

**SOILS LEGEND:**

- GgB - Glenelg Loam, 3 to 8 percent slopes
- GgC - Glenelg Loam, 8 to 15 percent slopes
- 4' - 10' depth to bedrock; 10' to water table; slight to severe limitations for sewage disposal fields and homes w/ basements depending on slopes; erosion hazard.
- GmB - Glenville Silt Loam, 3 to 8 percent slopes
- GmB - Glenville-Baile silt loams, 0 to 8 percent slopes
- 4' - 10' depth to bedrock; 1.5' to 3' to water table; severe limitations for sewage disposal fields moderate limitations for homes w/ basements; impeded drainage; seasonal wetness; erosion hazard.
- MaC - Manor Loam, 8 to 15 percent slopes
- MaD - Manor Loam, 15 to 25 percent slopes
- 6' - 10' depth to bedrock; 20' to water table; slight to severe limitations for sewage disposal fields and homes w/ basements depending on slopes; erosion hazard.

**LEGEND:**

- Perc Test Passed (7/1/99)
- Perc Test Passed (12/16/09)
- Existing Well
- P Proposed Primary Well
- A Proposed Alternate Well
- ▨ Exist. Forest Conservation Easement
- ▨ FCE Prop. Forest Conservation Easement
- ▨ Area to be removed from Existing Forest Conservation Area
- FP 100 YR Flood Plain
- C/L Exist. Stream
- Stream Bank
- SBB 100' Stream Bank Buffer
- W Non-Tidal Wetlands
- WB 25' Wetland Buffer
- ▨ Proposed Sewage Disposal Easement
- ▨ Existing Sewage Disposal Easement

PERCOLATION TEST TABULATION				
LOT NO.	PERC NO.	DATE OF TEST	ELEVATION	RESULT
1	1A	12/16/09	526.7	PASS
	1B	12/16/09	528.6	PASS
	1C	12/16/09	524.4	PASS
	1D	12/16/09	520.6	PASS
	1AC	7/1/99	520.1	PASS
	1AD	7/1/99	527.4	PASS
	1AB	7/1/99	521.9	PASS
	1AE	7/1/99	527.4	PASS
	5A	12/16/09	531.1	PASS
2	5A1	12/16/09	529.2	PASS
	5C	12/16/09	529.0	PASS
	5E	12/16/09	525.8	PASS
	1C	12/16/09	524.4	PASS
	2A	12/16/09	520.1	PASS
	2B	12/16/09	515.8	PASS
	2C	12/16/09	510.1	PASS
2D	12/16/09	511.6	PASS	
2E	12/16/09	514.4	PASS	
1AA	7/1/99	518.0	PASS	

**PERC CERTIFICATION**

Approved for Private Water and Private Sewerage  
Howard County Health Department

I certify that the information shown hereon is based on field work performed by me or under my direct supervision, and is correct, to the best of my knowledge and belief.

*Bruce D. Burton*  
Bruce D. Burton, Professional Engineer  
MD Reg. No. 19184  
Date 3/09/11

*B. Wilson for Peter Billewson*  
Howard County Health Officer  
Date 3/24/2011  
1790

**REVISED SEWAGE DISPOSAL EASEMENT**

ORIGINAL EASEMENT AREA 11,074 SF  
- EASEMENT REMOVED 635 SF  
SUBTOTAL 10,439 SF  
+ AREA ADDED 368 SF  
NEW EASEMENT AREA 10,807 SF

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO: 19184, EXPIRATION DATE: 6/30/11.

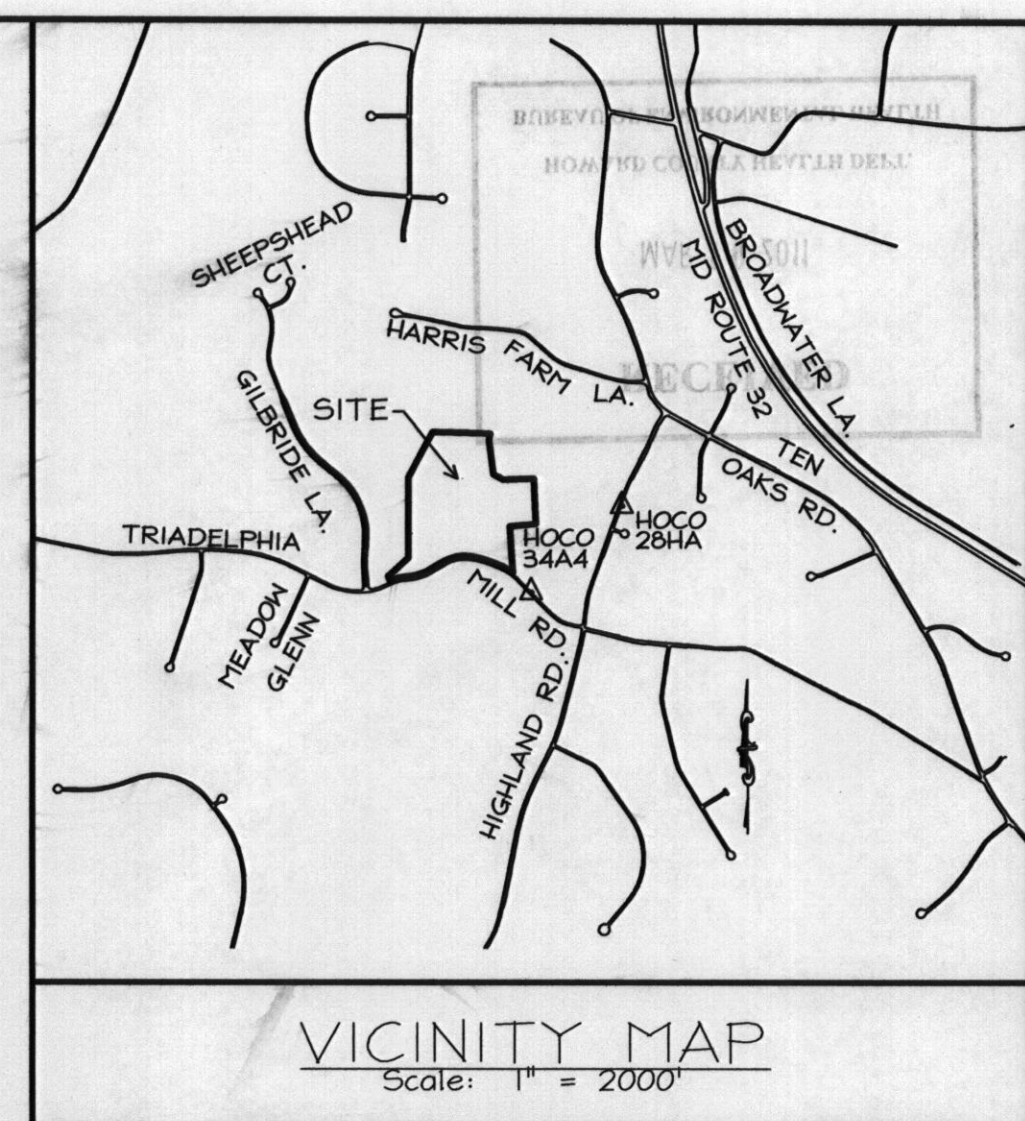
SIGNED *Bruce D. Burton*  
BRUCE D. BURTON  
Date 3/09/11

**PURPOSE NOTE:**

The purpose of this revision relocates the well box for Lot 2, amends the configuration of the sewage disposal easement for Lot 2 and adds easement areas for closed loop geothermal wells for Lot 1 & Lot 2.

**PURPOSE NOTE:**

The purpose of this revision amends the Lot 2 boundary in accordance with the as-built location of the septic system tanks & distribution pipes and revises the project lot area calculations.



**GENERAL NOTES**

- Existing Zoning: RR-DEO Rural Residential
- Deed Reference: 5250/32 Plat Reference: 14436
- Total Area of Lots: 33.1836 Acres +/-
- The topography and boundary shown on this plan is taken from a previously approved Percolation Certification Plan prepared by NJR & Associates dated 5/14/05 and signed by the County Health Officer on 8/8/05. Topography shown is at two foot contour intervals and has been field verified.
- Soils data shown based on the United States Department of Agriculture Natural Resources Conservation Service web soil survey.
- All wells shall be located a minimum of 15' from the road R/W & 30' from houses/structures.
- The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- This area designates a private sewage area of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This area shall become null and void upon connection to a public sewerage system. The county Health Officer shall have the authority to grant adjustments to the private sewage area. Recordation of a modified sewage area not be necessary.
- Existing wells, septic systems, and sewage disposal areas within 100' of the property and those wells within 200' down gradient of existing or proposed septic systems or sewage disposal areas have been shown.
- All wells shall be drilled prior to final plat recordation. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered "government delay" if the well drilling holds up Health Department signature of the record plat.
- Any changes to a private sewage area shall require a revised perc certification plan.
- The existing septic system presently used by the existing dwelling, #13550, shall be abandoned and a new septic system installed for Lot 2. The existing hand dug well located on Lot 2 and the existing well located within the existing driveway shall be properly abandoned by a licensed well driller and the abandonment report shall be forwarded to the Health Department prior to final plat signature approval (F 11-022). The existing septic system presently used by the garage/exercise room on Lot 2 shall be abandoned and the effluent line from this structure shall be tied into the new septic system for Lot 2 noted above. The water line from the existing well west of the existing barns which currently connects to the existing dwelling, #13550, shall be rerouted to the principal residence (pool house w/ addition) on Buildable Preservation Parcel "A" prior to final plat signature approval (F 11-022).
- In accordance with Section 105.E.1.C. of the Howard County Zoning Regulations, the Health Department supports the recommendation to increase the maximum lot size of Lot 2 to a maximum of 60,000 square feet. (the 60,000 square feet maximum lot size does not include the pipestem area).
- Upon building permit review the septic systems for all proposed structures and/or existing structure expansions shall be re-evaluated to determine sufficient system capacity.
- The geothermal wells proposed for these lots will be a closed loop system.

MINIMUM LOT SIZE TABULATION			
LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
1	1.2264 AC	0.1711 AC	1.0553 AC
Preservation Parcel "A"	25.4202 AC	0.2105 AC	25.2098 AC
2*	1.6164 AC	0.2403 AC	1.3761 AC

\* SEE NOTE #13 THIS SHEET

REVISIONS		
No.	Date	Description
1	10/21/2010	Amend per revision note
2	3/9/2011	Amend per revision note

**LDE Inc.**  
Engineers • Surveyors • Planners  
Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784  
(410)795-6391 • (410)795-6392 • FAX(410)795-9540 • www.Landsurveyormd.com

DESIGNED	BDB	2 <sup>ND</sup> REVISED PERCOLATION CERTIFICATION PLAN	SCALE	1"=100'
DRAWN	LDE	△ LOT 1, 2, Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B" A RESUBDIVISION OF	DRAWING	1 of 2
CHECKED	BDB	LOT 1, THALER ESTATES, PLAT #14436	JOB NO.	09-009
DATE	3/2011	13550 Triadelphia Mill Road - RR-DEO Zoning Tax Map 28 Grid 20 Parcel 64 5th Election District - Howard County, Maryland Previous Submittals: F00-58, F00-59, W0-00-65, F01-81, W06-58, F 07-44 ECP10-015, WP 10-172	FILE NO.	

