11/20/12

Howard County Health Officer On Date 10/19

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division

Keitshelwoh for 12/05/

OWNER'S CERTIFICATE

BV Business Trust By Timothy Feaga, Trustee, And Robert C. Goodier, Jr., Trustee. Owner 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 PDay Of Page 10 of 10 o

BV Business Trust
Timothy/Fedda, Trustee

BV Business trust

Quel A. Juli

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 Part 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, Professional Land Surveyor No. 10692 Expiration Date: December 13, 2014 Pha Tay Man

RECORDED AS PLAT No. 22241 ON 1/18/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## Walnut Creek

Phase Two

Lots 23-60, Non-Buildable Preservation Parcels 'C', 'G', 'I', 'J', 'K', 'L', 'M', Buildable Bulk Parcels 'H' And 'N'

(Being A Resubdivision Of Buildable Bulk Parcels 'F' & 'E' And A Revision To Non-Buildable Preservation Parcel 'C' - Walnut Creek,
Phase One - Plat Nos. 20631 Thru 20647)

Zoned: RR-DEO AND RC-DEO
Tax Map: 20 Parcel: 49 Grid: 4, 5, 10-12, 17 And 10
Fifth Election District - Howard County, Maryland

Date: September 24, 2012 Sheet 15 of 17

U.S. Equivalent	rejic	U.S. Equivalent		U.S. Equivalent Coordinate Table	Coordinate Table	U.S. Equivalent Coordinate Table	Coordinate Table
Coordinate Table POINT NORTH (feet) EAST (feet)				OINT NORTH (feet) EAST (feet) 2208 570643,1648 1325036,3665	NORTH (meters) EAST (meters) 173932.304505 403071.092249	POINT NORTH (feet) EAST (feet)	NORTH (meters) EAST (meters) 174586.794951 404411.511981
304 569554.9090 1325435.0840 326 572706.3570 1322949.0010 327 572635.2900 1322957.5750	174561.056355 403235.662017		174579.293894 404010.214251 2	2209 570822.6853 1325139.9080 2210 570923.7010 1325180.3780	173987.102462 403903.451812 174017.892125 403915.787091	2384 572792.9925 1326785.3021	174507.653310 404404.960916 174605.201219 404416.422504
	174937.172586 403092.462728	2075 572032,5604 1324416,6233	174599.713639 403682.994186 2 174878.640664 404010.214251 2	2211 57/045.6282 1325242.0056 2212 57/130.8642 1325267.3594	174055.055589 403934.571230 174081.035586 403942.299057	2387 572826.5629 1326842.4994	174599.557066 404419.041063 174597.005507 404422.402717
332 574235.9700 1323465.1340 333 574909.8110 1323443.9170	175027.443249 403392.979670 175232.060076 403306.512716	2076 573905.5210 1324699.7372	174926.752605 403769.267461	2213 571166.0773 1325183.5393 2214 571312.5732 1325148.9370	174091.768548 403916.750658 174136.420597 403906.203861 174153.912715 403912.565881	2389 572355.3517 1327334.9762	174535.276256 404496.881958 174454.260129 404572.509918 174453.307262 404583.771416
344 573810.3320 1322567.2350	174097.739007 403119.299508	2080 570949.4565 1324214.6294	174025.742413 403621.426336		174153.912715 403912.565001 174105.923005 403902.070260 174224.016049 403917.094771		174463,666794 404690,360056
	175014-724834 403347.480864 175200.491966 403324.312360 174638.873968 404034.937064	2002 574170.7627 1323227.1549	175007.598502 403320.443497	2210 571572.7574 1325294.1303 2219 571560.9939 1325410.1481	174215.724893 403950.458866 174214.577787 403985.821161	2394 572549,3184 1328458,5002	174450.920449 404930.795072 174513.391305 404914.960742
357 571553.1007 1329221.7475 358 571748.4001 1329156.9346	174209.733534 405147.590970 174269.260095 405127.043952	2007 570633.3127 1325053.7723	173929.301504 403077.197600	2220 571540.7386 1325506.7080 2221 571474.6813 1325514.8454	174205.965569 404015.252674 174105.031249 404017.732950 174065.402575 404002.193436	2395 572767.4377 1328606.8398 2396 572832.1499 1328731.9244 2397 572863.8786 1328747.5222	174579.864196 404960.764323 174599.586497 404998.300608 174609.259427 405003.054804
