WETLANDS COORDINATE TABLE

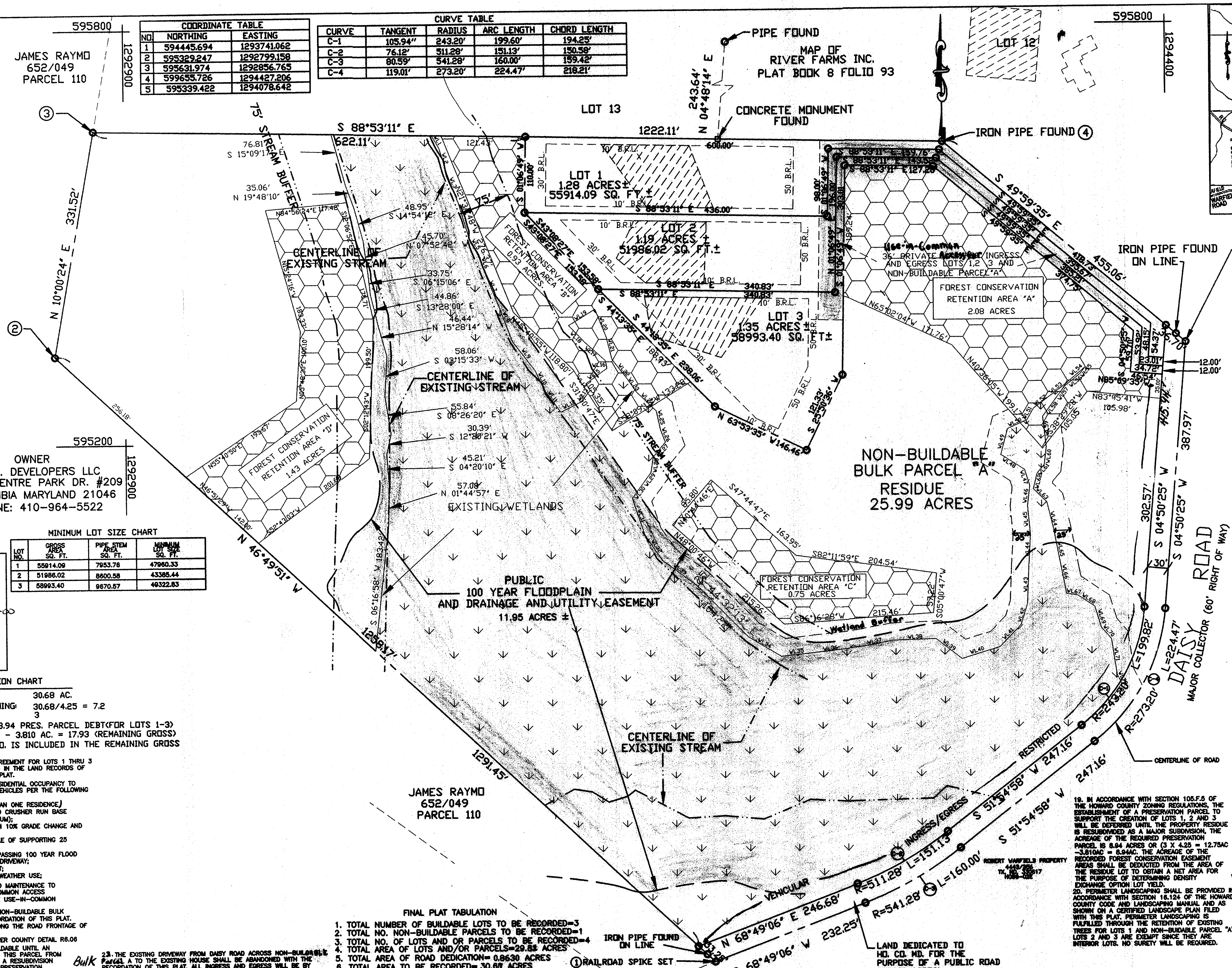
LINE	DIRECTION	DISTANCE
WL1	S 30°02'56" E	23.29'
WL2	S 16°29'22" E	37.10'
WL3	S 20°32'35" E	47.37'
WL4	S 16°29'33" E	52.13'
WL5	S 30°05'28" E	28.32'
WL6	S 17°40'52" E	32.95'
WL7	S 22°02'07" E	48.35'
WL8	S 20°35'22" E	53.21'
WL9	S 37°13'50" E	53.44'
WL10	S 25°42'09" E	33.64'
WL11	S 36°09'55" E	37.34'
WL12	N 63°14'18" E	32.88'
WL13	N 38°08'31" E	21.02'
WL14	N 33°36'59" W	11.35'
WL15	N 54°01'37" E	38.03'
WL16	N 10°48'11" W	11.33'
WL17	N 47°53'52" W	39.97'
WL18	N 43°30'32" W	33.44'
WL19	N 58°57'05" E	44.39'
WL20	S 21°56'48" E	43.16'
WL21	S 13°35'58" E	33.07'
WL22	S 37°38'04" E	34.59'
WL23	S 34°12'08" E	23.94'
WL24	S 45°24'34" E	39.97'
WL25	S 12°04'23" E	28.10'
WL26	S 20°13'24" E	19.44'
WL27	S 39°32'10" W	27.51'
WL28	S 08°38'11" W	23.00'
WL29	S 35°59'22" W	24.62'
WL30	S 35°37'21" W	21.44'
WL31	S 17°55'57" E	57.04'
WL32	S 24°37'07" E	44.61'
WL33	S 53°59'56" E	60.58'
WL34	S 59°04'46" E	55.44'
WL35	N 83°33'15" E	52.55'
WL36	N 83°43'37" E	62.36'
WL37	N 79°26'44" E	47.61'
WL38	N 88°04'13" E	61.90'
WL39	N 52°09'18" W	47.43'
WL40	S 73°08'46" W	57.35'
WL41	S 44°11'09" W	44.14'
WL42	S 17°17'50" W	32.05'
WL43	S 02°23'16" W	53.81'
WL44	S 03°24'59" W	45.76'
WL45	S 05°12'08" E	41.64'
WL46	S 06°51'03" W	29.59'
WL47	N 17°50'40" W	24.46'
WL48	N 57°17'09" W	40.26'
WL49	N 14°33'34" E	38.91'
WL50	N 65°33'53" E	31.07'
WL51	N 29°01'22" E	19.71'
WL52	N 53°44'33" E	31.68'
WL53	N 53°04'45" E	21.79'
WL54	N 50°03'57" E	41.96'
WL55	S 37°29'46" W	11.84'
WL56	S 51°24'37" W	29.11'
WL57	S 36°28'36" W	24.31'
WL58	S 36°07'37" W	30.09'
WL59	S 06°18'18" E	44.53'
WL60	S 07°05'18" W	26.13'
WL61	S 40°22'47" W	16.05'
WL62	S 13°42'38" W	23.21'
WL63	N 44°58'27" W	27.41'
WL64	N 13°21'12" W	38.49'
WL65	N 10°56'43" W	60.73'
WL66	N 10°58'01" W	36.24'
WL67	N 82°19'06" W	15.94'
WL68	N 56°23'24" W	29.51'
WL69	N 17°19'14" W	31.67'
WL70	N 40°55'42" W	21.88'
WL71	N 08°29'09" W	52.38'
WL72	N 26°19'31" W	14.95'
WL73	N 35°40'39" E	35.30'

