

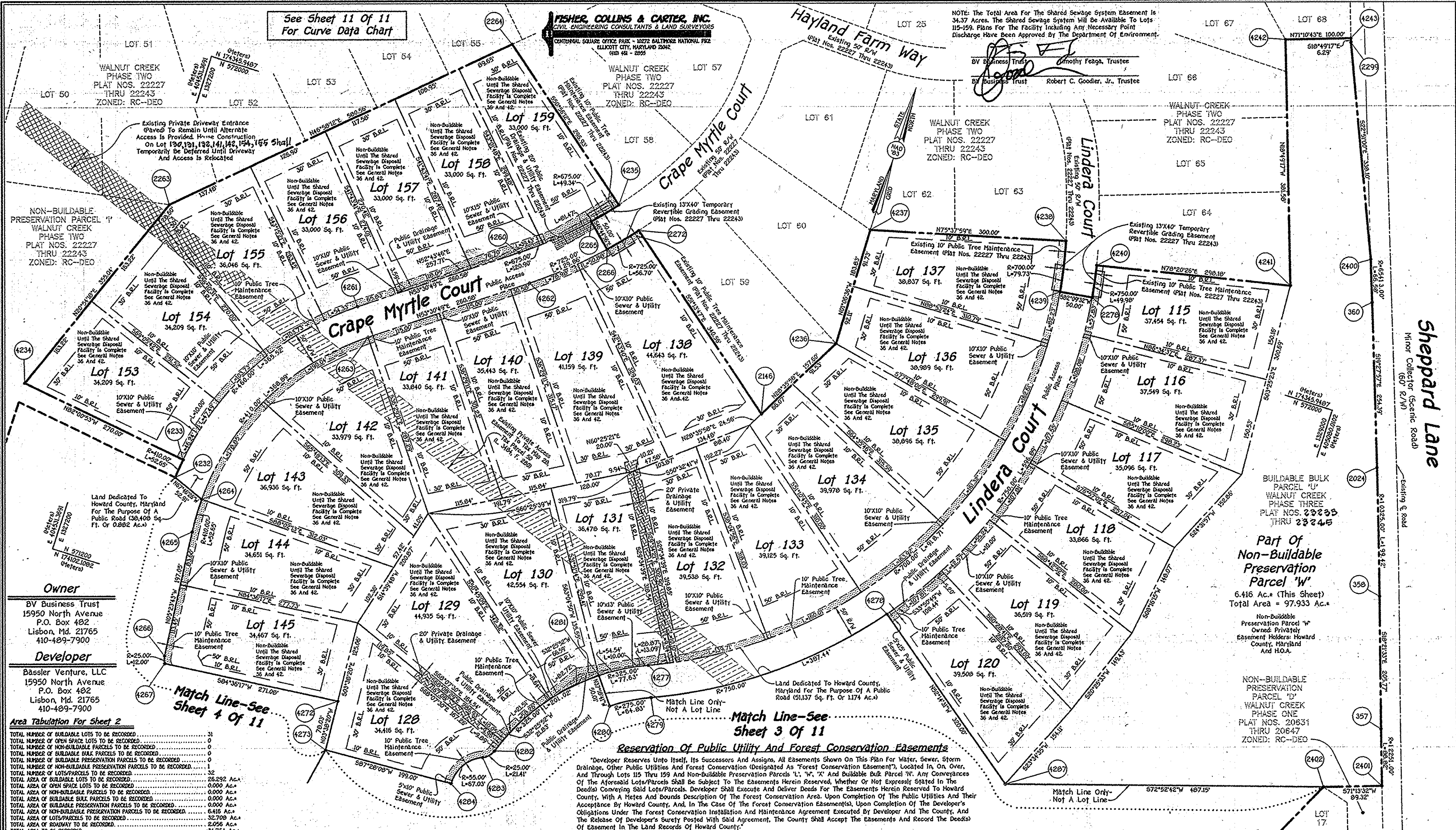
| U.S. Equivalent Coordinate Table |              | Metric Coordinate Table |                | U.S. Equivalent Coordinate Table |       | Metric Coordinate Table |             |               |
|----------------------------------|--------------|-------------------------|----------------|----------------------------------|-------|-------------------------|-------------|---------------|
| POINT                            | NORTH (feet) | EAST (feet)             | NORTH (meters) | EAST (meters)                    | POINT | NORTH (feet)            | EAST (feet) |               |
| 304                              | 56954.9090   | 132543.0640             | 173600.683482  | 40393.726432                     | 2264  | 57218.0162              | 132763.3382 | 174394.12146  |
| 357                              | 57153.1007   | 132921.7475             | 174209.733504  | 40517.598978                     | 2265  | 57193.7567              | 132780.4304 | 174325.752677 |
| 358                              | 57148.4001   | 132915.9634             | 174269.280895  | 40517.843952                     | 2266  | 57199.4968              | 132766.8403 | 174315.35288  |
| 360                              | 57216.8927   | 132999.6277             | 174399.916609  | 40502.304658                     | 2267  | 57205.7991              | 132862.3955 | 174315.509099 |
| 813                              | 57203.1006   | 132526.1760             | 174349.916609  | 40421.886289                     | 2270  | 57192.2695              | 132790.4441 | 174328.352404 |
| 814                              | 57217.2310   | 132505.9171             | 174399.969079  | 40387.241736                     | 2271  | 57204.2515              | 132856.9412 | 174328.484509 |
| 815                              | 57249.3830   | 132523.9100             | 174497.551342  | 40399.536300                     | 2272  | 57231.2473              | 132865.9716 | 174315.35288  |
| 2004                             | 57081.1223   | 132926.9266             | 173895.748079  | 40316.175728                     | 2273  | 57225.9274              | 132890.3726 | 174419.027354 |
| 2005                             | 56979.3830   | 132915.9634             | 174209.733504  | 40316.175728                     | 2274  | 57148.9057              | 132925.0281 | 174184.070945 |
| 2024                             | 571837.0468  | 132992.5005             | 174325.760521  | 40518.143135                     | 2275  | 57140.1577              | 132916.4585 | 174175.308450 |
| 2045                             | 571580.8178  | 132925.1170             | 174220.620016  | 40454.409953                     | 2276  | 57122.1480              | 132905.3157 | 174108.645575 |
| 2067                             | 57170.5243   | 13249.8466              | 174276.004372  | 40379.800808                     | 2277  | 57150.1538              | 132904.7673 | 174086.915056 |
| 2090                             | 57051.3345   | 13249.8466              | 174276.004372  | 40379.800808                     | 2278  | 57102.8765              | 132910.2436 | 174072.50491  |
| 2127                             | 57251.3765   | 132936.4211             | 174514.008994  | 40477.418747                     | 2279  | 57095.0506              | 132923.4751 | 174015.254971 |
| 2128                             | 57066.1386   | 132904.8296             | 173939.386943  | 40393.378633                     | 2280  | 57001.7591              | 132784.5983 | 173741.45678  |
| 2129                             | 57050.3183   | 132903.3684             | 173910.180849  | 40350.568289                     | 2281  | 56980.4013              | 132781.6719 | 173724.277774 |
| 2130                             | 57040.1584   | 132870.1317             | 173895.748079  | 40300.802179                     | 2282  | 56982.9131              | 132842.4828 | 173947.692916 |
| 2131                             | 57040.3878   | 132845.4736             | 173895.748079  | 40316.175728                     | 2283  | 57074.7404              | 132852.5704 | 173963.34481  |
| 2132                             | 57032.5824   | 132842.7327             | 173843.747752  | 40425.394509                     | 2284  | 57088.8232              | 132852.1039 | 174006.169913 |
| 2133                             | 57040.8350   | 132845.7107             | 173960.960657  | 40426.302924                     | 2285  | 56979.3315              | 132826.5654 | 173638.607355 |
| 2134                             | 57039.5462   | 132829.8950             | 173856.805214  | 40406.272333                     | 2286  | 56979.2664              | 132831.5210 | 173662.971732 |
| 2135                             | 57032.4025   | 132831.1575             | 173835.530299  | 40487.309858                     | 2287  | 56964.5064              | 132834.1821 | 173643.257339 |
| 2139                             | 57029.7536   | 132820.5521             | 173825.803764  | 40488.776402                     | 2288  | 56982.5331              | 132827.9104 | 173633.487359 |
| 2141                             | 57023.2142   | 132804.9592             | 173800.40912   | 40478.218527                     | 2289  | 56982.4962              | 132772.3190 | 173633.487359 |
| 2142                             | 57017.0689   | 132791.5464             | 173793.365581  | 40476.536304                     | 2290  | 56986.7605              | 132809.5061 | 173634.775900 |
| 2143                             | 57017.0689   | 132791.5464             | 173793.365581  | 40476.536304                     | 2291  | 56982.9131              | 132842.4828 | 173947.692916 |
| 2144                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2292  | 56973.1550              | 132809.0173 | 173631.964955 |
| 2145                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2293  | 56978.8232              | 132852.1039 | 174006.169913 |
| 2146                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2294  | 56979.3315              | 132826.5654 | 173638.607355 |
| 2147                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2295  | 56979.2664              | 132831.5210 | 173662.971732 |
| 2148                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2296  | 56964.5064              | 132834.1821 | 173643.257339 |
| 2149                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2297  | 56982.5331              | 132827.9104 | 173633.487359 |
| 2150                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2298  | 56982.4962              | 132772.3190 | 173633.487359 |
| 2151                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2299  | 56986.7605              | 132809.5061 | 173634.775900 |
| 2152                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2300  | 56982.9131              | 132842.4828 | 173947.692916 |
| 2153                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2301  | 56973.1550              | 132809.0173 | 173631.964955 |
| 2154                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2302  | 56978.8232              | 132852.1039 | 174006.169913 |
| 2155                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2303  | 56979.3315              | 132826.5654 | 173638.607355 |
| 2156                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2304  | 56979.2664              | 132831.5210 | 173662.971732 |
| 2157                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2305  | 56964.5064              | 132834.1821 | 173643.257339 |
| 2158                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2306  | 56982.5331              | 132827.9104 | 173633.487359 |
| 2159                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2307  | 56982.4962              | 132772.3190 | 173633.487359 |
| 2160                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2308  | 56986.7605              | 132809.5061 | 173634.775900 |
| 2161                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2309  | 56982.9131              | 132842.4828 | 173947.692916 |
| 2162                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2310  | 56973.1550              | 132809.0173 | 173631.964955 |
| 2163                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2311  | 56978.8232              | 132852.1039 | 174006.169913 |
| 2164                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2312  | 56979.3315              | 132826.5654 | 173638.607355 |
| 2165                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2313  | 56979.2664              | 132831.5210 | 173662.971732 |
| 2166                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2314  | 56964.5064              | 132834.1821 | 173643.257339 |
| 2167                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2315  | 56982.5331              | 132827.9104 | 173633.487359 |
| 2168                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2316  | 56982.4962              | 132772.3190 | 173633.487359 |
| 2169                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2317  | 56986.7605              | 132809.5061 | 173634.775900 |
| 2170                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2318  | 56982.9131              | 132842.4828 | 173947.692916 |
| 2171                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2319  | 56973.1550              | 132809.0173 | 173631.964955 |
| 2172                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2320  | 56978.8232              | 132852.1039 | 174006.169913 |
| 2173                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2321  | 56979.3315              | 132826.5654 | 173638.607355 |
| 2174                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2322  | 56979.2664              | 132831.5210 | 173662.971732 |
| 2175                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2323  | 56964.5064              | 132834.1821 | 173643.257339 |
| 2176                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2324  | 56982.5331              | 132827.9104 | 173633.487359 |
| 2177                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2325  | 56982.4962              | 132772.3190 | 173633.487359 |
| 2178                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2326  | 56986.7605              | 132809.5061 | 173634.775900 |
| 2179                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2327  | 56982.9131              | 132842.4828 | 173947.692916 |
| 2180                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2328  | 56973.1550              | 132809.0173 | 173631.964955 |
| 2181                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2329  | 56978.8232              | 132852.1039 | 174006.169913 |
| 2182                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2330  | 56979.3315              | 132826.5654 | 173638.607355 |
| 2183                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2331  | 56979.2664              | 132831.5210 | 173662.971732 |
| 2184                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2332  | 56964.5064              | 132834.1821 | 173643.257339 |
| 2185                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2333  | 56982.5331              | 132827.9104 | 173633.487359 |
| 2186                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2334  | 56982.4962              | 132772.3190 | 173633.487359 |
| 2187                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2335  | 56986.7605              | 132809.5061 | 173634.775900 |
| 2188                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2336  | 56982.9131              | 132842.4828 | 173947.692916 |
| 2189                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2337  | 56973.1550              | 132809.0173 | 173631.964955 |
| 2190                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2338  | 56978.8232              | 132852.1039 | 174006.169913 |
| 2191                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2339  | 56979.3315              | 132826.5654 | 173638.607355 |
| 2192                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2340  | 56979.2664              | 132831.5210 | 173662.971732 |
| 2193                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2341  | 56964.5064              | 132834.1821 | 173643.257339 |
| 2194                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2342  | 56982.5331              | 132827.9104 | 173633.487359 |
| 2195                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2343  | 56982.4962              | 132772.3190 | 173633.487359 |
| 2196                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2344  | 56986.7605              | 132809.5061 | 173634.775900 |
| 2197                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2345  | 56982.9131              | 132842.4828 | 173947.692916 |
| 2198                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2346  | 56973.1550              | 132809.0173 | 173631.964955 |
| 2199                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2347  | 56978.8232              | 132852.1039 | 174006.169913 |
| 2200                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2348  | 56979.3315              | 132826.5654 | 173638.607355 |
| 2201                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2349  | 56979.2664              | 132831.5210 | 173662.971732 |
| 2202                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2350  | 56964.5064              | 132834.1821 | 173643.257339 |
| 2203                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2351  | 56982.5331              | 132827.9104 | 173633.487359 |
| 2204                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2352  | 56982.4962              | 132772.3190 | 173633.487359 |
| 2205                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476.536304                     | 2353  | 56986.7605              | 132809.5061 | 173634.775900 |
| 2206                             | 57007.2758   | 132784.0739             | 173784.804260  | 40476                            |       |                         |             |               |