	174769.343118 404955.770997	2009 570647.6611 1324210.4659	173933.754970 403622.595604 2	2222 571079.5749 1325463.9629 2223 570990.5786 1325479.3087 2224 570979.7131 1325489.7318	174035.228443 404006.596543 174034.964627 404009.773524	2398 573254.3236 1328629.8563	174728/267301 404967.190173 174728/943096 404969.213924
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813 572013.0016 1325526.1760 814 572177.2318 1325053.9171		2130 570490.1584 1328740.1317 2131 570405.3825 1328545.4736 2132 570352.3624 1328492.7317	173859.908312 404941.470272 2	2229 570569.4138 1324599.5502 2230 570519.2412 1324717.0067 2231 570499.7261 1324798.7702	173894.612513 403774.551232 173888.664305 403799.472800		174072.504911 405113.307712 174015.255471 405151.783166
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		2162 570854,8692 1325979,0160 2163 570807,0745 1326158,6688 2164 570761,2298 1325367,0096	173982.344281 404213.970722	2261 571729.1522 1326761.0708 2262 571715.3742 1326934.5300 2263 571761.0563 1327207.9536	174259.194584 404450.453685	2456 570261,4993 1325702,4728	173@16.05262@ 404074.921906 173@16.05262@ 404053.5445@0
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	173903.793869 404500.309673	2172 570874.8771 1324150.9925 2173 570936.7738 1324151.2164	174003.010562 403602.029770 174021.076711 403602.097999	2277 572047.4303 1326547.4087 2276 572054.2515 1326596.9412	174362.404589 404957.157630	2466 570286.0208 1325315.0217	173917.002764 403960.736517 173923.526799 403956.926565 173940.344901 403963.097596
2037 570562,9956 1326925,3772 2039 570561,1996 1326642,3460		2175 571108.0127 1324168.6038	174074.070427 403607.397706	2299 572551.2473 1320054.0010 2300 572750.2951 1320706.2365 2301 572765.0929 1320754.5070		2467 570341.1992 1325335.5959 2469 570370.7704 1325375.0572 2469 570419.9775 1325496.9943	173849.358531 403975.125420 173864.356898 404009.243926
2039 570568.6395 1325617.2874 2040 570568.6395 1325966.6177 2041 569576.1752 1325966.6177	173909.669162 404353.757968 173909.669162 404155.433417 173607.165428 404155.433417		174130.920358 403616.725902	2302 572732.3731 1320656.1647 2303 572709.3195 1320615.5590	174569.176480 404975.209006 174562.149729 404962.832584	2470 570641.1180 1325586.1254 2865 570493.4706 1325867.8478	173931.760657 404039.459143 173886.757635 404430.128905
2042 570706.4549 1325828.6800 2043 570904.0341 1325635.7275	173952.284979 404113.389945 174011.897641 404054.577901	2179 571354.0509 1324325.1302 2100 571365.0020 1324362.5074	174152425327 403666.499629	2304 572536.6117 1326506.6587 2305 572421.9968 1326450.6574	174474.573580 404912.631196	2866 570349.3088 1327020.5179 2867 570091.0429 1327204.4671 2868 570019.6505 1327340.3772	173842.817027 404476.693316 173764.097425 404532.730891 173742.336975 404574.156156
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2071 571705.0968 1324440.2646		2207 570744.3945 1324546.7924	173963.239381 403723.279398	34.37 Acres. The Shared Sewage : Thru 68. Plans for The Facility In	System Will be Available To Lote 23 chuding Any Necessary Point	5719 569714.2670 1326330.7450 OWNER	173649.255898   404266.419650   DEVELOPER
I FISHER COLLINS	. A CAOTEO INC			Discharge Have Been Approved By	The Department Of Environment.	OWNER	DEVELOPER

FISHER, COLLINS & CARTER, INC. III FNGINFFRING CONSULTANTS & LAND SURVEYORS ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2855

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 23 Thru 68 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One- Plat Nos. 20631 Thru 20647. Existing Dwellings Within Buildable Bulk Parcel 'H' Will The Use Individual/Private Sewerage Systems Located Within Buildable

Bulk Parcel H. for Meura Regamon 11/20/12 Date 1717 ff Howard County Health Officer 🔗

APPROVED: Howard County Department Of Planning And Zoning.

### OWNER'S CERTIFICATE

BY Business Trust By Timothy Feaga, Trustee, And Robert C. Goodier, Jr., Trustee, Owner 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 By Day Of October. 2012.