OWNER/DEVELOPER: Hedgerow Farm LLC  
13803 Lakeside Drive  
Clarksville, MD 21024-1025

GENERAL NOTES

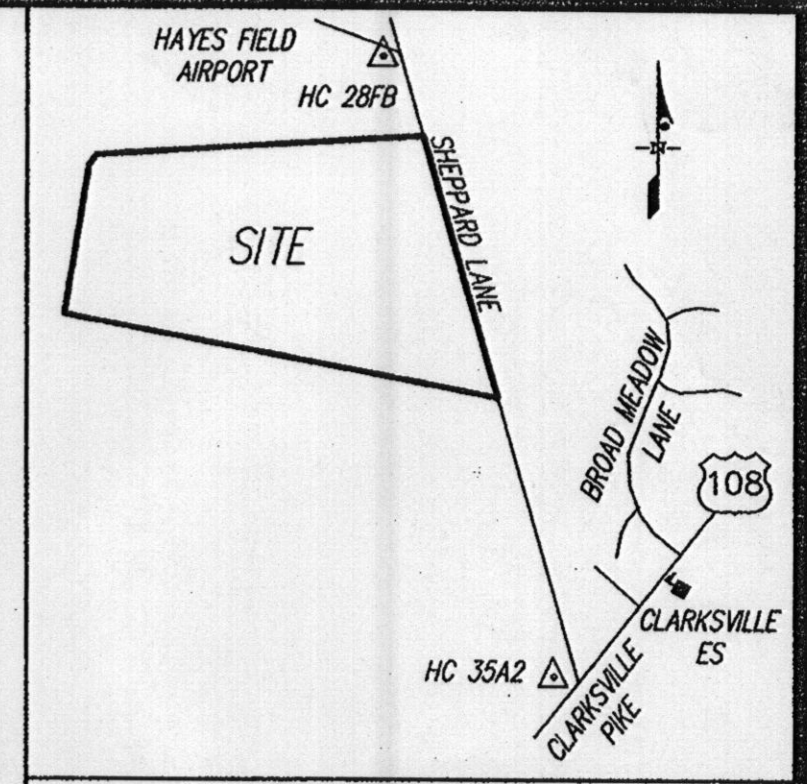
- IRON PINS SHOWN THUS: [Symbol]
- CONCRETE MONUMENTS SHOWN THUS: [Symbol]
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN MARCH, 2002.
- PROPERTY IS ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-31, WP-02-14(\*), P-05-05, RE-06-11(R) & RE-07-01.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 42 OF THE RESIDENTIAL LOTS/PARCELS ON THE SUBDIVISION PLAN FOR WALNUT GROVE, P-05-05 HAVE BEEN TRANSFERRED FROM 13 CED UNITS FROM LOT 18, WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE, TAX MAP 15, PARCEL 143, 3 CED UNITS FROM G. BARRE COOK, et al PROPERTY, TAX MAP 14, PARCEL 4, 3 CED UNITS FROM PARCEL "A", WILLIS LAMBERT OSSEL, JR. PROPERTY, TAX MAP 7, PARCEL 136, 5 CED UNITS FROM NON-BUILDABLE PARCEL "A", CATTAIL CREEK OVERLOOK, TAX MAP 21, PARCEL 26, 8 CED UNITS FROM DAVIS PROPERTY, TAX MAP 8, GRID 2, PARCEL 7, 3 CED UNITS FROM TIMOTHY W. FEAGA, TAX MAP 6, PARCEL 56, 3 CED UNITS FROM JON ALLEN MILLER & ELLEN S. MILLER'S PROPERTY, TAX MAP 14, PARCEL 83, AND 4 CED UNITS LOT 10, LAUKENMANN PROPERTY, TAX MAP 10, PARCEL 300.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 28FB AND No. 35A2.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS PROPERTY WILL BE SERVED BY PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. THE PUBLIC SHARED SEWERAGE SYSTEMS WILL BE MAINTAINED BY HOWARD COUNTY. LOTS 1 - 15, 17-32, 34-88 AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE PUBLIC SHARED SEWERAGE SYSTEMS ON NON-BUILDABLE PRESERVATION PARCELS "F", "H" AND "I" AND LOTS 16 AND 33 WILL USE THE INDIVIDUAL PRIVATE SEWERAGE SYSTEM ON THE INDIVIDUAL LOTS.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- ON 10-3-01, THE HOWARD COUNTY PLANNING BOARD APPROVED THE CEMETERY BOUNDARY DOCUMENTATION AND ACCOMMODATION PLAN FOR THE PROTECTION OF THE "WATKINS CEMETERY", LOCATED ON SITE, IS LISTED AS SITE NO. 28-4 ON THE HOWARD COUNTY CEMETERIES AND GRAVE SITES INVENTORY. THE EXISTING CEMETERY WILL BE CONTAINED WITHIN PRESERVATION PARCEL "G".
- WALNUT GROVE FARM IS LISTED AS SITE NO. 18 ON THE HOWARD COUNTY INVENTORY OF HISTORIC SITES. THE EXISTING HISTORIC STRUCTURES WILL REMAIN AS PART OF PRESERVATION PARCEL "A". NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- SHEPPARD LANE IS LISTED AS A SCENIC ROAD ON THE HOWARD COUNTY SCENIC ROADS MAP.
- DRIVEWAYS SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.).
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR STORM DRAINAGE, SITE DISTANCE, SHARED COMMUNITY SEWERAGE SYSTEM, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA", LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS; ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH 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 THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

(GENERAL NOTES CONTINUE)

- THIS SUBDIVISION WAS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS SINCE S-01-31 RECEIVED SIGNATURE APPROVAL PRIOR TO OCTOBER 23, 2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMITS.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWERAGE DISPOSAL FACILITY AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- STORM WATER MANAGEMENT FOR THIS SITE IS PROVIDED BY 5 PONDS (A, B, C, D, & E).
- STORMWATER MANAGEMENT "POND A" IS A WET ED POND (TYPE P3). "POND A" RESTS ENTIRELY UPON PRESERVATION PARCEL C. "POND A" IS TO BE PRIVATELY OWNED AND MAINTAINED JOINTLY BY HOWARD COUNTY AND THE HOA.
- STORMWATER MANAGEMENT "POND B" IS A WET ED POND (TYPE P3). "POND B" RESTS ENTIRELY UPON PRESERVATION PARCEL D. "POND B" IS TO BE PRIVATELY OWNED AND MAINTAINED JOINTLY BY HOWARD COUNTY AND THE HOA.
- STORMWATER MANAGEMENT "POND C" IS A BIORETENTION POND (TYPE F6). "POND C" RESTS ENTIRELY UPON PRESERVATION PARCEL K. "POND C" IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- STORMWATER MANAGEMENT "POND D" IS A WET ED POND (TYPE P3). "POND D" RESTS ENTIRELY UPON PRESERVATION PARCEL B. "POND D" IS TO BE PRIVATELY OWNED AND MAINTAINED JOINTLY BY HOWARD COUNTY AND THE HOA.
- STORMWATER MANAGEMENT "POND E" IS A WET ED POND (TYPE P3). "POND E" RESTS ENTIRELY UPON PRESERVATION PARCEL A. "POND E" IS TO BE PRIVATELY OWNED AND MAINTAINED JOINTLY BY HOWARD COUNTY AND THE HOA.

(GENERAL NOTES CONTINUE)

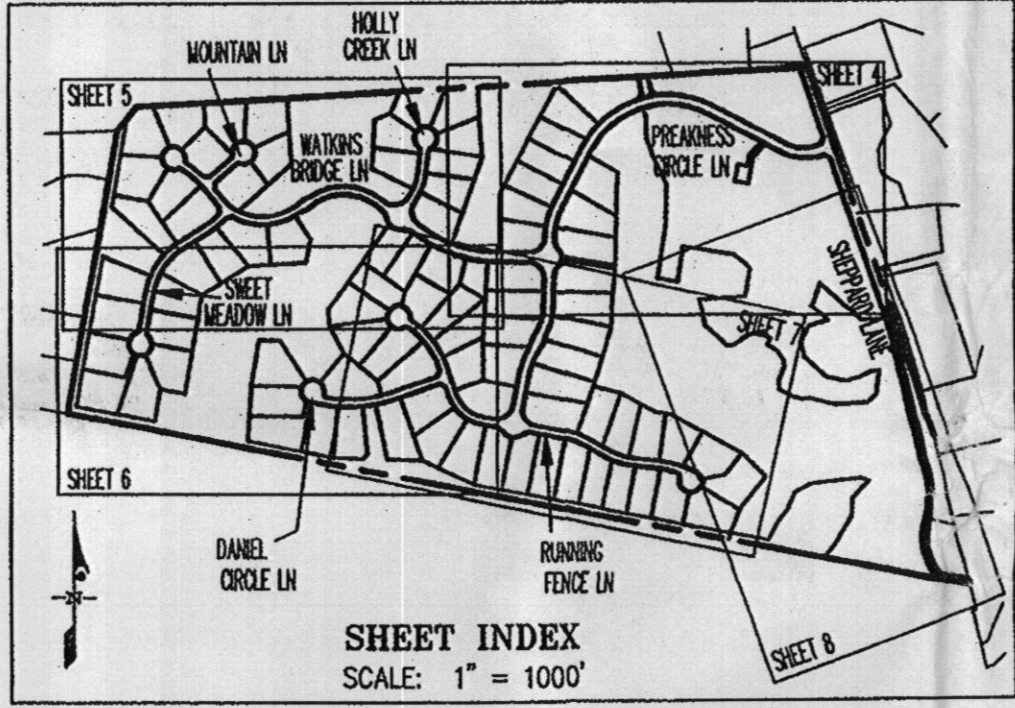
- THE INTENDED USE OF BUILDABLE PRESERVATION PARCEL "A" IS EQUESTRIAN FARM AND WILL BE PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION AS THE TWO EASEMENTS HOLDERS. THE INTENDED USE OF NON-BUILDABLE PRESERVATION PARCELS "B" THROUGH "D" AND "K" IS ENVIRONMENTAL PROTECTION & STORMWATER MANAGEMENT AND WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AND PATUDENT CONSERVATION CORP. AS THE TWO EASEMENTS HOLDERS. THE INTENDED USE OF PARCELS "E" AND "L" IS ENVIRONMENTAL PROTECTION AND WILL BE PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION AS THE TWO EASEMENT HOLDERS. THE INTENDED USE OF NON-BUILDABLE PARCEL "G" IS CEMETERY PRESERVATION AND WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AND PATUDENT CONSERVATION CORP. AS THE TWO EASEMENTS HOLDERS. THE INTENDED USE OF NON-BUILDABLE PRESERVATION PARCELS "H", "I" AND "J" IS ENVIRONMENTAL PROTECTION & SHARED SEWERAGE SYSTEM AND WILL BE OWNED BY HOWARD COUNTY. THE EASEMENT HOLDER AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PRESERVATION PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PRESERVATION PARCEL.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL REQUIRING 326 SHADE TREES AND 201 EVERGREEN TREES PROVIDED WITH LANDSCAPE SURETY IN THE AMOUNT OF \$127,950.00 WITH THE DPW, DEVELOPER'S AGREEMENT.
- WETLANDS DELINEATION BY EXPLORATION RESEARCH, INC. APRIL, 2001. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY MDE TRACKING NO. 200661163.
- TRAFFIC STUDY IS BY THE TRAFFIC GROUP, INC. MARCH/APRIL 2001.
- A NOISE STUDY IS NOT REQUIRED AS PER SECTION 5.2.9. OF THE HOWARD COUNTY VOLUME III DESIGN MANUAL.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER ARE PRIVATE AND PROVIDED BY PROPOSED WELL AND SEPTIC SYSTEMS.
- PARCEL "J" DEDICATED TO ADJACENT PARCEL 49 FOR THE PURPOSE OF A PUBLIC ROAD. THE DENSITY FOR BULK PARCEL "J" IS UTILIZED WITHIN THIS SUBDIVISION AND WILL NOT BE TRANSFERRED TO PARCEL 49. NON-BUILDABLE PARCEL "J" SHALL BE CONVEYED TO ADJOINING PARCEL 49 (BASSLERS, INC.) UPON RECORDATION OF THE FINAL PLAT.
- WAIVER PETITION, WP-02-14, TO WAIVE SECTION 16.116(A) TO ALLOW GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN 25 FEET OF A WETLAND. AND WITHIN 75 FEET OF A PERENNIAL STREAM, AND SECTION 16.115(C)(2) TO ALLOW CONSTRUCTION ACTIVITY AND DISTURBANCE WITHIN THE 100 YEAR FLOODPLAIN, FOR THE PURPOSE OF CONSTRUCTING A PUBLIC ACCESS PLACE ROAD CROSSING TO SERVE 21 RESIDENTIAL BUILDING LOTS, WAS APPROVED SUBJECT TO CONDITIONS AS STATED IN THE WAIVER PETITION APPROVAL LETTER DATED SEPTEMBER 13, 2001.
- ARTICLES OF INCORPORATION FOR THE WALNUT GROVE HOMEOWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON FEBRUARY 22, 2007, RECEIPT # 1000361994361083.
- A 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.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 41.34 ACRES PROVIDED BY 4.65 ACRES OF ON SITE NET TRACT RETENTION, AND 36.69 ACRES OF REQUIRED SUPPLEMENTAL REFORESTATION & AFFORESTATION PLANTING. HOWEVER, 37.18 ACRES (EXTRA 0.49 OF AN ACRE) OF SUPPLEMENTAL PLANTING IS PROVIDED. THE FOREST CONSERVATION SURETY AMOUNT OF \$839,619.00 POSTED WITH THE DPW DEVELOPER'S AGREEMENT IS FOR THE REQUIRED ACRES OF RETENTION AND SUPPLEMENTAL PLANTING ONLY.
- LOTS 1-15, 17-32, 34-88 AND BUILDABLE PRESERVATION PARCEL "A" OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWERAGE DISPOSAL FACILITY GOVERNED BY SECTIONS 16.1200 et seq. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER PROVISIONS OF THE DEVELOPER AGREEMENT NUMBER 50-4330-D & 50-4359 DATED APRIL 13, 2007. A BUILDING PERMIT FOR LOTS 1-15, 17-32, 34-88 AND BUILDABLE PRESERVATION PARCEL "A" MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND SUBJECT TO THE DECLARATION OF COVENANTS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWERAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 1-15, 17-32, 34-88 AND BUILDABLE PRESERVATION PARCEL "A" SHALL BE ASSESSED SHARED DISPOSAL FACILITIES CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.800 et seq. OF THE HOWARD COUNTY CODE.
- PRIVATE DRAINAGE EASEMENTS AND PRIVATE SURFACE DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- THE ENVIRONMENTAL DISTURBANCE CREATED BY THE SHM OUTFALLS OF POND B (ON THE ADJACENT BASSLER PROPERTY) AND POND D HAVE BEEN DETERMINED TO BE NECESSARY DISTURBANCES BY HSCD IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION REGULATIONS.
- THE DESIGN FLOW FOR THE SHARED SEPTIC SYSTEM EQUALS 65,250 GPD. (87 LOTS X 5 BEDROOMS X 150 GALS. PER BEDROOM)



