

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY IS ZONED M-1 AND B-1 PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS No. 43B2 AND 43B6.
43B2 N 551,655.009' E 1,378,178.941'
43B6 N 550,601.593' E 1,376,866.047'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. IN JANUARY 1998.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH #4 CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.

10. THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION HAVE BEEN MET BY:
ON-SITE FOREST RETENTION.....1.2400 AC.
AFFORESTATION OBLIGATION.....12.8000 AC.
ON-SITE AFFORESTATION PROVIDED.....7.4869 AC.
OFF-SITE AFFORESTATION IN HOWARD COUNTY

APPROVED WINKLER CONSERVATION BANK.....5.2900 AC.
OUTSTANDING AFFORESTATION PAID FEE-IN-LIEU \$71.2 SQ.FT. (\$435.60)

THE PLAT OF FOREST CONSERVATION EASEMENT FOR THE OFF-SITE AFFORESTATION, F-02-35FC, SHALL BE RECORDED CONCURRENT WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

- PRIVATE STORMWATER MANAGEMENT PROVIDED FOR BLUE STREAM DRIVE AND PARCELS A,C,D,E AND F AS PART OF F-02-35.
- WATER AND SEWER SERVICE TO PARCELS A THROUGH G WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME, ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 36-W & ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 544-5. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JULY 13, 2004, ON WHICH DATE DEVELOPER AGREEMENT # F-02-35 WAS FILED AND ACCEPTED.

- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- THE WETLANDS AND STREAMS SHOWN ON-SITE ARE BASED ON FIELD INVESTIGATION PERFORMED BY CAMPBELL-NOLAN ASSOCIATES, DATED MARCH, 2000.

- THE FLOOD PLAIN SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY "DEEP RUN FLOODPLAIN STUDY" CAPITAL PROJECT No. D-1084, PREPARED JANUARY, 1997.

- THIS SITE IS SUBJECT TO WP-99-80 APPROVED 3-29-99 TO SECTION 18.116(o)(1) OF THE HOWARD COUNTY SUBDIVISION LAND DEVELOPMENT REGULATIONS TO ALLOW GRADING WITHIN NON-TIDAL WETLANDS, BUFFERS AND STREAM BUFFERS PER WIDE PERMIT No. 98NT-0522.

- PREVIOUS HOWARD COUNTY REFERENCES: S-9908, WP-00-116, WP-99-80, WP-03-66, F-00-126, PLAT No. 14421 & 14422, P-00-20.

- NON-BUILDABLE PARCEL G IS NON-BUILDABLE BECAUSE OF THE EXISTENCE OF FLOODPLAIN, FOREST CONSERVATION EASEMENTS AND OTHER PROTECTED ENVIRONMENTAL FEATURES LOCATED ON IT.

- FOR THE METES AND BOUNDS NOTATIONS ON NON-TIDAL WETLANDS, SEE SHEET 5 OF 5.

- WP-00-116; SECTION 16.147(c)(17) JULY 18, 2000 THE PLANNING DIRECTOR APPROVED WAIVER REQUEST TO NOT INDICATE THE REQUIRED LOCATIONS OF STREAMS AND WETLANDS AND THEIR BUFFERS ON THE FINAL PLAT, F-00-126, SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS:

- THE REQUIRED DELINEATION INFORMATION FOR WETLANDS, STREAMS AND THEIR BUFFERS MUST BE SHOWN ON ANY RESUBDIVISION PLAT(S) FOR PARCELS A AND/OR B.

- THE PUBLIC ROAD R/W WIDENING DEDICATION INFORMATION MUST BE INDICATED ON F-00-126 IN ACCORDANCE WITH PREVIOUS DPZ, OLD COMMENT 7.B OF 4/13/00.

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION EASEMENT), LOCATED IN, OVER AND THROUGH PARCELS A THROUGH G, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENTS. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED 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 CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.