Cuainess Trust sides Trust C. Goodier, Jr., Trustee

### 410-489-7900

FP-99

FP-100

Bassler Venture, LLC

15950 North Avenue

P.O. Box 482

Lisbon, MD 21765

BV Business Trust

15950 North Avenue

P.O. Box 482

Lisbon, MD 21765

410-489-7900

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 Part 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. Of Maryland, As Amended. ...

SURVEYOR'S CERTIFICATE

OF MARY Terrell A. Fisher. Professional Land Surveyor No. 10692 Expiration Date: December 13, 2014

EXISTING 100 YEAR PLOODPLAIN TABULATION - PHASE ONE - PLAT NOS.

FP-104 N00\*11'16"W 16.50"

FP-121 553\*47'55"W 53.79'

FP-125 SII\*05'07"W 92.14" FP-126 SI4\*54'50'E 33.98"

FP-127 519\*03\*18\*W 19.74\* FP-120 N65\*04\*55\*W 26.10\* FP-129 N27\*12\*24\*W 46.56\*

FP-130 N47\*39'00'W 27.13'

FP-133 567\*09\*11\*W 30.13\* FP-134 508\*40\*56\*W 37.44\*

FP-135 N46\*30'56"W 75.04"

FP-136 N21\*34'42"E 64.64' FP-137 552\*09'48"E 32.28'

FP-136 N09\*36'17"W 44.62'

FP-140 N26\*22'06\*E 87.05'

FP-141 N13\*29'11'E 130.02'

FP-142 N20\*06'28"W 79.42' FP-143 587\*18'25\*E 20.03'

FP-145 S72\*39'13"E 59.10" FP-145 N46\*23'23"E 27.00"

FP-149 N44\*42'18"E 154.28"

FP-150 N50\*17'18\*E 130.98'

FP-151 N45\*21'23\*E 294.89' FP-152 N11\*46'25\*E 46.86' FP-153 NII\*57'01'W 72.54'

FP-154 N40\*29'32"W 100.57'

FP-155 N24\*05'56"W 233.34'

FP-156 N43\*32'50"W 73.56'

FP-159 N22\*09'59"W 46.66'

FP-160 N66\*18\*34\*E 106.86\* FP-161 N05\*35\*50\*E 308.03\*

FP-162 NIO\*08'42"E 289.26'

FP-164 N22\*20'40"W 104.69'

FP-165 N47\*50'25'W 32.41'

FP-170 586°28'11"W 39.96'

FP-172 N24\*34\*25\*W 170.79\*

FP-171 N32\*48'40"W 40.54"

FP-179 534\*40'00"E 35.55"

FP-180 519\*09\*50\*E 99.25\* FP-181 529\*53\*44\*E 84.01\*

FP-183 511\*55'07\*E 73.55' FP-184 501\*51'19\*W 129.95'

FP-185 506\*53'09"E 74.61"

FP-186 521\*12'35"E 175.39"

 FP-167
 N03\*4!'43\*W
 33.24\*
 FP-267
 511\*36\*17\*E
 139.32\*

 FP-160
 565\*29'29\*W
 730.89\*
 FP-260
 505\*15'38\*W
 95.92\*

FP-169 N64\*10'26"W 274.03" FP-269 S16\*23'04"E 175.44"

 FP-72
 N49\*4637\*W 90.00
 FP-173
 N6f\*22'46\*W 160.33'
 FP-273
 510\*33\*03 m 172.72'
 FP-374
 577\*27\*09\*W 51.46'

 FP-73
 N55\*02'35\*W 20.62'
 FP-174
 S85\*04'35\*W 105.05'
 FP-274
 512\*57\*28\*E 37.86'
 FP-374
 577\*27\*09\*W 51.46'

 FP-75
 N45\*07\*48\*W 76.38'
 FP-175
 S63\*320\*W 251.50'
 FP-275
 562\*39\*08\*E 25.53'
 FP-375
 582\*53'08\*W 67.02'

 FP-76
 N66\*05\*37\*W 62.32'
 FP-175
 547\*18\*32\*W 81.32'
 FP-276
 515\*02\*43\*W 50.13'
 FP-376
 578\*08\*22\*W 191.73'

 FP-76
 N66\*05\*37\*W 62.32'
 FP-177
 528\*58\*15\*W 66.04'
 FP-277
 513\*13\*00\*E 32.63'
 FP-377
 N31\*53\*13\*E 313.49'

FP-182 521°25'23"E 116.44' FP-282 509°25'01"W 66.66'

 FP-107
 546\*39\*23\*E
 36.21'
 FP-207
 503\*20\*10\*E
 203.10'