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 1822 BALTIMORE NATIONAL PKWY  
 ELKLOTT CITY, MARYLAND 21042  
 (410) 424-2255

See Sheet 11 Of 11  
 For Curve Data Chart

NOTE: The Total Area For The Shared Sewage System Easement Is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 115-159. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.



**Owner**  
 BV Business Trust  
 15950 North Avenue  
 P.O. Box 482  
 Lisbon, Md. 21765  
 410-489-7900

**Developer**  
 Bässler Venture, LLC  
 15950 North Avenue  
 P.O. Box 482  
 Lisbon, Md. 21765  
 410-489-7900

**Area Tabulation For Sheet 2**

|   |            |
|---|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED                     | 31         |
| 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 LOTS/PARCELS TO BE RECORDED                       | 31         |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED                       | 26,292 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 LOTS/PARCELS TO BE RECORDED                         | 26,292 AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED                              | 2,056 AC.  |
| TOTAL AREA TO BE RECORDED   | 34,764 AC. |

Match Line-See  
 Sheet 4 Of 11

Match Line-See  
 Sheet 3 Of 11

**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 115 Thru 159 And Non-Buildable Preservation Parcels 'L', 'W', 'X' And Buildable Bulk Parcel 'N'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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 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 Deeds Of Easement In The Land Records Of Howard County."

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 115-159 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* 12/30/2015  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Paul P. Schuman* 1-11-16  
 Chief, Development Engineering Division

*Kate Schuman* 1-20-16  
 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 Adopts 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 18th Day Of November, 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 Bässlers, 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, 2014



RECORDED AS PLAT No. 23612 ON 1/21/16  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek Phase Four**  
 Lots 115 Thru 159, Non-Buildable Preservation Parcels 'W' And 'X' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N'

(Being A Resubdivision Of Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N' - Walnut Creek, Phase Three - Plat Nos. 23233 Thru 23245)

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

Date: February 5, 2013 Scale: 1" = 100' Sheet 2 Of 11

F-13-034

I:\2004\0401\dwg\Record Plats\PHASE 4\Sheet 2.dwg, 2/8/2013 9:25:25 AM, 24M\jbr (temporary)\pc3, 11



**Curve Data Tabulation**

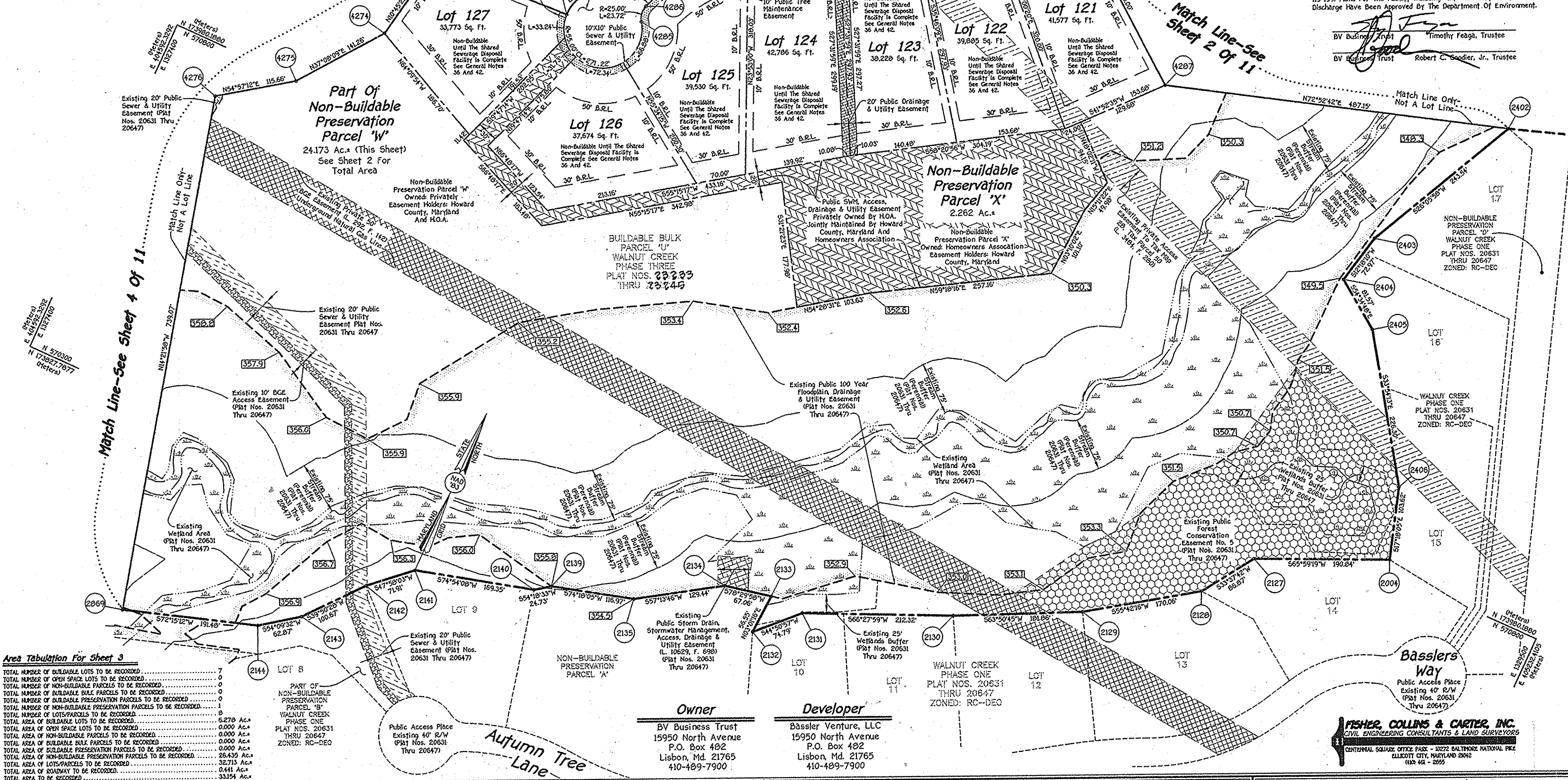
| Pnt-Pnt   | Radius  | Arc Length | Delta      | Tangent | Bearing & Distance    |
|-----------|---------|------------|------------|---------|-----------------------|
| 4224-4223 | 55.00'  | 67.03'     | 69°49'55"  | 38.39'  | N 32°23'05" E 62.96'  |
| 4223-4222 | 25.00'  | 21.41'     | 49°04'03"  | 11.41'  | N 42°46'01" E 20.76'  |
| 4222-4221 | 325.00' | 201.02'    | 35°26'18"  | 103.84' | N 35°57'08" E 197.83' |
| 4220-4219 | 275.00' | 64.83'     | 13°30'23"  | 32.56'  | N 60°36'12" E 64.68'  |
| 4219-4218 | 750.00' | 387.44'    | 29°39'57"  | 198.15' | N 52°33'27" E 393.15' |
| 4220-4226 | 275.00' | 166.72'    | 34°41'07"  | 86.01'  | S 35°28'57" W 164.12' |
| 4226-4225 | 25.00'  | 23.72'     | 24°21'10"  | 12.84'  | S 08°03'45" E 22.84'  |
| 4225-4224 | 55.00'  | 204.19'    | 212°42'31" | 187.42' | S 71°06'32" W 105.55' |
| 4225-4223 | 55.00'  | 271.22'    | 282°32'26" | 44.11'  | S 73°58'11" E 69.82'  |

