

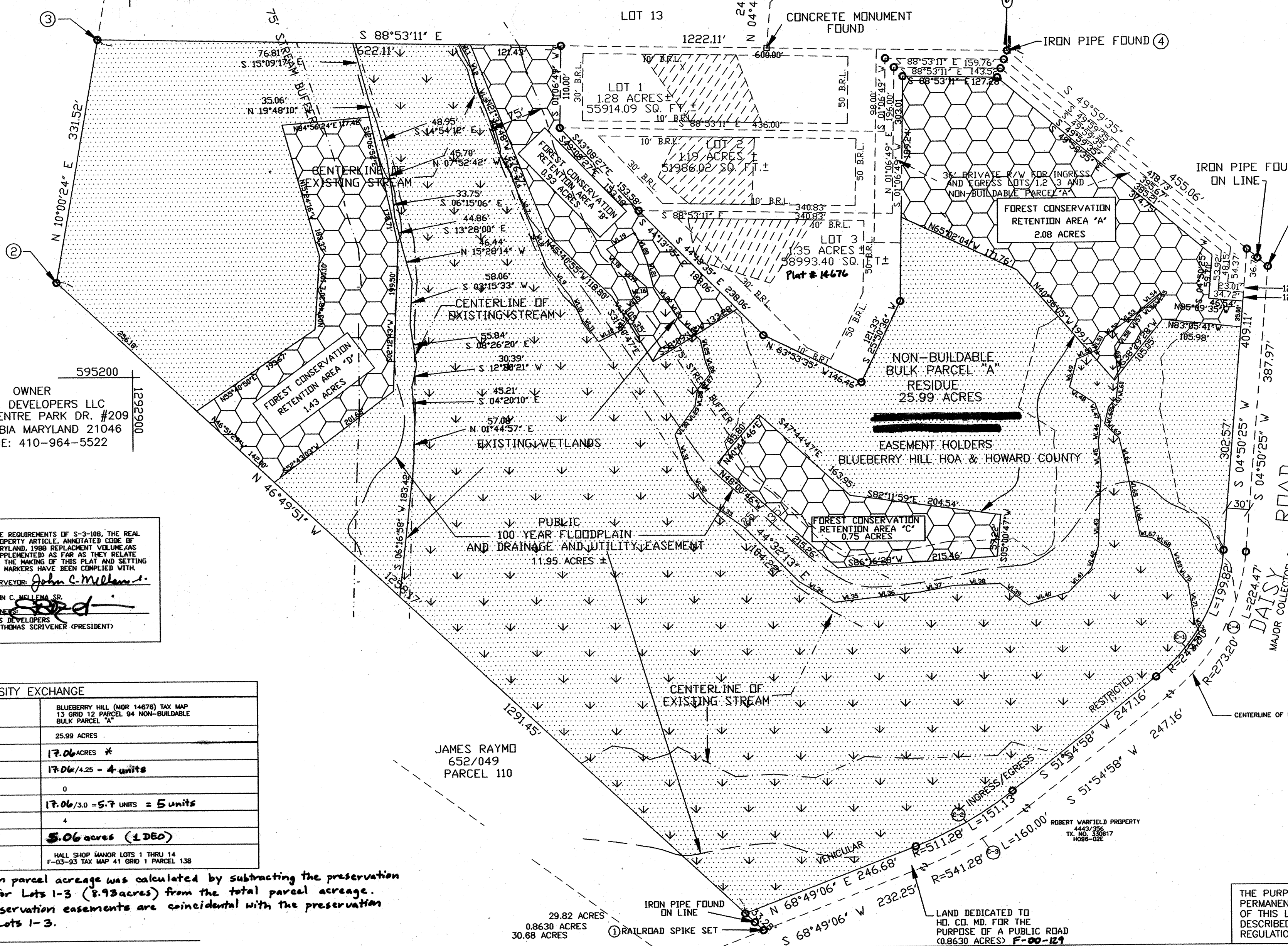
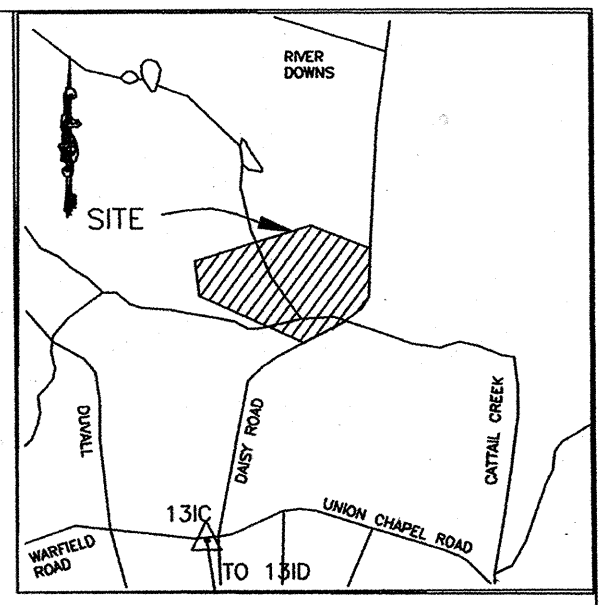
LINE	DIRECTION	DISTANCE
VL1	S 30°02'56" E	23.29
VL2	S 16°29'22" E	27.10
VL3	S 20°32'35" E	47.37
VL4	S 16°29'22" E	23.12
VL5	S 30°02'56" E	28.32
VL6	S 17°40'52" E	32.95
VL7	S 22°02'07" E	48.55
VL8	S 29°52'02" E	53.51
VL9	S 37°13'50" E	53.44
VL10	S 25°42'09" E	33.64
VL11	S 36°09'55" E	37.34
VL12	N 63°14'18" E	22.88
VL13	N 38°08'31" E	21.02
VL14	N 33°36'59" V	11.35
VL15	N 54°01'37" E	38.02
VL16	N 10°48'11" V	11.22
VL17	N 47°53'59" V	39.57
VL18	N 43°30'32" V	33.44
VL19	N 56°57'05" E	44.39
VL20	S 21°54'49" E	43.62
VL21	S 13°35'58" E	33.07
VL22	S 37°38'04" E	34.59
VL23	S 24°12'08" E	23.94
VL24	S 45°24'44" E	29.57
VL25	S 12°04'23" E	28.10
VL26	S 20°13'24" E	19.44
VL27	S 39°32'10" E	27.31
VL28	S 08°38'11" V	23.02
VL29	S 35°59'22" E	24.62
VL30	S 26°37'21" V	21.44
VL31	S 17°59'37" E	37.84
VL32	S 34°12'08" E	44.51
VL33	S 52°53'56" E	60.58
VL34	S 59°04'46" E	55.44
VL35	N 63°14'18" E	22.88
VL36	N 38°08'31" E	21.02
VL37	N 33°36'59" V	11.35
VL38	N 54°01'37" E	38.02