VICINITY MAP  
SCALE: 1" = 2000'

DENSITY EXCHANGE CHART  
(SEE RECEIVING PARCEL UNDER RE-06-11(R) - PLAT Nos. 18576 & 18577 AND RE-07-01 - PLAT Nos. 18994 & 18995)

TOTAL AREA OF SUBDIVISION	202.44 ACRES
ALLOWED DENSITY UNITS	47
NET ACREAGE OF SUBDIVISION	191.17 ACRES
MAXIMUM DENSITY UNITS	95
PROPOSED DENSITY UNITS	89
NUMBER OF CED UNITS REQUIRED	42
SENDING PARCEL INFORMATION RE-06-11 (S1) P.N. 18575	3 CED UNITS FROM PROPERTY OF TIMOTHY W. FEAGA, TAX MAP 6, GRID 2, PARCEL 56, LIBER 8674 FOLIO 234.
SENDING PARCEL INFORMATION RE-07-01 (S1) P.N. 18985-19986	5 CED UNITS FROM NON-BUILDABLE PARCEL "A", CATTAIL CREEK OVERLOOK, F-05-72, TAX MAP 21, GRID 13, PARCEL 26; LIBER 2571 FOLIO 102.
SENDING PARCEL INFORMATION RE-07-01 (S2) P.N. 18987	3 CED UNITS FROM PARCEL "A", PROPERTY OF WILLIS LAMBERT OSSEL, JR., TAX MAP 7, GRID 17, PARCEL 136; LIBER 4272 FOLIO 307.
SENDING PARCEL INFORMATION RE-07-01 (S3) P.N. 18988	3 CED UNITS FROM PROPERTY OF G. BARRE COOK, GILES S. COOK & BARBARA S. COOK, TAX MAP 14, GRID 7, PARCEL 4, LIBER 4460 FOLIO 224.
SENDING PARCEL INFORMATION RE-07-01 (S4) P.N. 18989	8 CED UNITS FROM THE DAVIS PROPERTY, TAX MAP 8, GRID 2, PARCEL 7, LIBER 9147 FOLIO 582.
SENDING PARCEL INFORMATION RE-07-01 (S5) P.N. 18990	4 CED UNITS FROM LOT 10, LAUKENMANN PROPERTY, F-05-157, TAX MAP 10, GRID 4, PARCEL 300, LIBER 670 FOLIO 175.
SENDING PARCEL INFORMATION RE-07-01 (S6) P.N. 18991	3 CED UNITS FROM PROPERTY OF JON ALLEN MILLER & ELLEN S. MILLER, TAX MAP 14, GRID 7, PARCEL 83, LIBER 932 FOLIO 253.
SENDING PARCEL INFORMATION RE-07-01 (S7) P.N. 18992-18993	13 CED UNITS FROM LOT 18, WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE, F-06-188, TAX MAP 15, GRID 4, PARCEL 143, LIBER 1561 FOLIO 713.



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
31	49,396 S.F.	2,076 S.F.	47,320 S.F.
74	49,856 S.F.	2,617 S.F.	47,239 S.F.

OWNER  
KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC  
P.O. BOX 152  
STEVENSON, MD 21153

FOREST CONSERVATION EASEMENT AREA TABULATION

FOREST CONSERVATION EASEMENT (FCE) AREA	1	2	3	4	5	6	7	8	9	TOTAL
PARCEL WHERE FCE IS LOCATED	A	D	D	D	C	B	A	A	A	
CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)	N/A	N/A	N/A	N/A	0.27	4.38	N/A	N/A	N/A	4.65
NON-CREDITED FOREST RETENTION AREA IN FLOODPLAIN (IN AC.)	N/A	N/A	N/A	N/A	0.88	4.07	N/A	N/A	N/A	4.93
FOREST PLANTING AREA (IN AC.)	0.24	0.35	0.73	1.22	0.63	11.20	0.79	17.68	0.61	33.45
FOREST PLANTING AREA WITHIN THE FLOODPLAIN (IN AC.)	N/A	N/A	N/A	N/A	0.76	0.15	N/A	2.82	N/A	3.73
NATURAL REGENERATION AREA (IN AC.)	N/A	N/A	N/A	N/A	N/A	0.04	N/A	0.01	N/A	0.05
MINIMUM TOTAL AREA IN CONSERVATION EASEMENT (IN AC.)	0.24	0.35	0.73	1.22	2.52	19.84	0.79	20.51	0.61	46.81

DENSITY CALCULATIONS:

GROSS AREA:	202.44 ACRES
BASE DENSITY:	47 UNITS (GROSS AREA/4.25)
FLOODPLAIN AREA:	8.78± ACRES
STEEP SLOPES (OUTSIDE OF FLOODPLAIN):	2.49± ACRES
NET AREA:	191.17 ACRES
MAXIMUM DENSITY:	95 UNITS (MAXIMUM ALLOWABLE FOR RC-DEO)
CLUSTER: NET AREA (2)	
C.E.O. UNITS REQUIRED:	42 UNITS (89-47=42)
UNITS PROPOSED:	89 + 1 BUILDABLE PRESERVATION PARCEL
EXISTING HOUSE TO REMAIN	

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 25 JUNE 2007  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

Karin Marie Van Dyke 6/25/07  
KARIN MARIE VAN DYKE

Robert Van Dyke 6/25/07  
ROBERT VAN DYKE, PRESIDENT

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	100
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	88
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	85,599.00 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	11
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	66,025.8 AC.
6. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	1
7. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	37,323.9 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	13,491.2 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	202,439.9 AC.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
(LOTS 1 - 15, 17-32, 34-88 AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE SHARED SEWERAGE SYSTEMS ON NON-BUILDABLE PRESERVATION PARCELS "F", "H" AND "I" AND LOTS 16 AND 33 WILL USE THE INDIVIDUAL PRIVATE SEWERAGE SYSTEM ON THE INDIVIDUAL LOTS.)

Paula Peterson 6/26/07  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division 6/21/07  
Director 6/28/07

OWNER'S DEDICATION

KARIN MARIE VAN DYKE AND, WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, BY ROBERT VAN DYKE, PRESIDENT, OWNERS 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 OUR HANDS THIS 2 DAY OF APRIL, 2007

WALNUT GROVE HOLDING LLC  
BY: WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER  
Karin Marie Van Dyke  
ROBERT VAN DYKE, PRESIDENT

ATTEST: M. Juany Rutler  
ATTEST: M. Juany Rutler

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JOSEPH A. DE FRANCIS, TRUSTEE OF THE FRANK J. DE FRANCIS REVOCABLE TRUST DATED JULY 25, 1989, AND KARIN M. DE FRANCIS VAN DYKE, BENEFICIARY UNDER FRANK J. DE FRANCIS REVOCABLE TRUST DATED JUNE 25, 1989 TO KARIN MARIE VAN DYKE, BY A DEED DATED JUNE 13, 1996 AND RECORDED IN LIBER 7161 AT FOLIO 86 AND PART OF THE LAND CONVEYED BY KARIN MARIE VAN DYKE TO WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 23, 2005 AND RECORDED IN LIBER 9737 AT FOLIO 237, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David S. Weber 25 JUNE 2007  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 19220 ON 6/28/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WALNUT GROVE  
LOTS 1 THRU 88, BUILDABLE PRESERVATION PARCEL "A", NON-BUILDABLE PRESERVATION PARCELS "B" THRU "I", "K" & "L" AND NON-BUILDABLE BULK PARCEL "J"

TM 28, GRIDS 17, 18 AND 24, PARCEL 74  
HOWARD COUNTY, MARYLAND  
MARCH 2007

5TH ELECTION DISTRICT  
SCALE: AS SHOWN SHEET 1 OF 8

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-850-1820 DC/VA: 301-959-2524 FAX: 301-421-4180

DRAWN BY: PWC CHECK BY: [Signature]

**CURVE TABULATION FOR SHEET 4 OF 8**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1407-1802	625.00'	199.10'	100.40'	198.26'	N 77°03'43" W	187°50'09"
1597-1599	300.00'	241.13'	127.51'	234.69'	N 85°05'52" W	46°03'11"
1606-1607	465.00'	730.42'	465.00'	657.61'	S 72°55'44" W	90°00'00"
1608-1609	375.00'	171.55'	87.30'	170.06'	S 14°49'25" W	26°12'38"
1609-1611	87.00'	65.02'	34.11'	63.52'	S 19°41'31" E	42°49'14"
1611-1612	65.00'	96.51'	59.64'	87.89'	S 01°26'01" W	85°04'18"
1612-1614	87.00'	64.59'	33.86'	63.12'	S 22°42'04" W	42°32'13"
1608-1687	78.00'	122.52'	78.00'	110.31'	N 43°34'03" W	90°00'00"
1688-1938	675.00'	28.03'	14.02'	28.03'	N 87°22'40" W	2°22'46"
1407-1779	625.00'	25.95'	12.98'	25.95'	S 87°22'40" E	2°22'46"
1780-1782	78.00'	122.26'	77.74'	110.12'	N 46°31'41" E	89°48'32"
1782-1783	425.00'	195.12'	99.31'	193.41'	N 14°46'35" E	26°18'18"
1784-1785	515.00'	808.96'	515.00'	728.32'	N 72°55'44" E	90°00'00"
1786-1788	200.00'	162.30'	85.92'	157.89'	S 85°19'09" E	46°29'46"