 FP-100
 523\*50\*55\*E
 54.26'
 FP-200
 541\*00\*57\*E
 34.35'

 FP-109
 505\*20\*36\*W
 44.05'
 FP-209
 561\*54'03\*E
 156.77'

FP-63 N20\*33'08"W 57.56' FP-163 N05\*29'21"E 485.41'

FP-66 NO2\*29'27"E 32.37" FP-166 579\*39'24"W 177.42"

 FP-76
 N66°05'37"W
 62.32'
 FP-176
 547°16'32"W
 91.32'

 FP-77
 N54°59'54"W
 77.00'
 FP-177
 528°58'15"W
 66.04'

 FP-78
 N25°21'12"W
 38.24'
 FP-178
 501°23'46"E
 68.98'

FP-196

FP-197 FP-198

FP-199

FP-156 N12\*17'05\*W 170.64\*

FP-146 N27\*37'11'E 51.29'

FP-147 N44\*17\*51\*E 34.39 FP-148 N63\*04\*44\*E 117.23\*

FP-139 N13\*56'54"E 91.95"

FP-131 515\*50'52\*E 32.94' FP-132 517\*03'36\*W 24.63'

FP-19 529\*57\*47\*W 75.49' FP-119 530\*34'04\*W 43.99' FP-20 550\*32'40\*W 63.40' FP-120 575\*49'04\*W 54.21'

FP-22 576'38'56'W 117.56' FP-122 526\*20'26'W 174.27'
FP-23 548'10'21'W 107.77' FP-123 508\*12'14'W 111.60'
FP-24 578\*29'58'W 82.89' FP-124 517\*58'34'W 61.96'

FP-4 510\*26'09"W 65.72"

FP-5 | 011\*38\*12\*W 161.03\*

FP-6 500\*44\*29\*W 106.67\*

FP-7 511\*37'07"W 22.37"

FP-21 S68\*17'07'W 86.40'

FP-25 557\*13'46"W 129.44"

FP-27 N78\*31\*27\*W 124.18\*

FP-30 574\*39'30'W 55.00'

FP-31 N84\*01'00\*W 47.65' FP-32 S37\*36'04\*W 54.74'

FP-33 624\*54'34"W 113.52'

FP-34 537\*41'53"W 38.39'

FP-35 502\*05'01"£ 29.19"

FP-36 \$70\*53\*56\*W 43.92\* FP-37 \$33\*42\*10\*W 29.40\* FP-36 \$75\*00\*42\*€ 22.00\*

FP-39 N73\*09'37"E 58.55' FP-40 502\*21'03"E 14.30'

FP-41 526\*24\*12\*W 45.60\*

FP-42 541\*47'50"W 26.16'

FP-43 571°06'36"W III.01"

FP-44 520°12'17'W 80.64' FP-45 553°13'04'W 49.60' FP-46 523°05'42'W 36.17'

FP-50 N09\*51'19\*E 67.26'

FP-53 N76°35'31°E 114.00'

FP-54 N70\*46'43"W 41.33'

FP-55 586\*31'49"W 147.90'

FP-56 N54\*33'33'W 62.17'

FP-57 N71\*06'57"W 42.12"

FP-58 N52\*34'23"W 65.10"

FP-59 507\*30'35"W 70.00'

FP-62 N53"12"11"W 53.45"

FP-68 NI5\*51'33"W 117.59'

FP-69 N63\*54'27'W 36.74'

FP-70 NB2\*39'04'W 41:57'

FP-71 N65\*05'46\*W 94.42'

FP-72 N49\*46'37\*W 96.03'

FP-79 N53\*57\*21\*W 47.79\*

FP-80 N27\*50'34"W 115.79" FP-01 NI6"11"59"W 132.00"

FP-02 N09°06'00°W 105.71'

FP-06 N30\*50'17\*W 109.95'

FP-87 N29\*23'25"W 83.06' FP-88 N22\*39'20"W 172.40'

FP-89 N35\*01'52\*W 126.45'

FP-90 N55\*22'45"W 56.66' FP-91 NØ5\*45'27"W 61.70"

N64\*27'26"W 60.68

FP-83 N29\*16\*49\*W 79.07

FP-84

FP-60 536\*02\*54\*W 54.99'
FP-61 N66\*15\*32\*W 31.62'

FP-26 574°18'05'W 116.97'

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FP-105 569\*40'05"W 91.55' FP-205 559\*20'05"E 46.36' FP-106 566\*12'29"W 19.34' FP-206 534\*50'20'E 67.60'