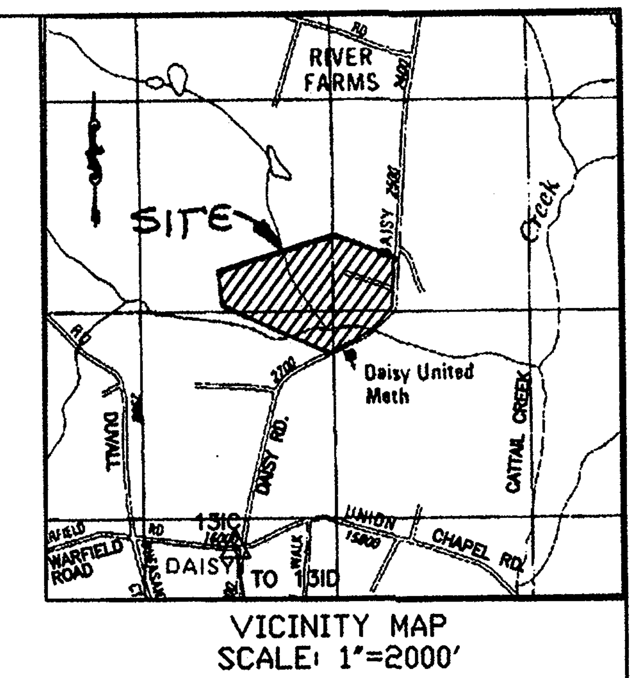
COORDINATE TABLE

NO.	NORTHING	EASTING
1	594445.694	1293741.062
2	595329.247	1292799.158
3	595631.974	1292856.765
4	599655.726	1294427.206
5	595339.422	1294078.642