- WP-03-66; OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.120(c)(1) TO PERMIT THE REQUIRED MINIMUM OF 60' OF ROAD FRONTAGE ON A PUBLIC ROAD THAT PROVIDES ACCESS TO THE PROPERTY TO BE REDUCED TO ZERO FEET FOR AN INDUSTRIAL PARCEL (NON-BUILDABLE PARCEL G) AND TO PERMIT ACCESS TO BE PROVIDED BY A PRIVATE ACCESS EASEMENT. APPROVAL SUBJECT TO THE 30' WIDE ACCESS EASEMENT FOR NON-BUILDABLE PARCEL G AS SHOWN ON THE WP EXHIBIT SHALL BE SHOWN ON TH F-02-35 PLAT AND PLANS.

- WP-99-80; SECTION 16.116(o)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW GRADING WITHIN WETLANDS BUFFERS AND STREAM BUFFERS, SUBJECT TO THE FOLLOWING CONDITIONS:

- IDENTIFY THE 4 WETLAND AREAS ON THE SKETCH PLAN USING THE NUMERICAL DESIGNATIONS FROM THE MDE PERMIT.

- ADD THE MDE NON-TIDAL WETLANDS #98NT-0522 TO THE SKETCH PLAN AND FUTURE SUBMISSIONS.

- IF MITIGATION IS REQUIRED BY MDE, THE MITIGATION SHOULD OCCUR IN THE PROPOSED POND.

- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD; 3.1559 ACRES

- LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD; 0.7005 ACRES

- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS SECTION 16.120 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO GRADING, CLEARING, DISTURBANCE OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

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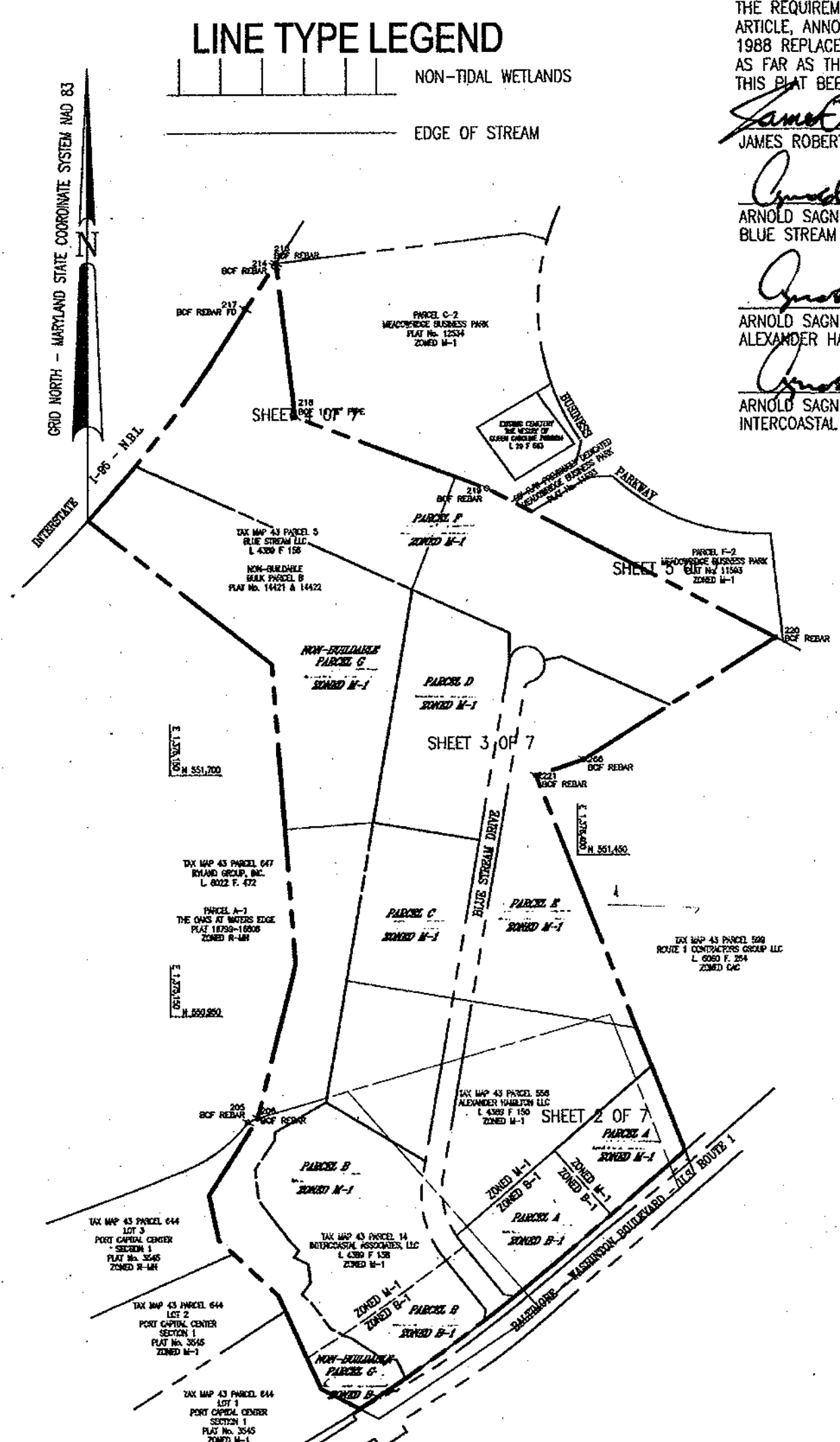
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ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