**CURVE TABULATION FOR SHEET 6 OF 8**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1832-1408	370.00'	37.61'	18.82'	37.59'	N 25°03'33" E	5°49'24"
1670-1406	180.00'	126.83'	66.17'	124.22'	S 38°59'07" E	40°22'14"
1899-1650	220.00'	155.01'	80.88'	151.83'	N 38°59'07" W	40°22'14"
1653-1654	720.00'	376.99'	192.92'	372.70'	S 86°12'00" W	30°00'00"
1655-1656	60.00'	279.00'	-----	87.46'	N 54°24'45" E	266°25'30"
1656-1658	25.00'	38.47'	24.21'	34.78'	S 36°27'19" E	88°09'37"
1658-1659	680.00'	335.45'	171.21'	332.06'	N 85°19'57" E	287°55'33"
1662-1663	430.00'	267.54'	138.26'	263.25'	N 36°37'27" W	35°38'55"
1663-1665	25.00'	27.36'	15.23'	26.01'	N 85°47'55" W	62°42'01"
1665-1666	60.00'	309.83'	-----	63.71'	N 30°47'02" E	295°51'56"
1666-1668	25.00'	23.58'	12.75'	22.71'	S 28°18'01" E	54°02'01"
1668-1669	470.00'	299.55'	155.06'	294.51'	S 37°03'30" E	36°31'01"
1948-1712	330.00'	101.41'	51.11'	101.01'	S 19°10'02" W	17°36'27"
1714-1716	25.00'	25.32'	13.87'	24.25'	S 18°39'13" E	58°02'03"
1716-1721	60.00'	310.04'	-----	63.53'	N 79°38'11" W	296°04'07"
1721-1723	25.00'	25.32'	13.87'	24.25'	N 39°22'50" E	58°02'03"
1724-1408	370.00'	113.70'	57.30'	113.26'	N 19°10'02" E	17°36'27"

**COORDINATE TABLE FOR ALL SHEETS**

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1000	569897.98	1329821.29	1611	568959.09	1328507.74	1665	568556.91	1327698.75	1727	569157.05	1326743.33
1001	568636.03	1330240.36	1612	568871.23	1328505.54	1666	568611.65	1327731.36	1728	569193.32	1326741.22
1002	568632.33	1330227.89	1614	568813.00	1328481.18	1668	568591.65	1327742.12	1729	569289.19	1326658.17
1004	568518.99	1330258.96	1615	568885.55	1328478.00	1669	568356.63	1327919.60	1730	569355.30	1326588.34
1005	567772.01	1330447.21	1623	568399.48	1328380.26	1670	568208.29	1327970.10	1731	569384.41	1326550.31
1007	567548.28	1330449.72	1624	568305.39	1328348.20	1671	568088.61	1328111.72	1733	569387.96	1326526.32
1008	567527.25	1330444.93	1625	568137.81	1328315.01	1672	568079.36	1328168.84	1734	569438.41	1326564.93
1009	567526.42	1330448.55	1627	568041.44	1328379.52	1674	568146.75	1328265.81	1736	569416.17	1326574.62
1010	567500.31	1330442.44	1628	568007.97	1328548.56	1675	568315.10	1328299.15	1737	569487.97	1326612.65
1011	567470.58	1330437.78	1629	567971.24	1328648.39	1676	568421.74	1328335.48	1738	569548.06	1326657.75
1012	567438.13	1330435.54	1630	567918.58	1328742.61	1677	568454.96	1328352.00	1739	569634.40	1326694.25
1013	567395.25	1330435.54	1631	567859.88	1328829.88	1684	568686.80	1328428.01	1740	569739.58	1326730.08
1014	567352.98	1330442.05	1632	567850.11	1329029.40	1685	568814.01	1328431.19	1742	569821.31	1326811.55
1015	567312.73	1330454.35	1633	567818.76	1329163.11	1687	568893.94	1328355.17	1743	569941.05	1326852.86
1016	567273.58	1330474.72	1634	567795.53	1329224.33	1688	568898.65	1328166.95	1745	569949.19	1326829.10
1017	567239.16	1330500.52	1635	567757.11	1329145.70	1689	569023.45	1327792.50	1746	569916.27	1326720.55
1018	567229.68	1330509.27	1637	567788.20	1329129.68	1690	569054.47	1327748.90	1747	569921.02	1326717.82
1019	567204.44	1330660.84	1638	567810.30	1329025.49	1692	569069.92	1327687.70	1748	569923.44	1326756.84
1402	569017.24	1330119.96	1639	567820.07	1328925.97	1693	569122.73	1327615.72	1749	569978.97	1327116.12
1403	569008.75	1330081.13	1640	567883.67	1328723.09	1695	569175.27	1327584.18	1757	569923.71	1327576.02
1404	568759.67	1328942.92	1641	567936.32	1328628.88	1697	569200.12	1327552.83	1758	569921.92	1327602.42
1405	567732.29	1327855.74	1642	567968.73	1328540.79	1701	569586.22	1326215.58	1760	569923.65	1327725.68
1406	568111.73	1328048.25	1643	568002.41	1328370.71	1706	567975.72	1330473.14	1761	569936.50	1327777.89
1407	568948.82	1328142.28	1645	567989.76	1328304.97	1707	569144.89	1327137.06	1762	569472.46	1327792.10
1408	568865.82	1326396.26	1646	568005.03	1328220.11	1708	569138.61	1326812.69	1764	569495.01	1327783.18
1409	568946.45	1326098.58	1648	568039.80	1328162.90	1709	569132.55	1326775.09	1765	569486.79	1327846.18
1587	567210.35	1330491.73	1649	568049.12	1328105.32	1710	569054.61	1326682.02	1767	569467.28	1327831.77
1588	567213.88	1330488.47	1650	568195.40	1327932.23	1711	568973.24	1326549.95	1768	569358.33	1327817.55
1590	567492.13	1330414.35	1651	568247.46	1327914.51	1712	568751.64	1326398.43	1769	569212.82	1327759.99
1591	567553.17	1330428.28	1652	568263.07	1327882.79	1713	568110.49	1326594.50	1771	569093.92	1327779.70
1592	567766.63	1330425.87	1653	568182.06	1327644.82	1714	568547.15	1326361.03	1773	569064.19	1327821.49
1593	568519.90	1330236.04	1654	568157.36	1327272.94	1716	568524.17	1326368.79	1779	568948.63	1328168.20
1595	568739.08	1330171.71	1655	568169.99	1327209.18	1717	569209.42	1326726.46	1780	568943.92	1328356.42
1596	569425.66	1329941.09	1656	568220.88	1327280.30	1718	569713.32	1326314.44	1782	569019.69	1328436.34
1597	569441.41	1329909.43	1658	568192.91	1327300.97	1720	567175.47	1330667.89	1783	569206.71	1328485.67
1599	569461.47	1329675.59	1659	568219.93	1327631.93	1721	568535.60	1326306.29	1784	569487.15	1328634.34
1606	569656.78	1329307.15	1660	568300.94	1327869.90	1723	568554.34	1326321.68	1785	569700.96	1329330.57
1607	569463.73	1328678.52	1661	568332.66	1327885.51	1724	568758.84	1326359.08	1786	569502.04	1329705.81
1608	569183.29	1328529.85	1662	568343.74	1327881.73	1725	569007.30	1326528.97	1788	569489.16	1329863.16
1609	569018.89	1328486.34	1663	568555.01	1327724.69	1726	569088.66	1326661.04	1789	569498.28	1329890.32

**CURVE TABULATION FOR SHEET 5 OF 8**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1802-1407	625.00'	199.10'	100.40'	198.26'	S 77°03'43" E	187°50'09"
1408-1832	370.00'	37.61'	18.82'	37.59'	S 25°03'33" W	5°49'24"
1938-1689	675.00'	372.52'	191.14'	367.81'	N 70°22'40" W	31°37'14"
1690-1692	87.00'	64.59'	33.86'	63.12'	N 75°09'09" W	42°32'13"
1692-1693	65.00'	98.41'	61.41'	89.28'	N 53°43'54" W	86°44'43"
1693-1695	87.00'	62.62'	32.74'	61.28'	N 30°58'45" W	41°14'25"
1697-2076	280.00'	327.42'	185.33'	309.08'	N 88°04'03" W	67°00'00"
1707-1708	320.00'	340.24'	188.19'	324.44'	S 88°53'32" W	60°55'09"
1709-1710	420.00'	121.83'	61.34'	121.40'	S 50°03'14" W	16°37'10"
1711-1948	330.00'	175.05'	89.64'	173.00'	S 43°10'02" W	30°23'33"
1408-1725	370.00'	196.27'	100.50'	193.97'	N 43°10'02" E	30°23'33"
1726-1727	380.00'	107.35'	54.04'	107.00'	N 50°16'13" E	16°11'12"
1728-1717	320.00'	21.85'	10.93'	21.85'	N 42°31'24" W	3°54'44"
1729-1730	460.00'	96.34'	48.35'	96.17'	N 46°34'03" W	12°00'00"
1731-1733	25.00'	25.32'	13.87'	24.25'	N 81°35'04" W	58°02'03"
1733-1734	60.00'	310.04'	-----	63.53'	N 37°25'57" E	296°04'07"
1734-1736	25.00'	25.32'	13.87'	24.25'	S 23°33'01" E	58°02'03"
1737-1738	500.00'	59.66'	29.86'	59.62'	S 49°08'57" E	6°50'11"
1740-1742	25.00'	25.32'	13.87'	24.25'	N 20°24'56" E	58°02'03"
1742-1743	60.00'	310.04'	-----	63.53'	S 40°34'03" E	296°04'07"
1743-1745	25.00'	25.32'	13.87'	24.25'	S 78°26'59" W	58°02'03"
1748-1749	280.00'	395.84'	239.14'	363.69'	S 81°04'03" E	81°00'00"
2077-1757	320.00'	374.20'	211.80'	353.24'	S 88°04'03" E	67°00'00"
1758-1760	89.00'	138.33'	87.54'	124.82'	N 80°54'20" E	89°03'15"
1760-1761	280.00'	141.46'	72.27'	139.96'	N 21°54'19" E	28°56'45"
1762-1764	25.00'	25.32'	13.87'	24.25'	N 21°35'04" W	58°02'03"
1764-1765	60.00'	310.04'	-----	63.53'	S 82°34'03" E	296°04'07"
1765-1767	25.00'	25.32'	13.87'	24.25'	S 36°26'59" W	58°02'03"
1768-1769	320.00'	158.08'	80.69'	156.48'	S 21°35'05" W	28°18'16"
1769-1771	85.00'	133.97'	85.45'	120.53'	S 09°24'55" E	90°18'16"
1773-1407	625.00'	344.93'	176.98'	340.57'	S 70°2	