**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 115 Thru 159 And Non-Buildable Preservation Parcels 'L', 'W', 'X' And Buildable Bulk Parcel 'N'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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 Deeds Of Easement In The Land Records Of Howard County."

NOTE: The Total Area For The Shared Sewage System Will Be Available To Lots 115-159, Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

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



**Area Tabulation For Sheet 3**

|   |            |
|---|------------|
| 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 | 1          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED                       | 8          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED                       | 6,278 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   | 26.35 Ac.  |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED                         | 32,713 Ac. |
| TOTAL AREA TO BE RECORDED   | 32,713 Ac. |
| TOTAL AREA TO BE RECORDED   | 0.441 Ac.  |
| TOTAL AREA TO BE RECORDED   | 33,154 Ac. |

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 115-159 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*William M. Moore* 12/30/2015  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Chidman* 1-11-16  
 Chief, Development Engineering Division Date

*Kat Schulz* 1-20-16  
 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 10<sup>th</sup> Day Of NOVEMBER, 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*  
 Terrell A. Fisher, Professional Land Surveyor No. 10699  
 Expiration Date: December 13, 2014



RECORDED AS PLAT No. 23613 ON 11/21/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek Phase Four**  
 Lots 115 Thru 159, Non-Buildable Preservation Parcels 'W' And 'X' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N'

(Being A Resubdivision Of Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N' - Walnut Creek, Phase Three - Plat Nos. 23233 Thru 23245)

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

Date: February 5, 2013 Scale: 1" = 100' Sheet 3 Of 11

F-13-034



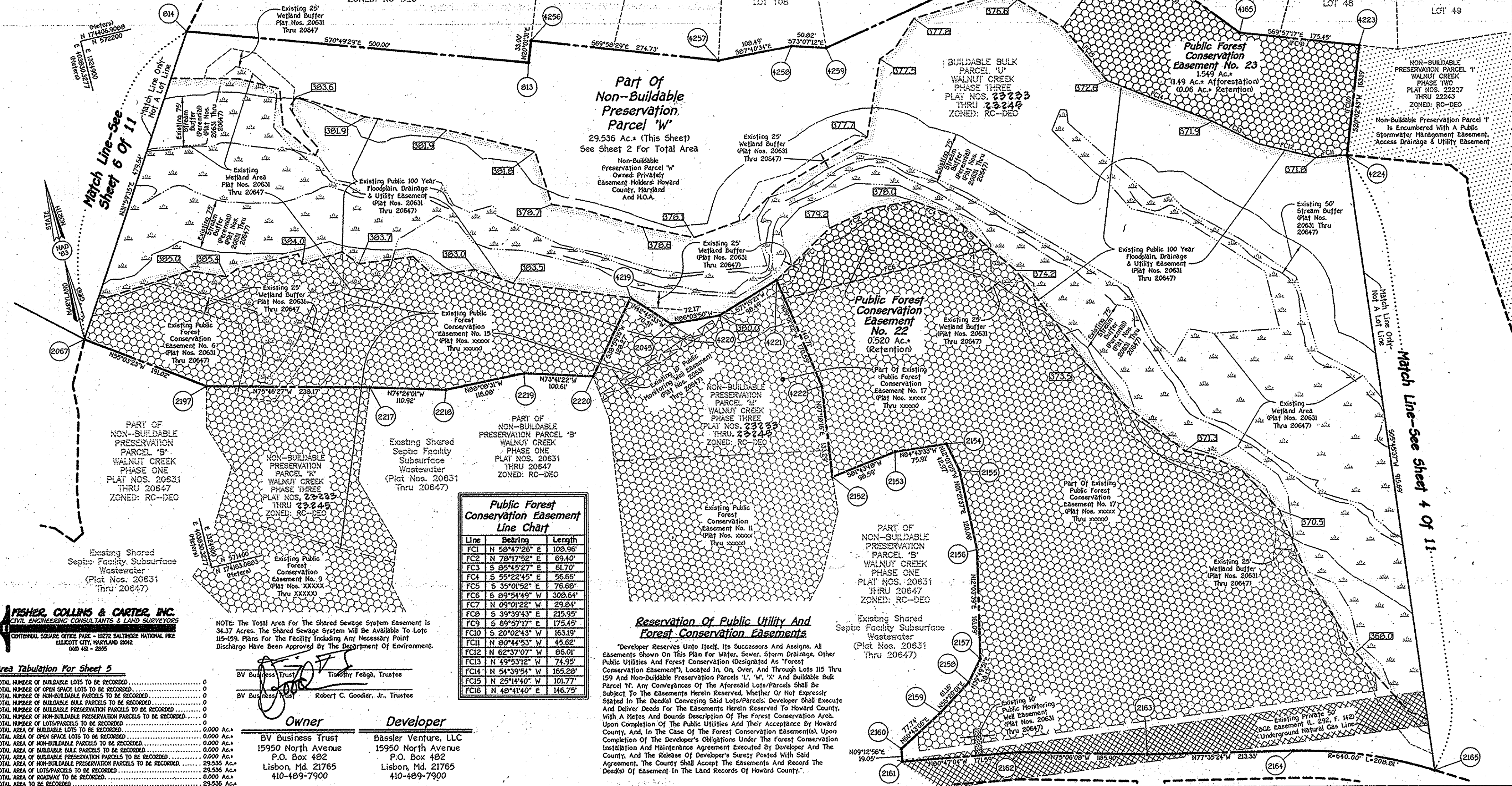




**Curve Data Tabulation**

| From-Point | Radius  | Arc Length | Delta     | Tangent | Bearing & Distance    |
|------------|---------|------------|-----------|---------|-----------------------|
| 2165-2164  | 640.00' | 209.81'    | 18°41'36" | 105.34' | N 68°14'36" W 207.89' |

PROPERTY OF  
DOROTHY E.  
MOBLEY  
3464/280  
PARCEL 50  
ZONED: RC-DEO



**Public Forest Conservation Easement Line Chart**

| Line | Bearing       | Length  |
|------|---------------|---------|
| FC1  | N 58°47'26" E | 108.95' |
| FC2  | N 78°17'52" E | 69.40'  |
| FC3  | S 85°45'27" E | 61.70'  |
| FC4  | S 55°22'45" E | 56.66'  |
| FC5  | S 35°01'52" E | 76.68'  |
| FC6  | S 89°54'49" W | 308.64' |
| FC7  | N 09°01'22" W | 29.04'  |
| FC8  | S 39°39'43" E | 215.95' |
| FC9  | S 69°57'17" E | 175.49' |
| FC10 | S 20°02'43" W | 163.19' |
| FC11 | N 20°44'53" W | 45.62'  |
| FC12 | N 62°37'07" W | 86.01'  |
| FC13 | N 49°53'12" W | 74.95'  |
| FC14 | N 54°39'54" W | 165.28' |
| FC15 | N 25°14'40" W | 101.77' |
| FC16 | N 48°41'40" E | 146.75' |

**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          |
| 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   | 29.536 Ac. |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED                         | 29.536 Ac. |
| TOTAL AREA OF ROADWAY TO BE RECORDED                              | 0.000 Ac.  |
| TOTAL AREA TO BE RECORDED   | 29.536 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

**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 115 Thru 159 And Non-Buildable Preservation Parcels "L", "W", "X" And Buildable Bulk Parcel "N". Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Concerning 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 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 Deeds) Of Easement In The Land Records Of Howard County.

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 115-159 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*Maura Roseman* 12/30/2015  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Edwards* 1-11-16  
Chief, Development Engineering Division

*Katrina J. ...* 1-30-16  
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 18<sup>th</sup> Day Of NOVEMBER, 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 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. 10692  
Expiration Date: December 13, 2014

RECORDED AS PLAT No. 23615 ON 1/21/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek Phase Four**  
Lots 115 Thru 159, Non-Buildable Preservation Parcels "W" And "X" And A Revision To Non-Buildable Preservation Parcel "L" And Buildable Bulk Parcel "N"

(Being A Resubdivision Of Buildable Bulk Parcel "U" And A Revision To Non-Buildable Preservation Parcel "L" And Buildable Bulk Parcel "N" - Walnut Creek, Phase Three - Plat Nos. Thru

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

Date: February 5, 2013 Scale: 1" = 100' Sheet 5 Of 11



**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 115 Thru 159 And Non-Buildable Preservation Parcels 'L', 'M', 'X' And Buildable Bulk Parcel 'N'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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 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 Deeds Of Easement In The Land Records Of Howard County."