- LINE TYPE LEGEND**
- NON-TIDAL WETLANDS
 - EDGE OF STREAM
 - PUBLIC FOREST CONSERVATION EASEMENT B (AFFORESTATION); TO BE RECORDED BY THIS PLAT.
 - PUBLIC FOREST CONSERVATION EASEMENT A (RETENTION); TO BE RECORDED BY THIS PLAT.
 - PUBLIC FOREST CONSERVATION EASEMENT C (RETENTION); TO BE RECORDED BY THIS PLAT.
 - PUBLIC 20' DRAINAGE AND UTILITY EASEMENT; TO BE RECORDED BY THIS PLAT. (PARCEL G)
 - PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT; TO BE RECORDED BY THIS PLAT. SEE SHEET 6 OF 7
 - EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT PLAT No. 14421 & 14422. SEE SHEET 6 OF 7
 - PRIVATE DRAINAGE AND UTILITY EASEMENT; TO BE RECORDED BY THIS PLAT. (PARCEL A)
 - EXISTING PUBLIC SEWER EASEMENT; (L-390 F.745, L.1355 F.588, AND L.000 F.565)
 - 10' PUBLIC TREE MAINTENANCE EASEMENT; TO BE RECORDED BY THIS PLAT.
 - PRIVATE INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT (PARCEL C); TO BE RECORDED BY THIS PLAT.
 - PRIVATE SHW & UTILITY EASEMENT (PARCEL G); TO BE RECORDED BY THIS PLAT.
 - 20' PUBLIC DRAINAGE & UTILITY EASEMENT (PARCEL G); TO BE RECORDED BY THIS PLAT.
 - 20' PUBLIC WATER & UTILITY EASEMENT (PARCELS F & G); TO BE RECORDED BY THIS PLAT.
 - 30' PUBLIC WATER, SEWER & UTILITY EASEMENT (PARCEL F); TO BE RECORDED BY THIS PLAT.



