

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
4179	572562.0599	1326005.2316	174517.264899	404167.367393
4181	572562.0599	1326005.2316	174517.264899	404167.367393
4201	572562.0599	1326005.2316	174517.264899	404167.367393
4210	572562.0599	1326005.2316	174517.264899	404167.367393
4216	572562.0599	1326005.2316	174517.264899	404167.367393
4217	572562.0599	1326005.2316	174517.264899	404167.367393
5720	572562.0599	1326005.2316	174517.264899	404167.367393
5721	572562.0599	1326005.2316	174517.264899	404167.367393
5722	572562.0599	1326005.2316	174517.264899	404167.367393
5723	572562.0599	1326005.2316	174517.264899	404167.367393
5724	572562.0599	1326005.2316	174517.264899	404167.367393
5725	572562.0599	1326005.2316	174517.264899	404167.367393
5726	572562.0599	1326005.2316	174517.264899	404167.367393
5727	572562.0599	1326005.2316	174517.264899	404167.367393
5728	572562.0599	1326005.2316	174517.264899	404167.367393
5729	572562.0599	1326005.2316	174517.264899	404167.367393
5730	572562.0599	1326005.2316	174517.264899	404167.367393
5731	572562.0599	1326005.2316	174517.264899	404167.367393
5732	572562.0599	1326005.2316	174517.264899	404167.367393
5733	572562.0599	1326005.2316	174517.264899	404167.367393
5734	572562.0599	1326005.2316	174517.264899	404167.367393
5735	572562.0599	1326005.2316	174517.264899	404167.367393
5736	572562.0599	1326005.2316	174517.264899	404167.367393
5737	572562.0599	1326005.2316	174517.264899	404167.367393
5738	572562.0599	1326005.2316	174517.264899	404167.367393
5739	572562.0599	1326005.2316	174517.264899	404167.367393
5740	572562.0599	1326005.2316	174517.264899	404167.367393
5741	572562.0599	1326005.2316	174517.264899	404167.367393
5742	572562.0599	1326005.2316	174517.264899	404167.367393

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
 Date: 12/10/15

Robert C. Goodier, Jr., Trustee
 BV Business Trust
 Date: 12/3/15

NOTE: The Total Area For The Shared Sewage System Easement Is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 97, 98, 100 And 101. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

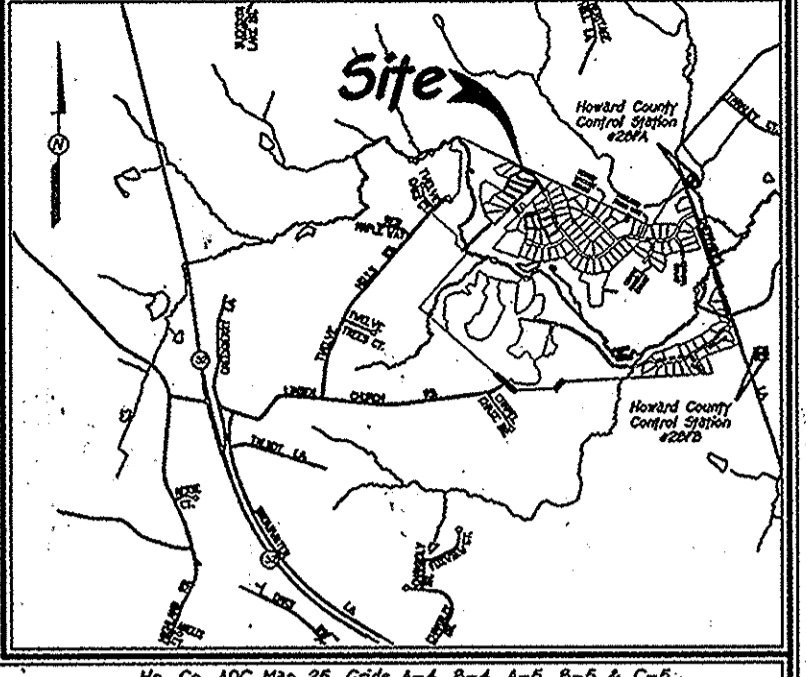
Timothy Feaga, Trustee
 BV Business Trust
 Date: 12/10/15

Robert C. Goodier, Jr., Trustee
 BV Business Trust
 Date: 12/3/15

- Legend**
- Existing Public Forest Conservation Easement (Plat Nos. 23233 Thru 23244)
 - Existing 4' Public Drainage & Utility Easement (Plat Nos. 23233 Thru 23244)
 - Existing 10' Public Tree Maintenance Easement (Plat Nos. 23233 Thru 23244)
 - Existing 24' Private Use-In-Common Driveway Easement (Plat Nos. 23233 Thru 23244)
 - Existing 10'x14' Public Sewer & Utility Easement (Plat Nos. 23233 Thru 23244)
 - Existing 10'x10' Private Sewer & Utility Easement (Plat Nos. 23233 Thru 23244)
 - Existing Private Transcontinental Pipeline R/W (L. 601, F. 246)
 - 20' Public Drainage & Utility Easement
 - 10' x 10' Public Sewer & Utility Easement
 - Previously Recorded Lot Lines Removed By Recordation Of This Plat

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 97, 98, 100, 101 And 160 Thru 163. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



General Notes Continued:

26. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan. Where Applicable, The Building Department Shall Issue A Building Permit.

27. Landscaping Obligations For This Project Have Been Provided Under F-13-026.

28. Forest Conservation Obligations For This Project Have Been Provided Under F-13-026.

29. 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 #15209795.

30. An Existing Public Tree Maintenance Easement Running Along The Edge Of The Public Road Right Of Way As Shown On This Plat Of Subdivision Has Been Reserved Upon All Lots Fronting On The Said Public Road Right Of Way. This Easement Allows Howard County The Right Access To The Property, When The Specific Purpose Of The Easement Is To Maintain, Repair And Enhance The Condition 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.