CURVE TABLE

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	105.94"	243.20'	199.60'	194.25'
C-2	76.12'	511.28'	151.13'	150.58'
C-3	80.59'	541.28'	160.00'	159.42'
C-4	119.01'	273.20'	224.47'	218.21'





VICINITY MAP
SCALE: 1"=2000'

THE REQUIREMENTS OF S-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACMENT VOLUME,(AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

SURVEYOR: *(signature)* 11-2-00
JOHN C. MELLEMA SR.
OWNERS: *(signature)*
BRS DEVELOPERS
J. THOMAS SCRIVENER (PRESIDENT)

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
1	55914.09	7953.76	47960.33
2	51986.02	8600.58	43385.44
3	58993.40	9670.57	49322.83

DENSITY TABULATION CHART

1. GROSS TRACT ACREAGE: 30.68 AC.
2. UNITS PERMITTED BY ZONING: 30.68/4.25 = 7.2
3. UNITS PROPOSED: 3

3 UNITS X 4.25 = 12.75 - 3.810 = 8.94 PRES. PARCEL DEBT(FOR LOTS 1-3)
30.68 AC. - 8.94 PRES. PARCEL DEBT - 3.810 AC. = 17.93 (REMAINING GROSS)
THE .8630AC. DEDICATED TO HOWARD CO. IS INCLUDED IN THE REMAINING GROSS

GENERAL NOTES:

1. SUBJECT PROPERTY IS ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN ADOPTED 10-18-93.
2. COORDINATES ARE BASED ON NAD 83 MD. COORDINATE SYSTEM AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATIONS: 13IC & 13ID
NO. 13IC N 592525.742 E 1292640.742
NO. 13ID N 591125.335 E 1292599.213
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 7, 1999 BY JOHN C. MELLEMA SR., INC.
4. NO BURIAL GROUNDS OR CEMETARIES EXIST ON SITE
5. ALL AREAS SHOWN ARE MORE OR LESS
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN ACCORDANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL LAND SURVEYORS 09.13.06 STATE OF MARYLAND STANDARDS OF PRACTICE
7. B.R.L. DENOTES BUILDING RESTRICTION LINE
8. THESE LOTS ARE TO BE SERVED BY PRIVATE WATER AND PRIVATE SEWER
9. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
10. ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASURMENT AND NOT REDUCED TO NAD 83 GRID MEASURMENT
11. WETLANDS SHOWN HEREON WERE DELINEATED BY ECO-SCIENCE PROFESSIONALS, INC. ON 10/26/1999
12. NON-BUILDALE BULK PARCEL "A" (RESIDUE RETAINS THE ABILITY TO BE CONSIDERED A SENDING PARCEL IN ACCORDANCE WITH COMPREHENSIVE ZONING PLAN ADOPTED 10/18/93 FOR RC-DEO PROPERTIES
13. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, FloodPlain, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS
14. THERE IS AN EXISTING DWELLING ON LOT 3 TO REMAIN. NO NEW BUILDINGS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE
15. 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 TO THE PIPESTEM LOT DRIVEWAY
16. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA) , LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPERS OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPERS 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
17. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT BY THE FOREST RETENTION OF 5.19 ACRES, NO SURETY IS REQUIRED. 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.A FOREST CONSERVATION PLAN FOR THIS SITE HAS BEEN APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AND IS ON FILE WITH THE SUBDIVISION PLAN.
18. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA IS 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 EASEMENT SHALL NOT BE NECESSARY
19. IN ACCORDANCE WITH SECTION 105.F.5 OF THE HOWARD COUNTY ZONING REGULATIONS, THE ESTABLISHMENT OF A PRESERVATION PARCEL TO SUPPORT THE CREATION OF LOTS 1, 2 AND 3 WILL BE DEFERRED UNTIL THE PROPERTY RESIDUE IS RESUBDIVIDED AS A MAJOR SUBDIVISION, THE ACREAGE OF THE REQUIRED PRESERVATION PARCEL IS 8.94 ACRES OR (3 X 4.25 = 12.75AC -3.810AC = 8.94AC. THE ACREAGE OF THE RECORDED FOREST CONSERVATION EASEMENT AREAS SHALL BE DEDUCTED FROM THE AREA OF THE RESIDUE LOT TO OBTAIN A NET AREA FOR THE PURPOSE OF DETERMINING DENSITY EXCHANGE OPTION LOT YIELD.
20. PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPING MANUAL AND AS SHOWN ON A CERTIFIED LANDSCAPE PLAN FILED WITH THIS PLAT. PERIMETER LANDSCAPING IS FULFILLED THROUGH THE RETENTION OF EXISTING TREES FOR LOTS 1 AND NON-BUIDABLE PARCEL "A". LOTS 2 AND 3 ARE EXEMPT SINCE THEY ARE INTERIOR LOTS. NO SURETY WILL BE REQUIRED.
21. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 3 AND NON-BUILDABLE BULK PARCEL A IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., SIMULTANEOUSLY WITH THIS PLAT.
22. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
   a) WIDTH - 12FEET (14FEET SERVING MORE THAN ONE RESIDENCE)
   b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2 MINIMUM);
   c) GEOMETRY - MAXIMUM 15% GRADE; MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
   d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
   e) DRAINAGE ELEMENTS- CAPABLE OF SAFLEY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY;
   f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
   g) MAINTENANCE - SUFFICENT TO INSURE ALL WEATHER USE;
23. THE EXISTING DRIVEWAY FROM DAISY ROAD ACROSS NON-BUILDABLE Bulk Parcel A TO THE EXISTING HOUSE SHALL BE ABANDONED WITH THE RECORDATION OF THIS PLAT. ALL INGRESS AND EGRESS WILL BE BY THE NEW USE-IN-COMMON DRIVEWAY EASEMENT.
24. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE USE-IN-COMMON ACCESS EASEMENT AND THE ROAD R/W AND NOT ONTO THE USE-IN-COMMON DRIVEWAY.
25. THE EXISTING DRIVEWAY ONTO DAISY ROAD TO NON-BUILDABLE BULK PARCEL "A" SHALL BE ABANDONED WITH THE RECORDATION OF THIS PLAT.
26. VEHICULAR INGRESS/EGRESS IS RESTRICTED ALONG THE ROAD FRONTAGE OF NON-BUILDABLE BULK PARCEL "A"
27. DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED PER COUNTY DETAIL R6.06
28. NON-BUILDABLE BULK PARCEL "A" IS NON-BUILDABLE UNTIL AN APPROVED PERCOLATION TEST CAN BE ACHIEVED ON THIS PARCEL FROM THE HEALTH DEPARTMENT AND UNTIL SUCH TIME AS A RESUBDIVISION PLAT IS SUBMITTED WHICH CREATES THE DEFERRED PRESERVATION PARCEL FOR THIS SUBDIVISION.

