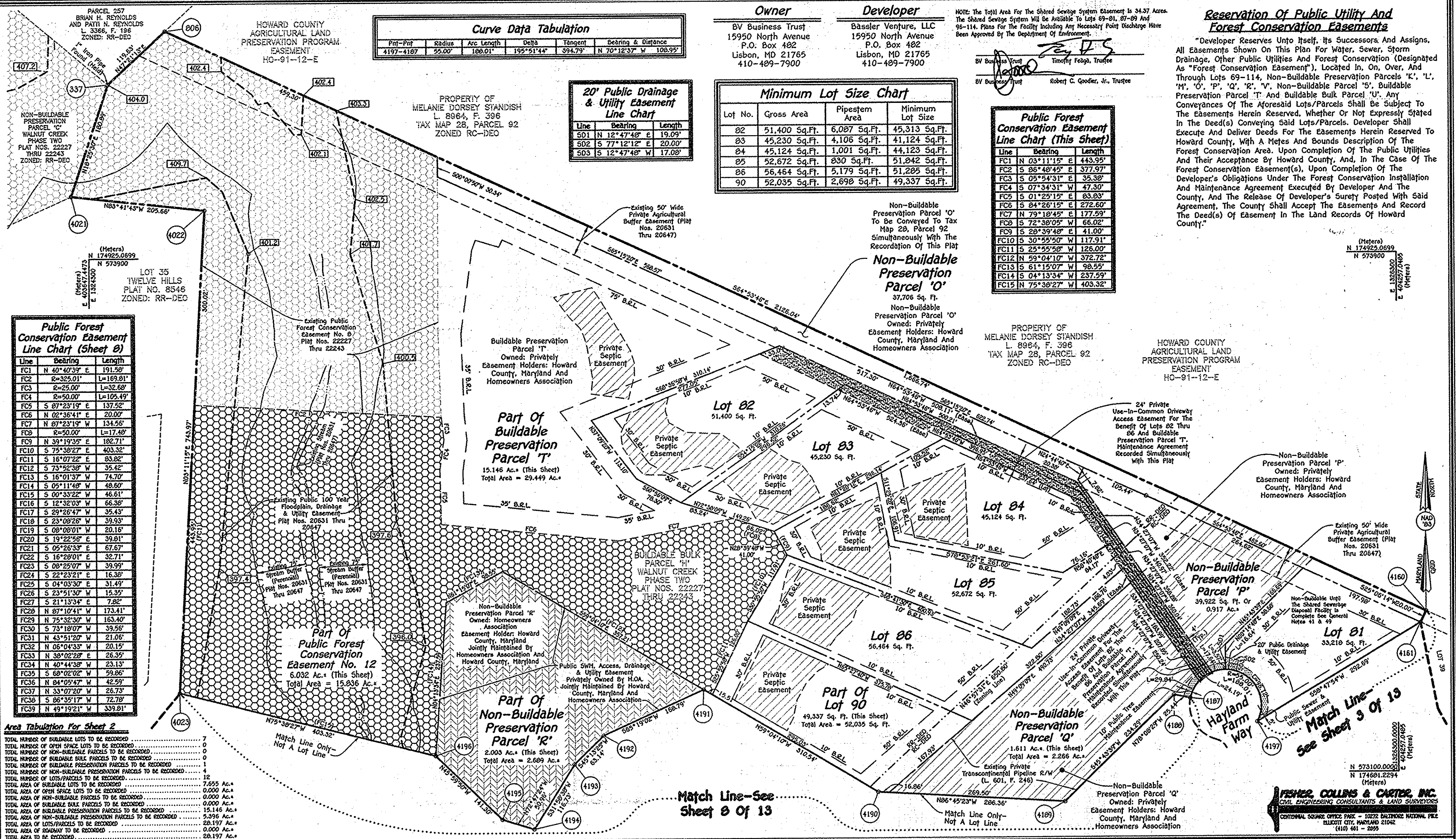


U.S. Equivalent Coordinate Table		Metric Coordinate Table		U.S. Equivalent Coordinate Table		Metric Coordinate Table		U.S. Equivalent Coordinate Table		Metric Coordinate Table				
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)	POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)	POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
337	571469.0420	132429.8276	174297.074031	40356.546824	2200	571414.5023	132480.0592	174167.466795	40388.210921	4035	571095.1110	132369.9600	174070.137991	40243.640376
347	572961.0390	132571.1296	174538.879386	40403.937064	2201	571393.3951	132470.2592	174161.052151	40382.127596	4036	573340.0961	132643.0289	174576.849223	40470.166706
357	571748.1007	132522.1747	174209.735334	405147.989878	2202	571284.5113	132495.7470	174127.867311	40384.123279	4037	573299.9953	132633.5533	174751.329304	40427.580421
367	571748.1007	132515.3440	174269.260893	405127.843992	2203	570975.1411	132486.1170	174033.571096	40380.179178	4038	573196.6105	132630.1670	174710.642948	40427.307503
377	572176.9927	132900.7277	174399.857074	405202.304658	2204	570982.5449	132473.3091	174035.898267	40378.321075	4039	573049.8257	132639.6814	174665.631410	40429.623545
387	572450.0970	132441.7821	174503.776831	405363.399249	2205	570807.6517	132463.4079	173982.499427	40374.984656	4040	572827.6304	132623.5341	174594.372028	40431.140205
397	572323.4910	132563.1760	174444.549201	404956.679231	2206	570791.9820	132458.8079	173977.744067	40373.284022	4041	571808.8246	132613.0220	174503.341129	40431.140205
407	572013.0016	132526.1760	174349.911609	404921.186295	2207	570744.3945	132448.7924	173965.953561	40372.342920	4042	572014.4177	132613.0220	174503.341129	40429.152714
417	572177.2310	132505.3171	174399.969079	405077.241736	2208	570697.8653	132439.3080	173957.042682	40371.401812	4043	571962.8712	132613.0220	174503.341129	40429.207636
427	572457.3830	132533.8110	174497.851342	405259.228809	2209	570652.6653	132430.3080	173948.131822	40370.451812	4044	572192.3251	132609.2519	174404.569257	40419.593091
437	572822.7683	132550.6277	174505.228809	405413.399175	2210	570607.2103	132421.3080	173939.221822	40369.501812	4045	572222.7555	132603.3649	174413.844724	40414.187825
447	572432.4157	132567.9402	174477.742920	405407.779710	2211	570562.8822	132412.3080	173930.310822	40368.551812	4046	572249.3777	132576.4446	174421.959181	40409.353627
457	572936.9600	132581.7737	174511.534936	405407.966399	2212	570518.2642	132403.3080	173921.403822	40367.601812	4047	572247.9708	132571.9699	174421.409443	40408.960521
467	572909.0367	132593.1572	174523.124640	405401.602520	2213	570474.6412	132394.3080	173912.496822	40366.651812	4048	572247.9708	132569.1202	174435.400130	40408.170824
477	572929.0530	132591.0689	174523.124640	405401.602520	2214	570430.0192	132385.3080	173903.589822	40365.701812	4049	572303.7993	132562.1499	174438.534718	40408.426292
487	570016.1223	132366.2900	173995.102600	405161.175728	2215	570385.9819	132376.3080	173894.682822	40364.751812	4050	572269.0967	132571.9699	174438.534718	40408.986278
497	571937.0468	132392.3000	174326.780921	405108.143435	2216	570341.9546	132367.3080	173885.775822	40363.801812	4051	572269.0967	132571.9699	174438.534718	40408.986278
507	571986.8178	132395.1472	174326.780921	405108.143435	2217	570298.9283	132358.3080	173876.868822	40362.851812	4052	572269.0967	132571.9699	174438.534718	40408.986278
517	571770.8243	132479.8461	174276.043736	404984.409833	2218	570255.9020	132349.3080	173867.961822	40361.901812	4053	572269.0967	132571.9699	174438.534718	40408.986278
527	570561.3845	132419.7285	173934.898977	403516.597083	2219	570212.8757	132340.3080	173859.054822	40360.951812	4054	572269.0967	132571.9699	174438.534718	40408.986278
537	572255.1376	132396.4211	174314.008990	404714.118747	2220	570169.8494	132331.3080	173850.147822	40360.001812	4055	572269.0967	132571.9699	174438.534718	40408.986278
547	570561.3845	132396.4211	174314.008990	404714.118747	2221	570126.8231	132322.3080	173841.240822	40359.051812	4056	572269.0967	132571.9699	174438.534718	40408.986278
557	570561.3845	132396.4211	174314.008990	404714.118747	2222	570083.7968	132313.3080	173832.333822	40358.101812	4057	572269.0967	132571.9699	174438.534718	40408.986278
567	570561.3845	132396.4211	174314.008990	404714.118747	2223	570040.7705	132304.3080	173823.426822	40357.151812	4058	572269.0967	132571.9699	174438.534718	40408.986278
577	570561.3845	132396.4211	174314.008990	404714.118747	2224	570000.7442	132295.3080	173814.519822	40356.201812	4059	572269.0967	132571.9699	174438.534718	40408.986278
587	570561.3845	132396.4211	174314.008990	404714.118747	2225	569960.7179	132286.3080	173805.612822	40355.251812	4060	572269.0967	132571.9699	174438.534718	40408.986278
597	570561.3845	132396.4211	174314.008990	404714.118747	2226	569920.6916	132277.3080	173796.705822	40354.301812	4061	572269.0967	132571.9699	174438.534718	40408.986278
607	570561.3845	132396.4211	174314.008990	404714.118747	2227	569880.6653	132268.3080	173787.798822	40353.351812	4062	572269.0967	132571.9699	174438.534718	40408.986278
617	570561.3845	132396.4211	174314.008990	404714.118747	2228	569840.6390	132259.3080	173778.891822	40352.401812	4063	572269.0967	132571.9699	174438.534718	40408.986278
627	570561.3845	132396.4211	174314.008990	404714.118747	2229	569800.6127	132250.3080	173769.984822	40351.451812	4064	572269.0967	132571.9699	174438.534718	40408.986278
637	570561.3845	132396.4211	174314.008990	404714.118747	2230	569760.5864	132241.3080	173761.077822	40350.501812	4065	572269.0967	132571.9699	174438.534718	40408.986278
647	570561.3845	132396.4211	174314.008990	404714.118747	2231	569720.5601	132232.3080	173752.170822	40349.551812	4066	572269.0967	132571.9699	174438.534718	40408.986278
657	570561.3845	132396.4211	174314.008990	404714.118747	2232	569680.5338	132223.3080	173743.263822	40348.601812	4067	572269.0967	132571.9699	174438.534718	40408.986278
667	570561.3845	132396.4211	174314.008990	404714.118747	2233	569640.5075	132214.3080	173734.356822	40347.651812	4068	572269.0967	132571.9699	174438.534718	40408.986278
677	570561.3845	132396.4211	174314.008990	404714.118747	2234	569600.4812	132205.3080	173725.449822	40346.701812	4069	572269.0967	132571.9699	174438.534718	40408.986278
687	570561.3845	132396.4211	174314.008990	404714.118747	2235	569560.4549	132196.3080	173716.542822	40345.751812	4070	572269.0967	132571.9699	174438.534718	40408.986278
697	570561.3845	132396.4211	174314.008990	404714.118747	2236	569520.4286	132187.3080	173707.635822	40344.801812	4071	572269.0967	132571.9699	174438.534718	40408.986278
707	570561.3845	132396.4211	174314.008990	404714.118747	2237	569480.4023	132178.3080	173698.728822	40343.851812	4072	572269.0967	132571.9699	174438.534718	40408.986278
717	570561.3845	132396.4211	174314.008990	404714.118747	2238	569440.3760	132169.3080	173689.821822	40342.901812	4073	572269.0967	132571.9699	174438.534718	40408.986278
727	570561.3845	132396.4211	174314.008990	404714.118747	2239	569400.3497	132160.3080	173680.914822	40341.951812	4074	572269.0967	132571.9699	174438.534718	40408.986278
737	570561.3845	132396.4211	174314.008990	404714.118747	2240	569360.3234	132151.3080	173672.007822	40341.001812	4075	572269.0967	132571.9699	174438.534718	40408.986278
747	570561.3845	132396.4211	174314.008990	404714.118747	2241	569320.2971	132142.3080	173663.100822	40340.051812	4076	572269.0967	132571.9699	174438.534718	40408.986278
757	570561.3845	132396.4211	174314.008990	404714.118747	2242	569280.2708	132133.3080	173654.193822	40339.101812	4077	572269.0967	132571.9699	174438.534718	40408.986278
767	570561.3845	132396.4211	174314.008990	404714.118747	2243	569240.2445	132124.3080	173645.286822	40338.151812	4078	572269.0967	132571.9699	174438.534718	40408.986278
777	570561.3845	132396.4211	174314.008990	404714.118747	2244	569200.2182	132115.3080	173636.379822	40337.201812	4079	572269.0967	132571.9699	174438.534718	40408.986278
787	570561.3845	132396.4211	174314.008990	404714.118747	2245	569160.1919	132106.3080	173627.472822	40336.251812	4080	572269.0967	132571.9699	174438.534718	40408.986278
797	570561.3845	132396.4211	174314.008990	404714.118747	2246	569120.1656	132097.3080	173618.565822	40335.301812	4081	572269.0967	132571.9699	174438.534718	40408.986278
807	570561.3845	132396.4211	174314.008990	404714.118747	2247	569080.1393	132088.3080	173609.658822	40334.351812	4082	572269.0967	132571.9699	174438.534718	40408.986278
817	570561.3845	132396.4211	174314.008990	404714.118747	2248	569040.11								