FLOODPLAIN EASEMENT LINE TABLE SHEET 5							
LINE	BEARING	DISTANCE	ELEVATION *	LINE	BEARING	DISTANCE	ELEVATION *
F1	S21°24'12"W	60.78'	361.5	F28	N00°57'52"E	33.98'	363.3
F2	S34°31'07"W	22.58'	362.0	F29	N27°49'40"E	35.01'	362.7
F3	S22°55'57"E	8.71'	362.1	F30	N40°03'47"E	34.74'	362.7
F4	S11°21'08"W	8.19'	362.3	F31	N57°53'53"E	32.13'	362.5
F5	S45°29'47"W	60.01'	362.8	F32	N31°19'10"E	6.45'	362.5
F6	S23°22'57"W	15.79'	362.8	F33	S34°04'38"W	40.98'	362.3
F7	S10°53'22"W	23.43'	363.1	F34	S42°23'14"W	109.57'	370.7
F8	S04°40'08"W	69.06'	363.8	F35	S12°02'30"W	28.96'	371.2
F9	S02°13'13"W	161.01'	365.6	F36	S01°08'16"E	68.09'	371.7
F10	S25°30'55"W	30.39'	365.6	F37	S10°20'06"E	16.70'	372.5
F11	S17°24'51"W	43.64'	366.1	F38	S04°05'14"W	15.20'	372.5
F12	S29°47'56"W	10.79'	369.9	F39	S23°59'32"W	17.54'	371.6
F13	S43°32'57"W	30.84'	369.9	F40	S39°15'43"W	42.22'	371.6
F14	N27°00'35"W	33.91'	369.9	F41	S30°51'02"W	24.14'	371.6
F15	N62°59'25"E	31.64'	369.9	F42	S15°58'30"W	14.86'	371.9
F16	N44°25'55"E	63.53'	365.7	F43	N04°46'51"W	27.42'	372.6
F17	N05°40'45"E	15.43'	365.7	F44	N33°30'43"E	44.59'	372.6
F18	N17°10'36"E	40.12'	365.5	F45	N06°44'42"E	38.65'	372.6
F19	N31°02'21"E	53.94'	364.7	F46	N15°19'13"E	28.81'	371.6
F20	N00°00'34"E	51.55'	364.3	F47	N34°56'36"E	50.70'	371.4
F21	N11°50'17"E	23.10'	364.2	F48	N18°52'15"E	30.78'	371.4
F22	N05°35'52"W	13.29'	364.0	F49	N03°23'46"W	29.55'	370.8
F23	N07°43'29"E	25.25'	363.3	F50	N11°57'59"E	27.30'	370.3
F24	N07°49'31"W	30.37'	363.2	F51	N32°34'22"E	30.47'	369.1
F25	N02°57'54"W	24.92'	363.2	F52	N01°57'20"E	23.51'	366.2
F26	N21°05'59"E	17.24'	363.2	F53	S75°03'29"W	35.13'	366.2
F27	N57°06'17"E	14.32'	362.5	F54	N14°56'31"W	37.73'	366.2

FLOODPLAIN EASEMENT LINE TABLE SHEET 6							
LINE	BEARING	DISTANCE	ELEVATION *	LINE	BEARING	DISTANCE	ELEVATION *
F1	S15°58'30"W	43.65'	372.8	F36	N21°05'42"E	78.09'	381.6
F2	S30°14'25"W	20.71'	372.9	F37	N00°19'03"E	16.04'	381.6
F3	S17°34'39"W	28.66'	373.0	F38	N11°33'21"E	50.44'	381.6
F4	S06°24'05"W	46.63'	373.5	F39	N00°59'31"E	55.60'	381.8
F5	S36°26'42"W	31.10'	373.5	F40	N13°33'04"W	20.34'	382.0
F6	S59°09'29"W	29.96'	373.5	F41	N09°35'33"W	49.82'	381.2
F7	S76°08'28"W	9.37'	373.5	F42	N33°16'17"W	22.73'	381.2
F8	S60°51'18"W	110.26'	374.2	F43	S21°14'59"W	20.72'	381.2
F9	S88°54'05"W	98.95'	374.8	F44	N06°09'15"E	69.99'	380.8
F10	S77°13'12"W	46.81'	374.8	F45	N18°37'26"E	39.00'	380.8
F11	S36°28'22"W	26.52'	375.0	F46	N04°50'23"E	15.11'	380.8
F12	S14°02'29"W	43.02'	376.9	F47	N14°02'29"E	58.03'	378.9
F13	S52°34'51"W	37.75'	376.9	F48	N18°16'19"E	13.64'	378.5
F14	S74°51'00"W	45.28'	376.9	F49	N01°21'13"E	22.94'	378.5
F15	S89°36'33"W	15.06'	376.9	F50	N15°35'19"E	47.96'	378.5
F16	S62°06'20"W	35.10'	377.4	F51	N32°51'24"E	59.50'	378.5
F17	S36°20'19"W	61.65'	378.6	F52	N60°49'24"E	39.40'	377.4
F18	S45°32'23"W	51.85'	378.6	F53	N50°57'27"E	38.48'	377.4
F19	S13°31'00"W	36.36'	378.9	F54	N16°37'27"E	31.15'	377.4
F20	S04°03'54"E	59.88'	380.8	F55	N52°24'21"E	29.17'	377.4
F21	S25°54'49"W	55.73'	380.8	F56	N69°15'56"E	19.73'	376.8
F22	S06°28'39"E	30.45'	380.8	F57	N33°24'44"E	21.00'	376.8
F23	S21°20'51"E	32.87'	380.8	F58	N66°09'47"E	30.35'	376.8
F24	S41°32'06"W	22.03'	381.2	F59	N78°41'39"E	68.78'	375.9
F25	S34°02'32"E	29.78'	381.2	F60	N58°04'45"E	62.91'	375.9
F26	S08°17'12"E	17.86'	382.0	F61	N82°46'42"E	15.87'	375.9
F27	S20°08'09"W	25.77'	382.2	F62	S66°19'33"E	25.30'	374.7
F28	S01°36'29"W	27.74'	382.4	F63	S52°31'22"E	14.02'	374.3
F29	S19°35'26"E	40.38'	382.7	F64	S78°33'30"E	12.46'	374.3
F30	S00°07'47"W	28.55'	383.1	F65	N61°57'28"E	115.59'	373.3
F31	S17°10'13"W	33.02'	383.1	F66	N44°40'56"E	64.50'	373.1
F32	S43°21'34"W	57.96'	383.1	F67	N23°38'14"E	11.63'	372.7
F33	S00°32'36"E	28.29'	383.6	F68	N03°03'44"W	37.24'	372.8
F34	S23°22'37"E	26.68'	385.0	F69	N04°46'51"E	4.89'	372.6
F35	N09°43'52"W	8.90'	385.4				

\* FLOODPLAIN ELEVATION IS TO THE END OF THE LINE

FLOODPLAIN EASEMENT LINE TABLE SHEET 8			
LINE	BEARING	DISTANCE	ELEVATION *
F1	S28°08'59"W	53.54'	365.3
F2	N58°52'42"E	110.11'	364.3
F3	N16°33'17"E	25.84'	364.3
F4	N46°20'52"E	24.36'	364.3
F5	N01°22'55"E	31.55'	364.3
F6	N16°36'47"E	28.17'	364.3
F7	N01°58'34"E	52.44'	364.7
F8	N10°27'01"E	65.75'	365.1
F9	N30°38'24"E	35.83'	365.1
F10	N16°48'33"E	126.59'	365.4
F11	N05°00'25"E	77.97'	365.5
F12	N00°31'46"W	66.41'	365.6
F13	N04°17'08"E	57.62'	365.6
F14	N14°10'32"W	46.29'	365.6
F15	N41°10'14"W	64.95'	365.6
F16	N58°41'19"W	36.77'	365.6
F17	N34°38'03"W	32.48'	365.6
F18	N56°16'45"W	48.88'	366.0
F19	S76°16'41"E	11.79'	366.0
F20	N03°56'04"E	5.35'	366.0
F21	S83°16'20"E	32.93'	366.0
F22	N60°30'15"W	57.56'	366.0
F23	N52°59'04"E	24.28'	366.0
F24	N81°32'59"E	28.87'	366.1
F25	N53°31'23"E	18.84'	366.1
F26	N27°53'58"E	52.69'	367.2
F27	N20°16'24"E	62.32'	367.7
F28	N43°24'28"E	19.06'	367.7
F29	N13°31'27"E	28.71'	368.4

**OWNER**

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC  
P.O. BOX 152  
STEVENSON, MD 21153

**OWNER'S DEDICATION**

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, BY ROBERT VAN DYKE, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2 DAY OF APRIL 2007

WALNUT GROVE HOLDING LLC  
BY: WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER

BY: *Robert Van Dyke*  
ROBERT VAN DYKE, PRESIDENT

ATTEST: *M. Jeany Rutter*  
M. Jeany Rutter

**WETLANDS LINE TABLE SHEET 5**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	S29°08'51"W	18.70'	W21	S23°24'31"W	29.02'	W41	N67°44'44"W	26.57'	W61	S19°48'11"W	35.15'
W2	S14°08'02"W	26.57'	W22	S13°10'21"W	18.37'	W42	N03°16'31"W	62.98'	W62	S06°42'20"W	28.42'
W3	S51°11'42"W	21.34'	W23	S86°45'44"W	33.90'	W43	N16°29'10"E	34.97'	W63	S18°49'40"W	23.43'
W4	N66°54'59"W	50.64'	W24	S65°00'17"W	18.22'	W44	N65°14'05"E	28.50'	W64	N36°03'28"E	14.55'
W5	S72°28'15"W	33.93'	W25	S11°50'41"W	29.87'	W45	N35°58'49"W	28.24'	W65	N09°54'30"E	68.17'
W6	S47°05'40"W	57.21'	W26	N17°22'06"W	10.00'	W46	N18°36'28"E	27.39'	W66	N59°50'29"W	25.71'
W7	S24°06'40"E	39.83'	W27	N58°36'18"E	10.83'	W47	N52°46'21"E	63.28'	W67	N05°20'00"W	31.88'
W8	S17°31'40"W	17.45'	W28	N14°37'21"E	20.31'	W48	N74°06'24"E	46.94'	W68	N34°42'18"E	41.16'
W9	N85°49'22"W	22.98'	W29	N52°18'33"E	47.01'	W49	S66°02'45"E	31.70'	W69	N04°17'57"E	23.13'
W10	S19°07'45"W	24.17'	W30	N75°36'45"E	17.69'	W50	N23°04'30"E	11.94'	W70	N17°47'01"W	38.09'
W11	S12°08'22"E	36.90'	W31	N12°27'57"W	17.32'	W51	N45°21'09"E	27.70'	W71	N01°55'55"E	35.69'
W12	S16°41'09"W	24.08'	W32	N25°22'15"E	19.68'	W52	S11°43'05"E	14.95'	W72	N35°39'53"E	36.59'
W13	S60°30'14"E	35.02'	W33	N01°09'17"E	10.60'	W53	S00°07'46"E	36.20'	W73	N03°58'06"E	50.39'
W14	S02°18'49"W	13.84'	W34	N85°12'11"W	15.13'	W54	S26°42'17"W	50.03'	W74	N16°27'07"W	16.86'
W15	S80°33'52"W	31.76'	W35	N29°38'24"W	23.80'	W55	S20°50'14"W	25.74'	W75	N05°39'12"W	33.61'
W16	S04°32'44"E	43.65'	W36	N37°50'57"E	18.19'	W56	S22°59'20"E	43.34'	W76	S12°17'38"W	40.35'
W17	S11°08'15"W	51.13'	W37	N03°46'09"E	32.61'	W57	S08°42'19"E	26.64'	W77	S22°50'28"W	12.94'
W18	S01°35'33"W	15.34'	W38	N07°15'55"E	14.93'	W58	S30°15'28"W	34.92'	W78	N44°46'43"E	25.00'
W19	S76°37'03"E	19.58'	W39	N08°11'59"W	38.46'	W59	S09°39'53"W	33.49'			
W20	S07°05'26"E	21.68'	W40	N55°33'26"E	34.44'	W60	S57°10'18"E	31.82'			