FP-107 N67\*03'24"W 55.06' FP-207 552'33'46"C 93.56'

 FP-7
 511\*37\*07\*W 22.37\*
 FP-107
 N67\*03\*24\*W 55.06\*
 FP-207
 \$52\*33\*46\*E 93.56\*
 FP-307
 N73\*33\*51\*E 147.96\*

 FP-8
 \$10\*00\*44\*E 25.73\*
 FP-108
 \$05\*20\*34\*W 125.01\*
 FP-208
 \$79\*34\*03\*E 30.90\*
 FP-308
 N22\*54\*20\*E 115.97\*

 FP-9
 \$05\*05\*01\*E 16.16\*
 FP-109
 N60\*22\*20\*W 31.56\*
 FP-209
 N69\*30\*53\*E 152.63\*
 FP-309
 N67\*45\*02\*E 27.60\*

 FP-10
 \$10\*23\*01\*W 42.43\*
 FP-110
 N07\*37\*29\*W 26.18\*
 FP-210
 N87\*24\*23\*E 70.12\*
 FP-309
 N45\*10\*20\*E 27.60\*

 FP-11
 \$10\*12\*30\*E 26.59\*
 FP-111
 N05\*12\*33\*W 26.09\*
 FP-210
 N87\*24\*23\*E 70.12\*
 FP-310
 N45\*10\*20\*E 51.91\*

 FP-12
 \$14\*18\*24\*W 28.41\*
 FP-111
 N05\*12\*33\*W 28.09\*
 FP-212
 \$76\*26\*36\*E 103.93\*
 FP-310
 N45\*10\*20\*E 51.91\*

 FP-13
 \$14\*18\*24\*W 28.41\*
 FP-112
 \$24\*2\*11\*W 63.34\*
 FP-212
 \$44\*20\*20\*E 97.16\*
 FP-312
 \$64\*41\*05\*E 36.66\*

 FP-14
 \$32\*07\*38\*W 29.96\*
 FP-114
 \$63\*14\*44\*W 123.30\*
 FP-213
 \$31\*00\*09\*E 97.42\*
 FP-313
 \$54\*10\*5\*E 7

FP-220 NI5"57"09"W 24.09"

FP-231 N62\*30'26"E 52.01' FP-232 505\*33'04"E 25.72'

FP-233 540°21'20°E 55.77'

FP-234 514\*07'55\*E 27.78'

FP-235 N69\*57\*49\*E 14.06\* FP-236 524\*39\*09\*E 55.45\*

FP-240 519°18'35°E 76.60'

FP-244 513\*13\*31\*E 73.56\*

FP-245 537\*30°27\*E 66.47' FP-246 527\*13°23\*E 63.02'

FP-247 565\*13'31"E 56.01"

FP-240 520°26'41"E 44.24"

FP-249 N61\*03\*49\*E 43.41\* FP-250 N67\*51\*10\*E 230.55\*

FP-251 N27\*00'34"E 104.11" FP-252 566\*56'07"E 48.25"

FP-254 N60\*48'47"E 51,51'

FP-255 NOI\*20'43"E 54.59'

FP-256 550\*05\*55\*E 110.10\*

FP-258 564\*53'46"E 95.00" FP-259 500\*20'21"E 21.49" FP-260 552\*47'15"E 58.24"

FP-261 532\*01'04\*E 18.82\* FP-262 N77\*51'41"E 14.66"

FP-263 536\*49'55"E 64.60"

FP-264 NØ3"54'52"E 10.06"

FP-265 N03\*09'53'E 50.00' FP-266 564\*53'46"E 55.54'

FP-270 504\*33\*12\*E 242.80\*

FP-271 515\*26'02"E 124.93'

FP-272 506\*03'36\*E 73.79' FP-273 515\*33'03\*W 145.95'

FP-280 \$06\*40\*31\*W 64.73\* FP-281 \$19\*31\*55\*W 88.10\*

FP-203 504\*50'41"E 77.01' FP-204 512\*32'29"E 55.67'

FP-265 511\*49'42"W 33.56'

FP-287 503\*28'18"£ 203.10

FP-295 N20\*43\*55\*W 20.07 FP-296 N16\*42\*24\*W 45.26\* FP-297 N45\*23\*54\*E 10.27\* FP-290 559\*30\*37\*E 105.13\*

FP-299 566\*54'46"E 120.36"

FP-286 521°13'34°C 125.11'

FP-267 | 511°36'17°E 139.32'