**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
4197-4167	55.00'	108.01'	195°51'44"	394.73'	N 70°12'37" W 108.95'

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

Line	Bearing	Length
501	N 12°47'48" E	19.09'
502	S 77°12'12" E	20.00'
503	S 12°47'48" W	17.08'

**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

NOTE: The Total Area For The Shared Sewerage System Easement Is 34.37 Acres. The Shared Sewerage System Will Be Available To Lots 69-81, 87-89 And 95-114. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

Signature: Timothy Feaga, Trustee  
 Signature: Robert C. Goodier, Jr., Trustee

**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves Unto Itself, Its Successors, And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 69-114, Non-Buildable Preservation Parcels 'K', 'L', 'M', 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T' And Buildable Bulk Parcel 'U'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, 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."

**Minimum Lot Size Chart**

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
82	51,400 Sq.Ft.	6,087 Sq.Ft.	45,313 Sq.Ft.
83	45,230 Sq.Ft.	4,106 Sq.Ft.	41,124 Sq.Ft.
84	45,124 Sq.Ft.	1,001 Sq.Ft.	44,123 Sq.Ft.
85	52,672 Sq.Ft.	830 Sq.Ft.	51,842 Sq.Ft.
86	56,464 Sq.Ft.	5,179 Sq.Ft.	51,285 Sq.Ft.
90	52,035 Sq.Ft.	2,698 Sq.Ft.	49,337 Sq.Ft.

**Public Forest Conservation Easement Line Chart (This Sheet)**

Line	Bearing	Length
FC1	N 03°11'15" E	443.95'
FC2	S 86°48'45" E	377.97'
FC3	S 05°54'31" E	35.38'
FC4	S 07°34'31" W	47.30'
FC5	S 01°25'15" E	83.03'
FC6	S 84°26'15" E	272.60'
FC7	N 79°18'45" E	177.59'
FC8	S 72°38'05" W	66.02'
FC9	S 28°39'48" E	41.00'
FC10	S 30°55'50" W	117.91'
FC11	S 25°55'58" W	126.00'
FC12	N 59°04'10" W	372.72'
FC13	S 61°15'07" W	98.55'
FC14	S 04°13'34" W	287.59'
FC15	N 75°38'27" W	403.32'

**Public Forest Conservation Easement Line Chart (Sheet 2)**

Line	Bearing	Length
FC1	N 40°40'37" E	191.58'
FC2	R=325.01' L=169.81'	
FC3	R=25.00' L=32.62'	
FC4	R=50.00' L=105.49'	
FC5	S 87°23'19" E	137.52'
FC6	N 02°36'41" E	20.00'
FC7	N 87°23'19" W	134.58'
FC8	R=50.00' L=17.48'	
FC9	N 39°19'35" E	182.71'
FC10	S 75°38'27" E	403.32'
FC11	S 16°07'22" E	83.82'
FC12	S 73°52'38" W	35.42'
FC13	S 16°01'37" W	74.70'
FC14	S 05°11'48" W	48.60'
FC15	S 00°33'22" W	46.61'
FC16	S 12°32'03" W	66.38'
FC17	S 29°26'47" W	35.43'
FC18	S 23°08'28" W	39.93'
FC19	S 08°08'01" W	20.16'
FC20	S 19°22'58" E	39.81'
FC21	S 05°26'33" E	67.67'
FC22	S 16°28'01" E	32.71'
FC23	S 08°25'07" W	39.99'
FC24	S 22°23'21" E	16.38'
FC25	S 04°03'30" E	31.49'
FC26	S 23°51'30" W	15.95'
FC27	S 21°13'34" E	7.82'
FC28	N 87°10'41" W	173.41'
FC29	N 75°32'30" W	163.40'
FC30	S 73°18'07" W	39.56'
FC31	N 43°51'20" W	21.06'
FC32	N 05°04'35" W	20.15'
FC33	N 38°02'28" E	26.35'
FC34	N 40°44'38" W	23.13'
FC35	S 68°02'02" W	59.86'
FC36	N 84°05'47" W	42.59'
FC37	N 33°07'20" W	26.73'
FC38	S 86°35'17" W	72.78'
FC39	N 49°19'21" W	339.81'

**Area Tabulation For Sheet 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	4
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	7,655 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	15.146 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	5,396 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	28,197 Ac.*
TOTAL AREA TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	28,197 Ac.*

**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/O 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/O 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 29<sup>th</sup> Day of January, 2015.

Signature: Timothy Feaga, Trustee  
 Signature: Robert C. Goodier, Jr., Trustee

Witness: [Signature]  
 Witness: [Signature]

**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 Bassler, 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.

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

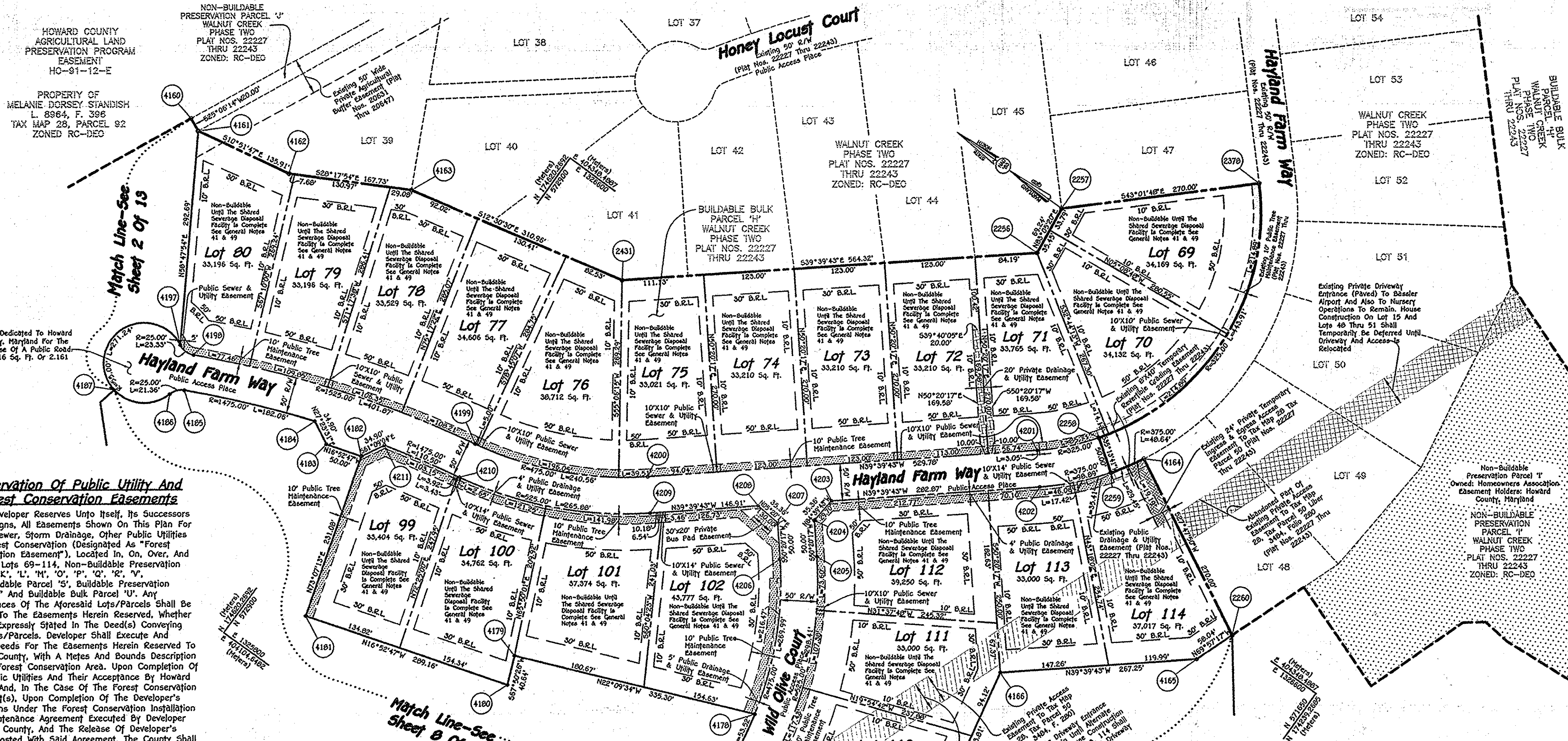
RECORDED AS PLAT No. **23234** ON **3/30/15**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**  
 Phase Three  
 Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M'

(Being A Resubdivision Of Buildable Bulk Parcel 'H' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M' - Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
 Zoned: RR-DEO AND RC-DEO  
 Tax Map: 28 Parcel: 4, 5, 10-12, 17 And 18  
 Fifth Election District - Howard County, Maryland

Scale: 1" = 100'  
 Date: September 30, 2014 Sheet 2 Of 13





**Reservation Of Public Utility And Forest Conservation Easements**

Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan For Water, Sewer, Storm Drainage, Other Public Utilities and Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 69-114, Non-Buildable Preservation Parcels 'K', 'L', 'M', 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T' And Buildable Bulk Parcel 'U'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, 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."

**Area Tabulation For Sheet 3**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	21
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	21
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	16,821 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF BUILDABLE PRESERVATION 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	16,821 Ac.
TOTAL AREA OF EASEMENT TO BE RECORDED	2,161 Ac.
TOTAL AREA TO BE RECORDED	18,982 Ac.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 BALTIMORE CITY, MARYLAND 21142  
 (410) 461-2292

Owner	Developer
BV Business Trust 15950 North Avenue P.O. Box 482 Lisbon, MD 21785 410-489-7900	Bassler Venture, LLC 15950 North Avenue P.O. Box 482 Lisbon, MD 21785 410-489-7900

NOTE: The Total Area For The Shared Sewerage System Easement Is 34.37 Acres. The Shared Sewerage System Will Be Available To Lots 69-81, 87-89 And 96-114. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

*Timothy Feaga*  
 BV Business Trust  
 Timothy Feaga, Trustee

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

**Curve Data Tabulation**

Pm-Pm	Radius	Arc Length	Delta	Tangent	Bearing & Distance
4197-4198	25.00'	23.33'	53°27'32"	12.99'	S 00°59'15" W 22.49'
4198-4199	1525.00'	141.87'	18°11'39"	202.11'	S 10°11'39" E 400.71'
4199-4200	475.00'	240.58'	23°01'02"	122.92'	S 25°09'12" E 235.00'
4201-2258	325.00'	85.71'	15°05'39"	43.10'	S 47°13'01" E 85.45'
2258-2378	325.00'	443.91'	70°15'29"	264.39'	N 86°05'57" E 410.20'
4164-2258	375.00'	48.64'	07°25'52"	24.35'	N 88°29'15" W 48.60'
2259-4202	375.00'	98.89'	15°08'39"	49.74'	N 47°13'10" W 98.61'
4205-4168	525.00'	298.41'	32°34'02"	153.35'	S 66°37'18" W 294.41'
4177-4178	475.00'	53.52'	05°27'19"	28.78'	N 79°40'39" E 53.49'
4177-4206	475.00'	269.99'	34°34'02"	133.75'	N 65°37'18" E 268.37'
4209-4101	525.00'	265.80'	29°01'02"	135.56'	N 25°09'12" W 265.00'
4210-4211	1475.00'	110.50'	04°17'53"	55.28'	N 12°47'28" W 110.48'
4184-4185	1475.00'	102.06'	07°04'20"	91.15'	N 22°21'29" W 101.99'
4185-4186	25.00'	21.35'	48°56'58"	11.30'	N 50°22'08" W 20.71'
4186-4187	55.00'	83.23'	86°42'08"	51.92'	N 31°29'33" W 75.51'
4187-4187	55.00'	108.01'	195°51'44"	394.79'	S 70°12'37" E 108.95'