**WETLANDS LINE TABLE SHEET 6**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	S18°49'40"W	1.11'	W29	S68°33'58"W	36.81'	W57	N05°18'34"W	21.07'	W85	N71°52'47"E	60.30'
W2	S34°31'10"W	33.07'	W30	S34°43'28"W	22.48'	W58	N47°46'48"E	44.73'	W86	N25°41'19"W	14.05'
W3	S19°37'09"W	30.73'	W31	S00°18'15"E	33.22'	W59	N46°26'55"W	28.42'	W87	N78°03'39"W	23.60'
W4	S65°44'10"W	30.05'	W32	S42°23'12"W	18.68'	W60	N05°41'28"W	53.42'	W88	N34°24'17"W	35.69'
W5	S72°37'23"W	29.52'	W33	S09°40'22"W	38.71'	W61	N28°03'35"E	27.25'	W89	N39°05'33"E	24.18'
W6	S18°32'45"W	38.16'	W34	S50°40'30"W	16.42'	W62	N06°20'07"E	40.17'	W90	N38°47'35"E	30.11'
W7	S56°25'34"E	46.35'	W35	S25°31'25"E	75.92'	W63	N72°14'25"E	21.10'	W91	N70°06'52"E	44.88'
W8	S01°14'49"W	23.88'	W36	S50°44'46"W	53.33'	W64	N20°28'55"W	23.65'	W92	N21°36'54"E	15.85'
W9	S73°39'24"W	27.65'	W37	S17°03'00"E	30.81'	W65	N27°22'25"E	30.68'	W93	N36°03'28"E	37.55'
W10	S88°54'08"W	27.47'	W38	S30°11'18"W	19.65'	W66	N19°56'07"E	25.39'	W94	S09°29'27"W	42.72'
W11	S49°39'57"W	33.57'	W39	S03°23'06"E	63.33'	W67	S78°				

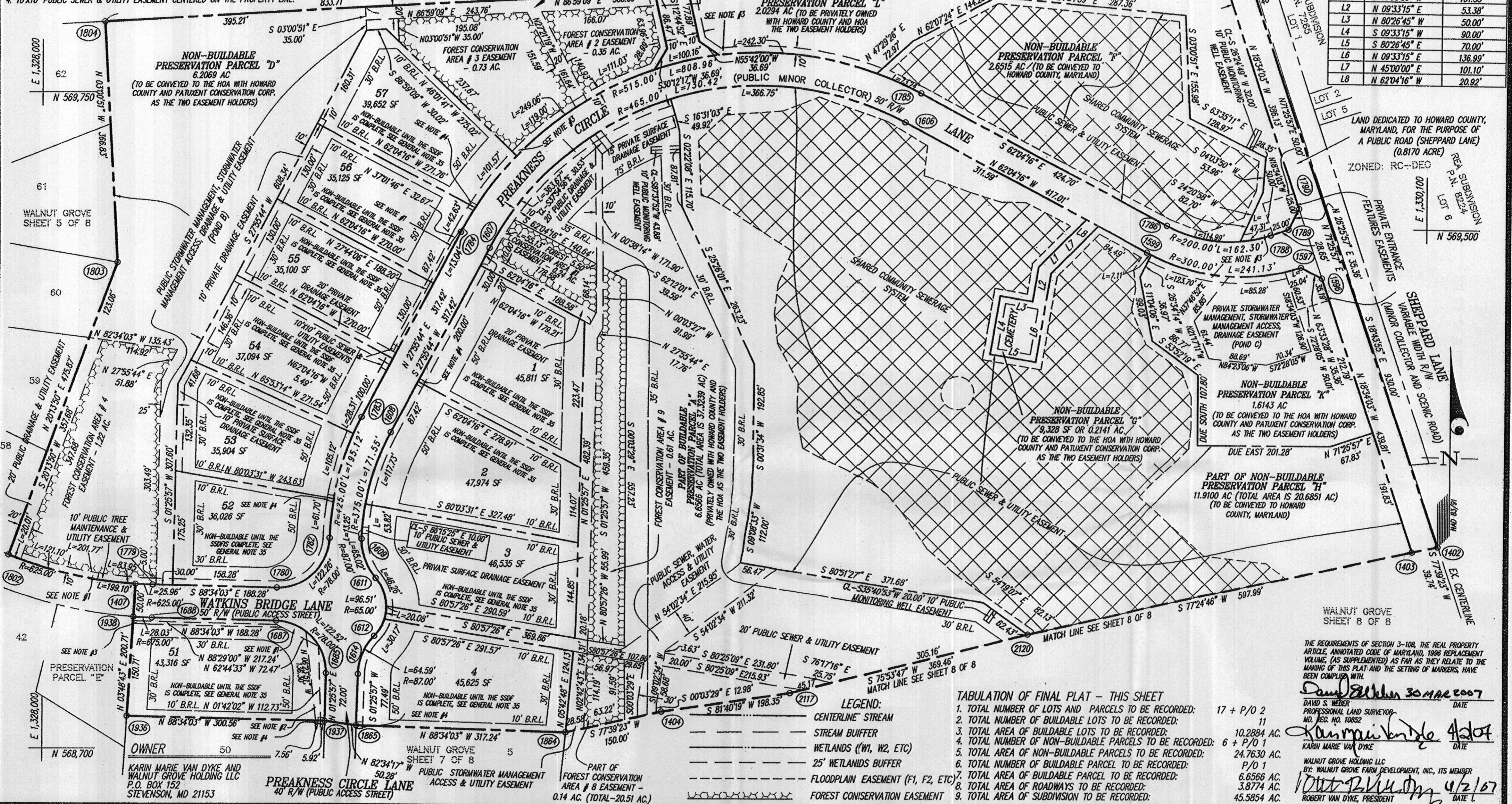
NOTES FOR THIS SHEET:  
 1. PUBLIC DRAINAGE & UTILITY EASEMENT  
 2. PUBLIC SIGHT DISTANCE & UTILITY EASEMENT  
 3. 10' PUBLIC TREE MAINTENANCE & UTILITY EASEMENT  
 4. 10'x10' PUBLIC SEWER & UTILITY EASEMENT CENTERED ON THE PROPERTY LINE.

P-49  
 N/F PROPERTY OF BASSLERS, INC.  
 L 516 F 763  
 ZONED: RC-DEO

NON-BUILDABLE BULK PARCEL "J"  
 5,961 SF OF 0.1368 AC  
 (FUTURE CLAY CIRCLE LANE)  
 20' PUBLIC DRAINAGE & UTILITY EASEMENT

ZONED: RC-DEO  
 P-71 N/F PROPERTY OF J.A. MARILLEY L 1955 F. 729

LINE	BEARING	DISTANCE
L1	S 45°00'00" W	101.35'
L2	N 09°33'15" E	53.38'
L3	N 80°26'45" W	50.00'
L4	S 09°33'15" W	90.00'
L5	S 80°26'45" E	70.00'
L6	N 09°33'15" E	136.99'
L7	N 45°00'00" E	101.10'
L8	N 62°04'16" W	20.92'



THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 30 MAR 2007  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

*Karin Marie Van Dyke* 4/2/07  
 KARIN MARIE VAN DYKE  
 WALNUT GROVE HOLDING LLC  
 BY: WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER

*Robert Van Dyke* 4/2/07  
 ROBERT VAN DYKE, PRESIDENT

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	17 + P/O 2
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	11
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	10,288.4 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	6 + P/O 1
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	24,763.0 AC.
6. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	P/O 1
7. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	6,656.6 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	3,877.4 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	45,585.4 AC.

LEGEND:  
 CENTERLINE STREAM  
 STREAM BUFFER  
 WETLANDS (W1, W2, ETC)  
 25' WETLANDS BUFFER  
 FLOODPLAIN EASEMENT (F1, F2, ETC)  
 FOREST CONSERVATION EASEMENT

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD. (LOTS 1 - 15, 17-32, 34-88 AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE SHARED SEWERAGE SYSTEMS ON NON-BUILDABLE PRESERVATION PARCELS "F", "H" AND "I" AND LOTS 16 AND 33 WILL USE THE INDIVIDUAL PRIVATE SEWERAGE SYSTEM ON THE INDIVIDUAL LOTS.)

*B. Wilson* Peter Zeilemann 4/2/07  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Michael J. ...* 4/2/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph ...* 6/28/07  
 DIRECTOR DATE

OWNER'S DEDICATION

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, BY ROBERT VAN DYKE, PRESIDENT, OWNERS 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2 DAY OF APRIL, 2007  
 WALNUT GROVE HOLDING LLC  
 BY: WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER  
 BY: *Robert Van Dyke*  
 ROBERT VAN DYKE, PRESIDENT  
 ATTEST: *M. Jung Kutter*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JOSEPH A. DE FRANCIS, TRUSTEE OF THE FRANK J. DE FRANCIS REVOCABLE TRUST DATED JULY 25, 1989, AND KARIN M. DE FRANCIS VAN DYKE, BENEFICIARY UNDER FRANK J. DE FRANCIS REVOCABLE TRUST DATED JUNE 25, 1989 TO KARIN MARIE VAN DYKE, BY A DEED DATED JUNE 13, 1996 AND RECORDED IN LIBER 7161 AT FOLIO 86 AND PART OF THE LAND CONVEYED BY KARIN MARIE VAN DYKE TO WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 23, 2005 AND RECORDED IN LIBER 9737 AT FOLIO 237, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David S. Weber* 30 MAR 2007  
 DAVID S. WEBER  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 19223 ON 6/28/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WALNUT GROVE  
 LOTS 1 THRU 88, BUILDABLE PRESERVATION PARCEL "A", NON-BUILDABLE PRESERVATION PARCELS "B" THRU "I", "K" & "L" AND NON-BUILDABLE BULK PARCEL "J"

TM 28, GRIDS 17, 18 & 24, PARCEL 74  
 HOWARD COUNTY, MARYLAND  
 5TH ELECTION DISTRICT  
 SCALE: 1"=100'  
 SHEET 4 OF 8  
 MARCH 2007

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 FAX: 410-850-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DRAWN BY: *DWC* CHECK BY: *...*

L:\CAD\DRAWINGS\05\53\plots\100153-RPL-4.dwg 3/21/2007 1:47:15 PM EDT

OWNER

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC P.O. BOX 152 STEVENSON, MD 21153

P-48 N/F PROPERTY OF BASSLERS, INC. L. 516 F. 763

ZONED: RC-DEO

E 1,326,000 N 569,700

- NOTES FOR THIS SHEET: 1. PUBLIC DRAINAGE & UTILITY EASEMENT... 2. PUBLIC SIGHT DISTANCE & UTILITY EASEMENT... 3. 10' PUBLIC TREE MAINTENANCE & UTILITY EASEMENT... 4. 10'X10' PUBLIC SEWER & UTILITY EASEMENT... 5. PUBLIC 10' BRIDGE MAINTENANCE & UTILITY EASEMENT.

CHAPEL CHASE P.N. 10231

LOT 29

ZONED: RC-DEO

LOT 30

E 1,326,000 N 568,850

TABULATION OF FINAL PLAT - THIS SHEET table with 2 columns: Description and Value. Includes rows for total number of lots, buildable lots, non-buildable parcels, etc.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Signature: Peter Beilman, COUNTY HEALTH OFFICER, dated 6/26/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature: Chief, Development Engineering Division, dated 6/27/07

Signature: Director, dated 6/28/07

OWNER'S DEDICATION

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, HEREBY ADOPTS THIS PLAN OF SUBDIVISION...