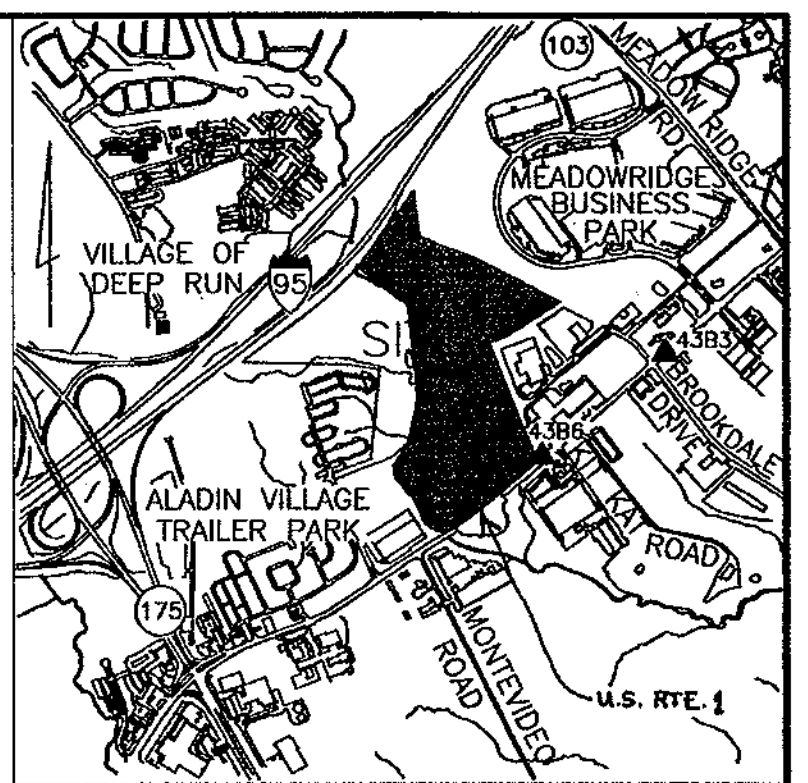
THE REQUIREMENTS 6-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT BEEN COMPLIED WITH.

James R. Meeks 9/23/04
JAMES ROBERT MEEKS, PROF LS #10857 DATE

Arnold Sagner 9/23/04
ARNOLD SAGNER, MANAGING PARTNER DATE
BLUE STREAM LLC

Arnold Sagner 9/23/04
ARNOLD SAGNER, MANAGING PARTNER DATE
ALEXANDER HAMILTON LLC

Arnold Sagner 9/23/04
ARNOLD SAGNER, MANAGING PARTNER DATE
INTERCOASTAL ASSOCIATES LLC



VICINITY MAP
SCALE 1" = 2000'

BEARING TABLE			BEARING TABLE		
No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
1	N 41°04'59"W	35.00'	31	S 00°30'19"W	23.54'
2	N 26°06'07"W	37.44'	32	S 12°35'04"E	29.62'
3	N 26°06'07"W	8.14'	33	S 28°08'14"E	25.56'
4	N 29°19'54"W	19.73'	34	S 18°02'30"E	100.72'
5	N 88°25'39"W	22.35'	35	S 37°38'24"E	110.03'
6	S 39°51'43"W	21.79'	36	S 50°28'48"W	19.61'
7	N 28°13'37"W	29.91'	37	S 42°29'19"E	104.07'
8	N 57°06'30"W	63.04'	38	S 42°29'19"E	25.33'
9	N 55°47'58"W	37.97'	39	S 45°36'09"E	32.64'
10	N 71°35'39"W	31.10'	40	S 43°09'43"E	20.55'
11	N 53°35'00"W	19.02'	41	S 39°31'12"E	80.61'
12	N 67°25'29"W	20.82'	42	S 54°50'10"E	22.10'
13	N 36°47'08"W	99.01'	43	S 71°46'30"E	32.26'
14	N 48°10'41"W	41.10'	44	S 56°31'44"E	94.74'
15	N 37°37'29"E	45.11'	45	S 26°55'54"E	29.00'
16	N 06°48'57"W	58.49'	46	S 55°15'30"E	14.37'
17	N 63°58'37"W	48.55'	47	N 73°03'01"E	11.30'
18	N 34°23'32"E	25.35'	48	N 36°40'06"E	20.28'
19	N 42°01'51"W	43.54'	49	S 88°30'16"E	5.34'
20	N 02°33'52"E	24.65'	50	S 22°25'11"E	15.25'
21	S 45°58'58"W	25.00'	51	N 71°08'02"E	17.61'
22	S 09°31'04"W	50.88'	52	N 62°03'57"W	4.74'
23	S 24°01'51"W	25.38'	53	N 32°44'42"W	5.15'
24	S 22°56'14"W	14.43'	54	N 34°19'10"W	5.00'
25	S 18°53'03"W	23.32'	55	N 35°19'08"W	5.00'
26	S 27°37'37"W	35.97'	56	S 48°58'58"W	129.71'
27	S 38°06'49"W	48.67'	57	S 50°53'31"W	150.08'
28	S 29°14'32"W	31.67'	58	S 21°17'53"E	10.12'
29	S 24°56'34"W	53.26'	59	S 49°02'25"W	63.72'
30	S 12°22'26"W	13.98'	60	N 38°28'22"W	13.51'