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 69-81, 87-89 And 96-114

Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*Brian M. Mason* 3/4/2015  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Plank* 3-16-15  
 Chief, Development Engineering Division

*Robert C. Goodier, Jr.* 3-17-15  
 Director

**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 29th Day Of January, 2015.

*Timothy Feaga*  
 BV Business Trust  
 Timothy Feaga, Trustee

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

**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 Bassler, 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* 1/27/15  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT NO. 23235 ON 3/20/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**  
 Phase Three  
 Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M'

(Being A Resubdivision Of Buildable Bulk Parcel 'H' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M' - Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
 Zoned: RE-DEO AND RC-DEO  
 Tax Map: 28 Parcel: 49 Grid: 4, 5, 10-12, 17 And 18  
 Fifth Election District - Howard County, Maryland

Scale: 1" = 100'  
 Date: September 30, 2014 Sheet 3 Of 13

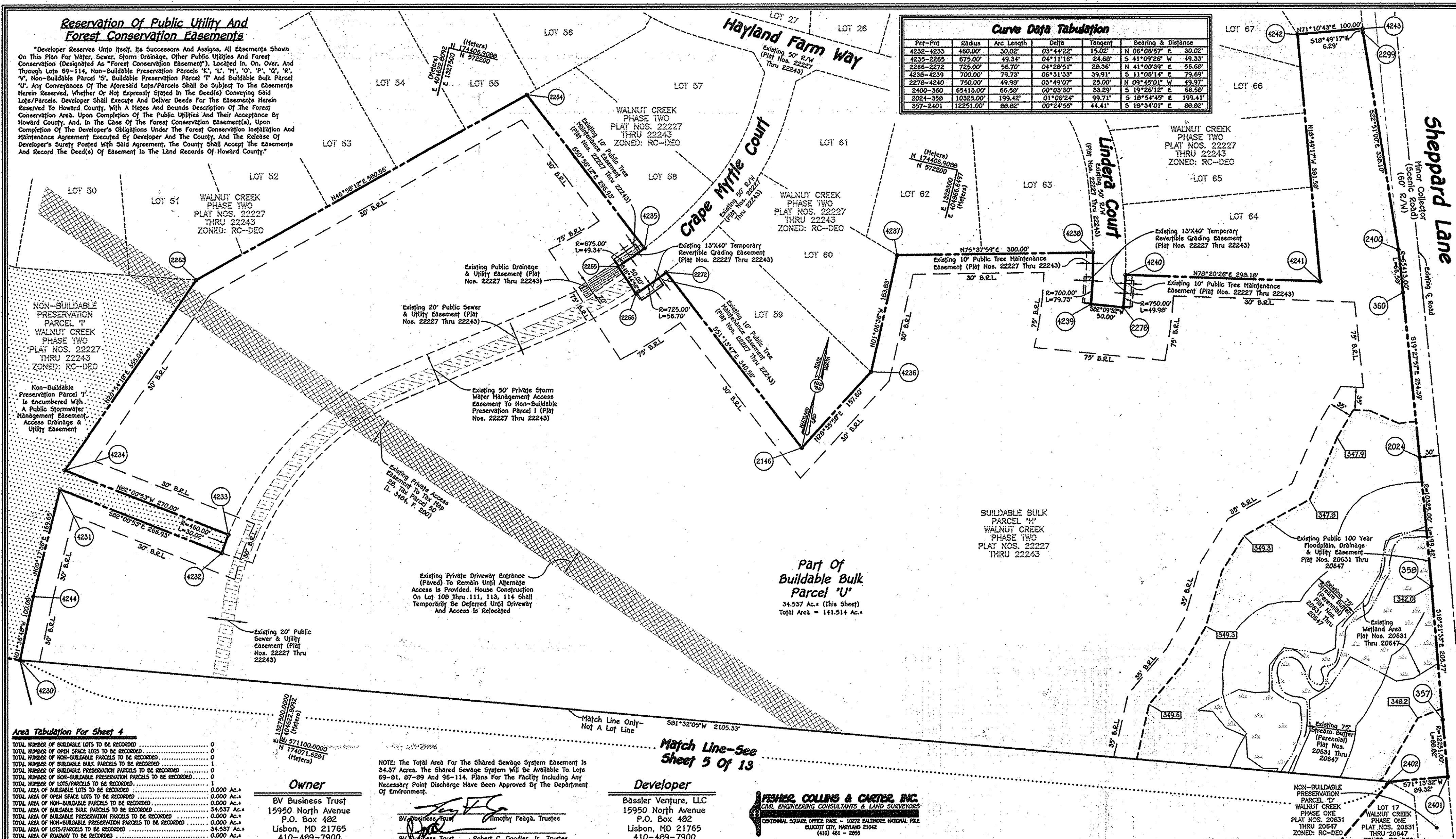


**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 69-114, Non-Buildable Preservation Parcels "K", "L", "M", "O", "P", "Q", "R", "S", "V", Non-Buildable Parcel "S", Buildable Preservation Parcel "T" And Buildable Bulk Parcel "U". Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, 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."

**Curve Data Tabulation**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
4232-4233	480.00'	30.02'	03°44'22"	15.02'	N 06°08'57" E 30.02'
4233-2225	675.00'	49.34'	04°11'15"	24.60'	S 41°09'25" W 49.34'
2225-2272	725.00'	56.70'	04°28'51"	28.35'	N 41°00'39" E 56.68'
4238-4239	700.00'	79.73'	06°31'33"	39.91'	S 11°06'14" E 79.69'
2278-4240	750.00'	49.98'	03°49'07"	25.00'	N 09°45'01" W 49.97'
2400-350	65413.00'	66.58'	00°03'30"	33.29'	S 19°26'12" E 66.58'
2024-350	10325.00'	199.42'	01°06'24"	99.71'	S 18°54'45" E 199.41'
357-2401	12251.00'	88.82'	00°24'55"	44.41'	S 18°34'01" E 88.82'



**Area Tabulation For Sheet 4**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE PRESERVATION 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	0.000 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	34.537 Ac.
TOTAL AREA OF BUILDABLE PRESERVATION 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	34.537 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	34.537 Ac.

**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

**Owner's Certificate**  
 BV Business Trust  
 Timothy Feaga, Trustee

**Developer's Certificate**  
 BV Business Trust  
 Robert C. Goodier, Jr., Trustee

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland, Lots 69-81, 87-89 And 96-114  
 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.  
 Approved for: *Maura Rozaman* 3/4/2015  
 Howard County Health Officer H.O. *Maura Rozaman* Date: 3/4/2015

APPROVED: Howard County Department Of Planning And Zoning.  
*Chad E. ...* 3-16-15  
 Chief, Development Engineering Division Date: 3-16-15  
*Keith ...* 3-17-15  
 Director Date: 3-17-15

**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 3rd Day of January, 2015.

*Timothy Feaga*  
 BV Business Trust  
 Timothy Feaga, Trustee

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

*Terrell A. Fisher*  
 Witness

**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 Basslers, Incorporated To BV Business Trust By Deed Dated June 25, 2008 Recorded Among The Land Records Of Howard County, Maryland In Liber No. 11276 At Folio 36. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 40692  
 Expiration Date: December 13, 2015

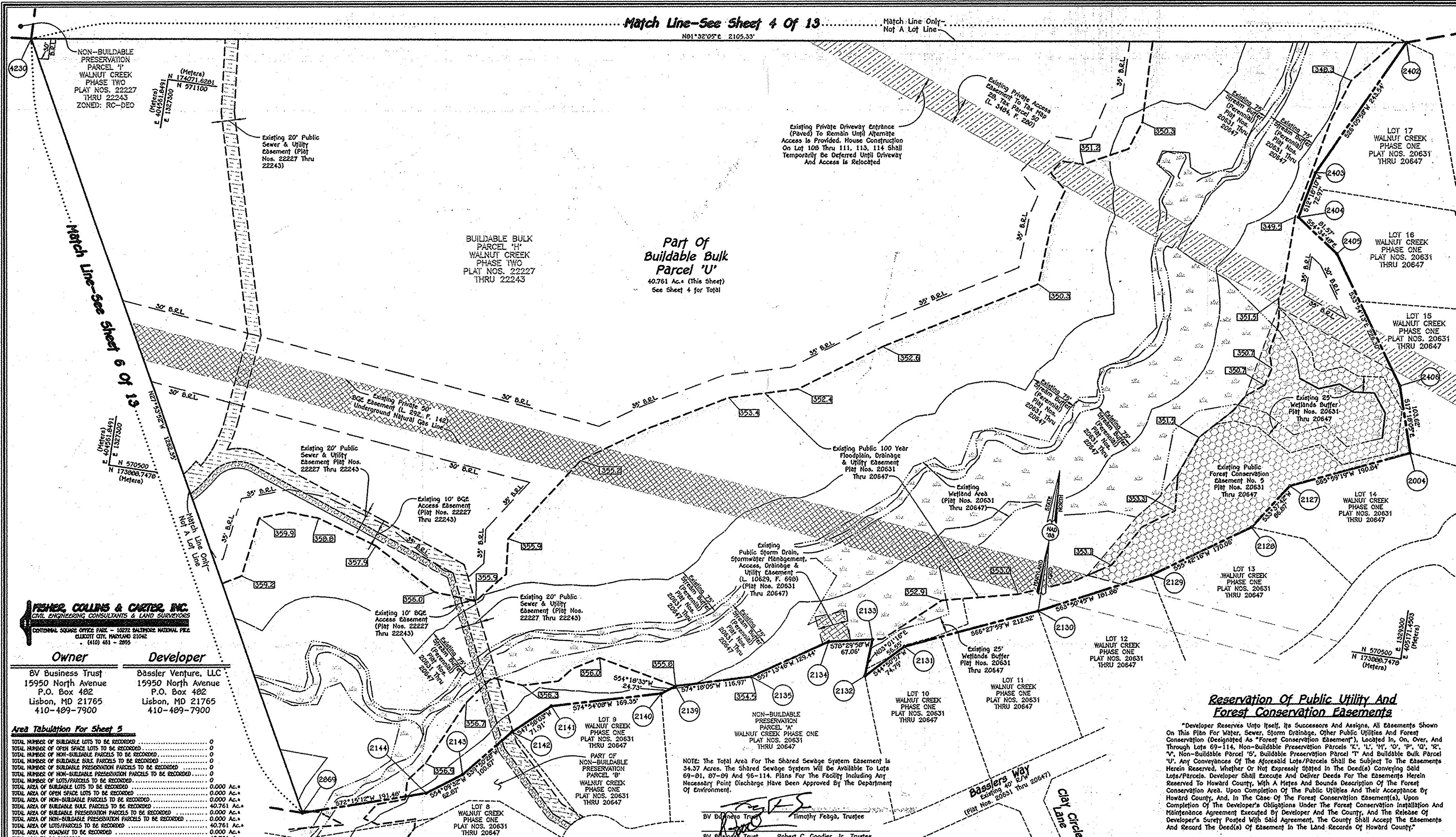
RECORDED AS PLAT No. **23336** ON **3/30/15**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**  
 Phase Three  
 Lots 69-114, Non-Buildable Preservation Parcels "O", "P", "Q", "R", "S", "V", Non-Buildable Parcel "S", Buildable Preservation Parcel "T", Buildable Bulk Parcel "U" And A Revision To Non-Buildable Preservation Parcels "K", "L" And "M"

(Being A Resubdivision Of Buildable Bulk Parcel "H" And A Revision To Non-Buildable Preservation Parcels "K", "L" And "M" - Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
 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

Scale: 1" = 100'  
 Date: September 30, 2014 Sheet 4 Of 13





**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SERVICE OFFICE: P.O. BOX 1872 BALTIMORE NATIONAL FREE  
 CLIENT CITY, MARYLAND 21042  
 (410) 431-2855

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

**Area Tabulation For Sheet 5**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0.0000 Ac.±
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	40.761 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.0000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.0000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	40.761 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 Ac.±
TOTAL AREA TO BE RECORDED	40.761 Ac.±