31. One Cemetery Exists Within This Subdivision. "Clark Family Cemetery" - Howard County, ID #2-2. The Planning Board Approved The Cemetery Accommodation And Boundary Documentation Plan On March 30, 2005 Subject To The Following Conditions On Non-Buildable Preservation Parcel "V":

- The Developer And/Or The Walnut Creek H.O.A. Shall Upgrade The Existing Split Rail Fence To Further Protect The Existing Cemetery Site.
- The Developer And/Or The Walnut Creek H.O.A. Shall Regularly Maintain The Cemetery Area.
- The Developer And/Or The Walnut Creek H.O.A. Must Place A Cemetery Marker At The Entrance Of The Cemetery Site.

32. Wells Have Been Drilled On Lots 97, 98, 100, 101 And 160 Thru 163 Prior To Recordation Of The Final Record Plat.

33. Lots 97, 98, 100 And 101 Of This Subdivision Are Connected To The Shared Sewage Disposal Facility Governed By Sections 18.1200 et Seq. Of The Howard County Code. The Developer Is Obligated To Construct The Facility Under The Provision Of The Developer Agreement Number 50-4441-D Dated April 8, 2009. A Building Permit For Lots 97, 98, 100 And 101 May Be Issued Upon 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 97, 98, 100 And 101 Shall Be Assessed Shared Sewage Disposal Facility Charges And Assessments Pursuant To Sections 20.800 et Seq. Of The Howard County Code.

34. Stormwater Management Has Been Provided With F-13-026. No Improvements Are Proposed With This Plat.

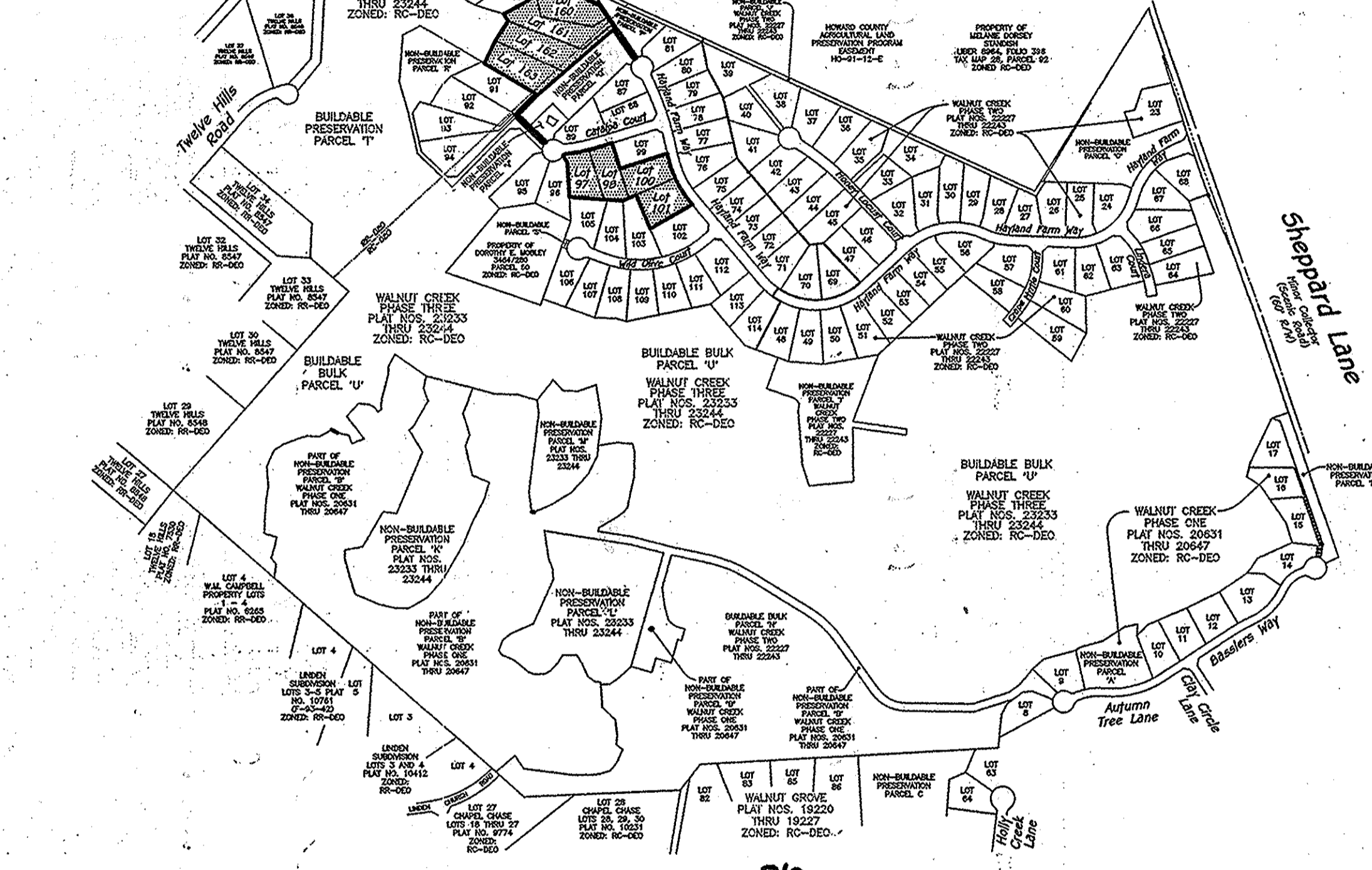
35. The Ground Water Appropriations Permit No. H0200G020(K01) Received MDE Approval On June 1, 2009.

36. Lots 97, 98, 100 And 101 Will Be Served By Low Pressure Sewer System With A Limit Of Five Bedrooms At 150 Gallons Per Bedroom For A Total Design Flow Of 26,250 Gallons Per Day.