LOT 32  
TWELVE HILLS  
PLAT NO. 8547  
ZONED: RR-DEO

LOT 34  
TWELVE HILLS  
PLAT NO. 8547  
ZONED: RR-DEO

LOT 33  
TWELVE HILLS  
PLAT NO. 8547  
ZONED: RR-DEO

LOT 30  
TWELVE HILLS  
PLAT NO. 8547  
ZONED: RR-DEO

**Curve Data Tabulation**

| Pnt-Pnt   | Radius | Arc Length | Delta     | Tangent | Bearing & Distance   |
|-----------|--------|------------|-----------|---------|----------------------|
| 4251-4252 | 55.00' | 18.03'     | 18°47'07" | 910'    | S 01°23'24" E 17.99' |

**Area Tabulation For Sheet 6**

|   |           |
|---|-----------|
| 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 LOTS/PARCELS TO BE RECORDED                       | 0         |
| 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   | 9.005 Ac. |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED                         | 9.005 Ac. |
| TOTAL AREA OF ROADWAY TO BE RECORDED                              | 0.000 Ac. |
| TOTAL AREA TO BE RECORDED   | 9.005 Ac. |

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 401-2255

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 115-159 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*Bradford M. Roseman* 12/30/2016  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Plummer* 1-11-16  
Chief, Development Engineering Division Date

*Robert C. Goodier, Jr.* 1-20-16  
Director Date

**Owner's Certificate**

BV Business Trust By Timothy Feaga, 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 18<sup>th</sup> Day Of NOVEMBER, 2015

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

*Robert C. Goodier, Jr.* Witness  
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 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. 10692  
Expiration Date: December 13, 2014

RECORDED AS PLAT No. 23616 ON 11/21/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**  
Phase Four  
Lots 115 Thru 159, Non-Buildable Preservation Parcels 'W' And 'X' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N'

(Being A Resubdivision Of Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N' - Walnut Creek, Phase Three - Plat Nos. 23233 Thru 23245)

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

Date: February 5, 2013 Scale: 1" = 100' Sheet 6 Of 11

I:\2004\04003.dwg (Record Plat) PHASE 4\04001-3001 Record Plat Section 4-Sheet 6.dwg - 2/8/2013 9:42:04 AM, 24Mylar (temporary).pc3, 11

F-13-03A



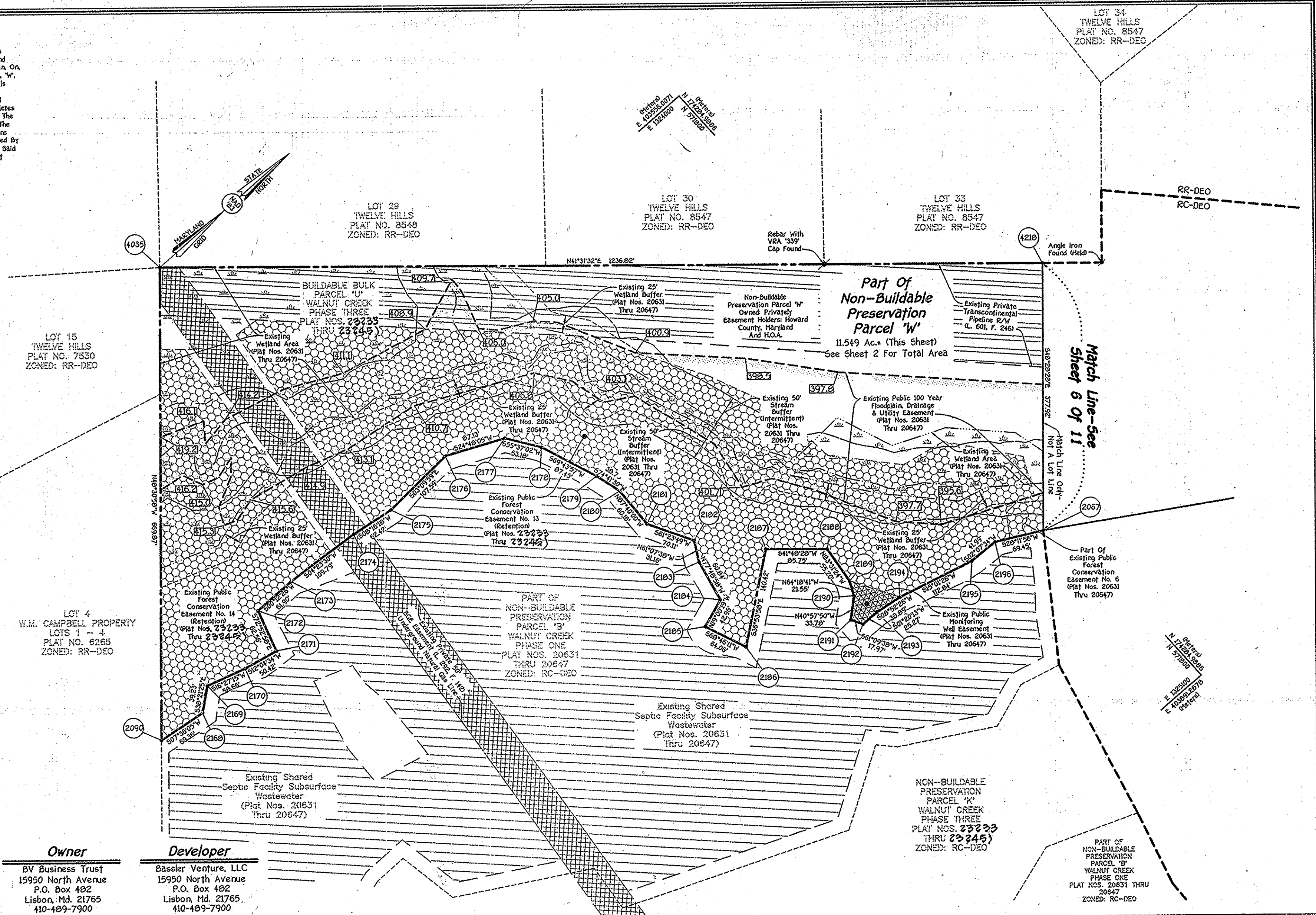
**Reservation of Public Utility And Forest Conservation Easements**

"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 115 Thru 159 And Non-Buildable Preservation Parcels "L", "W", "X" And Buildable Bulk Parcel "N". Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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 Deeds Of Easement In The Land Records Of Howard County."

NOTE: The Total Area For The Shared Sewage System Easement Is 24.37 Acres. The Shared Sewage System Will Be Available To Lots 115-159. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

BV Business Trust  
Timothy Feaga, Trustee

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



**Area Tabulation For Sheet 7**

|   |            |
|---|------------|
| 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          |
| 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   | 11.549 Ac. |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED                         | 11.549 Ac. |
| TOTAL AREA OF ROADWAY TO BE RECORDED                              | 0.000 Ac.  |
| TOTAL AREA TO BE RECORDED   | 11.549 Ac. |

| Owner  | Developer   |
|--|---|
| BV Business Trust<br>15950 North Avenue<br>P.O. Box 482<br>Lisbon, Md. 21765<br>410-489-7900 | Bassler Venture, LLC<br>15950 North Avenue<br>P.O. Box 482<br>Lisbon, Md. 21765<br>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 115-159 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*Richard M. Rossman* 12/30/2015  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Phelan* 1-11-16  
Chief, Development Engineering Division Date

*Robert C. Goodier, Jr.* 1-20-16  
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 18<sup>th</sup> Day Of NOVEMBER, 2015

*Timothy Feaga*  
Timothy Feaga, Trustee

*Robert C. Goodier, Jr.*  
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 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. 10692  
Expiration Date: December 13, 2014

RECORDED AS PLAT NO. 23617 ON 11/21/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek Phase Four**

Lots 115 Thru 159, Non-Buildable Preservation Parcels "W" And "X" And A Revision To Non-Buildable Preservation Parcel "L" And Buildable Bulk Parcel "N"

(Being A Resubdivision Of Buildable Bulk Parcel "U" And A Revision To Non-Buildable Preservation Parcel "L" And Buildable Bulk Parcel "N" - Walnut Creek, Phase Three - Plat Nos. 23233 Thru 23245)

Zoned: RR-DEO And RC-DEO  
Tax Map: 20, Parcel: 43, Grid: 4, 5, 10-12, 17 And 18  
Fifth Election District - Howard County, Maryland