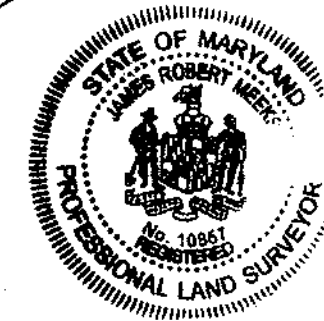
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BLUE STREAM PROPERTY, NON-BUILDABLE BULK PARCEL B AND SUBDIVIDE PARCELS 14 AND 558 TO CREATE BLUE STREAM CORPORATE CENTER, PARCELS A-G.

AREA TABULATION	SHEET 2	SHEET 3	SHEET 4	SHEET 5	TOTAL
NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	2 & P.O.2	1 & P.O.2	P.O.1	P.O.1	6
NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	P.O.1	P.O.1	P.O.1	0	1
NUMBER OF PARCELS TO BE RECORDED.....	2 & P.O.3	1 & P.O.3	P.O.2	P.O.1	7
AREA OF BUILDABLE PARCELS TO BE RECORDED.....	21.4394 AC	16.2275 AC	8.5648 AC	8.1803 AC	54.4120 AC
AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	3.2254 AC	4.0272 AC	10.8479 AC	0 AC	18.1005 AC
AREA OF PARCELS TO BE RECORDED.....	24.6648 AC	20.2547 AC	19.4127 AC	8.1803 AC	72.5125 AC
AREA OF ROADWAY TO BE RECORDED.....	1.5361 AC	1.6198 AC	0 AC	0 AC	3.1559 AC
AREA DEDICATED FOR SHA.....	0.7005 AC	0 AC	0 AC	0 AC	0.7005 AC
AREA TO BE RECORDED.....	26.9014 AC	21.8745 AC	19.4127 AC	8.1803 AC	76.3889 AC

OWNER/DEVELOPER
BLUE STREAM, LLC
C/O ARNOLD SAGNER
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041-0416
PHONE NO. 410-465-2020

ALEXANDER HAMILTON LLC
C/O ARNOLD SAGNER
P.O. BOX 2020
ELLCOTT CITY, MARYLAND 21041-2020
PHONE NO. 410-465-2020

INTERCOASTAL ASSOCIATES, LLC
C/O ARNOLD SAGNER
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041-0416
PHONE NO. 410-465-2020



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Lynda 10/22/04
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Arnold Sagner 10/15/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Arnold Sagner 9/23/04
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, ALEXANDER HAMILTON LLC, AND INTERCOASTAL ASSOCIATES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 23rd DAY OF SEPTEMBER, 2004.

Arnold Sagner 9/23/04
ARNOLD SAGNER, MANAGING PARTNER DATE
BLUE STREAM LLC

Arnold Sagner 9/23/04
ARNOLD SAGNER, MANAGING PARTNER DATE
ALEXANDER HAMILTON LLC

Megan Ruggieri
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL LLP TO INTERCOASTAL ASSOCIATES LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 138 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; HAMILTON PARTNERSHIP LLP TO ALEXANDER HAMILTON LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 150 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James R. Meeks 9/23/04
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 17020 ON 11/15/04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BLUE STREAM CORPORATE CENTER
PARCELS A-G
A RESUBDIVISION OF BLUE STREAM PROPERTY
NON-BUILDABLE PARCEL B AND
A SUBDIVISION OF PARCELS 14 AND 558
ZONED B-1 & M-1
TAX MAP No. 43 BLK. 4 PARCEL No. 14, 558 & P/O 5
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SEPTEMBER 23, 2004

GRAPHIC SCALE
400' 0 400' 800' 1200'