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 69-81, 87-89 And 96-114 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*Robert C. Goodier, Jr.* 3/4/2015  
 Howard County Health Officer u.o. 2/ Date 2/28/2015

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Chamberlain* 3-16-15  
 Chief, Development Engineering Division & Date

*Kurt R. Dworkin* 3-17-15  
 Director Date

**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 29th Day Of January, 2015.

*Timothy Feaga*  
 BV Business Trust  
 Timothy Feaga, Trustee

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

**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. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 1/27/15  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. **23237** ON **3/20/15**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**  
 Phase Three  
 Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'V' Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M'

(Being A Resubdivision Of Buildable Bulk Parcel 'H' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M'- Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
 Zoned: RR-DEO AND RC-DEO  
 Tax Map: 29 Parcel: 49 Grid: 4, 5, 10-12, 17 And 18  
 Fifth Election District - Howard County, Maryland

0' 100' 150' 200'  
 Scale: 1" = 100'

Date: September 30, 2014 Sheet 5 of 13







**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
4172-4171	55.00'	114.11'	118°52'17"	93.13'	S 81°00'38" E 94.72'
4171-4170	23.00'	22.35'	51°19'04"	12.01'	N 85°12'45" E 21.85'
4169-4168	525.00'	256.25'	27°57'59"	130.73'	S 63°08'41" E 255.72'

NOTE: The Total Area For The Shared Sewage System Easement Is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 69-81, 87-89 And 96-114. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

*Timothy Feaga*  
BV Business Trust  
Timothy Feaga, Trustee

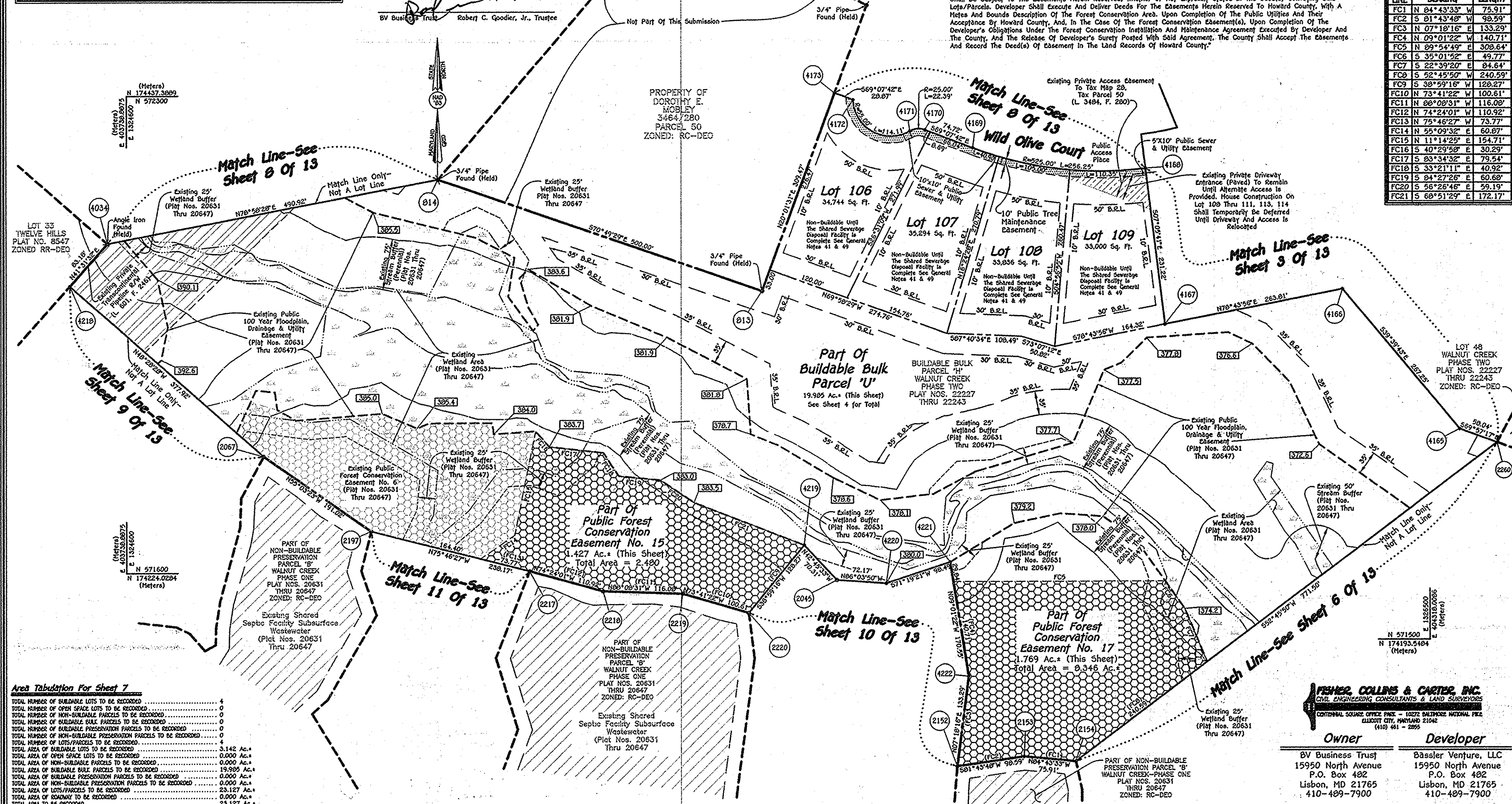
*Robert C. Goodier, Jr.*  
BV Business Trust  
Robert C. Goodier, Jr., Trustee

**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves Until 12/31/15, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 69-114, Non-Buildable Preservation Parcels 'K', 'L', 'M', 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T' And Buildable Bulk Parcel 'U'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Plan And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easements, Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, 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.

**Public Forest Conservation Easement Line Chart**

LINE	BEARING	LENGTH
FC1	N 84°43'33" W	75.91'
FC2	S 81°43'48" W	98.59'
FC3	N 07°18'16" E	133.29'
FC4	N 09°01'22" W	140.71'
FC5	N 09°54'49" E	308.64'
FC6	S 35°01'52" E	49.77'
FC7	S 22°39'20" E	84.64'
FC8	S 52°45'50" W	240.59'
FC9	S 38°59'16" W	128.27'
FC10	N 73°41'22" W	100.61'
FC11	N 86°09'31" W	116.08'
FC12	N 74°24'01" W	110.92'
FC13	N 75°46'27" W	73.77'
FC14	N 55°09'32" E	60.87'
FC15	N 11°14'25" E	154.71'
FC16	S 40°29'58" E	30.29'
FC17	S 83°34'32" E	79.54'
FC18	S 33°21'11" E	40.92'
FC19	S 84°27'26" E	60.68'
FC20	S 56°26'46" E	59.19'
FC21	S 68°51'29" E	172.17'



**Area Tabulation For Sheet 7**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.142 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	19.985 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION 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	23.127 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	23.127 Ac.±

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SERVICE OFFICE: P.O. BOX 10222 BALTIMORE NATIONAL PLACE GAITHERSBURG, MARYLAND 20878  
(410) 461-2255

Owner	Developer
BV Business Trust 15950 North Avenue P.O. Box 402 Lisbon, MD 21765 410-489-7900	Bässler Venture, LLC 15950 North Avenue P.O. Box 402 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 69-81, 87-89 And 96-114  
Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.  
*Maureen Robinson* 3/4/2015  
Howard County Health Officer u.o. 2 Date

APPROVED: Howard County Department Of Planning And Zoning.  
*Chief, Development Engineering Division* 3-16-15 Date  
*Director* 3-17-15 Date

**Owner's Certificate**  
BV Business Trust By Timothy Feaga, Trustee, And Robert C. Goodier, Jr., Trustee, Owner Of The Property Shown And Described Hereon, Herby 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, Herby 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 Singular Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 29<sup>th</sup> Day Of January 2015.  
*Timothy Feaga*  
BV Business Trust  
Timothy Feaga, Trustee

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

Witness  
*Terrell A. Fisher*  
Witness  
*Terrell A. Fisher*

**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. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.  
*Terrell A. Fisher* 1/29/15  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. **83939** ON **3/20/15**  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**  
Phase Three  
Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M'

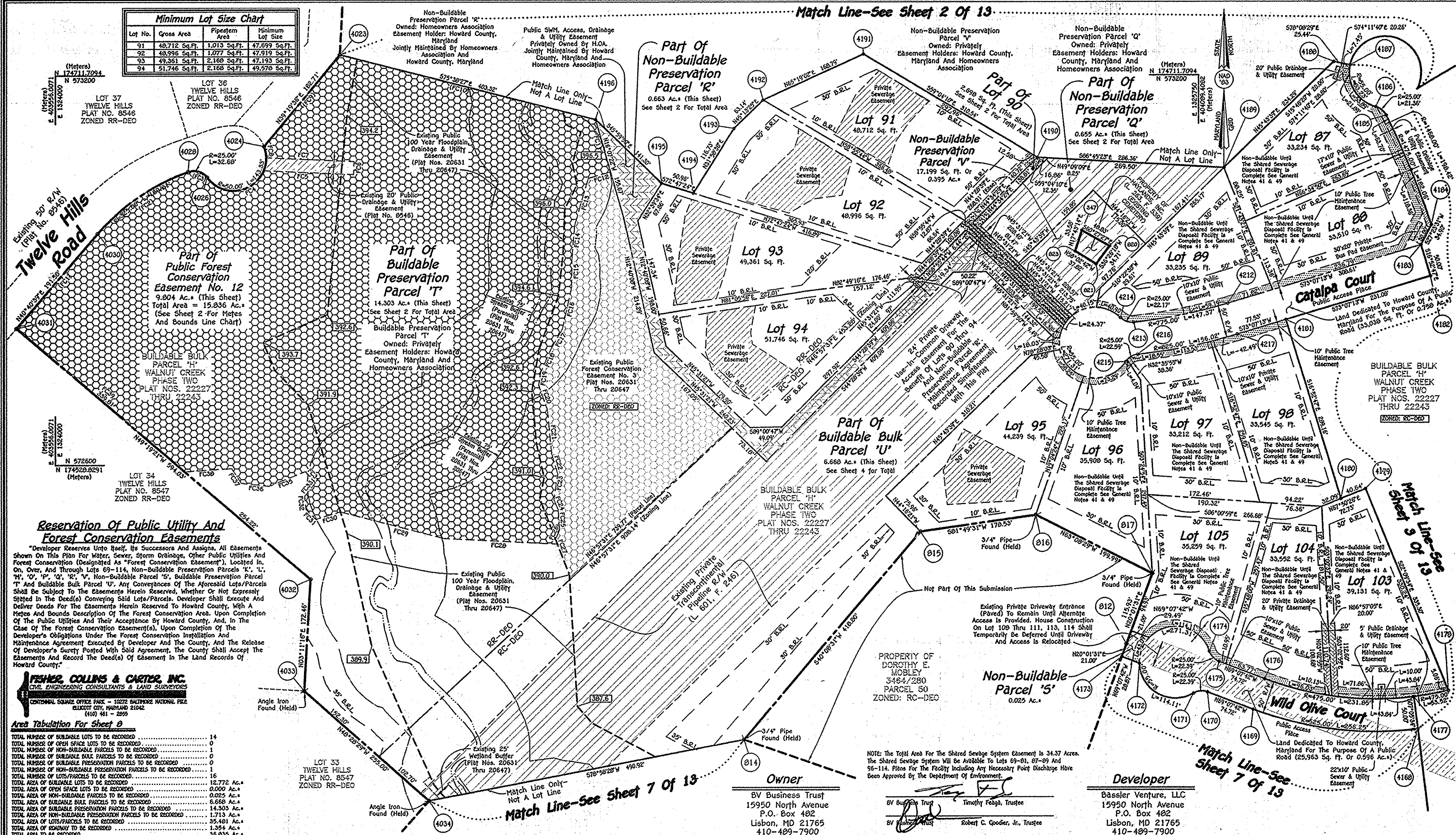
(Being A Resubdivision Of Buildable Bulk Parcel 'H' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M' - Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
Zoned: RC-DEO AND RC-DEO  
Tax Map: 28 Parcel: 49 Grid: A, S, 10-12, 17 And 18  
Fifth Election District - Howard County, Maryland

Scale: 1" = 100'  
Date: September 30, 2014 Sheet 7 of 13



**Minimum Lot Size Chart**

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
91	48,712 Sq. Ft.	1,013 Sq. Ft.	47,699 Sq. Ft.
92	48,996 Sq. Ft.	1,077 Sq. Ft.	47,919 Sq. Ft.
93	49,361 Sq. Ft.	2,168 Sq. Ft.	47,193 Sq. Ft.
94	51,746 Sq. Ft.	2,168 Sq. Ft.	49,578 Sq. Ft.