Signature: Karin Marie Van Dyke, dated 6/27/07. Attest: M. Jimmy Rutter. Witness: Robert Van Dyke, President.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JOSEPH A. DE FRANCIS...

Signature: David S. Weber, dated 30 MAR 2007. Registered Land Surveyor, Maryland Registration No. 10852.

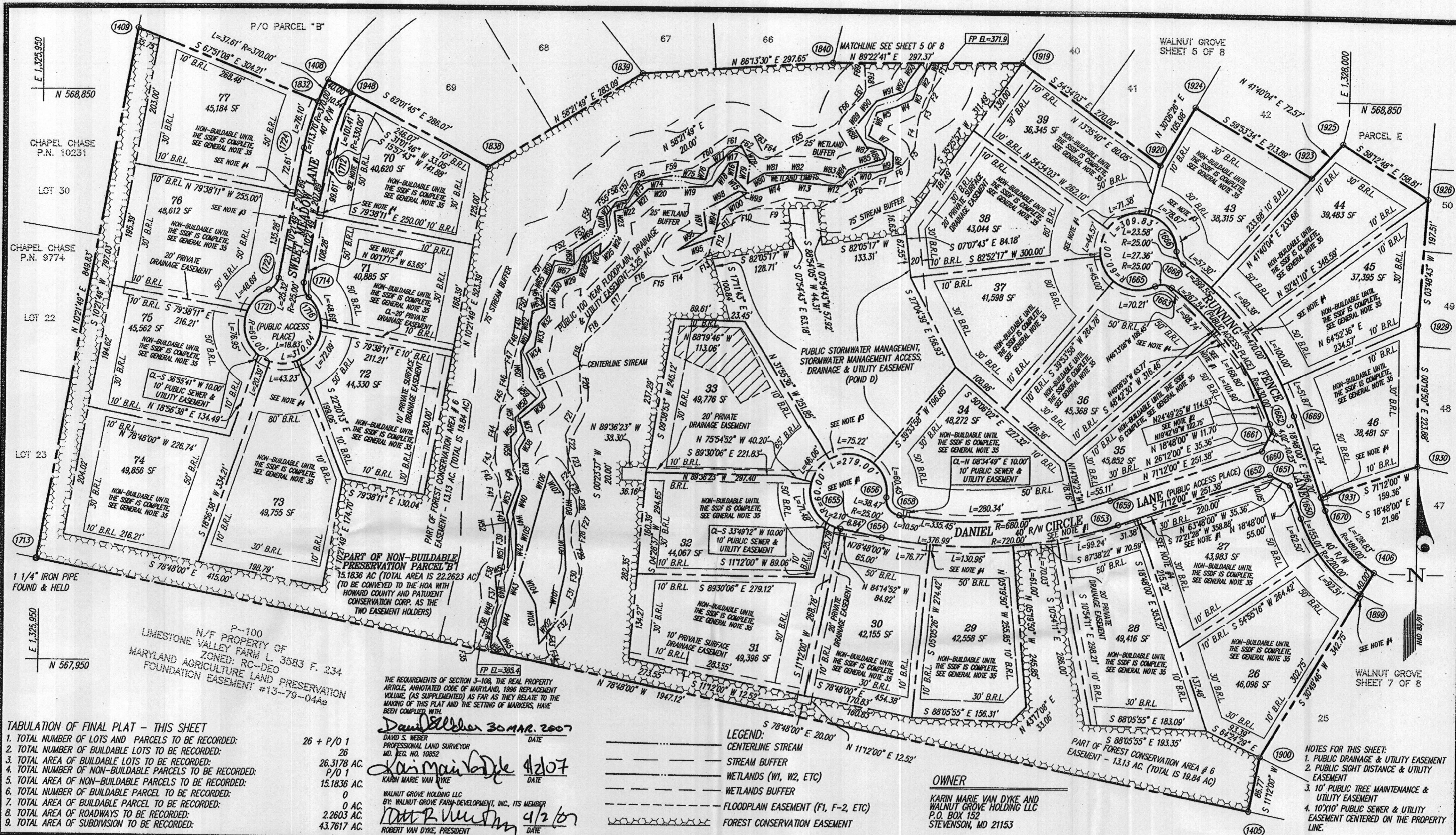


RECORDED AS PLAT NUMBER 19224 ON 6/28/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WALNUT GROVE LOTS 1 THRU 88, BUILDABLE PRESERVATION PARCEL "A", NON-BUILDABLE PRESERVATION PARCELS "B" THRU "L" & "L" AND NON-BUILDABLE BULK PARCEL "J"

TM 28, GRIDS 17, 18 AND 24, PARCEL 74 HOWARD COUNTY, MARYLAND 5TH ELECTION DISTRICT SCALE: 1"=100' SHEET 5 OF 8 MARCH 2007

GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	26 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	26
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	26.3178 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	P/O 1
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	15.1836 AC.
6. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2.2603 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	43.7617 AC.

**APPROVED:** FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
(LOTS 1 - 15, 17-32, 34-88 AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE SHARED SEWERAGE SYSTEMS ON NON-BUILDABLE PRESERVATION PARCELS "F", "H" AND "I" AND LOTS 16 AND 33 WILL USE THE INDIVIDUAL PRIVATE SEWERAGE SYSTEM ON THE INDIVIDUAL LOTS.)

*Bradley for Peter Biedeman* 6/26/07  
COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*David S. Weber* 6/27/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Steph Lafferty* 6/28/07  
DIRECTOR DATE

**OWNER'S DEDICATION**

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, BY ROBERT VAN DYKE, PRESIDENT, OWNERS 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2 DAY OF APRIL, 2007

BY: *Robert Van Dyke*  
ROBERT VAN DYKE, PRESIDENT

ATTEST: *M. Jeremy Rutter*

**OWNER'S DEDICATION**

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, BY ROBERT VAN DYKE, PRESIDENT, OWNERS 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2 DAY OF APRIL, 2007

BY: *Robert Van Dyke*  
ROBERT VAN DYKE, PRESIDENT

ATTEST: *M. Jeremy Rutter*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JOSEPH A. DE FRANCIS, TRUSTEE OF THE FRANK J. DE FRANCIS REVOCABLE TRUST DATED JULY 25, 1989, AND KARIN M. DE FRANCIS VAN DYKE, BENEFICIARY UNDER FRANK J. DE FRANCIS REVOCABLE TRUST DATED JUNE 25, 1989 TO KARIN MARIE VAN DYKE, BY A DEED DATED JUNE 13, 1996 AND RECORDED IN LIBER 7161 AT FOLIO 86 AND PART OF THE LAND CONVEYED BY KARIN MARIE VAN DYKE TO WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 23, 2005 AND RECORDED IN LIBER 9737 AT FOLIO 237, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

BY: *David S. Weber* 30 MAR. 2007  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852

**OWNER'S DEDICATION**

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, BY ROBERT VAN DYKE, PRESIDENT, OWNERS 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2 DAY OF APRIL, 2007

BY: *Robert Van Dyke*  
ROBERT VAN DYKE, PRESIDENT

ATTEST: *M. Jeremy Rutter*

RECORDED AS PLAT NUMBER 19825 ON 028807, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WALNUT GROVE**  
LOTS 1 THRU 88, BUILDABLE PRESERVATION PARCEL "A", NON-BUILDABLE PRESERVATION PARCELS "B" THRU "I", "K" & "L" AND NON-BUILDABLE BULK PARCEL "J"

TM 28, GRIDS 17, 18 AND 24, PARCEL 74  
HOWARD COUNTY, MARYLAND  
MARCH 2007

5TH ELECTION DISTRICT  
SCALE: 1"=100'  
SHEET 6 OF 8

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK  
BURTONTVILLE, MARYLAND 20868  
TEL: 301-421-4024 BALT. 410-800-1820 DC/VIA 301-989-2524 FAX: 301-421-4186

DRAWN BY: *puw* CHECK BY: *tw*

L:\CAD\DRAWINGS\00153\plots\00153-npl-6.dwg 3/21/2007 1:43:59 PM EDT

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

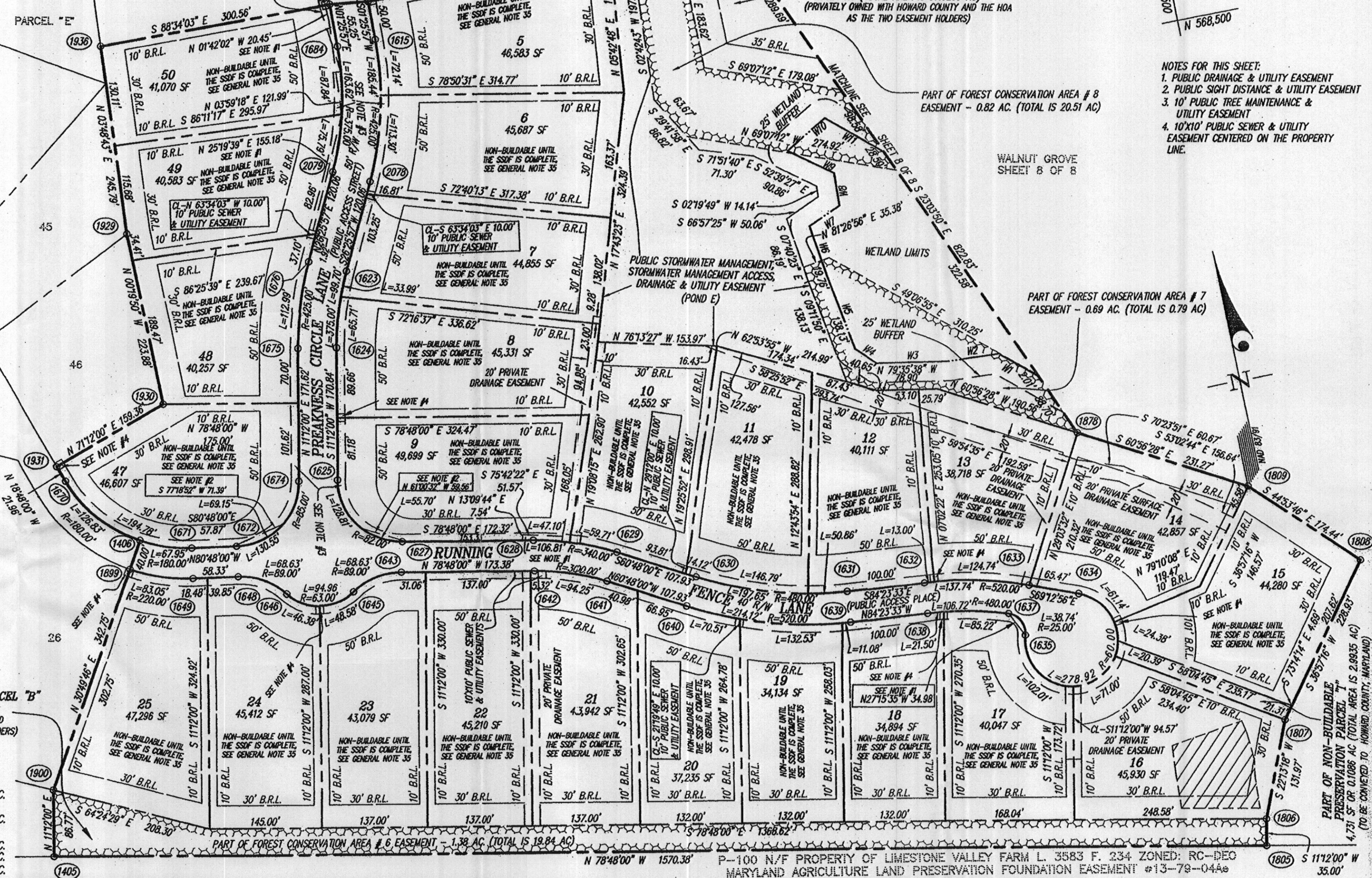
*David S. Weber* 30 MAR 2007  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

*Karin Marie Van Dyke* 4/2/07  
KARIN MARIE VAN DYKE

WALNUT GROVE HOLDING LLC  
BY: WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER

*Robert Van Dyke* 4/2/07  
ROBERT VAN DYKE, PRESIDENT

WALNUT GROVE SHEET 4 OF 8



NOTES FOR THIS SHEET:  
1. PUBLIC DRAINAGE & UTILITY EASEMENT  
2. PUBLIC SIGHT DISTANCE & UTILITY EASEMENT  
3. 10' PUBLIC TREE MAINTENANCE & UTILITY EASEMENT  
4. 10'x10' PUBLIC SEWER & UTILITY EASEMENT CENTERED ON THE PROPERTY LINE.

