

U.S. Equivalent Coordinate Table

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
300	570193.5650	1328998.0160	173795.346220	405079.405477
2118	570032.7470	1328903.1523	173746.328783	405050.490975
2119	569888.1747	1328964.3072	173702.263082	405069.131001
2120	569854.1231	1328972.0247	173691.884109	405071.483309
3302	570089.6249	1328866.0919	173763.665217	405039.194943
5721	569861.6350	1329113.8930	173694.173754	405114.724857

Metric Coordinate Table

The Shared Sewerage System Will Be Available To Lot 22. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of The Environment.

BV Business Trust
By: Timothy Feaga, Trustee

The Requirements §3-108, 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 7/15/11
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
Date
Timothy Feaga 7/19/11
BV Business Trust
By: Timothy Feaga, Trustee
Date

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 Lot 22, Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. 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.

General Notes Continued:

- Articles Of Incorporation For The Walnut Creek Homeowner's Association Was Filed With The Maryland State Department Of Assessment And Taxation On January 3, 2008, Receipt #D12309795.
- The Lot Shown Hereon Complies With The Minimum Lot Width And Lot Area As Required By The Maryland State Department Of The Environment.
- 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.
- This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lots/Parcel Divisions.
- Forest Conservation Obligation For Lot 22 Is Provided With Walnut Creek, Phase One Developer's Agreement, F-07-076. This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance With Section 16.1202(b)(xxvii) Of The Howard County Code.
- 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 Any Kind Shall Be Located On Or Over The Said Easement Area.
- Water And Sewer Are Private And Provided By Well And Septic Systems.
- Lot 22 Of This Subdivision Is Connected To The Shared Sewerage Disposal Facility Governed By Sections 16.1200 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 Lot 22 May Not Be Issued Until The Construction Of The Facility Is Completed. Activity On This Lot 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. Lot 22 Shall Be Assessed Shared Sewerage Disposal Facility Charges And Assessments Pursuant To Sections 20.800 Et. Seq. Of The Howard County Code.
- This Development Is Designed To Be In Accordance With Section 16.127 - Residential Infill Development - Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
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	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.975 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	0.000 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.975 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	0.975 Ac.*

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

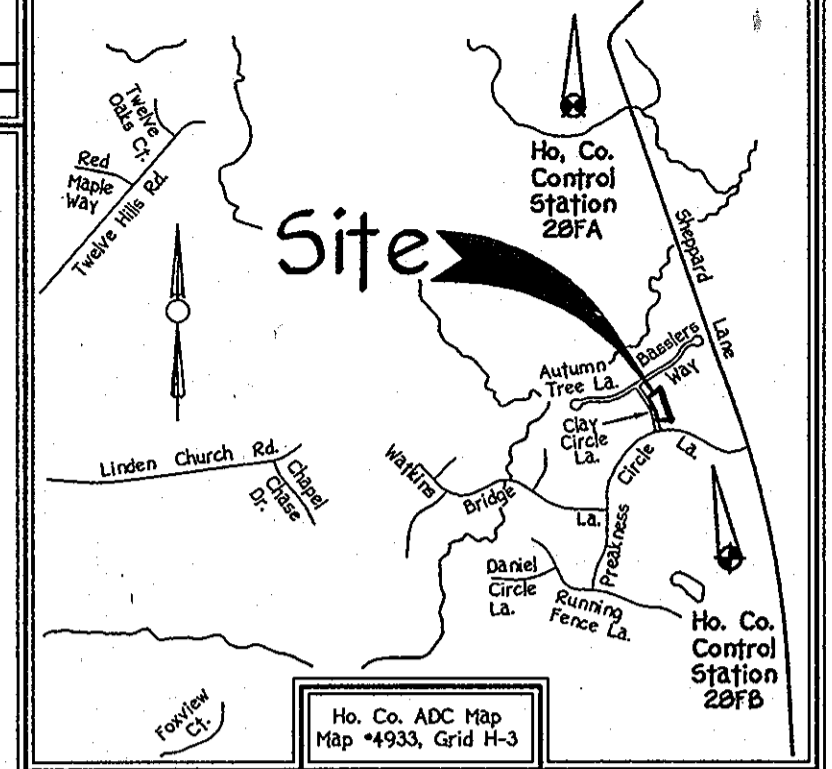
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
ELLCOTT CITY, MARYLAND 21042
(410) 461-2955

Curve Data Tabulation

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
2119-2118	445.00'	157.80'	20°19'03"	79.74'	N 22°55'43" W 156.97'

Legend

- Existing 10' Private Water Line Easement (Plat Nos. 20631 Thru 20647)
- Existing 20' Private Drainage & Utility Easement (Plat Nos. 20631 Thru 20647)
- Existing 10' Public Tree Maintenance Easement (Plat Nos. 20631 Thru 20647)
- Existing 10' x 10' Public Sewer & Utility Easement (Plat Nos. 20631 Thru 20647)
- 24' Private Ingress And Egress Access Easement Over Lot 22, Walnut Creek For The Benefit Of Lot 3 (Parcel 416, Tax Map 28)



General Notes:

- Subject Property Zoned RC-DEO Per The 2004 Zoning Regulations And The Comp-Lite Zoning Amendments Dated 07-26-06.
- Coordinates Based On Nad '83, 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 And 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.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - 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, Or Their Buffers And Forest Conservation Easement Areas.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- 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.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- 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.
- Previous Department Of Planning And Zoning File Numbers: SP-06-007, BA-85-52E, BA-98-33E, BA-93-49E, WP-08-07 And F-07-076.
- There Is No 100 Year Floodplain, Wetlands, Streams Or Their Buffers On Lot 22.
- This Property Is Located Outside The Metropolitan District.
- There Are No Existing Dwellings/Structures Located On Lot 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.
- 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 Easements Are The Responsibility Of The Walnut Creek Homeowner's Association.

Purpose Statement

The Purpose Of This Plat Is To Identify A Proposed 24' Private Ingress And Egress Access Easement Over And Across Lot 22, 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, For The Use And Benefit Of Lot 3 (Marilley Property, Parcel 416, Tax Map 28, Liber 12728 At Folio 65).

APPROVED: For Private Water And Private Sewerage Systems.
Howard County Health Department

B. Wilson for *Peter B. Wilson* 8/3/2011
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmund 8-5-11
Chief, Development Engineering Division Date

Keith Shelton 8-8-11
Director Date

OWNER'S CERTIFICATE

BV Business Trust, By Timothy Feaga, Trustee, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 19th Day Of July, 2011.

Timothy Feaga
BV Business Trust
By: Timothy Feaga, Trustee

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; 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. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 7/15/11
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
Expiration Date: December 13, 2011

RECORDED AS PLAT No. 21083 ON 8/12/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Walnut Creek
Phase One, Lot 22

Being A Revision To Lot 22, 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

Scale: 1" = 50'
Zoned RC-DEO
Tax Map: 28 Parcel: 49 Grid: 18
Fifth Election District - Howard County, Maryland
Date: July 13, 2011 Scale: As Shown Sheet 1 of 1