**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easements"), Located In, On, Over, And Through Lots 69-114, Non-Buildable Preservation Parcels "K", "L", "M", "O", "P", "Q", "R", "V", Non-Buildable Parcel "S", Buildable Preservation Parcel "T" And Buildable Bulk Parcel "U". Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, 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.

**FISHER COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLETTT CITY, MARYLAND 21042  
 (410) 481-2229

**Area Tabulation For Sheet 8**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	14
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS 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 NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	16
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	12,772 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.025 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	6,668 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	14,303 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1,713 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,481 Ac.±
TOTAL AREA OF GROUND TO BE RECORDED	1,334 Ac.±
TOTAL AREA TO BE RECORDED	36,815 Ac.±

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 69-81, 87-89 And 96-114  
 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.  
*Bridget M. Mason* 3/4/2015  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.  
*[Signature]* 3-16-15  
 Chief, Development Engineering Division Date  
*[Signature]* 3-17-15  
 Director Date

**Owner's Certificate**  
 BV Business Trust By Timothy Feaga, Trustee, And Robert C. Goodier, Jr., Trustee, Owner Of The Property Shown And Described Hereon, Herby 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, Herby 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 29<sup>th</sup> Day Of January, 2015.  
*[Signature]*  
 BV Business Trust  
 Timothy Feaga, Trustee  
 Witness  
*[Signature]*  
 BV Business Trust  
 Robert C. Goodier, Jr., Trustee

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

RECORDED AS PLAT No. **23240** ON **3/20/15**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**Walnut Creek**  
 Phase Three  
 Lots 69-114, Non-Buildable Preservation Parcels "O", "P", "Q", "R", "V", Non-Buildable Parcel "S", Buildable Preservation Parcel "T", Buildable Bulk Parcel "U" And A Revision To Non-Buildable Preservation Parcels "K", "L" And "M"  
 (Being A Resubdivision Of Buildable Bulk Parcel "H" And A Revision To Non-Buildable Preservation Parcels "K", "L" And "M" - Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
 Zoned: RR-DEO AND RC-DEO  
 Tax Map: 28 Parcel: 4, 5, 10-12, 17 And 18  
 Fifth Election District - Howard County, Maryland  
 Scale: 1" = 100'  
 Date: September 30, 2014 Sheet 8 Of 13

1:2004104001.dwg/Record Plats/PHASE 3-Street 8.dwg, Sheet 8, 1/22/2015 10:23:41 AM, 11

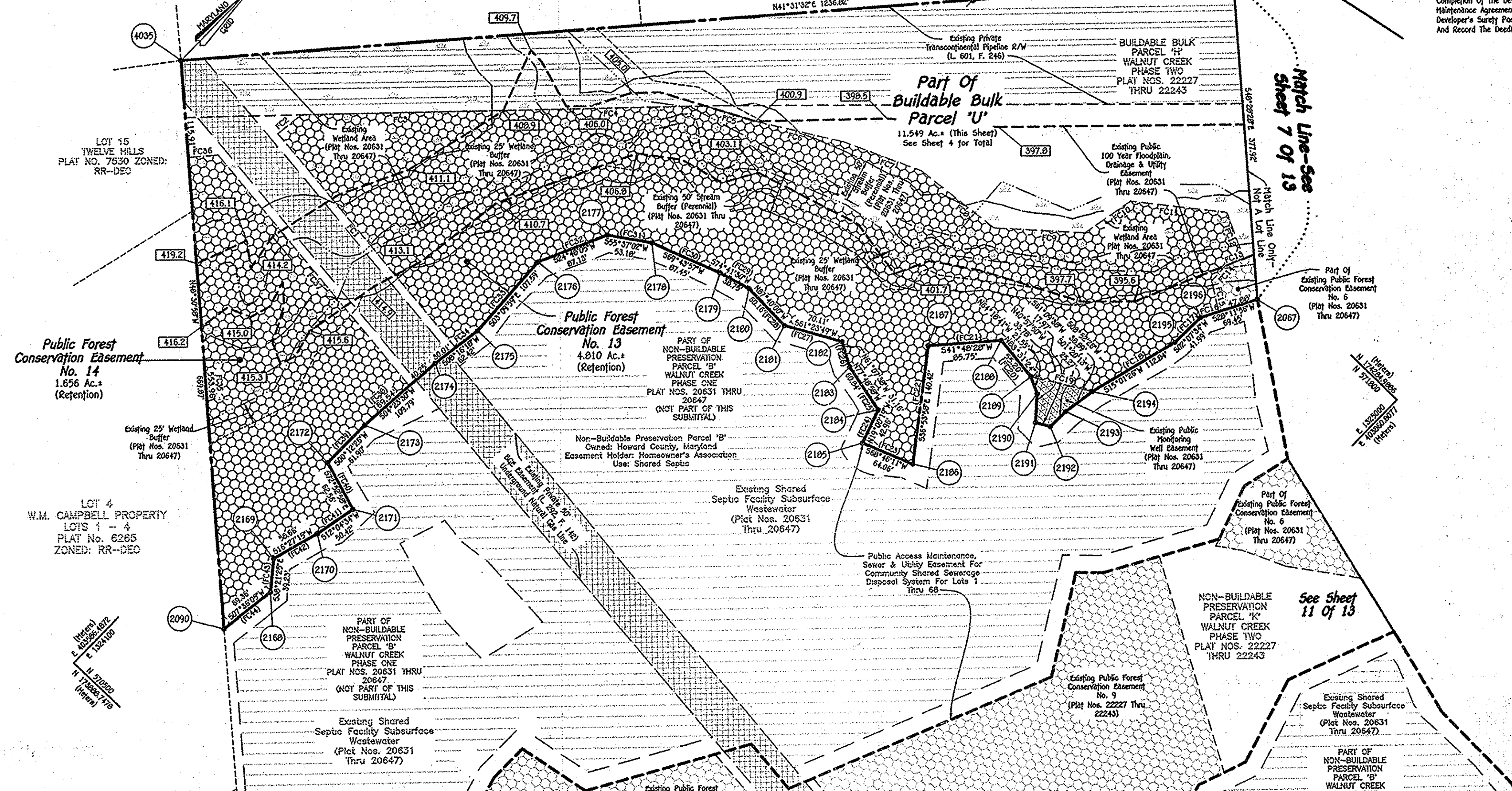


NOTE: The Total Area For The Shared Sewerage System Easement Is 34.37 Acres. The Shared Sewerage System Will Be Available To Lots 69-81, 87-99 And 95-114. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

### Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over And Through Lots 69-114, Non-Buildable Preservation Parcels 'Q', 'R', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'AB', 'AC', 'AD', 'AE', 'AF', 'AG', 'AH', 'AI', 'AJ', 'AK', 'AL', 'AM', 'AN', 'AO', 'AP', 'AQ', 'AR', 'AS', 'AT', 'AU', 'AV', 'AW', 'AX', 'AY', 'AZ', 'BA', 'BB', 'BC', 'BD', 'BE', 'BF', 'BG', 'BH', 'BI', 'BJ', 'BK', 'BL', 'BM', 'BN', 'BO', 'BP', 'BQ', 'BR', 'BS', 'BT', 'BU', 'BV', 'BW', 'BX', 'BY', 'BZ', 'CA', 'CB', 'CC', 'CD', 'CE', 'CF', 'CG', 'CH', 'CI', 'CJ', 'CK', 'CL', 'CM', 'CN', 'CO', 'CP', 'CQ', 'CR', 'CS', 'CT', 'CU', 'CV', 'CW', 'CX', 'CY', 'CZ', 'DA', 'DB', 'DC', 'DD', 'DE', 'DF', 'DG', 'DH', 'DI', 'DJ', 'DK', 'DL', 'DM', 'DN', 'DO', 'DP', 'DQ', 'DR', 'DS', 'DT', 'DU', 'DV', 'DW', 'DX', 'DY', 'DZ', 'EA', 'EB', 'EC', 'ED', 'EE', 'EF', 'EG', 'EH', 'EI', 'EJ', 'EK', 'EL', 'EM', 'EN', 'EO', 'EP', 'EQ', 'ER', 'ES', 'ET', 'EU', 'EV', 'EW', 'EX', 'EY', 'EZ', 'FA', 'FB', 'FC', 'FD', 'FE', 'FF', 'FG', 'FH', 'FI', 'FJ', 'FK', 'FL', 'FM', 'FN', 'FO', 'FP', 'FQ', 'FR', 'FS', 'FT', 'FU', 'FV', 'FW', 'FX', 'FY', 'FZ', 'GA', 'GB', 'GC', 'GD', 'GE', 'GF', 'GG', 'GH', 'GI', 'GJ', 'GK', 'GL', 'GM', 'GN', 'GO', 'GP', 'GQ', 'GR', 'GS', 'GT', 'GU', 'GV', 'GW', 'GX', 'GY', 'GZ', 'HA', 'HB', 'HC', 'HD', 'HE', 'HF', 'HG', 'HH', 'HI', 'HJ', 'HK', 'HL', 'HM', 'HN', 'HO', 'HP', 'HQ', 'HR', 'HS', 'HT', 'HU', 'HV', 'HW', 'HX', 'HY', 'HZ', 'IA', 'IB', 'IC', 'ID', 'IE', 'IF', 'IG', 'IH', 'II', 'IJ', 'IK', 'IL', 'IM', 'IN', 'IO', 'IP', 'IQ', 'IR', 'IS', 'IT', 'IU', 'IV', 'IW', 'IX', 'IY', 'IZ', 'JA', 'JB', 'JC', 'JD', 'JE', 'JF', 'JG', 'JH', 'JI', 'JJ', 'JK', 'JL', 'JM', 'JN', 'JO', 'JP', 'JQ', 'JR', 'JS', 'JT', 'JU', 'JV', 'JW', 'JX', 'JY', 'JZ', 'KA', 'KB', 'KC', 'KD', 'KE', 'KF', 'KG', 'KH', 'KI', 'KJ', 'KK', 'KL', 'KM', 'KN', 'KO', 'KP', 'KQ', 'KR', 'KS', 'KT', 'KU', 'KV', 'KW', 'KX', 'KY', 'KZ', 'LA', 'LB', 'LC', 'LD', 'LE', 'LF', 'LG', 'LH', 'LI', 'LJ', 'LK', 'LL', 'LM', 'LN', 'LO', 'LP', 'LQ', 'LR', 'LS', 'LT', 'LU', 'LV', 'LW', 'LX', 'LY', 'LZ', 'MA', 'MB', 'MC', 'MD', 'ME', 'MF', 'MG', 'MH', 'MI', 'MJ', 'MK', 'ML', 'MM', 'MN', 'MO', 'MP', 'MQ', 'MR', 'MS', 'MT', 'MU', 'MV', 'MW', 'MX', 'MY', 'MZ', 'NA', 'NB', 'NC', 'ND', 'NE', 'NF', 'NG', 'NH', 'NI', 'NJ', 'NK', 'NL', 'NM', 'NN', 'NO', 'NP', 'NQ', 'NR', 'NS', 'NT', 'NU', 'NV', 'NW', 'NX', 'NY', 'NZ', 'OA', 'OB', 'OC', 'OD', 'OE', 'OF', 'OG', 'OH', 'OI', 'OJ', 'OK', 'OL', 'OM', 'ON', 'OO', 'OP', 'OQ', 'OR', 'OS', 'OT', 'OU', 'OV', 'OW', 'OX', 'OY', 'OZ', 'PA', 'PB', 'PC', 'PD', 'PE', 'PF', 'PG', 'PH', 'PI', 'PJ', 'PK', 'PL', 'PM', 'PN', 'PO', 'PP', 'PQ', 'PR', 'PS', 'PT', 'PU', 'PV', 'PW', 'PX', 'PY', 'PZ', 'QA', 'QB', 'QC', 'QD', 'QE', 'QF', 'QG', 'QH', 'QI', 'QJ', 'QK', 'QL', 'QM', 'QN', 'QO', 'QP', 'QQ', 'QR', 'QS', 'QT', 'QU', 'QV', 'QW', 'QX', 'QY', 'QZ', 'RA', 'RB', 'RC', 'RD', 'RE', 'RF', 'RG', 'RH', 'RI', 'RJ', 'RK', 'RL', 'RM', 'RN', 'RO', 'RP', 'RQ', 'RR', 'RS', 'RT', 'RU', 'RV', 'RW', 'RX', 'RY', 'RZ', 'SA', 'SB', 'SC', 'SD', 'SE', 'SF', 'SG', 'SH', 'SI', 'SJ', 'SK', 'SL', 'SM', 'SN', 'SO', 'SP', 'SQ', 'SR', 'SS', 'ST', 'SU', 'SV', 'SW', 'SX', 'SY', 'SZ', 'TA', 'TB', 'TC', 'TD', 'TE', 'TF', 'TG', 'TH', 'TI', 'TJ', 'TK', 'TL', 'TM', 'TN', 'TO', 'TP', 'TQ', 'TR', 'TS', 'TT', 'TU', 'TV', 'TW', 'TX', 'TY', 'TZ', 'UA', 'UB', 'UC', 'UD', 'UE', 'UF', 'UG', 'UH', 'UI', 'UJ', 'UK', 'UL', 'UM', 'UN', 'UO', 'UP', 'UQ', 'UR', 'US', 'UT', 'UU', 'UV', 'UW', 'UX', 'UY', 'UZ', 'VA', 'VB', 'VC', 'VD', 'VE', 'VF', 'VG', 'VH', 'VI', 'VJ', 'VK', 'VL', 'VM', 'VN', 'VO', 'VP', 'VQ', 'VR', 'VS', 'VT', 'VU', 'VV', 'VW', 'VX', 'VY', 'VZ', 'WA', 'WB', 'WC', 'WD', 'WE', 'WF', 'WG', 'WH', 'WI', 'WJ', 'WK', 'WL', 'WM', 'WN', 'WO', 'WP', 'WQ', 'WR', 'WS', 'WT', 'WU', 'WV', 'WW', 'WX', 'WY', 'WZ', 'XA', 'XB', 'XC', 'XD', 'XE', 'XF', 'XG', 'XH', 'XI', 'XJ', 'XK', 'XL', 'XM', 'XN', 'XO', 'XP', 'XQ', 'XR', 'XS', 'XT', 'XU', 'XV', 'XW', 'XZ', 'YA', 'YB', 'YC', 'YD', 'YE', 'YF', 'YG', 'YH', 'YI', 'YJ', 'YK', 'YL', 'YM', 'YN', 'YO', 'YP', 'YQ', 'YR', 'YS', 'YT', 'YU', 'YV', 'YW', 'YX', 'YZ', 'ZA', 'ZB', 'ZC', 'ZD', 'ZE', 'ZF', 'ZG', 'ZH', 'ZI', 'ZJ', 'ZK', 'ZL', 'ZM', 'ZN', 'ZO', 'ZP', 'ZQ', 'ZR', 'ZS', 'ZT', 'ZU', 'ZV', 'ZW', 'ZX', 'ZY', 'ZZ'.