**OWNER**

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC  
P.O. BOX 152  
STEVENSON, MD 21153

- LEGEND:**
- CENTERLINE STREAM
  - STREAM BUFFER
  - WETLANDS (W1, W2, ETC)
  - 25' WETLANDS BUFFER
  - FLOODPLAIN EASEMENT (F1, F2, ETC)
  - FOREST CONSERVATION EASEMENT

PART OF NON-BUILDABLE PRESERVATION PARCEL "B"  
1.3817 AC (TOTAL AREA IS 22.2823 AC)  
(TO BE CONVEYED TO THE HOA WITH HOWARD COUNTY AND PATUENT CONSERVATION CORP. AS THE TWO EASEMENT HOLDERS)

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	25 + P/O 3
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	25
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	24.5373 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	P/O 2
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	1.4903 AC.
6. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	P/O 1
7. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	4.6424 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2.3296 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	32.9996 AC.

**APPROVED:** FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
(LOTS 1 - 15, 17-32, 34-88 AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE SHARED SEWERAGE SYSTEMS ON NON-BUILDABLE PRESERVATION PARCELS "F", "H" AND "I" AND LOTS 16 AND 33 WILL USE THE INDIVIDUAL PRIVATE SEWERAGE SYSTEM ON THE INDIVIDUAL LOTS.)

*B. Wilson for Peter Beilerman* 6/26/07  
COUNTY/HEALTH OFFICER  
DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Stephen Caffery* 6/28/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE  
*Stephen Caffery* 6/28/07  
DIRECTOR  
DATE

**OWNER'S DEDICATION**

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, BY ROBERT VAN DYKE, PRESIDENT, OWNERS 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2 DAY OF APRIL, 2007  
WALNUT GROVE HOLDING LLC  
BY: WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER  
*Karin Marie Van Dyke*  
KARIN MARIE VAN DYKE  
*Robert Van Dyke*  
ROBERT VAN DYKE, PRESIDENT  
ATTEST: *M. Jeung Rutter*  
M. Jeung Rutter

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JOSEPH A. DE FRANCIS, TRUSTEE OF THE FRANK J. DE FRANCIS REVOCABLE TRUST DATED JULY 25, 1989, AND KARIN M. DE FRANCIS VAN DYKE, BENEFICIARY UNDER FRANK J. DE FRANCIS REVOCABLE TRUST DATED JUNE 25, 1989 TO KARIN MARIE VAN DYKE, BY A DEED DATED JUNE 13, 1996 AND RECORDED IN LIBER 7161 AT FOLIO 86 AND PART OF THE LAND CONVEYED BY KARIN MARIE VAN DYKE TO WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 23, 2005 AND RECORDED IN LIBER 9737 AT FOLIO 237, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David S. Weber* 30 MAR 2007  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852  
DATE

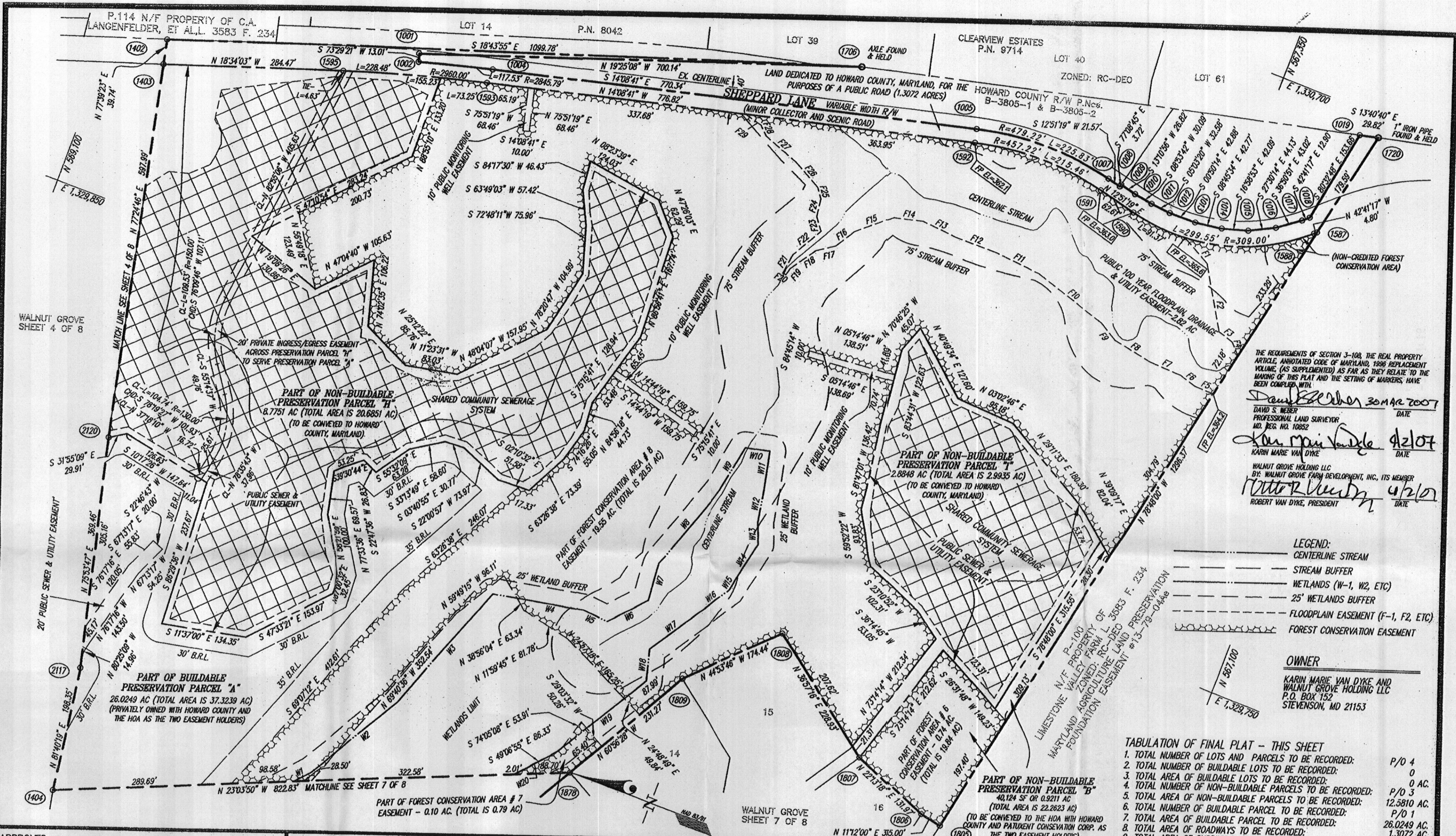


RECORDED AS PLAT NUMBER 19226 ON 6/28/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WALNUT GROVE**  
LOTS 1 THRU 88, BUILDABLE PRESERVATION PARCEL "A", NON-BUILDABLE PRESERVATION PARCELS "B" THRU "I" & "L" AND NON-BUILDABLE BULK PARCEL "J"

TM 28, GRIDS 17, 18 AND 24, PARCEL 74  
HOWARD COUNTY, MARYLAND  
5TH ELECTION DISTRICT  
SCALE: 1"=100'  
SHEET 7 OF 8  
MARCH 2007

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-960-1800 DC/VA: 301-269-2524 FAX: 301-421-4186  
DRAWN BY: PWC CHECK BY: PWC



THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 30 MAR 2007 DATE  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

*Karin Marie Van Dyke* 4/2/07 DATE  
 KARIN MARIE VAN DYKE  
 WALNUT GROVE HOLDING LLC  
 BY: WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER  
*Robert Van Dyke* 4/2/07 DATE  
 ROBERT VAN DYKE, PRESIDENT

- LEGEND:
- CENTERLINE STREAM
  - STREAM BUFFER
  - WETLANDS (W-1, W2, ETC)
  - 25' WETLANDS BUFFER
  - FLOODPLAIN EASEMENT (F-1, F2, ETC)
  - FOREST CONSERVATION EASEMENT

OWNER

KARIN MARIE VAN DYKE AND  
 WALNUT GROVE HOLDING LLC  
 P.O. BOX 152  
 STEVENSON, MD 21153

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 4
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	P/O 3
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	12,581.0 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	P/O 1
7. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	26,024.9 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1,307.2 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	39,913.1 AC.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD. (LOTS 1 - 15, 17-32, 34-88 AND BUILDABLE PRESERVATION PARCEL "A" WILL USE THE SHARED SEWERAGE SYSTEMS ON NON-BUILDABLE PRESERVATION PARCELS "F", "H" AND "I" AND LOTS 16 AND 33 WILL USE THE INDIVIDUAL PRIVATE SEWERAGE SYSTEM ON THE INDIVIDUAL LOTS.)

*B. Wilson for Peter Beilenson* 6/26/07 DATE  
 COUNTY HEALTH OFFICER

OWNER'S DEDICATION

KARIN MARIE VAN DYKE AND WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER, BY ROBERT VAN DYKE, PRESIDENT, OWNERS 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR FOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 OUR HANDS THIS 2 DAY OF APRIL, 2007

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JOSEPH A. DE FRANCIS, TRUSTEE OF THE FRANK J. DE FRANCIS REVOCABLE TRUST DATED JULY 25, 1989, AND KARIN M. DE FRANCIS VAN DYKE, BENEFICIARY UNDER FRANK J. DE FRANCIS REVOCABLE TRUST DATED JUNE 25, 1989 TO KARIN MARIE VAN DYKE, BY A DEED DATED JUNE 13, 1996 AND RECORDED IN LIBER 7161 AT FOLIO 86 AND PART OF THE LAND CONVEYED BY KARIN MARIE VAN DYKE TO WALNUT GROVE HOLDING LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 23, 2005 AND RECORDED IN LIBER 9737 AT FOLIO 237, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

RECORDED AS PLAT NUMBER 19227 ON 6/28/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*David S. Weber* 6/28/07 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Robert Van Dyke* 6/28/07 DATE  
 DIRECTOR

BY: *Karin Marie Van Dyke* 6/28/07 DATE  
 KARIN MARIE VAN DYKE

BY: *Robert Van Dyke* 6/28/07 DATE  
 ROBERT VAN DYKE, PRESIDENT

ATTEST: *M. Young Rutter*

BY: *David S. Weber* 30 MAR 2007 DATE  
 DAVID S. WEBER  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 110852



WALNUT GROVE

LOTS 1 THRU 88, BUILDABLE PRESERVATION PARCEL "A", NON-BUILDABLE PRESERVATION PARCELS "B" THRU "I", "K" & "L" AND NON-BUILDABLE BULK PARCEL "J"

TM 28, GRIDS 17, 18 AND 24, PARCEL 74  
 5TH ELECTION DISTRICT  
 SCALE: 1"=100'  
 SHEET 8 OF 8  
 MARCH 2007

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20868  
 TEL: 301-421-4024 FAX: 301-421-4188