Date: February 5, 2013 Scale: 1" = 100' Sheet 7 Of 11



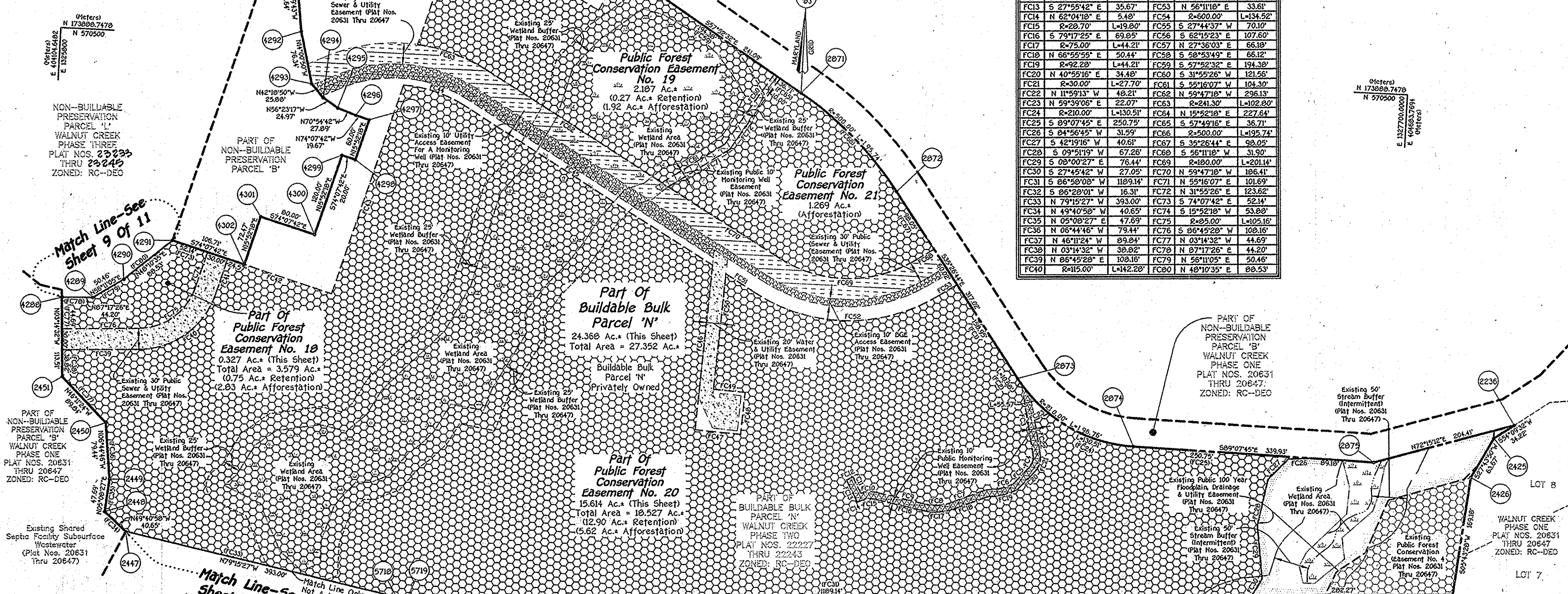
NOTE: The Total Area For The Shared Sewage System Easement Is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 115-159. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

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

| Point     | Radius  | Arc Length | Delta     | Tangent | Bearing & Distance    |
|-----------|---------|------------|-----------|---------|-----------------------|
| 2247-2269 | 600.00' | 195.75'    | 18°41'36" | 98.76'  | S 69°14'36" E 194.89' |
| 2271-2272 | 500.00' | 195.74'    | 22°25'48" | 99.14'  | S 46°39'30" E 194.49' |
| 2273-2274 | 210.00' | 196.76'    | 53°41'01" | 106.27' | S 62°17'15" E 109.64' |

| Line | Bearing       | Length    | Line | Bearing       | Length    |
|------|---------------|-----------|------|---------------|-----------|
| FC1  | S 35°26'44" E | 150.95'   | FC41 | N 15°52'18" E | 53.02'    |
| FC2  | R=210.00'     | L=10.69'  | FC42 | S 74°07'42" E | 154.57'   |
| FC3  | S 11°59'13" E | 101.13'   | FC43 | N 15°52'18" E | 315.23'   |
| FC4  | R=210.00'     | L=10.69'  | FC44 | R=181.30'     | L=82.29'  |
| FC5  | S 40°55'16" W | 32.79'    | FC45 | S 59°47'18" E | 420.19'   |
| FC6  | R=82.28'      | L=39.54'  | FC46 | S 03°04'38" W | 235.01'   |
| FC7  | S 66°55'55" W | 52.27'    | FC47 | S 06°59'58" E | 64.55'    |
| FC8  | R=65.00'      | L=36.32'  | FC48 | N 03°00'02" E | 60.00'    |
| FC9  | N 79°17'25" W | 69.39'    | FC49 | N 06°59'58" W | 44.47'    |
| FC10 | R=40.00'      | L=22.45'  | FC50 | N 03°04'36" E | 165.53'   |
| FC11 | N 27°55'42" W | 25.92'    | FC51 | S 59°47'18" E | 50.61'    |
| FC12 | S 62°04'18" W | 10.00'    | FC52 | R=240.00'     | L=260.18' |
| FC13 | S 27°55'42" E | 35.67'    | FC53 | N 56°11'18" E | 33.61'    |
| FC14 | N 62°04'18" E | 5.48'     | FC54 | R=600.00'     | L=134.52' |
| FC15 | R=20.70'      | L=19.80'  | FC55 | S 27°44'37" W | 70.10'    |
| FC16 | S 79°17'25" E | 69.85'    | FC56 | S 62°15'23" E | 107.60'   |
| FC17 | R=75.00'      | L=44.21'  | FC57 | N 27°38'03" E | 66.18'    |
| FC18 | N 66°55'55" E | 50.44'    | FC58 | S 53°34'49" E | 66.12'    |
| FC19 | R=92.28'      | L=44.21'  | FC59 | S 57°52'32" E | 194.38'   |
| FC20 | N 40°55'16" E | 34.48'    | FC60 | S 31°55'26" W | 121.58'   |
| FC21 | R=92.28'      | L=44.21'  | FC61 | S 55°16'07" W | 104.30'   |
| FC22 | N 11°59'13" W | 49.21'    | FC62 | N 59°47'18" W | 296.13'   |
| FC23 | N 59°39'06" E | 22.07'    | FC63 | R=241.30'     | L=102.80' |
| FC24 | R=210.00'     | L=10.69'  | FC64 | N 15°52'18" E | 227.64'   |
| FC25 | S 09°07'45" E | 250.75'   | FC65 | S 57°49'16" E | 36.71'    |
| FC26 | S 04°56'45" W | 31.59'    | FC66 | R=500.00'     | L=195.74' |
| FC27 | S 42°19'16" W | 40.61'    | FC67 | S 35°26'44" E | 98.02'    |
| FC28 | S 09°51'19" W | 67.26'    | FC68 | S 56°11'18" W | 31.90'    |
| FC29 | S 09°00'27" E | 76.44'    | FC69 | R=100.00'     | L=201.14' |
| FC30 | S 27°45'42" W | 27.05'    | FC70 | N 59°47'18" W | 106.41'   |
| FC31 | S 06°50'08" W | 1109.14'  | FC71 | N 55°16'07" E | 101.69'   |
| FC32 | S 06°20'01" W | 16.31'    | FC72 | N 31°55'26" E | 123.62'   |
| FC33 | N 79°15'27" W | 393.00'   | FC73 | S 74°07'42" E | 52.14'    |
| FC34 | N 49°40'58" E | 40.65'    | FC74 | S 15°52'18" E | 53.02'    |
| FC35 | N 05°08'27" E | 47.69'    | FC75 | R=25.00'      | L=105.16' |
| FC36 | N 06°44'46" W | 79.44'    | FC76 | S 06°45'28" W | 108.18'   |
| FC37 | N 46°11'24" W | 89.84'    | FC77 | N 03°14'32" W | 44.69'    |
| FC38 | N 03°14'32" W | 30.82'    | FC78 | N 07°17'26" E | 44.20'    |
| FC39 | N 06°45'28" E | 108.16'   | FC79 | N 56°11'05" E | 50.46'    |
| FC40 | R=115.00'     | L=142.28' | FC80 | N 48°19'35" E | 80.53'    |

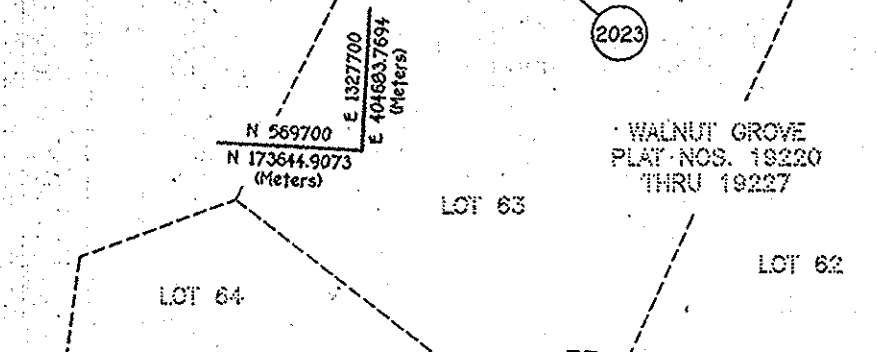
**Reservation Of Public Utility And Forest Conservation Easements**  
 Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In On, Over, And Through Lots 115 Thru 159 And Non-Buildable Preservation Parcels 'L', 'W', 'X' And Buildable Bulk Parcel 'N'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds/Conveyances 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 Deeds Of Easement In The Land Records Of Howard County.