SCALE: 1" = 400' SHEET No. 1 OF 7

COORDINATES		
No.	NORTH	EAST
201	549793.425	1375608.009
202	550082.539	1375477.067
203	550254.279	1375295.974
204	550395.449	1375265.606
206	550633.084	1375415.747
2217	550201.617	1376349.871
2222	550003.384	1376108.848
2223	550449.448	1375921.498
2225	550197.449	1375986.564
2250	550268.053	1376023.555
2251	550791.261	1376625.089
2254	550995.463	1376073.881
2255	551005.384	1376014.707
2256	551059.951	1375689.250
2259	550682.223	1375625.920
2268	550499.632	1375929.912
2269	550529.687	1376727.042
2303	549728.516	1375730.425
2361	550910.868	1376578.441
2364	549825.687	1375867.255
2366	549883.819	1375837.536
2367	549884.432	1375815.199
2369	549894.060	1375787.084
2370	549928.295	1375734.148
2371	549949.640	1375702.741
2372	549959.460	1375673.231
2373	549970.750	1375657.927
2374	549978.744	1375638.699
2375	550058.038	1375579.410
2376	550085.443	1375548.783
2377	550121.170	1375576.321
2378	550179.244	1375569.380
2379	550200.544	1375525.754
2380	550221.463	1375540.073
2381	550253.806	1375510.920
2382	550380.040	1375418.234
2383	550474.366	1375406.940
2537	550394.250	1375917.101
2585	550455.455	1375983.343
2586	550250.705	1376036.209
2590	550083.137	1376169.370
2591	550079.286	1376204.362
3618	549959.478	1375673.205

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT BEEN COMPLIED WITH.

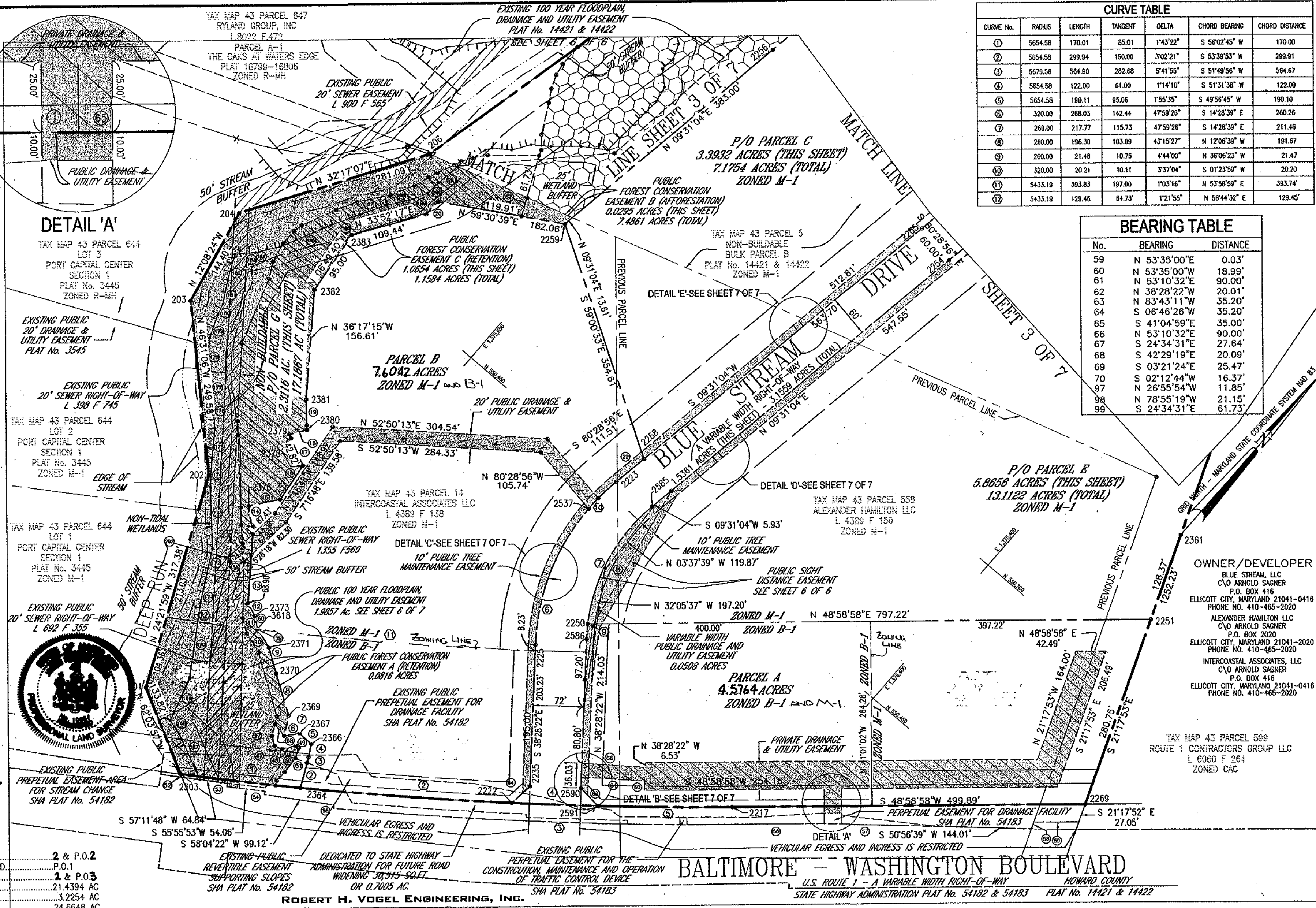
James R. Meeks 9/23/04
 JAMES ROBERT MEEKS, PROF LS #10857 DATE