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



#### Public Forest Conservation Easement Line Chart

LINE	BEARING	LENGTH
FC1	N 23°43'28" W	326.65'
FC2	N 06°16'32" E	35.00'
FC3	N 44°37'21" E	236.87'
FC4	N 44°37'21" E	237.27'
FC5	N 63°04'44" E	61.52'
FC6	N 59°12'05" E	105.96'
FC7	N 66°46'07" E	98.35'
FC8	N 23°58'12" E	107.40'
FC9	N 49°02'31" E	106.84'
FC10	N 11°18'55" E	64.93'
FC11	N 52°35'32" E	113.78'
FC12	S 64°28'11" E	57.54'
FC13	S 24°27'11" W	23.75'
FC14	S 02°29'34" E	23.51'
FC15	S 56°24'33" E	37.37'
FC16	S 28°11'56" W	21.57'
FC17	S 02°07'34" W	41.99'
FC18	S 15°01'26" W	112.04'
FC19	S 59°35'16" W	74.09'
FC20	N 23°31'24" W	55.20'
FC21	S 41°48'28" W	85.75'
FC22	S 36°53'58" E	140.42'
FC23	S 68°46'11" W	64.08'
FC24	N 19°00'19" W	42.96'
FC25	N 77°48'58" W	60.84'
FC26	N 61°07'38" W	31.16'
FC27	S 61°23'49" W	70.11'
FC28	N 87°40'00" W	60.18'
FC29	S 74°41'30" W	38.75'
FC30	S 69°43'57" W	87.45'
FC31	S 55°37'02" W	53.18'
FC32	S 24°48'05" W	87.13'
FC33	S 03°09'59" E	107.59'
FC34	S 08°16'18" W	32.41'
FC35	N 48°30'58" E	553.96'
FC36	N 41°29'02" E	35.00'
FC37	S 83°43'28" E	351.67'
FC38	S 04°23'30" W	69.54'
FC39	S 00°12'26" W	61.90'
FC40	S 72°52'58" E	62.56'
FC41	S 12°04'34" W	50.42'
FC42	S 16°27'15" W	58.86'
FC43	S 38°21'25" E	39.23'
FC44	S 07°36'05" W	69.36'

#### Area Tabulation For Sheet 9

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	11.549 Ac.+
TOTAL AREA OF BUILDABLE PRESERVATION 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	11.549 Ac.+
TOTAL AREA OF EASEMENT TO BE RECORDED	0.000 Ac.+
TOTAL AREA TO BE RECORDED	11.549 Ac.+

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

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 69-81, 87-89 And 96-114 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.  
 Signed: *Maura Roszman* 3/14/2015  
 Howard County Health Officer

#### 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 29 Day Of January 2015.

*Timothy Feaga*  
 BV Business Trust  
 Timothy Feaga, Trustee

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

#### 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* 1/27/15  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. **23241** ON **3/20/15**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

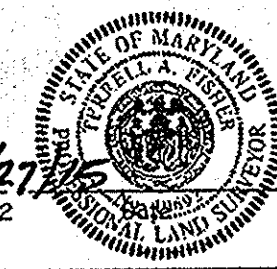
### Walnut Creek

Phase Three  
 Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M'

(Being A Resubdivision Of Buildable Bulk Parcel 'H' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M' - Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
 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  
 Scale: 1" = 100'  
 Date: September 30, 2014 Sheet 9 Of 13

*Chad Edwards*  
 Chief, Development Engineering Division  
 Date 3-16-15

*Kate Steinhilber*  
 Director  
 Date 3-17-15





PROPERTY OF  
DOROTHY E. WOBBLEY  
L. 3464, F. 280  
TAX MAP 28, PARCEL 50  
ZONED: RC-DEO

**Public Forest Conservation Easement Line Chart**

LINE	BEARING	LENGTH
FC1	N 71°19'21" E	98.49'
FC2	S 09°01'22" E	170.55'
FC3	S 07°18'16" W	93.79'
FC4	N 79°02'45" W	314.02'
FC5	S 07°21'09" W	61.59'
FC6	N 07°01'22" E	28.15'
FC7	N 70°08'30" E	198.54'
FC8	N 33°05'45" E	16.48'
FC9	S 42°45'33" E	101.84'
FC10	S 70°08'30" W	155.66'
FC11	N 07°01'22" W	28.15'
FC12	N 38°59'16" E	128.27'
FC13	S 15°52'18" W	438.45'
FC14	N 76°52'27" W	521.91'
FC15	N 24°08'43" E	205.15'
FC16	N 03°59'40" W	51.29'
FC17	N 20°51'09" W	56.14'
FC18	N 08°17'18" W	17.31'
FC19	N 87°25'32" E	387.69'
FC20	S 83°09'58" E	184.35'

NOTE: The Total Area For The Shared Sewerage System Placement Is 34.37 Acres. The Shared Sewerage System Will Be Available To Lots 69-81, 87-89 And 96-114. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

BY Business Trust *Timothy Feaga, Trustee*  
BY Business Trust *Robert C. Goodier, Jr., Trustee*

BUILDABLE BULK PARCEL 'E'  
WALNUT CREEK PHASE TWO  
PLAT NOS. 22227 THRU 22243

PART OF NON-BUILDABLE PRESERVATION PARCEL 'B'  
WALNUT CREEK PHASE ONE  
PLAT NOS. 20631 THRU 20647

Public Forest Conservation Easement No. 16  
4,598 Ac. (Afforestation)

Non-Buildable Preservation Parcel 'L'  
6,564 Ac.

NON-BUILDABLE PRESERVATION PARCEL 'L'  
WALNUT CREEK PHASE TWO  
PLAT NOS. 22227 THRU 22243

PART OF NON-BUILDABLE PRESERVATION PARCEL 'B'  
WALNUT CREEK PHASE ONE  
PLAT NOS. 20631 THRU 20647

Existing Shared Septic Facility Subsurface Wastewater  
(Plat Nos. 20631 Thru 20647)

Non-Buildable Preservation Parcel 'M'  
3,819 Ac.

NON-BUILDABLE PRESERVATION PARCEL 'M'  
WALNUT CREEK PHASE TWO  
PLAT NOS. 22227 THRU 22243

Existing Public Forest Conservation Easement No. 11  
(Plat Nos. 22227 Thru 22243)

PART OF NON-BUILDABLE PRESERVATION PARCEL 'B'  
WALNUT CREEK PHASE ONE  
PLAT NOS. 20631 THRU 20647

PART OF NON-BUILDABLE PRESERVATION PARCEL 'B'  
WALNUT CREEK PHASE ONE  
PLAT NOS. 20631 THRU 20647

**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 69-114, Non-Buildable Preservation Parcels 'K', 'L', 'M', 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T' And Buildable Bulk Parcel 'U'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, 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.\*

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

**Area Tabulation For Sheet 10**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS 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 BUILDABLE PRESERVATION PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCELS 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 BUILDABLE PRESERVATION PARCELS TO BE RECORDED	12.383 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	12.383 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	12.383 Ac.±

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 69-81, 87-89 And 96-114 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*Burton M. Rossman* 3/4/2015  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 3.16.15  
Date

*Robert C. Goodier, Jr.* 3.17.15  
Date

**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 29<sup>th</sup> Day Of January 2015.

*Timothy Feaga*  
BV Business Trust  
Timothy Feaga, Trustee

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

**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 Bassler, Incorporated To BV Business Trust By Deed Dated June 25, 2008 Recorded Among The Land Records Of Howard County, Maryland In Liber No. 11276 At Folio 36. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

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

RECORDED AS PLAT NO. 23242 ON 3/20/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**  
Phase Three

Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M'