**Area Tabulation For Sheet 8**

|   |            |
|---|------------|
| 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                       | 0          |
| 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               | 24.368 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                         | 24.368 Ac. |
| TOTAL AREA OF ROADWAY TO BE RECORDED                              | 0.000 Ac.  |
| TOTAL AREA TO BE RECORDED   | 24.368 Ac. |

| Owner  | Developer   |
|--|---|
| BV Business Trust<br>15950 North Avenue<br>P.O. Box 482<br>Lisbon, Md. 21765<br>410-489-7900 | Bassler Venture, LLC<br>15950 North Avenue<br>P.O. Box 482<br>Lisbon, Md. 21765<br>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 115-159 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* 12/30/2015  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Phil Edman* 1-11-16  
 Chief, Development Engineering Division Date

*Kate Schaefer* 1-20-16  
 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 16th Day Of **NOVEMBER**, 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 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. 10692  
 Expiration Date: December 13, 2014

RECORDED AS PLAT No. 23618 ON 1/21/16  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek**  
 Phase Four  
 Lots 115 Thru 159, Non-Buildable Preservation Parcels 'W' And 'X' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N'

(Being A Resubdivision Of Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N' - Walnut Creek, Phase Three - Plat Nos. 23233 Thru 23245)

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

Date: February 5, 2013 Scale: 1" = 100' Sheet 8 Of 11

F-13-03A



**Public Forest Conservation Easement Line Chart**

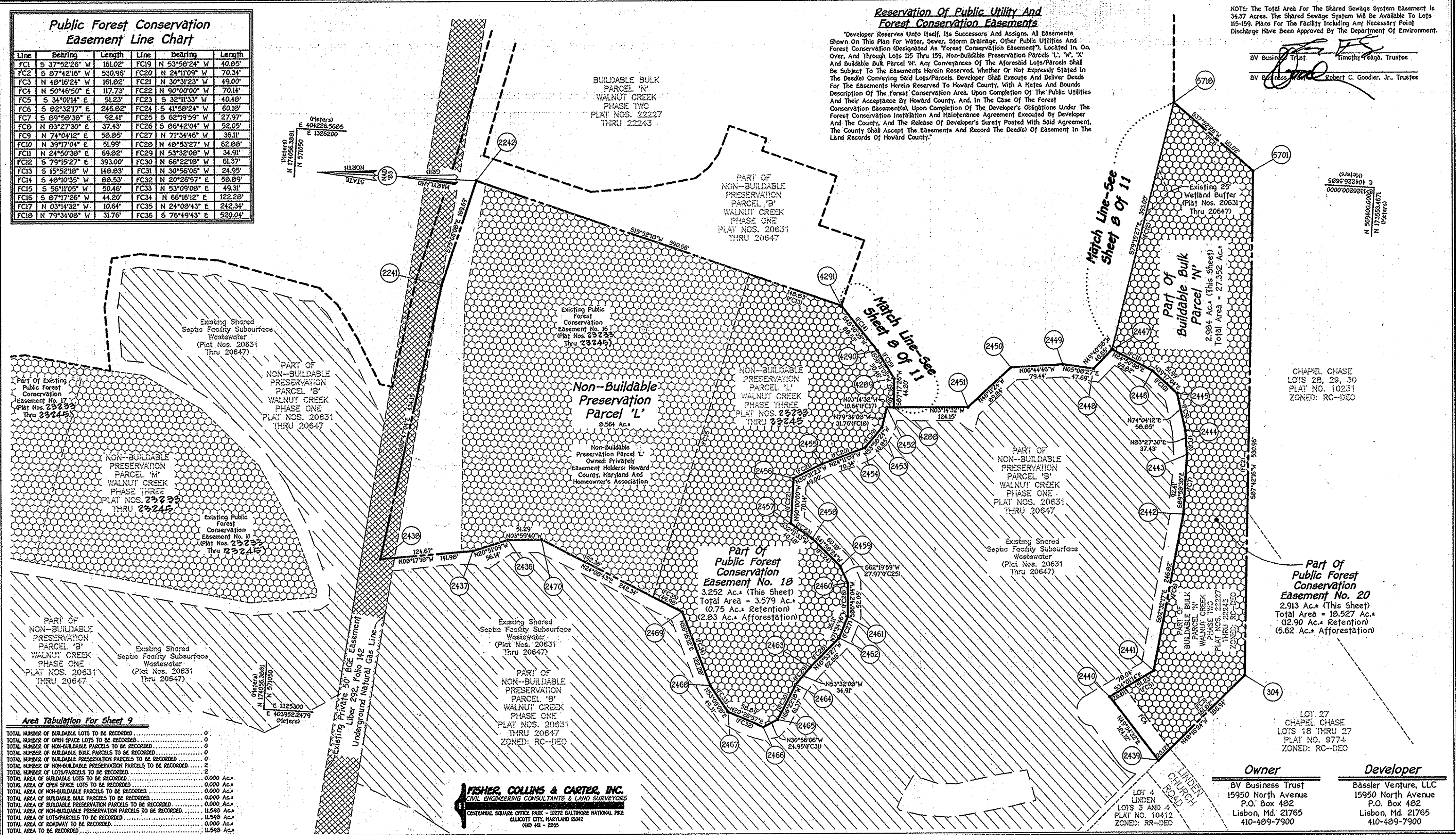
| Line | Bearing       | Length  | Line | Bearing       | Length  |
|------|---------------|---------|------|---------------|---------|
| FC1  | S 37°52'26" W | 161.02' | FC19 | N 53°58'24" W | 40.85'  |
| FC2  | S 87°42'16" W | 530.96' | FC20 | N 24°11'03" W | 70.34'  |
| FC3  | N 49°16'24" W | 161.82' | FC21 | N 30°31'23" W | 49.00'  |
| FC4  | N 50°46'50" E | 117.73' | FC22 | N 90°00'00" W | 70.14'  |
| FC5  | S 34°01'14" E | 51.23'  | FC23 | S 32°11'33" W | 40.48'  |
| FC6  | S 82°32'17" E | 246.82' | FC24 | S 41°58'24" W | 60.18'  |
| FC7  | S 89°58'38" E | 92.41'  | FC25 | S 62°19'59" W | 27.97'  |
| FC8  | N 83°27'30" E | 37.43'  | FC26 | S 86°42'04" W | 52.05'  |
| FC9  | N 74°04'12" E | 58.85'  | FC27 | N 71°34'48" W | 36.11'  |
| FC10 | N 39°17'04" E | 51.99'  | FC28 | N 48°53'27" W | 62.88'  |
| FC11 | N 24°50'38" E | 69.82'  | FC29 | N 53°32'08" W | 34.91'  |
| FC12 | S 79°15'27" E | 393.00' | FC30 | N 66°22'18" W | 61.37'  |
| FC13 | S 15°52'18" W | 148.83' | FC31 | N 30°56'06" W | 24.95'  |
| FC14 | S 48°10'35" W | 88.53'  | FC32 | N 20°26'57" E | 58.89'  |
| FC15 | S 56°11'05" W | 50.46'  | FC33 | N 53°09'08" E | 49.31'  |
| FC16 | S 87°17'26" W | 44.20'  | FC34 | N 66°18'12" E | 122.28' |
| FC17 | N 03°14'32" W | 10.64'  | FC35 | N 24°08'43" E | 242.34' |
| FC18 | N 79°34'08" W | 31.76'  | FC36 | S 76°49'43" E | 520.04' |

**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 115 Thru 159, Non-Buildable Preservation Parcels 'L', 'W', 'X' And Buildable Bulk Parcel 'N'. 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."

NOTE: The Total Area For The Shared Sewage System Easement Is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 115-159. 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



**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 | 2           |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED                       | 2           |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED                       | 0.0000 Ac.  |
| TOTAL AREA OF OPEN SPACE 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               | 0.0000 Ac.  |
| TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED       | 0.0000 Ac.  |
| TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED   | 11.5418 Ac. |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED                         | 11.5418 Ac. |
| TOTAL AREA OF ROADWAY TO BE RECORDED                              | 0.0000 Ac.  |
| TOTAL AREA TO BE RECORDED   | 11.5418 Ac. |

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTHAZORE NATIONAL PIKE  
 ELKLOTT CITY, MARYLAND 21042  
 (410) 481-2255

| Owner  | Developer   |
|--|---|
| BV Business Trust<br>15950 North Avenue<br>P.O. Box 482<br>Lisbon, Md. 21765<br>410-489-7900 | Bassler Venture, LLC<br>15950 North Avenue<br>P.O. Box 482<br>Lisbon, Md. 21765<br>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 115-159 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel 'B', Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

*William for Maura Roseman 12/30/2015*  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Phil Anderson* 1-11-16  
 Chief, Development Engineering Division Date

*Karl Schindler* 1-20-16  
 Director Date

**Owner's Certificate**

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*Timothy Feaga* Witness  
*Robert C. Goodier, Jr.* 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. 10692  
 Expiration Date: December 13, 2014

RECORDED AS PLAT No. 23619 ON 1/21/16  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek Phase Four**  
 Lots 115 Thru 159, Non-Buildable Preservation Parcels 'W' And 'X' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N'

(Being A Resubdivision Of Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N' - Walnut Creek, Phase Three - Plat Nos. 23233 Thru 23245)

Zoned: RR-DEO And RC-DEO  
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 Fifth Election District - Howard County, Maryland