37. Plat Subject To WP-08-07 Which The Planning Director On August 21, 2007 Approved A Request To Waive Section 16.1802(a)(1) To Allow For Establishment Of Required Forest Conservation Easements For This Subdivision Based On The AFPO Phasing Schedule By Temporarily Deferring The Recording Of All Required Forest Conservation Obligation Easements Under Phase 1 Until Each Subsequent Phase Of Development Subject To:

- Each Subsequent Development Phase Must Establish A Proportionate Area Of Forest Conservation Easement And Provide The Necessary Area Of Forest Retention And Afforestation Planting To Satisfy Each Development Phase.
- The Applicant/Developer Must Continue Processing The Subdivision Plans For Walnut Creek And Meet All AFPO Phasing Deadline Dates.

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



General Notes:

- Subject Property Zoned RR-DEO And RC-DEO Per 2/02/04 Comprehensive Zoning Plan And The "Comp Liv" 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 572,456.665 East 1,329,924.66 Station No. 28FB North 570,710.039 East 1,329,924.63
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 2004, By Fisher, Collins & Carter, Inc.
- B.E.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stake Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Insure Safe Access "For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1-1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structure (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- The Traffic Study For This Project Was Prepared By The Traffic Group, Dated September, 2005 And Was Approved Under SP-06-07 On May 31, 2006.
- 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 Watershed Discharge Permit Number 11-DP-5538 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 An Existing Private Sewage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (Conrad 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.
- This Area Designates A Private Sewage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (Conrad 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. 50-4765-D For August 2004 System.
- This Property Will Be Served By Private Water And Private Sewerage Systems. The Public Shared Sewerage System Is Located On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647 Will Be Maintained By Howard County, Maryland, Lots 97, 98, 100 And 101 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B".
- The Shared Septic System Developer's Agreement No. 50-4441-D Was Executed On April 8, 2009. Private Drainage Easements And Private Surface Drainage Easement Are The Responsibility Of The Walnut Creek Homeowner's Association.
- Previous Department Of Planning And Zoning File Numbers: SP-06-007 BA-05-52-E, BA-98-33-E, BA-93-49-E, WP-08-07, F-07-076, F-08-081, WP-13-147 And F-13-026.
- This Property Is Located Outside Of The Metropolitan District.
- There Are No Existing Dwellings/Structures Located On Lots 97, 98, 100, 101 And 160 Thru 163.

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
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	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	7.925 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7.925 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	7.925 Ac.±

General Notes Continued:

39. This Plat Is Subject To WP-13-147 Which On April 8, 2013 The Planning Director Approved A Waiver Request To Section 16.144(a)-Requiring The Payment Of Fees And Posting Of Financial Obligations Within 120 Days From The Approval Date Of The Subdivision Plan; And Section 16.144(g)-Requiring The Submission Of The Final Subdivision Plan For Recordation Within 180 Days From The Approval Date Of The Subdivision Plan. Approval Subject To The Following Conditions:

- The Developers Agreement Must Be Submitted And All Fees Paid And All Sureties Posted On Or Before October 2, 2014.
- The Final Plat Originals Must Be Submitted To DPZ For Final Signatures And Recording On Or Before December 1, 2014.
- Advisory: Since The Project Is Not Using The 2007 SWM ESD Practices, All Site Construction Must Be Completed By May 4, 2017.
- Be Advised That No Further Extensions Of Time For Final Plat Processing Will Be Granted For This Project.

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

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKTON CITY, MARYLAND 21828
 (410) 661-2295

Purpose Statement

The Purpose Of This Plat Is To (1) Resubdivide Existing Lots 84, 85, 86 And 90; Creating New Lots 160 Thru 163; (2) To Create A 20' Public Drainage & Utility Easement On Lots 98, 100 And 101; And (3) To Revise The Label For The Existing 10' x 10' Private Sewer & Utility Easement On Lots 97 And 98, To An Existing 10' x 10' Public Sewer & Utility Easement.

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland, Lots 97, 98, 100 And 101 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

Baligan for Maureen Roseman 1/15/2016
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 1-29-16
 Date

Director 2-01-16
 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 3rd Day Of December, 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; Also Being Lots 84, 85, 86, 90, 97, 98, 100 And 101. As Shown On Plats Entitled "Walnut Creek, Phase Three, Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'U', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'H' Recorded Among The Aforesaid Land Records As Plat Nos. 23233 Thru 23245; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

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

RECORDED AS PLAT No. 23632 ON 2/5/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Walnut Creek
 Phase 3
 Revision Plat-Lots 97, 98, 100, 101 And
 Resubdivision Plat-Lots 160 Thru 163

(Being A Revision To Lots 97, 98, 100 And 101, And A Resubdivision Of Lots 84, 85, 86 And 90, As Shown On Plats Entitled "Walnut Creek, Phase Three, Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'U', Non-Buildable Parcel 'S', Buildable Preservation Parcel 'T', Buildable Bulk Parcel 'U' And A Revision To Non-Buildable Preservation Parcels 'K', 'L' And 'H' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23233 Thru 23245)

Zoned: RR-DEO And RC-DEO
 Tax Map: 28 Parcel: 49 Grid: 11
 Fifth Election District - Howard County, Maryland
 Date: September 1, 2015 Scale: As Shown Sheet 1 Of 3

Curve Data Tabulation

From-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
5729-5730	55.00'	12.10'	12°35'28"	6.07'	S 49°14'49" W 12.07'
5734-5720	55.00'	4.81'	05°07'39"	2.41'	S 47°53'04" W 4.81'

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 12/10/15
Date

Terrell A. Fisher, L.S. (Registered Land Surveyor)
12/3/15
Date

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

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE BLDG. - 10722 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21122
(410) 461-2995

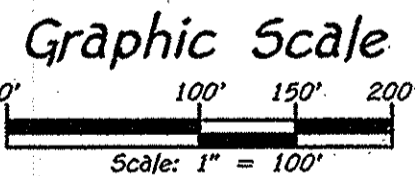
Owner
BV Business Trust
15950 North Avenue
P.O. Box 402
Lisbon, Md. 21765
410-489-7900