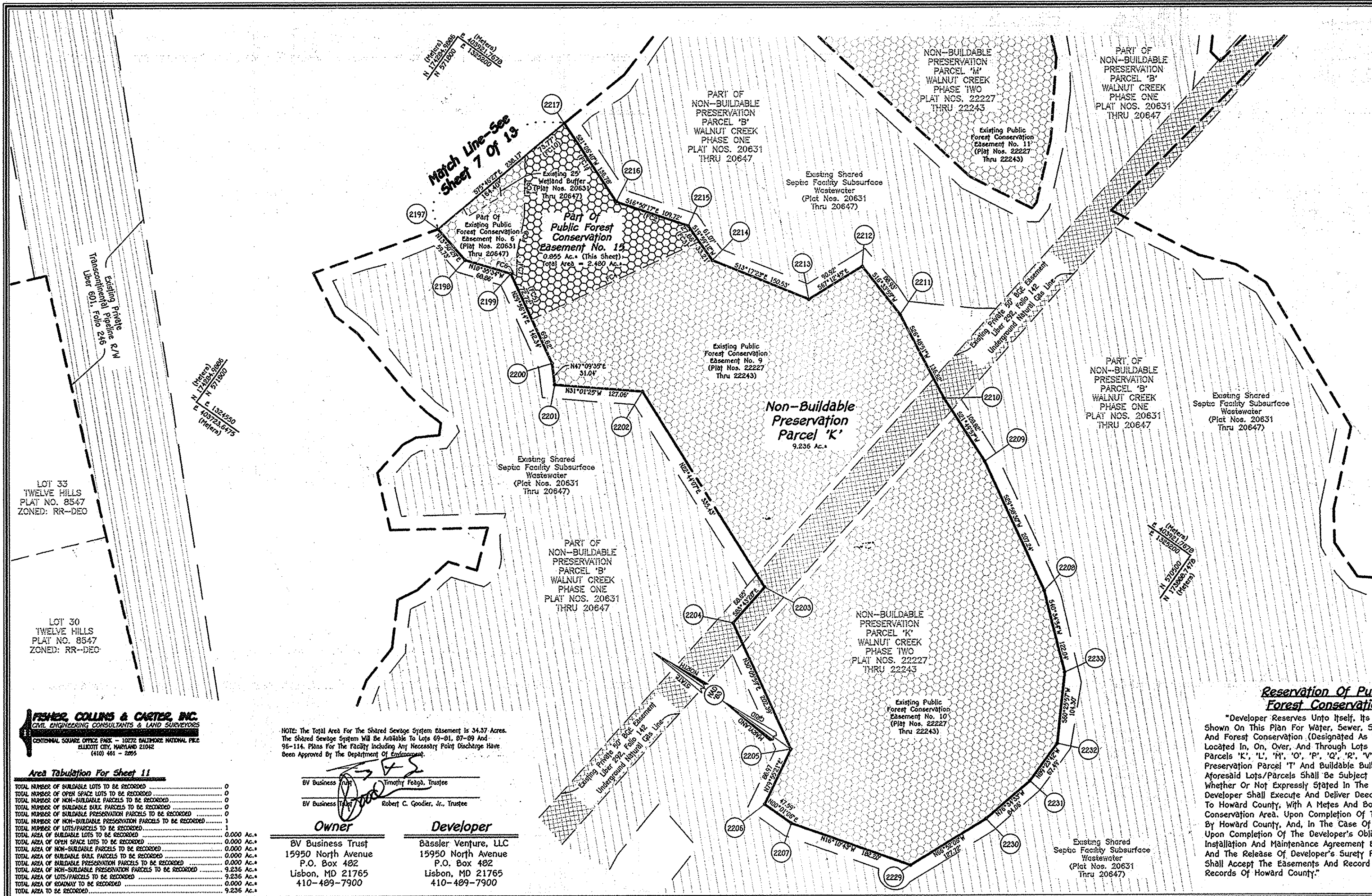
(Being A Resubdivision Of Buildable Bulk Parcel 'H' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M' - Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
Zoned: RC-DEO AND RC-DEO  
Tax Map: 28 Parcel: 49 Grid: 4, 5, 10-12, 17 And 18  
Fifth Election District - Howard County, Maryland

Scale: 1" = 100'  
Date: September 30, 2014 Sheet 10 of 13



**Public Forest Conservation Easement Line Chart**

LINE	BEARING	LENGTH
FC1	S 21°08'40" W	136.78'
FC2	S 16°50'17" E	109.72'
FC3	S 19°59'12" W	27.88'
FC4	N 60°35'24" W	266.80'
FC5	N 29°56'14" E	72.72'
FC6	S 18°35'34" E	8.76'
FC7	N 55°30'12" E	31.79'
FC8	N 65°53'18" E	54.04'
FC9	N 55°09'32" E	89.41'
FC10	S 75°48'27" E	73.77'



NOTE: The Total Area For The Shared Sewage System Easement is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 69-81, 87-89 And 96-114. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

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

**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation. (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 69-114, Non-Buildable Preservation Parcels 'K', 'L', 'M', 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T' And Buildable Bulk Parcel 'U'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, 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."

**Area Tabulation For Sheet 11**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	9.236 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	9.236 Ac.±
TOTAL AREA OF BULKY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	9.236 Ac.±

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 69-81, 87-89 And 96-114. Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*William M. Rossman* 3/4/2015  
Howard County Health Officer H.O. Date: *MB*

APPROVED: Howard County Department Of Planning And Zoning.

*Paul Edman* 3-16-15  
Chief, Development Engineering Division Date

*Robert C. Goodier, Jr.* 3-17-15  
Director Date

**Owner's Certificate**

BV Business Trust By Timothy Feaga, Trustee, And Robert C. Goodier, Jr., Trustee, Owner Of The Property Shown And Described Hereon, Herby 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, Herby 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 29<sup>th</sup> Day Of January 2015.

*Timothy Feaga* BV Business Trust Timothy Feaga, Trustee Witness

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

**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 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* 1/27/15  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23243 ON 3/20/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**  
Phase Three  
Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M'

(Being A Resubdivision Of Buildable Bulk Parcel 'H' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M' - Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
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

Scale: 1" = 100'

Date: September 30, 2014 Sheet 11 of 13



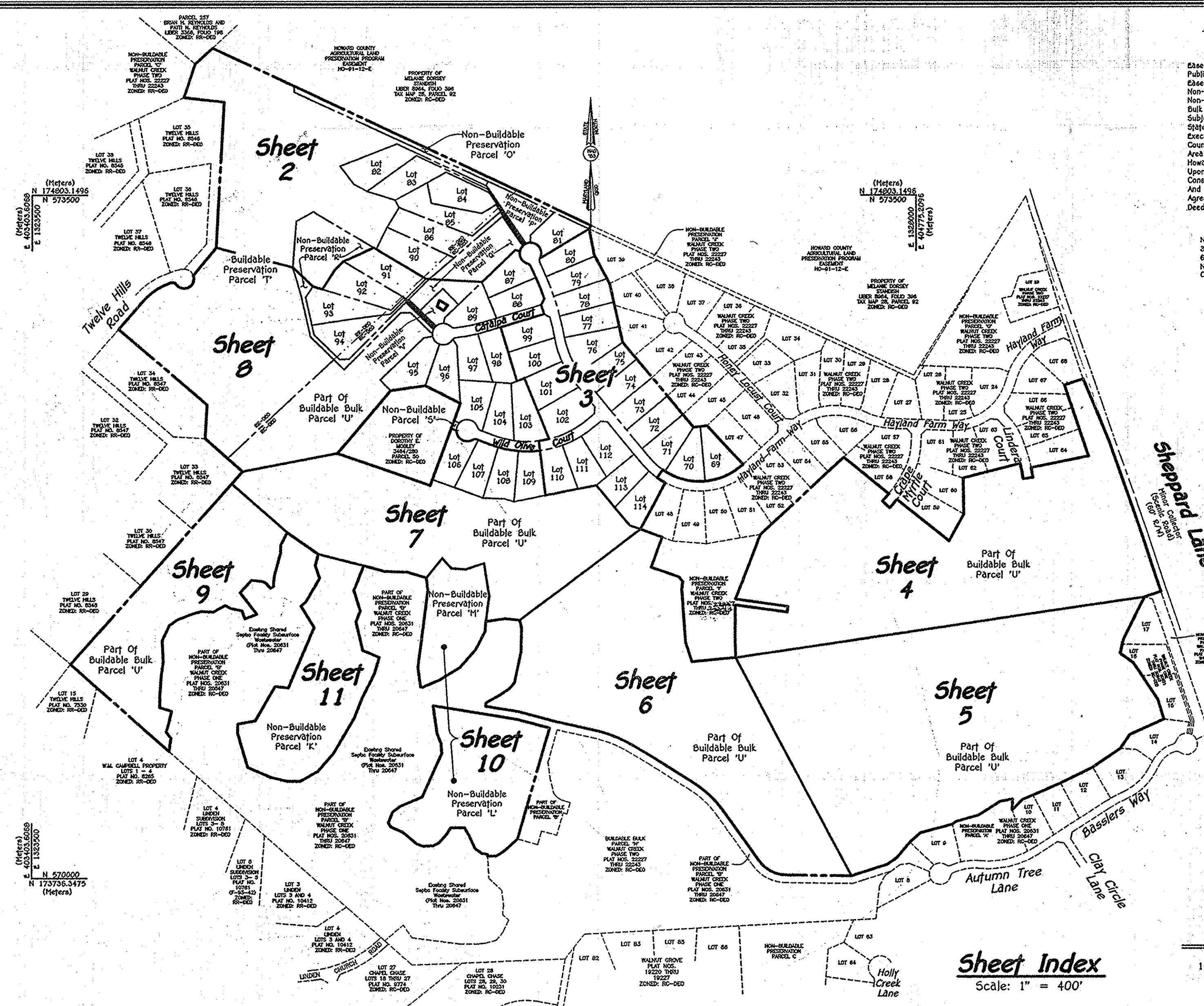
**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 69-114, Non-Buildable Preservation Parcels 'K', 'L', 'M', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', Non-Buildable Preservation Parcel 'V', Buildable Bulk Parcel 'U' And Buildable Bulk Parcel 'U'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Plan And Bounded Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, 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.\*

NOTE: The Total Area For The Shared Sewage System Easement Is 84.37 Acres. The Shared Sewage System Will Be Available To Lots 69-81, 87-89 And 96-114. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

*Timothy Feaga*  
BV Business Trust  
Timothy Feaga, Trustee

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



**Sheet Index**  
Scale: 1" = 400'

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 SALTHOUSE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2222

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 69-81, 87-89 And 96-114 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*Raymond for Mauna Roseman* 3/4/2015  
Howard County Health Officer *H.O.R.* Date *3/4/2015*

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Clark* 3-16-15  
Chief, Development Engineering Division Date

*Robert C. Goodier, Jr.* 3-17-15  
Director Date

**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 29 Day Of January 2015.

*Timothy Feaga*  
BV Business Trust  
Timothy Feaga, Trustee

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

*Terrell A. Fisher*  
Witness

**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 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* 1/27/15  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23244 ON 3/20/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**  
Phase Three  
Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'S', 'T', 'U', Non-Buildable Parcel 'V', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M'

(Being A Resubdivision Of Buildable Bulk Parcel 'H' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M' - Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
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

Scale: 1" = 400'

Date: September 30, 2014 Sheet 12 of 13

I:\2004\04001\dwg\Record Plats\PHASE 3\04001-3001 Record Plat Section 3-Sheet 12.dwg, Sheet 12, 9/30/2014 3:40:14 PM, 11



**General Notes:**

- Subject Property Zoned RC-DEO And RC-DEO Per 2/02/04 Comprehensive Zoning Plan And The "Cono Line" Zoning Regulation Amendments Effective 7/28/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geographic Control Station No. 28FA And 28FB.
- Station No. 28FA North 572,456.655 East 1,329,957.66 Station No. 28FB North 570,710.839 East 1,329,924.63 This Plat Is Based On Field Run Monumental Boundary Survey Performed On Or About August, 2004, By Fisher, Collins & Carter, Inc.
- B.L.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 100".
- 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. 100".
- Denotes Concrete Monument Or Stone Found.
- Denotes Wetlands Area Outline.
- Denotes Existing Centerline Of Stream.
- Denotes Approximate Elevation Of 100 Year Floodplain.
- For Flag Or Pipe Stem, The Refuse Collection, Snow Removal And Road Maintenance Area 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.
- Driveways Shall Be Provided Prior To Residential Occupancy To Insure 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-Loding);
  - 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, Streams, 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, 2009 And Was Approved Under SP-06-07 On May 31, 2006.
- 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.
- 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.
- The Lots Shown Hereon Complies With The Minimum Lot Width And Lot Area As Required By The Maryland State Department Of The Environment.
- 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.
- This 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 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.
- Water And Sewer Are Private And Provided By Well And Septic Systems. See Contract No. 50-4765-D For Low Pressure System.
- This Property Will Be Served By Private Water And Private Sewerage Systems. The Public Shared Sewerage Systems Is Located On Non-Buildable Preservation Parcel 'B', Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647 Will Be Maintained By Howard County, Maryland. Lots 69-81, 87-89 And 95-114 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel 'B'.

**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 69-114, Non-Buildable Preservation Parcels 'K', 'L', 'M', 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T' And Buildable Bulk Parcel 'U'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, 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.