Date: February 5, 2013 Scale: 1" = 100' Sheet 9 Of 11

F-13-034

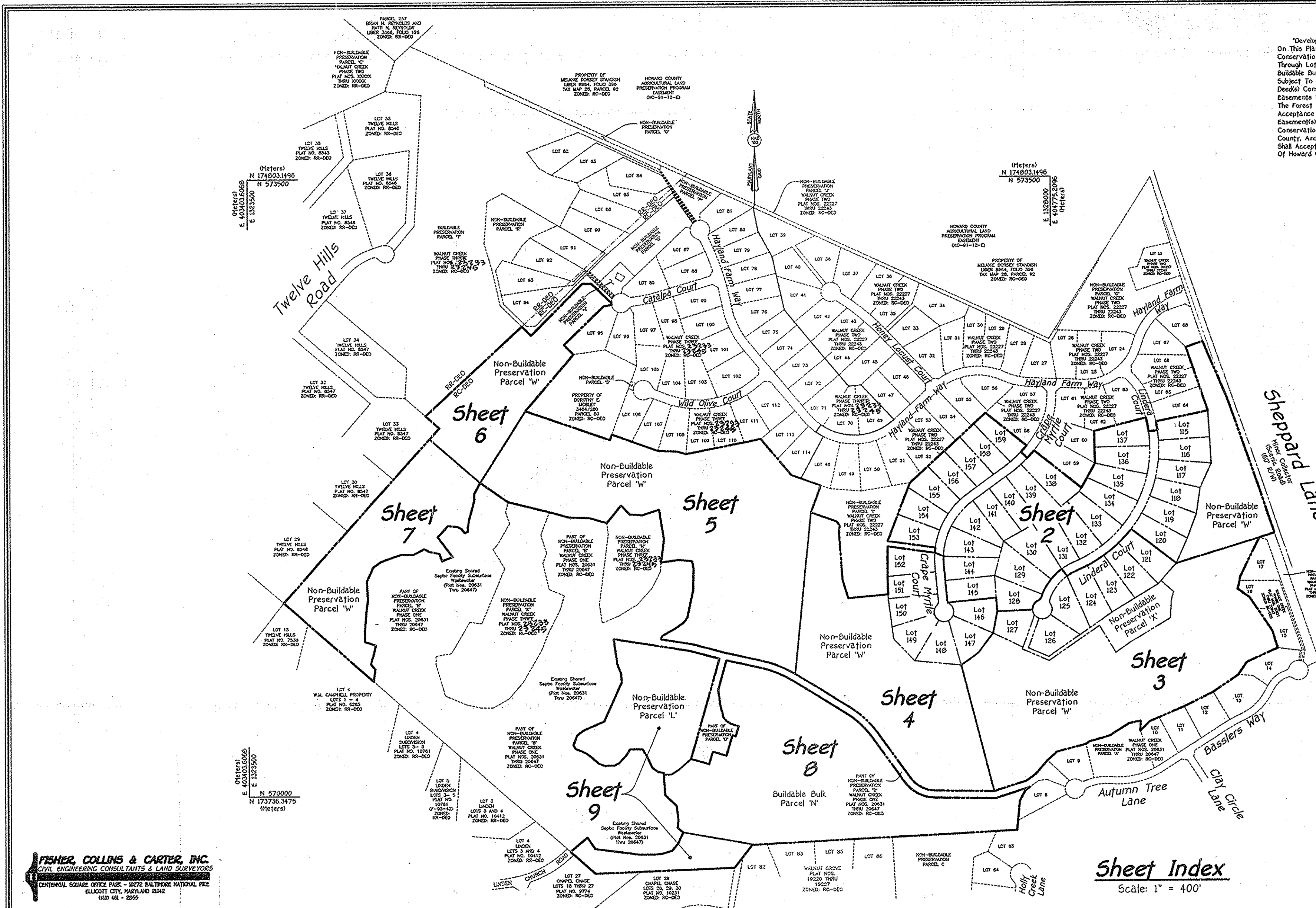


**Reservation Of Public Utility And Forest Conservation Easements**

\*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 115 Thru 159 And Non-Buildable Preservation Parcels "L", "W", "X" And Buildable Bulk Parcel "N". 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.\*

NOTE: The Total Area For The Shared Sewage System Easement Is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 115-159. 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



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

| Owner  | Developer   |
|--|---|
| BV Business Trust<br>15950 North Avenue<br>P.O. Box 482<br>Lisbon, Md. 21765<br>410-489-7900 | Bassler Venture, LLC<br>15950 North Avenue<br>P.O. Box 482<br>Lisbon, Md. 21765<br>410-489-7900 |

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 16772 BALTIMORE NATIONAL PIKE  
 ELLSWORTH CITY, MARYLAND 22112  
 (410) 424 - 2222

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 115-159 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.  
*William for Maureen Roseman* 12/30/2015  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.  
*Chad Andersen* 1-11-16  
 Chief, Development Engineering Division 4 Date  
*Kurt Schaefer* 1-30-16  
 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 18<sup>th</sup> Day Of **NOVEMBER**, 2015  
 BY Business Trust, Timothy Feaga, Trustee  
 BY 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 Basslers, Incorporated To BV Business Trust By Deed Dated June 25, 2008 Recorded Among The Land Records Of Howard County, Maryland In Liber No. 11276 At Folio 36. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2014

RECORDED AS PLAT No. **23620** ON **11/21/16**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**Walnut Creek**  
 Phase Four  
 Lots 115 Thru 159, Non-Buildable Preservation Parcels "W" And "X" And A Revision To Non-Buildable Preservation Parcel "L" And Buildable Bulk Parcel "N"  
 (Being A Resubdivision Of Buildable Bulk Parcel "U" And A Revision To Non-Buildable Preservation Parcel "L" And Buildable Bulk Parcel "N" - Walnut Creek, Phase Three - Plat Nos. 23293 Thru 23245)  
 Zoned: RR-DEO And RC-DEO  
 Tax Map: 28, Parcel: 49, Grid: 4, 5, 10-12, 17 And 18  
 Fifth Election District - Howard County, Maryland  
 Date: February 5, 2013 Scale: As Shown Sheet 10 Of 11

F-13-034



**General Notes:**

- Subject Property Zoned RR-DEO And RC-DEO Per 2/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Regulation Amendments Effective 7/28/06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 28FA And 28FB.
- Station No. 28FA North 972,456.855 East 1,329,957.66  
Station No. 28FB North 970,710.839 East 1,329,954.63
- This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About August, 2004, By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Denotes Wetlands Area Outline.
- Denotes Existing Centerline Of Stream.
- Denotes Approximate Elevation Of 100 Year Floodplain.
- Driveways Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
a) Width - 12 Feet (16 Feet Serving More Than One Residence);  
b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1-1/2" Minimum;  
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (225-Loading);  
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- The Traffic Study For This Project Was Prepared By The Traffic Group, Dated September, 2005 And Was Approved Under SP-06-07 On May 31, 2006.
- 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-3533 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 Public Sewage Easement On Non-Buildable Preservation Parcel 'B', Walnut Creek, Phase One, Plat Nos. 20631 Thru 20647 Of At Least 10,000 Square Feet Per Lot For Shared Drain Fields Associated With A Shared Sewage Disposal Facility As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (Comar 25.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewage Easement, Recordation Of A Modified Sewage Easement Shall Not Be Necessary.
- Water And Sewer Are Private And Provided By Well And Septic Systems. See Contract No. 50-4773-D For Low Pressure System.
- This Property Will Be Served By Private Water And Private Sewerage Systems. The Public Shared Sewerage System Located On Non-Buildable Preservation Parcel 'B', Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647 Will Be Maintained By Howard County, Maryland. Lots 115-159 Will Use The Public Shared Sewerage System 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 115 Thru 159 And Non-Buildable Preservation Parcels 'L', 'W', 'X' And Buildable Bulk Parcel 'N'. 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 Deeds Of Easement In The Land Records Of Howard County."

NOTE: The Total Area For The Shared Sewerage System Easement Is 34.37 Acres. The Shared Sewerage System Will Be Available To Lots 115-159. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

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

**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 Numbers: SP-06-007 BA-85-52-E, BA-98-33E, BA-93-49E, WP-08-07, F-07-07E, F-08-08L, F-13-02E And RE-13-00L
- 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.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations For 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 16124 Of The Howard County Code And The Landscape Manual Requiring 66 Shade Trees And 51 Evergreen Trees. The Landscape Surety In The Amount Of \$27,450.00 Shall Be Provided With The DPW, Developer's Agreement For Perimeter Landscaping. In Addition Financial Surety For The 119 Street Trees Will Be Posted As Part Of The Developers Agreement In The Amount Of \$35,700.00.
- The Forest Conservation Requirements Per Section 16120 Of The Howard County Code And The Forest Conservation Manual For The Entire Subdivision Will Be Fulfilled By Providing 57.32 Acres Of On-site Forest Retention And 36.16 Acres Of On-site Forest Retention For A Total Of 93.48 Acres. There Is No Surety Required For Onsite Forest Retention. Surety For On-Site Afforestation = \$0.50/sq ft For 1,575,130 sq = \$787,565.00 Is Required.
- The Forest Conservation Provided With Phase Four Are As Follows:  
The Forest Conservation Of 14.50 Acres Of Forest And 13.41 Acres Of On-Site Retention A Surety For On-Site Afforestation = \$0.50/sq ft. For 13.41 Ac. Or 584,140 Sq. Ft. = \$292,070.00 For Phase Four Only.

**Total Forest Conservation Data Summary**

| Phase            | Credited Retention Area | Planting Area    | Non-Credited Retention Area | Total Easement Area |
|------------------|-------------------------|------------------|-----------------------------|---------------------|
| One (F-07-07E)   | 8.19 Ac.                | 4.35 Ac.         | 5.66 Ac.                    | 18.20 Ac.           |
| Two (F-08-08L)   | 17.13 Ac.               | 9.10 Ac.         | 9.44 Ac.                    | 35.67 Ac.           |
| Three (F-13-02E) | 17.50 Ac.               | 9.30 Ac.         | 11.04 Ac.                   | 37.84 Ac.           |
| Four (F-13-03H)  | 14.50 Ac.               | 13.41 Ac.        | 0.00 Ac.                    | 27.91 Ac.           |
| <b>Total</b>     | <b>57.32 Ac.</b>        | <b>36.16 Ac.</b> | <b>25.94 Ac.</b>            | <b>119.42 Ac.</b>   |

- The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16120 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement. However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
- Articles Of Incorporation For The Walnut Creek Homeowner's Association Was Filed With The Maryland State Department Of Assessment And Taxation On 1/3/2008. Receipt #D2309795.
- 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.
- Wells Shall Be Drilled On Lots 115 Thru 159 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 25% 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.) = 343,905 Ac.  
E. Allowed Development Rights = 101 D.U.  
(Gross Tract Area x 1 D.U./425 Ac.) = 431,495 Ac. x 1 D.U./425 Ac. = 101.5 D.U. By Right Yield  
(Net Tract Area x 1 D.U./2 Ac.) = 343,905 Ac. x 1 D.U./2 Ac. = 171,952 D.U.  
F. Permitted Development Rights Under CEO = 171 D.U.  
(Net Tract Area x 1 D.U./2 Ac.) = 343,905 Ac. x 1 D.U./2 Ac. = 171,952 D.U.  
G. Number Of Buildable Lots And Buildable Preservation Parcels  
(22 Phase One = 46 Phase Two + 47 Phase Three + 45 Phase Four) = 160  
H. Total Number Of Units To Be Transferred For Phases One, Two, Three, And Four = 59 Units  
(Lots 1 Thru 159 And Buildable Preservation Parcel 'L')  
(Proposed Units - Allowed Units)  
(160 Units - 101 Units)