Developer
Bässler Venture, LLC
15950 North Avenue
P.O. Box 402
Lisbon, Md. 21765
410-489-7900

- Legend**
- Existing Public Forest Conservation Easement (Plat Nos. 23233 Thru 23244)
 - Existing 4' Public Drainage & Utility Easement (Plat Nos. 23233 Thru 23244)
 - Existing 10' Public Tree Maintenance Easement (Plat Nos. 23233 Thru 23244)
 - Existing 24' Private Use-In-Common Driveway Access Easement (Plat Nos. 23233 Thru 23244)
 - Existing 10'x14' Public Sewer & Utility Easement (Plat Nos. 23233 Thru 23244)
 - Existing 10'x10' Private Sewer & Utility Easement (Plat Nos. 23233 Thru 23244)
 - Existing Private Transcontinental Pipeline R/W (L. 601, F. 246)
 - 20' Public Drainage & Utility Easement
 - 10' x 10' Public Sewer & Utility Easement
 - Previously Recorded Lot Lines Removed By Recordation of This Plat

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4,736 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4,736 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	4,736 Ac.±



Reservation Of Public Utility Easements

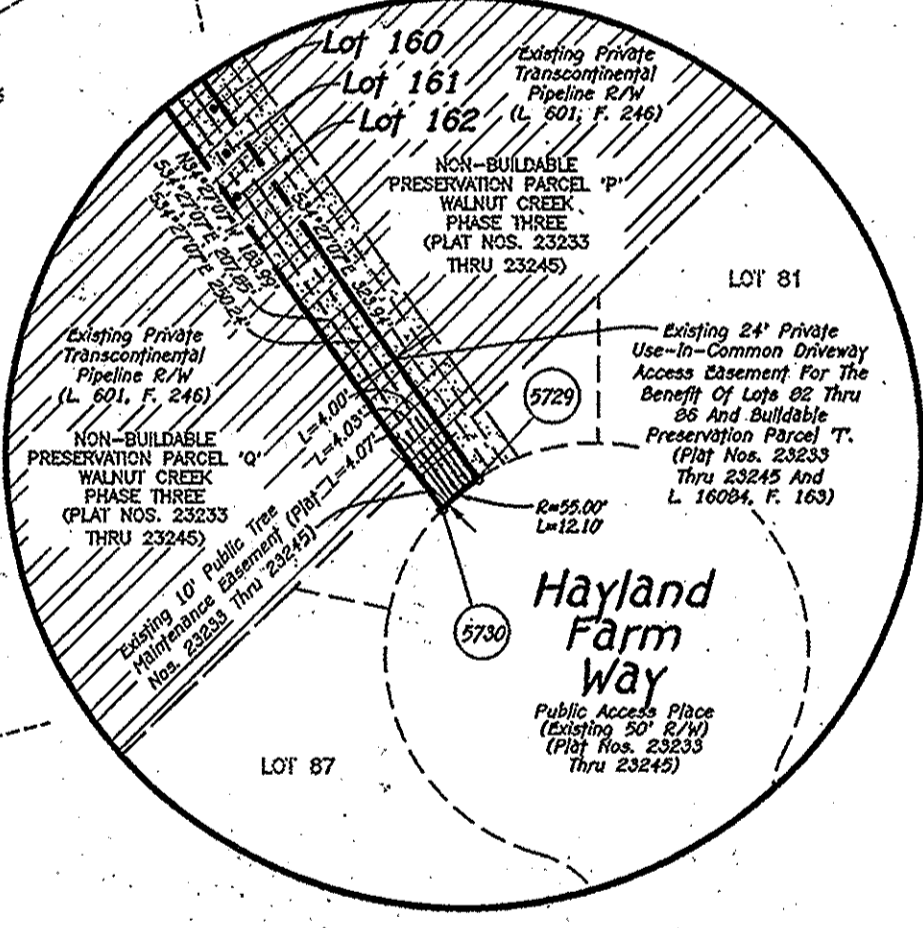
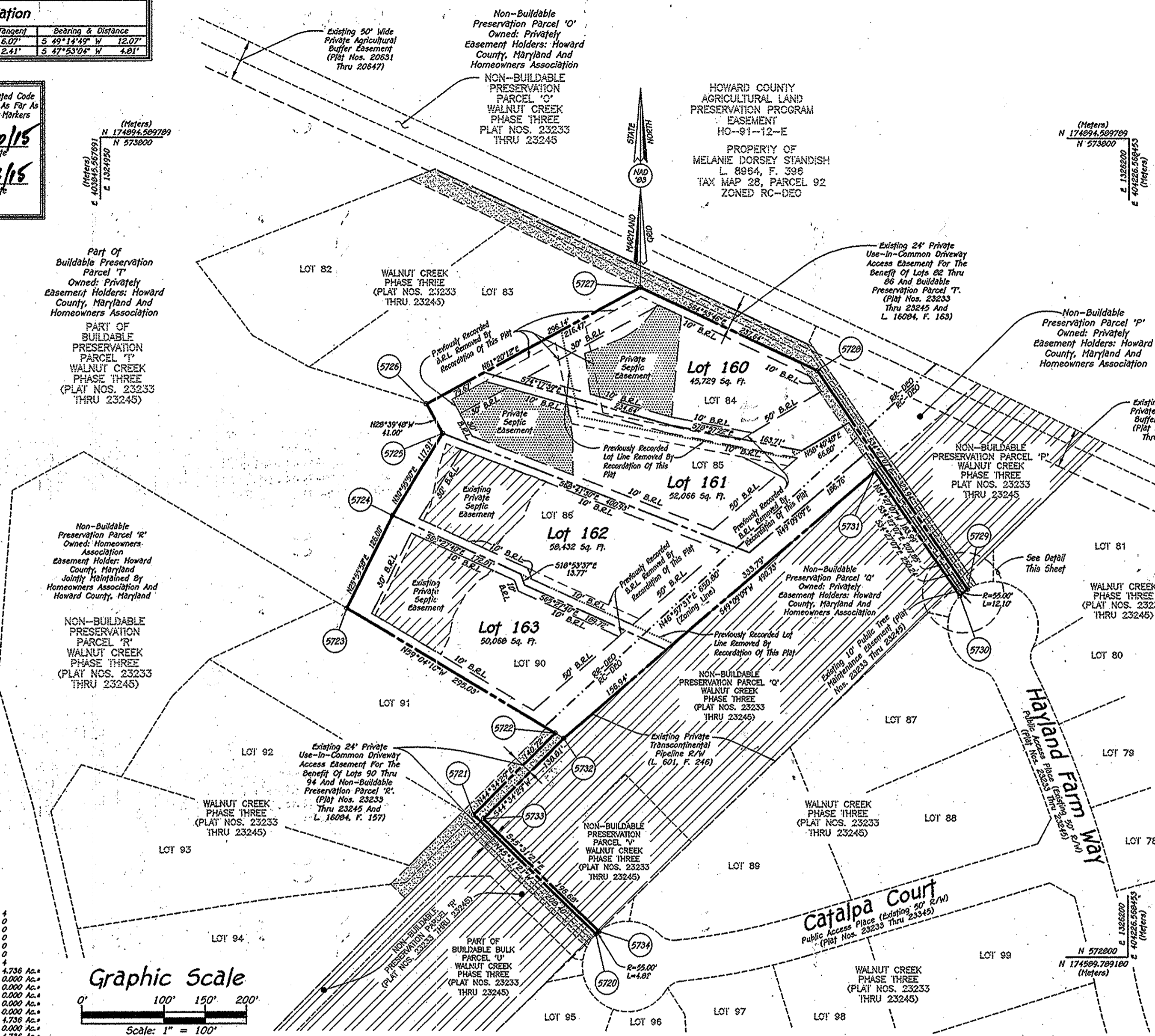
"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 97, 98, 100, 101 And 160 Thru 163. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
160	45,729 Sq.Ft.	1,001 Sq.Ft.	44,728 Sq.Ft.
161	52,066 Sq.Ft.	830 Sq.Ft.	51,236 Sq.Ft.
162	58,432 Sq.Ft.	5,179 Sq.Ft.	53,253 Sq.Ft.
163	50,068 Sq.Ft.	2,649 Sq.Ft.	47,319 Sq.Ft.