VL39	N 10°48'11" V	11.22
VL40	N 47°53'59" V	39.57
VL41	N 43°30'32" V	33.44
VL42	N 56°57'05" E	44.39
VL43	S 21°54'49" E	43.62
VL44	S 13°35'58" E	33.07
VL45	S 37°38'04" E	34.59
VL46	S 24°12'08" E	23.94
VL47	S 45°24'44" E	29.57
VL48	S 12°04'23" E	28.10
VL49	S 20°13'24" E	19.44
VL50	S 39°32'10" E	27.31
VL51	S 08°38'11" V	23.02
VL52	S 35°59'22" E	24.62
VL53	S 26°37'21" V	21.44
VL54	S 17°59'37" E	37.84
VL55	S 34°12'08" E	44.51
VL56	S 52°53'56" E	60.58
VL57	S 59°04'46" E	55.44
VL58	N 63°14'18" E	22.88
VL59	N 38°08'31" E	21.02
VL60	N 33°36'59" V	11.35
VL61	N 54°01'37" E	38.02
VL62	N 10°48'11" V	11.22
VL63	N 47°53'59" V	39.57
VL64	N 43°30'32" V	33.44
VL65	N 56°57'05" E	44.39
VL66	S 21°54'49" E	43.62
VL67	S 13°35'58" E	33.07
VL68	S 37°38'04" E	34.59
VL69	S 24°12'08" E	23.94
VL70	S 45°24'44" E	29.57
VL71	S 12°04'23" E	28.10
VL72	S 20°13'24" E	19.44
VL73	S 39°32'10" E	27.31
VL74	S 08°38'11" V	23.02
VL75	S 35°59'22" E	24.62
VL76	S 26°37'21" V	21.44
VL77	S 17°59'37" E	37.84
VL78	S 34°12'08" E	44.51
VL79	S 52°53'56" E	60.58
VL80	S 59°04'46" E	55.44