FINAL PLAT TABULATION

1. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED=3
2. TOTAL NO. NON-BUILDABLE PARCELS TO BE RECORDED=1
3. TOTAL NO. OF LOTS AND OR PARCELS TO BE RECORDED=4
4. TOTAL AREA OF LOTS AND/OR PARCELS=29.8± ACRES
5. TOTAL AREA OF ROAD DEDICATION= 0.8630 ACRES
6. TOTAL AREA TO BE RECORDED= 30.68 ACRES

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

(signature) 2/21/01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

(signature) 12/4/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

(signature) 2/28/01
DIRECTOR DATE

OWNER'S DEDICATION

WE, BRS DEVELOPERS L.L.C., OWNER OF THE PROPERTY SHOWN 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 RIGHT 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 THE GOOD AND 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 BUILDINGS OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER SAID EASEMENTS/RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 2nd DAY OF Nov. 2000

(signature) 11/2/00 *(signature)* 11/2/00
J. THOMAS SCRIVENER DATE WITNESS DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY FREDERICK T. LEWIS JR. BY ANN F. VON FORTHUBER, ATTORNEY IN FACT, AND FLAVIA LEWIS, TO BRS DEVELOPERS, L.L.C .BY A DEED DATED NOVEMBER 23, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4536 FOLIO 332, THAT ALL MONUMENTS ARE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

(signature) 11-2-00
JOHN C. MELLEMA SR. (SURVEYOR) DATE

RECORDED AS PLAT 14676 ON 3/6/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MINOR SUBDIVISION
"BLUEBERRY HILL"
LOTS 1 THRU 3 AND NON-BUILDABLE Bulk PARCEL A
TAX MAP 13 GRID 12 PARCEL 94
4TH ELECTION DISTRICT HO. CO., MARYLAND
SCALE: 1"=100' OCTOBER, 1999

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTO. CO., MARYLAND 21227
PHONE: 410-247-7488 FAX: 410-247-2507

STATE OF MARYLAND — JOHN CHARLES MELLEMA SR. — REGISTERED PROPERTY LINE SURVEYOR

F00-129