NOTE: The Total Area For The Shared Sewage System Easement Is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 97, 98, 100 And 101. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

By: *Terrell A. Fisher*
Terrell A. Fisher, L.S.
By: *Timothy Feaga*
BV Business Trust
By: *Robert C. Goodier, Jr.*
BV Business Trust
Timothy Feaga, Trustee
Robert C. Goodier, Jr., Trustee



APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 97, 98, 100 And 101 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

Howard County Health Officer 1/15/2016
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 1-29-16
Date

Director 2-01-16
Date

Owner's Certificate

BV Business Trust By Timothy Feaga, Trustee, And Robert C. Goodier, Jr., Trustee, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 29th Day Of December 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 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; Also Being Lots 84, 85, 86, 90, 97, 98, 100 And 101, As Shown On Plats Entitled "Walnut Creek, Phase Three, Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'AB', 'AC', 'AD', 'AE', 'AF', 'AG', 'AH', 'AI', 'AJ', 'AK', 'AL', 'AM', 'AN', 'AO', 'AP', 'AQ', 'AR', 'AS', 'AT', 'AU', 'AV', 'AW', 'AX', 'AY', 'AZ', 'BA', 'BB', 'BC', 'BD', 'BE', 'BF', 'BG', 'BH', 'BI', 'BJ', 'BK', 'BL', 'BM', 'BN', 'BO', 'BP', 'BQ', 'BR', 'BS', 'BT', 'BU', 'BV', 'BW', 'BX', 'BY', 'BZ', 'CA', 'CB', 'CC', 'CD', 'CE', 'CF', 'CG', 'CH', 'CI', 'CJ', 'CK', 'CL', 'CM', 'CN', 'CO', 'CP', 'CQ', 'CR', 'CS', 'CT', 'CU', 'CV', 'CW', 'CX', 'CY', 'CZ', 'DA', 'DB', 'DC', 'DD', 'DE', 'DF', 'DG', 'DH', 'DI', 'DJ', 'DK', 'DL', 'DM', 'DN', 'DO', 'DP', 'DQ', 'DR', 'DS', 'DT', 'DU', 'DV', 'DW', 'DX', 'DY', 'DZ', 'EA', 'EB', 'EC', 'ED', 'EE', 'EF', 'EG', 'EH', 'EI', 'EJ', 'EK', 'EL', 'EM', 'EN', 'EO', 'EP', 'EQ', 'ER', 'ES', 'ET', 'EU', 'EV', 'EW', 'EX', 'EY', 'EZ', 'FA', 'FB', 'FC', 'FD', 'FE', 'FF', 'FG', 'FH', 'FI', 'FJ', 'FK', 'FL', 'FM', 'FN', 'FO', 'FP', 'FQ', 'FR', 'FS', 'FT', 'FU', 'FV', 'FW', 'FX', 'FY', 'FZ', 'GA', 'GB', 'GC', 'GD', 'GE', 'GF', 'GG', 'GH', 'GI', 'GJ', 'GK', 'GL', 'GM', 'GN', 'GO', 'GP', 'GQ', 'GR', 'GS', 'GT', 'GU', 'GV', 'GW', 'GX', 'GY', 'GZ', 'HA', 'HB', 'HC', 'HD', 'HE', 'HF', 'HG', 'HH', 'HI', 'HJ', 'HK', 'HL', 'HM', 'HN', 'HO', 'HP', 'HQ', 'HR', 'HS', 'HT', 'HU', 'HV', 'HW', 'HX', 'HY', 'HZ', 'IA', 'IB', 'IC', 'ID', 'IE', 'IF', 'IG', 'IH', 'II', 'IJ', 'IK', 'IL', 'IM', 'IN', 'IO', 'IP', 'IQ', 'IR', 'IS', 'IT', 'IU', 'IV', 'IW', 'IX', 'IY', 'IZ', 'JA', 'JB', 'JC', 'JD', 'JE', 'JF', 'JG', 'JH', 'JI', 'JJ', 'JK', 