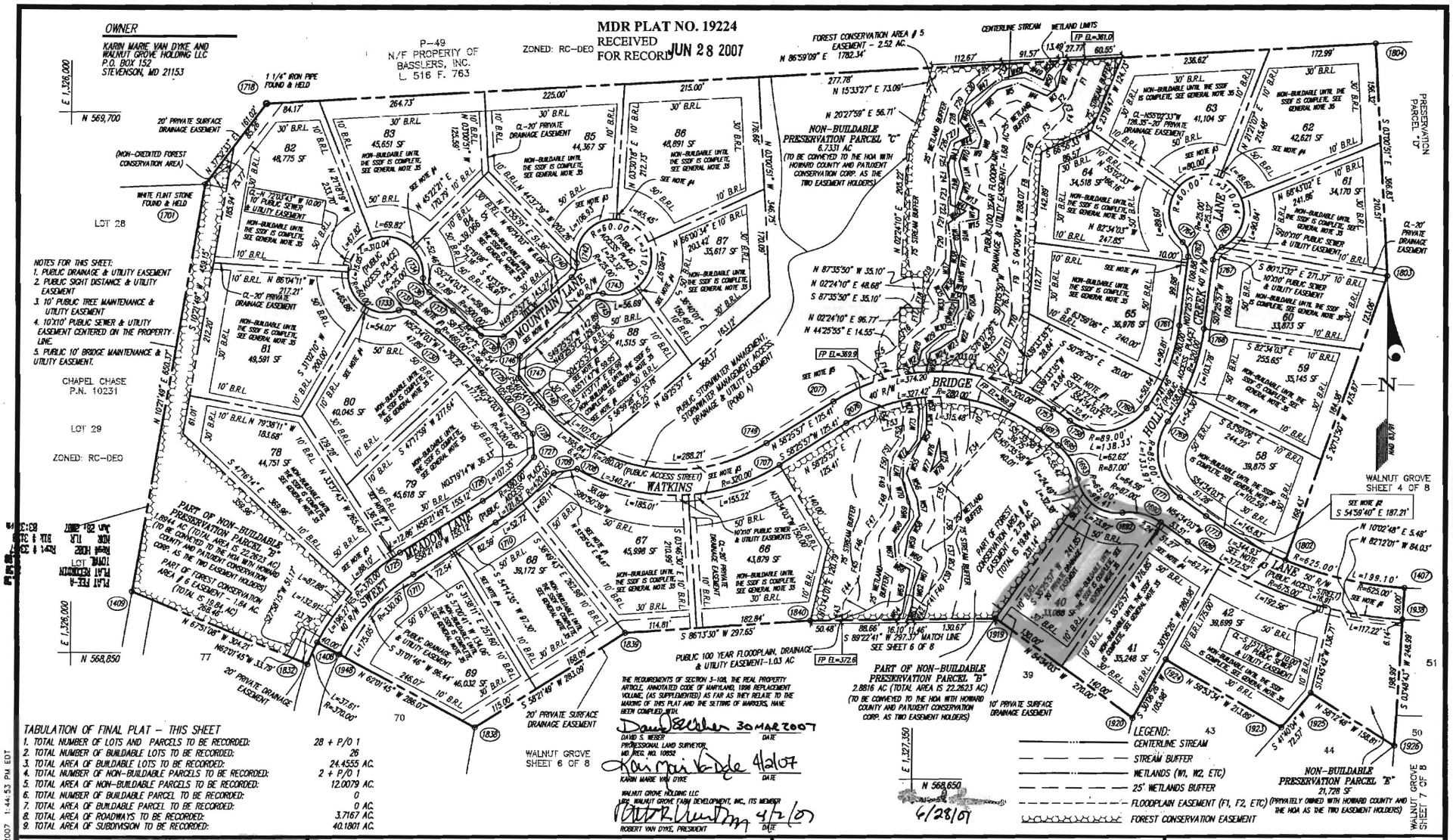

TABULATION OF FINAL PLAT – THIS SHEET

1.	TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	28 + P/O 1
2.	TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	26
3.	TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	24.4555 AC.
4.	TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2 + P/O 1
5.	TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	12.0079 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:	3.7167 AC.
9.	TOTAL AREA OF SUBDIVISION TO BE RECORDED:	40.1801 AC.

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 — PROFESSIONAL LAND SURVEYOR, MD. REG. NO. 10852 — DATE 30 MAR 2007

KARIN MARIE VAN DYKE — DATE 4/2/07

WALNUT GROVE HOLDING LLC
BY: WALNUT GROVE FARM DEVELOPMENT, INC., ITS MEMBER
ROBERT VAN DYKE, PRESIDENT — DATE 4/2/07

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.)

COUNTY HEALTH OFFICER — DATE 6/26/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/27/07

DIRECTOR — DATE 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

BY: KARIN MARIE VAN DYKE

ATTEST: M. Jeanny Rutter

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

ATTEST: M. Jeanny 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.

STATE OF MARYLAND — DAVID SAMUEL WEBER — No. 10852 — REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID S. WEBER — DATE 30 MAR. 2007
REGISTERED LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER _____ ON _____, 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
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
SCALE: 1"=100' — SHEET 5 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 20866
TEL: 301-421-4024 BALT: 410-880-1819 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: PWC — CHECK BY: DJW

P140388 F-06-31

Maryland State Archives