FP-253 N75\*14\*19\*E 94.48\*

FP-241 541\*20'52\*E 72.09' FP-242 510\*41'02\*W 37.50' FP-243 525\*04'53\*E 81.58'

FP-237 526\*20'40\*E 150.06' FP-239 505\*18'40"E 71.12' FP-239 538\*30'07"E 44.60'

FP-204 N23\*57'05\*E 38.71' FP-304 S64\*31'42"E 75.90'
FP-205 S59\*20'05\*E 46.38' FP-305 N83\*14'00"E 78.07'

FP-221 N48°32'21"W 121.59" FP-321 506°11'52"W 40.44"

FP-222 N26\*06\*51\*W 51.95' FP-322 504\*04\*23\*£ 270.61' FP-223 N09°14'11'W 148.78' FP-323 517°39'54'E 251.07' FP-224 N52\*20\*10\*W 50.49' FP-324 513\*14\*46\*E 01.63' FP-225 N20\*24'05\*W 159.70' FP-325 543\*05\*52\*E 129.20'

FP-226 N20°24'05°W 159.70' FP-326 553'03'09°E 69.20' FP-227 N31°45'07°W 113.75' FP-327 566'02'40°E 101.93' FP-229 N15°41'05°W 40.97' FP-329 557'16'03°E 71.35' FP-229 N42°59'41'W 43.41' FP-329 531'33'47°E 73.31'

FP-229 N42\*59'41"W 43.41" FP-329 S31\*33'47"E 73.31" FP-230 N26\*56'56"W 45.12" FP-330 S23\*56'23"E 66.67"

FP-306 N62\*05'12"E 69.35'

FP-307 N73\*33\*51"E 147.96"

FP-320 537°42'44"E 30.56"

FP-331 542\*32:21\*E 129.22\* FP-332 540\*41'08\*E 163.34'

FP-333 N60°09'42"E 54.31"

FP-334 NO8\*16'59'E 93.40'

FP-335 N70°15'25"E 46.43"

FP-338 559\*57'46\*E 114.16'

FP-339 586\*35'32"£ 65.35' FP-340 N39°24'19'E 61.84'

FP-341 N05\*21'47"W 54.55

FP-342 N33\*43'46"E 163.86'

FP-343 N55\*58'27"E III.22" FP-344 N60\*35'27"E 135.49"

FP-345 N74\*20\*37\*E 107.14\* FP-346 N54\*20\*31\*E 145.14\*

FP-347 N59"18"16"E 257.16"

FP-346 N03\*10'02"E 101.10"

FP-349 NI5"11"22"E 49.90" FP-350 N48\*02"II"W 34.67

FP-351 N34\*37'26\*E 24.36' FP-352 569\*43'42"E 33.20'

FP-354 NI8\*44'44"E 46.22'

FP-355 N01\*40'07'W 94.92'

FP-357 N26\*44"14"E 85.02

FP-350 NI6\*29'30"E 63.42"

FP-359 N02\*31'06"E 88.58"

FP-360 NI8\*35:03\*E 64.14\*

FP-362 N09\*59'29"E 104.79'

FP-364 N78°57'22"E 25.77' FP-365 580°03'04"E 40.39'

FP-366 N60\*40'59'E 25.95'

FP-369 510°21'33°E 109.22°

FP-370 N55\*04'46"W 83.68"

FP-372 539°24'33°W 30.53'

FP-303 516\*46'15"E 141.90'

FP-356 N00\*58'55"W 117.24"

RECORDED AS PLAT No. 22242 ON 1 18 13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## Walnut Creek

 FP-279
 502'09'44"W 69.60"
 FP-379
 563'59'32"W 44.57"

 FP-280
 506'40'31"W 64.73"
 FP-380
 589'40'55"W 30.67"

 FP-281
 519'31'55"W 88.10"
 FP-381
 R=65413.00" L=88.91"

Phase Two

Lots 23-68, Non-Buildable Preservation Parcels 'C', 'G', 'I', 'J', 'K', 'L', 'M', Buildable Bulk Parcels 'H' And 'N'

(Being A Resubdivision Of Buildable Bulk Parcels 'F' & 'E' And A Revision To Non-Buildable Preservation Parcel 'C' - Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647)

> Zoned: RR-DEO AND RC-DEO Tax Map: 28 Parcel: 49 Grid: 4, 5, 10-12, 17 And 18 Fifth Election District - Howard County, Maryland

Date: September 24, 2012 Sheet 16 of 17