'JL', 'JM', 'JN', 'JO', 'JP', 'JQ', 'JR', 'JS', 'JT', 'JU', 'JV', 'JW', 'JX', 'JY', 'JZ', 'KA', 'KB', 'KC', 'KD', 'KE', 'KF', 'KG', 'KH', 'KI', 'KJ', 'KL', 'KM', 'KN', 'KO', 'KP', 'KQ', 'KR', 'KS', 'KT', 'KU', 'KV', 'KW', 'KX', 'KY', 'KZ', 'LA', 'LB', 'LC', 'LD', 'LE', 'LF', 'LG', 'LH', 'LI', 'LJ', 'LK', 'LL', 'LM', 'LN', 'LO', 'LP', 'LQ', 'LR', 'LS', 'LT', 'LU', 'LV', 'LW', 'LX', 'LY', 'LZ', 'MA', 'MB', 'MC', 'MD', 'ME', 'MF', 'MG', 'MH', 'MI', 'MJ', 'MK', 'ML', 'MM', 'MN', 'MO', 'MP', 'MQ', 'MR', 'MS', 'MT', 'MU', 'MV', 'MW', 'MX', 'MY', 'MZ', 'NA', 'NB', 'NC', 'ND', 'NE', 'NF', 'NG', 'NH', 'NI', 'NJ', 'NK', 'NL', 'NM', 'NN', 'NO', 'NP', 'NQ', 'NR', 'NS', 'NT', 'NU', 'NV', 'NW', 'NX', 'NY', 'NZ', 'OA', 'OB', 'OC', 'OD', 'OE', 'OF', 'OG', 'OH', 'OI', 'OJ', 'OK', 'OL', 'OM', 'ON', 'OO', 'OP', 'OQ', 'OR', 'OS', 'OT', 'OU', 'OV', 'OW', 'OX', 'OY', 'OZ', 'PA', 'PB', 'PC', 'PD', 'PE', 'PF', 'PG', 'PH', 'PI', 'PJ', 'PK', 'PL', 'PM', 'PN', 'PO', 'PP', 'PQ', 'PR', 'PS', 'PT', 'PU', 'PV', 'PW', 'PX', 'PY', 'PZ', 'QA', 'QB', 'QC', 'QD', 'QE', 'QF', 'QG', 'QH', 'QI', 'QJ', 'QK', 'QL', 'QM', 'QN', 'QO', 'QP', 'QQ', 'QR', 'QS', 'QT', 'QU', 'QV', 'QW', 'QX', 'QY', 'QZ', 'RA', 'RB', 'RC', 'RD', 'RE', 'RF', 'RG', 'RH', 'RI', 'RJ', 'RK', 'RL', 'RM', 'RN', 'RO', 'RP', 'RQ', 'RR', 'RS', 'RT', 'RU', 'RV', 'RW', 'RX', 'RY', 'RZ', 'SA', 'SB', 'SC', 'SD', 'SE', 'SF', 'SG', 'SH', 'SI', 'SJ', 'SK', 'SL', 'SM', 'SN', 'SO', 'SP', 'SQ', 'SR', 'SS', 'ST', 'SU', 'SV', 'SW', 'SX', 'SY', 'SZ', 'TA', 'TB', 'TC', 'TD', 'TE', 'TF', 'TG', 'TH', 'TI', 'TJ', 'TK', 'TL', 'TM', 'TN', 'TO', 'TP', 'TQ', 'TR', 'TS', 'TT', 'TU', 'TV', 'TW', 'TX', 'TY', 'TZ', 'UA', 'UB', 'UC', 'UD', 'UE', 'UF', 'UG', 'UH', 'UI', 'UJ', 'UK', 'UL', 'UM', 'UN', 'UO', 'UP', 'UQ', 'UR', 'US', 'UT', 'UU', 'UV', 'UW', 'UX', 'UY', 'UZ', 'VA', 'VB', 'VC', 'VD', 'VE', 'VF', 'VG', 'VH', 'VI', 'VJ', 'VK', 'VL', 'VM', 'VN', 'VO', 'VP', 'VQ', 'VR', 'VS', 'VT', 'VU', 'VV', 'VW', 'VX', 'VY', 'VZ', 'WA', 'WB', 'WC', 'WD', 'WE', 'WF', 'WG', 'WH', 'WI', 'WJ', 'WK', 'WL', 'WM', 'WN', 'WO', 'WP', 'WQ', 'WR', 'WS', 'WT', 'WU', 'WV', 'WW', 'WX', 'WY', 'WZ', 'XA', 'XB', 'XC', 'XD', 'XE', 'XF', 'XG', 'XH', 'XI', 'XJ', 'XK', 'XL', 'XM', 'XN', 'XO', 'XP', 'XQ', 'XR', 'XS', 'XT', 'XU', 'XV', 'XW', 'XZ', 'YA', 'YB', 'YC', 'YD', 'YE', 'YF', 'YG', 'YH', 'YI', 'YJ', 'YK', 'YL', 'YM', 'YN', 'YO', 'YP', 'YQ', 'YR', 'YS', 'YT', 'YU', 'YV', 'YW', 'YZ', 'ZA', 'ZB', 'ZC', 'ZD', 'ZE', 'ZF', 'ZG', 'ZH', 'ZI', 'ZJ', 'ZK', 'ZL', 'ZM', 'ZN', 'ZO', 'ZP', 'ZQ', 'ZR', 'ZS', 'ZT', 'ZU', 'ZV', 'ZW', 'ZX', 'ZY', 'ZZ'.