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 ALEXANDER HAMILTON LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 INTERCOASTAL ASSOCIATES LLC

AREA TABULATION	
NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	2 & P.O.2
NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	P.O.1
NUMBER OF PARCELS TO BE RECORDED.....	2 & P.O.3
AREA OF BUILDABLE PARCELS TO BE RECORDED.....	21.4394 AC
AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	3.2254 AC
AREA OF PARCELS TO BE RECORDED.....	24.6648 AC
AREA OF ROADWAY TO BE RECORDED.....	1.5361 AC
AREA DEDICATED FOR SHA.....	0.7005 AC
AREA TO BE RECORDED.....	26.9014 AC



CURVE TABLE						
CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
①	5654.58	170.01	85.01	1°43'22"	S 56°02'45" W	170.00
②	5654.58	299.94	150.00	3°02'21"	S 53°39'53" W	299.91
③	5679.58	564.80	282.68	5°41'55"	S 51°49'56" W	564.67
④	5854.58	122.00	61.00	1°14'10"	S 51°31'38" W	122.00
⑤	5654.58	190.11	95.06	1°55'35"	S 49°56'45" W	190.10
⑥	320.00	268.03	142.44	47°59'28"	S 14°28'39" E	260.26
⑦	260.00	217.77	115.73	47°59'28"	S 14°28'39" E	211.46
⑧	260.00	196.30	103.09	43°15'27"	N 12°06'39" W	191.67
⑨	260.00	21.48	10.75	4°44'00"	N 36°06'23" W	21.47
⑩	320.00	20.21	10.11	3°37'04"	S 01°23'59" W	20.20
⑪	5433.19	393.83	197.00	1°03'16"	N 53°58'59" E	393.74
⑫	5433.19	129.46	64.73	1°21'58"	N 58°44'32" E	129.45

BEARING TABLE		
No.	BEARING	DISTANCE
59	N 53°35'00"E	0.03'
60	N 53°35'00"W	18.99'
61	N 53°10'32"E	90.00'
62	N 38°28'22"W	20.01'
63	N 83°43'11"W	35.20'
64	S 06°46'26"W	35.20'
65	S 41°04'59"E	35.00'
66	N 53°10'32"E	90.00'
67	S 24°34'31"E	27.64'
68	S 42°29'19"E	20.09'
69	S 03°21'24"E	25.47'
70	S 02°12'44"W	16.37'
97	N 26°55'54"W	11.85'
98	N 78°55'19"W	21.15'
99	S 24°34'31"E	61.73'

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 12/2/04
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/15/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/11/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, ALEXANDER HAMILTON LLC, AND INTERCOASTAL ASSOCIATES, LLC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 23rd DAY OF SEPTEMBER, 2004.