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	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'

JAMES RAYMO  
652/049  
PARCEL 110

MAP OF  
RIVER FARMS INC.  
PLAT BOOK 8 FOLIO 93



- GENERAL NOTES:
- SUBJECT PROPERTY IS ZONED RCBD PER THE COMPREHENSIVE ZONING PLAN ADOPTED 2/12/2004.
  - COORDINATES ARE BASED ON NAD 83 MD. COORDINATE SYSTEM AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATIONS 131C & 131D. NO. 131C N 59825.742 E 129264.0742 NO. 131D N 59185.335 E 1292999.212
  - THIS PLAT IS BASED ON A FIELD RUN NON-UMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 7, 1999 BY JOHN C. MELLEMA SR., INC.
  - NO BURIAL GROUNDS OR CEMETARIES EXIST ON SITE.
  - ALL AREAS SHOWN ARE MORE OR LESS.
  - B.R.L. DENOTES BUILDING RESTRICTION LINE.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS.
  - THE FOREST CONSERVATION REQUIREMENT FOR THIS PROPERTY WAS PREVIOUSLY ADDRESSED WITH F00-129.
  - THIS REVISION PLAT WILL NOT IMPACT ANY WETLANDS OR THE 25' BUFFER.
  - THE PROPERTY IS ENCUMBERED BY A PRESERVATION EASEMENT AND IS RESTRICTED BY AN EASEMENT AGREEMENT, ENTERED INTO BY THE PROPERTY OWNER(S), BLUEBERRY HILL HOA AND HOWARD COUNTY, WHICH OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

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

SURVEYOR: John C. Mellema Sr.  
JOHN C. MELLEMA SR.  
OWNERS: BRS DEVELOPERS  
BRS DEVELOPERS  
J. THOMAS SCRIVENER (PRESIDENT)

DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	BLUEBERRY HILL (MDR 14678) TAX MAP 13 GRID 12 PARCEL 94 NON-BUILDABLE BULK PARCEL "A"
TOTAL PARCEL ACREAGE	25.99 ACRES
PRESERVATION PARCEL ACREAGE	17.06 ACRES *
CEO UNITS CREATED	17.06/4.25 = 4 units
CEO UNITS SENT	0
DEO UNITS CREATED	17.06/3.0 = 5.7 UNITS = 5 units
DEO UNITS SENT	4
Res. acreage RETAINED	5.06 acres (1 DEO)
RECEIVING PARCEL INFORMATION	HALL SHOP MANOR LOTS 1 THRU 14 F-03-93 TAX MAP 41 GRID 1 PARCEL 138

\* The preservation parcel acreage was calculated by subtracting the preservation parcel debt for Lots 1-3 (8.93 acres) from the total parcel acreage. The forest conservation easements are coincidental with the preservation acreage for Lots 1-3.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
Roy B... 4/8/04  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Mark D. G... 4/30/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark D. G... 5/11/04  
DIRECTOR DATE

OWNER'S DEDICATION

WE, BRS DEVELOPERS L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS

WITNESS MY/OUR HANDS THIS 30<sup>th</sup> DAY OF February, 2004.

J. Thomas Scrivener 2/20/04 DATE  
J. THOMAS SCRIVENER DATE

Christopher D. B... 2/20/04 DATE  
WITNESS DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE PLAT SHOWN HEREDIN 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.

John C. Mellema Sr. 12-17-03 DATE  
JOHN C. MELLEMA SR. (SURVEYOR) DATE

RECORDED AS PLAT 16673 ON 5-14-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT AND PLAT OF EASEMENT FOR SENDING PROPERTY DENSITY EXCHANGE "BLUEBERRY HILL" NON-BUILDABLE PARCEL "A" (F-00-129, Plat 14676) FOR HALL SHOP MANOR (F-03-93) TAX MAP 13 GRID 12 PARCEL 94 4TH ELECTION DISTRICT HD. CO., MARYLAND SCALE: 1"=100' JUNE, 2003

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