Terrell A. Fisher 12/10/15
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23233 ON 2/1/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Walnut Creek
Phase 3
Revision Plat-Lots 97, 98, 100, 101 And
Resubdivision Plat-Lots 160 Thru 163

(Being A Revision To Lots 97, 98, 100 And 101, And A Resubdivision Of Lots 84, 85, 86 And 90, As Shown On Plats Entitled "Walnut Creek, Phase Three, Lots 69-114, Non-Buildable Preservation Parcels 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z', 'AA', 'AB', 'AC', 'AD', 'AE', 'AF', 'AG', 'AH', 'AI', 'AJ', 'AK', 'AL', 'AM', 'AN', 'AO', 'AP', 'AQ', 'AR', 'AS', 'AT', 'AU', 'AV', 'AW', 'AX', 'AY', 'AZ', 'BA', 'BB', 'BC', 'BD', 'BE', 'BF', 'BG', 'BH', 'BI', 'BJ', 'BK', 'BL', 'BM', 'BN', 'BO', 'BP', 'BQ', 'BR', 'BS', 'BT', 'BU', 'BV', 'BW', 'BX', 'BY', 'BZ', 'CA', 'CB', 'CC', 'CD', 'CE', 'CF', 'CG', 'CH', 'CI', 'CJ', 'CK', 'CL', 'CM', 'CN', 'CO', 'CP', 'CQ', 'CR', 'CS', 'CT', 'CU', 'CV', 'CW', 'CX', 'CY', 'CZ', 'DA', 'DB', 'DC', 'DD', 'DE', 'DF', 'DG', 'DH', 'DI', 'DJ', 'DK', 'DL', 'DM', 'DN', 'DO', 'DP', 'DQ', 'DR', 'DS', 'DT', 'DU', 'DV', 'DW', 'DX', 'DY', 'DZ', 'EA', 'EB', 'EC', 'ED', 'EE', 'EF', 'EG', 'EH', 'EI', 'EJ', 'EK', 'EL', 'EM', 'EN', 'EO', 'EP', 'EQ', 'ER', 'ES', 'ET', 'EU', 'EV', 'EW', 'EX', 'EY', 'EZ', 'FA', 'FB', 'FC', 'FD', 'FE', 'FF', 'FG', 'FH', 'FI', 'FJ', 'FK', 'FL', 'FM', 'FN', 'FO', 'FP', 'FQ', 'FR', 'FS', 'FT', 'FU', 'FV', 'FW', 'FX', 'FY', 'FZ', 'GA', 'GB', 'GC', 'GD', 'GE', 'GF', 'GG', 'GH', 'GI', 'GJ', 'GK', 'GL', 'GM', 'GN', 'GO', 'GP', 'GQ', 'GR', 'GS', 'GT', 'GU', 'GV', 'GW', 'GX', 'GY', 'GZ', 'HA', 'HB', 'HC', 'HD', 'HE', 'HF', 'HG', 'HH', 'HI', 'HJ', 'HK', 'HL', 'HM', 'HN', 'HO', 'HP', 'HQ', 'HR', 'HS', 'HT', 'HU', 'HV', 'HW', 'HX', 'HY', 'HZ', 'IA', 'IB', 'IC', 'ID', 'IE', 'IF', 'IG', 'IH', 'II', 'IJ', 'IK', 'IL', 'IM', 'IN', 'IO', 'IP', 'IQ', 'IR', 'IS', 'IT', 'IU', 'IV', 'IW', 'IX', 'IY', 'IZ', 'JA', 'JB', 'JC', 'JD', 'JE', 'JF', 'JG', 'JH', 'JI', 'JJ', 'JK', 'JL', 'JM', 'JN', 'JO', 'JP', 'JQ', 'JR', 'JS', 'JT', 'JU', 'JV', 'JW', 'JX', 'JY', 'JZ', 'KA', 'KB', 'KC', 'KD', 'KE', 'KF', 'KG', 'KH', 'KI', 'KJ', 'KL', 'KM', 'KN', 'KO', 'KP', 'KQ', 'KR', 'KS', 'KT', 'KU', 'KV', 'KW', 'KX', 'KY', 'KZ', 'LA', 'LB', 'LC', 'LD', 'LE', 'LF', 'LG', 'LH', 'LI', 'LJ', 'LK', 'LL', 'LM', 'LN', 'LO', 'LP', 'LQ', 'LR', 'LS', 'LT', 'LU', 'LV', 'LW', 'LX', 'LY', 'LZ', 'MA', 'MB', 'MC', 'MD', 'ME', 'MF', 'MG', 'MH', 'MI', 'MJ', 'MK', 'ML', 'MM', 'MN', 'MO', 'MP', 'MQ', 'MR', 'MS', 'MT', 'MU', 'MV', 'MW', 'MX', 'MY', 'MZ', 'NA', 'NB', 'NC', 'ND', 'NE', 'NF', 'NG', 'NH', 'NI', 'NJ', 'NK', 'NL', 'NM', 'NN', 'NO', 'NP', 'NQ', 'NR', 'NS', 'NT', 'NU', 'NV', 'NW', 'NX', 'NY', 'NZ', 'OA', 'OB', 'OC', 'OD', 'OE', 'OF', 'OG', 'OH', 'OI', 'OJ', 'OK', 'OL', 'OM', 'ON', 'OO', 'OP', 'OQ', 'OR', 'OS', 'OT', 'OU', 'OV', 'OW', 'OX', 'OY', 'OZ', 'PA', 'PB', 'PC', 'PD', 'PE', 'PF', 'PG', 'PH', 'PI', 'PJ', 'PK', 'PL', 'PM', 'PN', 'PO', 'PP', 'PQ', 'PR', 'PS', 'PT', 'PU', 'PV', 'PW', 'PX', 'PY', 'PZ', 'QA', 'QB', 'QC', 'QD', 'QE', 'QF', 'QG', 'QH', 'QI', 'QJ', 'QK', 'QL', 'QM', 'QN', 'QO', 'QP', 'QQ', 'QR', 'QS', 'QT', 'QU', 'QV', 'QW', 'QX', 'QY', 'QZ', 'RA', 'RB', 'RC', 'RD', 'RE', 'RF', 'RG', 'RH', 'RI', 'RJ', 'RK', 'RL', 'RM', 'RN', 'RO', 'RP', 'RQ', 'RR', 'RS', 'RT', 'RU', 'RV', 'RW', 'RX', 'RY', 'RZ', 'SA', 'SB', 'SC', 'SD', 'SE', 'SF', 'SG', 'SH', 'SI', 'SJ', 'SK', 'SL', 'SM', 'SN', 'SO', 'SP', 'SQ', 'SR', 'SS', 'ST', 'SU', 'SV', 'SW', 'SX', 'SY', 'SZ', 'TA', 'TB', 'TC', 'TD', 'TE', 'TF', 'TG', 'TH', 'TI', 'TJ', 'TK', 'TL', 'TM', 'TN', 'TO', 'TP', 'TQ', 'TR', 'TS', 'TT', 'TU', 'TV', 'TW', 'TX', 'TY', 'TZ', 'UA', 'UB', 'UC', 'UD', 'UE', 'UF', 'UG', 'UH', 'UI', 'UJ', 'UK', 'UL', 'UM', 'UN', 'UO', 'UP', 'UQ', 'UR', 'US', 'UT', 'UU', 'UV', 'UW', 'UX', 'UY', 'UZ', 'VA', 'VB', 'VC', 'VD', 'VE', 'VF', 'VG', 'VH', 'VI', 'VJ', 'VK', 'VL', 'VM', 'VN', 'VO', 'VP', 'VQ', 'VR', 'VS', 'VT', 'VU', 'VV', 'VW', 'VX', 'VY', 'VZ', 'WA', 'WB', 'WC', 'WD', 'WE', 'WF', 'WG', 'WH', 'WI', 'WJ', 'WK', 'WL', 'WM', 'WN', 'WO', 'WP', 'WQ', 'WR', 'WS', 'WT', 'WU', 'WV', 'WW', 'WX', 'WY', 'WZ', 'XA', 'XB', 'XC', 'XD', 'XE', 'XF', 'XG', 'XH', 'XI', 'XJ', 'XK', 'XL', 'XM', 'XN', 'XO', 'XP', 'XQ', 'XR', 'XS', 'XT', 'XU', 'XV', 'XW', 'XZ', 'YA', 'YB', 'YC', 'YD', 'YE', 'YF', 'YG', 'YH', 'YI', 'YJ', 'YK', 'YL', 'YM', 'YN', 'YO', 'YP', 'YQ', 'YR', 'YS', 'YT', 'YU', 'YV', 'YW', 'YZ', 'ZA', 'ZB', 'ZC', 'ZD', 'ZE', 'ZF', 'ZG', 'ZH', 'ZI', 'ZJ', 'ZK', 'ZL', 'ZM', 'ZN', 'ZO', 'ZP', 'ZQ', 'ZR', 'ZS', 'ZT', 'ZU', 'ZV', 'ZW', 'ZX', 'ZY', 'ZZ'.