**General Notes Continued:**

- The Shared Septic System Developer's Agreement No. 50-4441-D Was Executed On April 8, 2009. Private Drainage Easements And Private Surface Drainage Easement Are The Responsibility Of The Walnut Creek Homeowner's Association.
- Previous Department Of Planning And Zoning File Numbers: SP-06-007 BA-89-52-E, BA-99-31C, BA-99-31B, F-07-076, F-08-081 And W-13-147.
- 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.
- This Property Is Located Outside Of The Metropolitan District.
- Existing Dwelling/Structure(s) Located On Lots 105 And 106 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Required. All Other Structures To Be Removed.
- 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.
- This Plan Has Been Prepared In Accordance With Section 16.124 Of "The Howard County Code And The Landscape Manual Requiring 110 Shade Trees And 14 Evergreen Trees. The Landscape Surety In The Amount Of \$35,100.00 Shall Be Provided With The DPW Developer's Agreement For Perimeter Landscaping. In Addition Financial Surety For The 150 Street Trees Will Be Posted As Part Of The Developers Agreement In The Amount Of \$45,000.00.
- 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 Retention And 31.68 Acres Of On-Site Forest Afforestation For A Total Of 91.25 Acres. There Is No Surety Required For On-Site Forest Retention. Surety For On-Site Afforestation @ \$0.50/SF For 1,379,110 SF. = \$689,555.00 Is Required. The Forest Conservation Provided With Phase Three Are As Follows:
  - 29.54 Ac. Of Forest Conservation (Retention) (Credited And Non-Credited) Reforestation.
  - Calculation Used For Phase Three Forest Requirement:
    - 59.57 Total Retention Acres / 160 Total Units = 0.3723 (47 Units X 0.3723 = 17.50 Ac.)
    - 31.68 Total Planting Acres / 160 Total Units = 0.1979 (47 Units X 0.1979 = 9.30 Ac.)
    - A Surety For On-Site Afforestation @ \$0.50/SF For 405,109 SF. = \$202,554.00 Is Required. The Forest Conservation Surety In The Amount Of \$202,554.00 Is Paid As Part Of The DPW Developer's Agreement.
- The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 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 Area Allowed.
- Articles Of Incorporation For The Walnut Creek Homeowner's Association Was Filed With The Maryland State Department Of Assessment And Taxation On 1/3/2009, Receipt #D12309795.
- 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.
- One Cemetery Exists Within This Subdivision. "Clark Family Cemetery" = Howard County, ID #28-2. The Planning Board Approved The Cemetery Accommodation And Boundary Documentation Plan On March 30, 2006 Subject To The Following Conditions On Non-Buildable Preservation Parcel 'V':
  - The Developer And/Or The Walnut Creek H.O.A. Shall Upgrade The Existing Split Rail Fence To Further Protect The Existing Cemetery Site.
  - The Developer And/Or The Walnut Creek H.O.A. Shall Regularly Maintain The Cemetery Area.
  - The Developer And/Or The Walnut Creek H.O.A. Must Place A Cemetery Marker At The Entrance Of The Cemetery Site.
- Wells Shall Be Drilled On Lots 69 Thru 105, 107 Thru 114 And Buildable Preservation Parcel 'T' Prior To Recordation Of The Final Record Plat.
- Density Tabulation
  - A. Gross Tract Area = 431.495 Ac.±
  - B. Area Of Floodplain = 78.6 Ac.±
  - C. Area Of 20% Or Greater Slope (Outside Of Floodplain) = 8.9 Ac.±
  - D. Net Tract Area = Gross Area - Floodplain Area - Steep Slope Area (431.495 Ac.± - (78.6 Ac.±) - (8.9 Ac.±) = 343.985 Ac.±
  - E. Allowed Development Rights = 101 D.U. (Gross Tract Area X 1 D.U./4.25 Ac.±) (431.495 Ac.± X 1 D.U./4.25 Ac.±) = 101.5 D.U. By Right Yield (Net Tract Area X 1 D.U./2 Ac.±) (343.985 Ac.± X 1 D.U./2 Ac.±) = 171.99 D.U.
  - F. Permitted Development Rights Under CEO = 171 D.U. (Net Tract Area X 1 D.U./2 Ac.±)
  - G. Number of Buildable Lots And Buildable Preservation Parcels (22 Phase One + 45 Phase Two + 47 Phase Three) = 115
  - H. Number of Units To Be Transferred For Phases One, Two, And Three: = 14 (Lots 1 Thru 114 And Buildable Preservation Parcel 'T') = 0. (Proposed Units - Allowed Units) (115 Units - 101 Units)
- Private Bus Pad Easement Is Owned And Maintained By Homeowners Association.

**General Notes Continued:**

- Lots 69-81, 87-89, And 95-114 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 Number 50-4441-D Dated April 8, 2009. A Building Permit For Lots 69-81, 87-89, And 95-114 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 Sewage Disposal Facility Intended To Be Recorded Among The Land Records Of Howard County, Maryland. Lots 69-81, 87-89, And 95-114 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: B.M.P. NO. 5 (Located On Non-Buildable Preservation Parcel 'E') Privately Owned By The Homeowner's Association And Jointly Maintained By Homeowner's Association And Howard County, Maryland. Wet Extended Detention Facility (P-3) For WQV & CPV Stormwater Management Will Be Provided In Accordance With Howard County And Maryland SDP Specifications. Sediment Stormwater Management 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 Detention) Pond, One Bio-Retention Facility And Level Spreaders, Overbank Flood Protection Volume And Extreme Flood Volume.
- As Per Section 104.F.4 Of The Zoning Regulations, Only One Easement Holder Is Required For Preservation Parcels Designed Solely For SWM Facilities.
  - A. Non-Buildable Preservation Parcel 'E'
    - Owned: Privately
    - Easement Holder: Howard County, Maryland
    - User: Storm Water Management
- Buildable Bulk Parcel 'U' Retains 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 This Bulk Parcel Into Residential Lots Will Require Density From An Off-Site Location Within The RC-DEO And RC-DEO District.
- There Are Slopes Located On This Property As Defined By "Slopes That Average 25% Or Greater Over 10 Vertical Feet", Per Section 16.106(b)(55) Of The Howard County Subdivision And Land Development Regulations. Total Area Of 25% Or Greater Slopes = 8.9 Ac.±
- Non-Buildable Preservation Parcels 'K', 'L', 'M', 'O', 'P', 'Q', 'V' And Buildable Preservation Parcel 'T' Are Encumbered By An Easement Agreement With Howard County, Maryland And Homeowners Association. All These Agreements Provide Further Subdivision Of The Parcel Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.
- The Ground Water Appropriations Permit No. H0200G020(01) Received MDE Approval On June 1, 2008.
- 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.
- Lots 69-81, 87-89, And 95-114 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 26,250 Gallons Per Day.
- Plat Subject To WP-09-07 Which The Planning Director On August 21, 2007 Approved A Request To Waive Section 16.1202(a)(1) 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 Subject To:
  - Each Subsequent Development Phase Must Establish A Proportionate Area Of Forest Conservation Easement And Provide The Necessary Area Of Forest Retention And Afforestation Planning To Satisfy Each Development Phase.
  - The Applicant/Developer Must Continue Processing The Subdivision Plans For Walnut Creek And Meet All APFO Phasing Deadline Dates.
- 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.
- Non-Buildable Preservation Parcel 'O' To Be Conveyed To Tax Map 2D Parcel 92 Simultaneously With The Recordation Of This Plat.
- Density Cluster Transferred Summary
  - A. DEO Cluster Receiving Unit Transfer
    - Gross Tract Area = 431.495 Acres
    - Area Of RC-DEO Zoning = 78.608 Acres
    - Percentage Of Gross Tract Zoned RC-DEO = 18.21% (78.608 Acres / 431.495 Acres)
    - Total Number Of RC-DEO Density Units Required To Be Transferred For Phase 3 = 3 Units (14 Units X 17.91%) = 2.49 Units
    - Total Number Of DEO Units Previously Transferred To Walnut Creek = 10
      - A. A.E. Mullinix Road Property (Initial Exchange) = 1 DEO
      - B. MBW Properties, LLC (Second Exchange) = 1 DEO
      - C. Feaga II Property (Third Exchange) = 1 DEO
      - D. Harrison's Forest (Fourth Exchange) = 1 DEO
      - E. Willis Lambeth, Cased, Jr. Property (Fifth Exchange) = 1 DEO
      - F. R. Neville Arrington Subdivision Parcel 'A' (Sixth Exchange) = 1 DEO
      - G. Doubs Farm, Non-Buildable Preservation Parcel 'A' (Eighth Exchange) = 2 DEO
      - H. Feaga Property (Thirteenth Exchange) = 2 DEO
  - B. CEO Cluster Transferred Summary
    - 1. Gross Tract Area = 431.495 Acres
    - 2. Area Of RC-DEO Zoning = 354.617 Acres
    - 3. Percentage Of Gross Tract Zoned RC-DEO = 82.19% (354.617 Acres / 431.495 Acres)
    - 4. Total Number Of RC-DEO Density Units Required To Be Transferred For Phase 3 = 12 Units (14 Units X 82.19%) = 11.51 Units
    - 5. Total Number Of CEO Units Previously Transferred To Walnut Creek = 38
      - A. Harrison's Forest (Fourth Exchange) = 3 CEO
      - B. R. Neville Arrington Subdivision Parcel 'A' (Sixth Exchange) = 3 CEO
      - C. Woodcamp Farms, Lot 8 (Seventh Exchange) = 4 CEO
      - D. Doubs Farm, Non-Buildable Preservation Parcel 'A' (Eighth Exchange) = 2 CEO
      - E. Clements Property (Ninth Exchange) = 2 CEO
      - F. Quartz Hill LLC (Tenth Exchange) = 5 CEO
      - G. Hermsheer Farm II, LLC (Eleventh Exchange) = 1 CEO
      - H. Quartz Hill, LLC (Twelfth Exchange) = 3 CEO
      - I. Density Solutions, LLC (Fourteenth Exchange) = 4 CEO
      - J. Forever-A-Farm (Fifteenth Exchange) = 5 CEO
      - K. Frederick W. Rowlin, Trustee (Sixteenth Exchange) = 6 CEO
- A Note Shall Be Placed On The Plat Plan Accompanying Building Permit On Those Lots In Which The House Sits At A Lower Elevation Than The Grinder Pump Chamber Siting "Gravity Sewer No Available. Ejector Pq Inside The House Is Required."

The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented As Far As They Relate To The Mating Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 12/21/15  
 Terrell A. Fisher, C.S. #10592  
 (Professional Land Surveyor)  
 Date: 12/28/15

By: Business Trust  
 By: Timothy Feaga, Trustee  
 By: Robert C. Goodier, Jr., Trustee

NOTE: The Total Area For The Shared Sewage System Easement Is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 69-81, 87-89 And 95-114. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

By: Business Trust  
 Timothy Feaga, Trustee  
 By: Business Trust  
 Robert C. Goodier, Jr., Trustee

**General Notes Continued:**

- This Plat Is Subject To WP-13-147 Which On April 8, 2013 The Planning Director Approved A Waiver Request To Section 16.144(p)-Requiring The Payment Of Fees And Posting Of Financial Obligations Within 120 Days From The Approval Date Of The Subdivision Plan; And Section 16.144(q)-Requiring The Submission Of The Final Subdivision Plan For Recordation Within 180 Days From The Approval Date Of The Subdivision Plan. Approval Subject To The Following Conditions:
  - The Developers Agreement Must Be Submitted And All Fees Paid And All Sureties Posted On Or Before October 2, 2014.
  - The Final Plat Originals Must Be Submitted To DPZ For Final Signatures And Recording On Or Before December 1, 2014.
  - Advisory: Since The Project Is Not Using The 2007 SWM ESD Practices, All Site Construction Must Be Completed By May 4, 2017.
  - Be Advised That No Further Extensions Of Time For Final Plat Processing Will Be Granted For This Project.
- Existing Electrical Supply Shed May Remain Temporarily Until The Hookup Of Electrical Power To The Hobby Residence Which Should Be Completed By June, 2015.

**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 Final Plat 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 29<sup>th</sup> Day Of January 2015.

*Timothy Feaga*  
 BV Business Trust  
 Timothy Feaga, Trustee

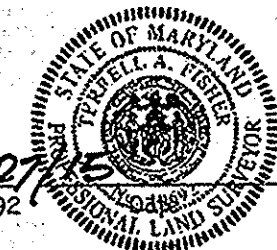
*Robert C. Goodier, Jr.*  
 BV Business Trust  
 Robert C. Goodier, Jr., Trustee

Witness

**Surveyor's Certificate**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of 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* 12/21/15  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015



RECORDED AS PLAT NO. 23245 ON 3/20/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**

Phase Three  
 Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'V', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M'

(Being A Resubdivision Of Buildable Bulk Parcel 'H' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'M' - Walnut Creek, Phase Two - Plat Nos. 22227 Thru 22243)  
 Zoned: RR-DEO AND RC-DEO  
 Tax Map: 2B Parcel: 49 Grid: 4, 5, 10-12, 17 And 18  
 Fifth Election District - Howard County, Maryland

Date: September 30, 2014 No Scale Sheet 13 of 13

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 69-81, 87-89 And 95-114 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel 'B', Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*Howard County Health Officer* 3/4/2015  
 Howard County Health Officer H.O. [Signature] Date 3/4/2015

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 3-16-15  
 Chief, Development Engineering Division [Signature] Date 3-16-15

*Director* 3-7-15  
 Director [Signature] Date 3-7-15