**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 18<sup>th</sup> Day Of NOVEMBER, 2015

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

**General Notes Continued:**

- Lots 115-159 Of This Subdivision Are Connected To The Shared Sewage Disposal Facility Governed By Sections 19.1200 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 115-159 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 115-159 Shall Be Assessed Shared Sewage Disposal Facility Charges And Assessments Pursuant To Sections 20.800 Et Seq. Of The Howard County Code.
- Stormwater Management Facilities: R.I.P. No. 2: Privately Owned By The Homeowner's Association And Jointly Maintained By The Homeowner's Association And Howard County, Maryland. Wet Extended Detention Facility (P-3) For Way & Cvt Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 378 Specifications. Retention Volume Will Be Provided Through The Use Of Grass Channels Along The Proposed Roadways. Water Quality And Channel Protection Volume Will Be Provided By A Micropond Extended Detention Pond. Overbank Flood Protection Volume And Extreme Flood Volume Are Not Required For This Site.
- As Per Section 104.f.4.b Of The Zoning Regulations, Only One Easement Holder Is Required For Preservation Parcels Designed Solely For SWM Facilities Or Community Sewerage Disposal Systems.  
A. Non-Buildable Preservation Parcel 'X'  
Owned: Homeowner's Association  
Easement Holder: Howard County, Maryland  
Use: S.W.M.  
B. Non-Buildable Preservation Parcel 'W'  
Owned: Privately  
Easement Holder: Howard County, Maryland  
And H.O.A.  
Use: Open Space, Environmental Features  
C. Non-Buildable Preservation Parcel 'L'  
Owned: Privately  
Easement Holder: Howard County, Maryland  
And Homeowner's Association  
Use: Open Space, Environmental Features
- There Are Steep Slopes Located On This Property As Defined By "Slopes That Average 25% Or Greater Over 10 Vertical Feet", Per Section 16100(b) Of The Howard County Subdivision And Land Development Regulations. Total Area Of 25% Or Greater Slopes = 8.9 Ac.
- The Ground Water Appropriations Permit No. H0200G020001 Received MDE Approval On June 1, 2008.
- Landscape And Street Trees For This Subdivision Will Be Provided On The Final Plans In Accordance With Section 16124 Of The Subdivision And Land Development Regulations And The Howard County Landscape Manual.
- Lots 115-159 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 33,750 Gallons Per Day.
- Plat Subject To WP-08-07 Which The Planning Director On August 21, 2007 Approved A Request To Waive Section 16120(a)(2) 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 I Until Each Subsequent Phase Of Development Subject To:  
1) Each Subsequent Development Phase Must Establish A Proportionate Area Of Forest Retention And Afforestation Conservation Easement And Provide The Necessary Area Of Forest Retention And Afforestation Planning To Satisfy Each Development Phase.  
2) The Applicant/Developer Must Continue Processing The Subdivision Plans For Walnut Creek And Meet All APFO Phasing Schedule Dates.  
4.4. Density Cluster Transferred Summary  
A. DEO Cluster Receiving Unit Transfer  
1. Gross Tract Area = 431,495 Acres  
2. Area Of RR-DEO Zoning = 76,888 Acres  
3. Percentage Of Gross Tract Zoned RR-DEO = 17.81% (76,888 Acres/431,495 Acres)  
4. Total Number Of RR-DEO Density Units Required To Be Transferred For Phase 3 = 3 Units (4 Units x 17.81%) = 2.49 Units  
5. Total Number Of DEO Units Transferred To Walnut Creek By Recorded Density Plat = 11  
A. A.E. Mullinix Road Property (Ninth Exchange) = 1 DEO (Plat Nos. 1915 - 1916)  
B. H.W. Properties, LLC (Second Exchange) = 1 DEO (Plat Nos. 1947 - 1946)  
C. Feaga II Property (Third Exchange) = 1 DEO (Plat Nos. 1947 - 1947)  
D. Harrison's Forest (Fourth Exchange) = 1 DEO (Plat Nos. 1957 - 1960)  
E. Willis Lambert Cissel, Jr. Property (Fifth Exchange) = 1 DEO (Plat Nos. 20205 - 20207)  
F. R. Neville Arrington Subdivision Parcel 'A' (Sixth Exchange) = 1 DEO (Plat Nos. 20358 - 20359)  
G. Doubs Farm, Non-Buildable Preservation Parcel 'A' (Eighth Exchange) = 2 DEO (Plat Nos. 20577 - 20578)  
H. Feaga Property (Thirteenth Exchange) = 2 DEO (Plat No. 22441)  
I. Murray Property (Eighteenth Exchange) = 1 DEO (Plat No. 23464-23465)  
B. CEO Cluster Receiving Unit Transfer  
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 (4 Units x 82.19%) = 11.51 Units  
5. Total Number Of CEO Units Transferred To Walnut Creek By Recorded Density Plat = 42  
A. Harrison's Forest (Fourth Exchange) = 3 CEO (Plat Nos. 1957 - 1960)  
B. R. Neville Arrington Subdivision Parcel 'A' (Sixth Exchange) = 3 CEO (Plat Nos. 20358 - 20359)  
C. Woodcamp Farms, Lot 8 (Seventh Exchange) = 4 CEO (Plat Nos. 20410 - 20411)  
D. Doubs Farm, Non-Buildable Preservation Parcel 'A' (Eighth Exchange) = 2 CEO (Plat Nos. 20577 - 20578)  
E. Clements Property (Ninth Exchange) = 2 CEO (Plat Nos. 20796 - 20797)  
F. Quartz Hill LLC (Twelfth Exchange) = 5 CEO (Plat Nos. 21311 - 21312)  
G. Herweather Farm II, LLC (Eleventh Exchange) = 1 CEO (Plat Nos. 21330 - 21331)  
H. Quartz Hill, LLC (Twelfth Exchange) = 3 CEO
- Existing Cemetery Is Located On Adjoining Deeded Parcel And Is Not Part Of This Subdivision. Non-Buildable Preservation Parcel 'V' Is Created To Buffer The Existing Cemetery And Provide Public Road Access.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And The Road Right-Of-Way Only And Not Onto The Flag Or Pipestem Lot Driveway.

**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, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2014

RECORDED AS PLAT No. 23621 ON 11/21/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Walnut Creek Phase Four**  
Lots 115 Thru 159, Non-Buildable Preservation Parcels 'W' And 'X' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N'

(Being A Resubdivision Of Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcel 'L' And Buildable Bulk Parcel 'N' - Walnut Creek, Phase Three - Plat Nos. 23233 Thru 23245)

Zoned: RR-DEO And RC-DEO  
Tax Map: 20, Parcel: 43, Grid: 4, 5, 10-12, 17 And 18  
Fifth Election District - Howard County, Maryland

Date: December 27, 2012 Scale: None Sheet 11 Of 11

**Curve Data Tabulation (Sheet 2 Of 11)**

| Point-Point | Radius    | Arc Length | Delta     | Tangent | Bearing & Distance    |
|-------------|-----------|------------|-----------|---------|-----------------------|
| 4235-2265   | 675.00'   | 49.34'     | 04°11'16" | 24.60'  | S 41°09'26" W 49.33'  |
| 2265-4260   | 675.00'   | 120.90'    | 10°15'45" | 60.61'  | S 48°22'57" W 120.74' |
| 4261-4233   | 460.00'   | 365.92'    | 45°31'22" | 193.03' | S 30°44'58" W 365.98' |
| 4233-4232   | 460.00'   | 30.02'     | 03°44'22" | 15.02'  | S 06°06'57" W 30.02'  |
| 2272-2266   | 725.00'   | 56.70'     | 04°28'51" | 29.36'  | S 41°03'33" W 56.68'  |
| 2266-4262   | 725.00'   | 129.85'    | 10°15'45" | 65.10'  | S 48°22'57" W 129.68' |
| 4230-4239   | 700.00'   | 368.89'    | 51°33'02" | 197.98' | S 27°44'18" W 368.57' |
| 4239-4277   | 700.00'   | 910.71'    | 75°11'51" | 539.05' | S 29°45'28" W 854.18' |
| 4277-4281   | 325.00'   | 77.63'     | 13°41'06" | 39.00'  | S 60°30'50" W 77.44'  |
| 4281-4282   | 325.00'   | 201.02'    | 35°26'18" | 103.84' | S 35°57'08" W 197.63' |
| 4282-4283   | 25.00'    | 21.41'     | 49°04'03" | 11.41'  | S 42°46'01" W 20.76'  |
| 4283-4284   | 55.00'    | 67.03'     | 69°49'55" | 38.39'  | S 32°23'05" W 62.96'  |
| 4287-4286   | 25.00'    | 12.00'     | 27°30'42" | 6.12'   | N 01°02'04" W 11.89'  |
| 4286-4284   | 410.00'   | 52.65'     | 07°21'30" | 26.36'  | N 04°42'58" W 52.62'  |
| 4240-2278   | 750.00'   | 49.98'     | 03°48'07" | 25.00'  | S 09°45'00" E 49.97'  |
| 2278-4278   | 750.00'   | 596.89'    | 45°32'57" | 315.26' | S 14°57'31" W 591.26' |
| 4278-4279   | 750.00'   | 387.44'    | 29°32'54" | 190.15' | S 52°33'27" W 383.15' |
| 4279-4280   | 275.00'   | 61.83'     | 13°30'23" | 32.96'  | S 60°36'12" W 61.69'  |
| 2400-360    | 65413.00' | 66.50'     | 00°03'30" | 33.29'  | S 19°26'12" E 66.50'  |
| 2024-358    | 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'  |

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.  
Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor)  
BV Business Trust  
By: Timothy Feaga, Trustee  
By: Robert C. Goodier, Jr., Trustee

F-13-034