Zoned: RR-DEO And RC-DEO
Tax Map: 28 Parcel: 49 Grid: 11
Fifth Election District - Howard County, Maryland
Date: September 1, 2015 Scale: 1"=100' Sheet 2 of 3

The Requirements 3-103, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As For As They Relate To The Marking Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. #10692
Date: 12/10/15
(Registered Land Surveyor)

BV Business Trust
By: Timothy Feaga, Trustee
By: Robert C. Goodier, Jr., Trustee
Date: 12/3/15

NOTE: The Total Area For The Shared Sewage System Easement Is 34.37 Acres. The Shared Sewage System Will Be Available To Lots 97, 98, 100 And 101. Plans For The Facility Including Any Necessary Point Discharge Have Been Approved By The Department Of Environment.

Pin-Pin	Radius	Arc Length	Delta	Tangent	Bearing & Distance
5735-4216	25.00'	18.95'	43°32'07"	3.72'	N 62°42'10" E 18.12'
4216-4217	625.00'	156.02'	10°50'07"	78.54'	N 78°32'17" E 155.78'
5737-4210	1475.00'	3.43'	00°08'00"	1.71'	S 10°42'41" E 3.43'
4210-4209	525.00'	265.88'	29°01'02"	135.86'	S 25°09'12" E 263.05'

- Legend**
- Existing Public Forest Conservation Easement (Plat Nos. 23233 Thru 23244)
 - Existing 4' Public Drainage & Utility Easement (Plat Nos. 23233 Thru 23244)
 - Existing 10' Public Tree Maintenance Easement (Plat Nos. 23233 Thru 23244)
 - Existing 24' Private Use-In-Common Driveway Access Easement (Plat Nos. 23233 Thru 23244)
 - Existing 10x14' Public Sewer & Utility Easement (Plat Nos. 23233 Thru 23244)
 - Existing 10x10' Private Sewer & Utility Easement (Plat Nos. 23233 Thru 23244)
 - Existing Private Transcontinental Pipeline R/W (L. 601, F. 246)
 - 20' Public Drainage & Utility Easement
 - 10' x 10' Public Sewer & Utility Easement
 - Previously Recorded Lot Lines Removed By Recodification Of This Plat

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE
ELICOTT CITY, MARYLAND 21042
(410) 461-2895

Area Tabulation For Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.189 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.189 Ac.±
TOTAL AREA TO BE RECORDED	3.189 Ac.±

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 97, 98, 100 And 101 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B", Walnut Creek, Phase One - Plat Nos. 20631 Thru 20647.

Howard County Health Officer *[Signature]* 1/15/2016 Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 1-29-16 Date
Chief, Development Engineering Division

[Signature] 2-2-16 Date
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 3rd Day Of December, 2015.

[Signature] Witness
Timothy Feaga, Trustee

[Signature] Witness
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 23, 2008 Recorded Among The Land Records Of Howard County, Maryland In Liber No. 11276 At Folio 36; Also Being Lots 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 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