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 ALEXANDER HAMILTON LLC

Meghan Ruggieri
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL LLP TO INTERCOASTAL ASSOCIATES LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 138 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; HAMILTON PARTNERSHIP LLP TO ALEXANDER HAMILTON LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 150 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James R. Meeks 9/23/04
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. **17021** ON **11/15/04**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BLUE STREAM CORPORATE CENTER
 PARCELS A-G
 A RESUBDIVISION OF BLUE STREAM PROPERTY
 NON-BUILDABLE PARCEL B AND
 A SUBDIVISION OF PARCELS 14 AND 558
 ZONED B-1 & M-1
 TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SEPTEMBER 23, 2004

GRAPHIC SCALE
 100' 0 100' 200' 300'

SCALE: 1" = 100' SHEET No. 2 OF 7

K:\PROJECTS\20190381\SURV\FP1.DWG

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT BEING COMPLIED WITH.

James R. Meeks 9/23/04
 JAMES ROBERT MEEKS, PROF LS #10857 DATE

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 ALEXANDER HAMILTON LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 INTERCOASTAL ASSOCIATES LLC

PUBLIC FOREST CONSERVATION EASEMENT C (RETENTION) 0.0930 ACRES (THIS SHEET) 1.1584 ACRES (TOTAL)

P/O NON-BUILDABLE PARCEL G 4.0272 ACRES (THIS SHEET) 17.1867 ACRES (TOTAL) ZONED M-1

TAX MAP 43 PARCEL 647 RYLAND GROUP, INC PARCEL A-1, THE OAKS AT WATERS EDGE PLAT No. 16798-16808 ZONED R-100H

CURVE TABLE						
CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
(11)	25.00	29.66	16.86	67°58'32"	S 43°30'20" W	27.95
(12)	55.00	238.04	---	247°58'32"	S 46°29'40" E	91.21
(13)	55.00	86.11	54.71	89°42'04"	N 32°38'34" E	77.58
(14)	55.00	151.94	286.61	158°16'28"	S 88°39'18" W	108.03

BEARING TABLE		
No.	BEARING	DISTANCE
72	N 24°01'51"E	11.82'
73	N 30°20'38"E	15.56'
74	N 40°42'26"E	22.47'
75	N 49°53'47"E	72.80'
76	N 18°37'45"W	8.45'
77	N 39°59'58"W	22.11'
78	N 27°23'48"W	45.79'
79	N 30°29'21"W	20.65'
80	N 21°01'29"W	20.37'
81	N 09°49'36"W	17.79'
82	N 00°54'04"E	32.11'
83	N 48°47'58"E	43.77'
84	N 55°15'28"E	20.66'
85	N 33°47'29"E	22.40'
86	N 07°20'49"E	47.07'
87	N 07°17'24"W	26.27'
88	N 19°33'25"W	28.99'
89	N 08°27'39"W	37.07'
90	N 15°33'24"E	76.44'
91	N 04°58'26"E	18.39'
92	N 12°54'41"W	30.25'
93	N 03°27'49"W	31.41'
94	N 11°24'03"W	15.11'
95	S 06°44'22"W	29.79'
96	S 33°09'42"E	15.80'

COORDINATES		
No.	NORTH	EAST
206	550633.084	1375415.747
221	551696.394	1376272.210
222	551110.965	1375532.219
266	551746.568	1376419.309
2233	552051.499	1376190.101
2254	550995.463	1376073.881
2255	551005.384	1376014.707
2256	551059.951	1375689.250
2257	551552.329	1375771.803
2258	551497.762	1376097.260
2259	550682.223	1375625.920
2260	551914.337	1376683.003
2261	552065.539	1376351.273
2263	552139.048	1376189.998
2264	552054.035	1376298.100
2265	552274.475	1375892.879
2361	550910.868	1376578.441
2363	551532.104	1375500.792
2577	551988.710	1376256.254
2579	551968.437	1376237.012

AREA TABULATION

NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	1 & P.O.2
NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	P.O.1
NUMBER OF PARCELS TO BE RECORDED.....	1 & P.O.3
AREA OF BUILDABLE PARCELS TO BE RECORDED.....	16.2275 AC
AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	4.0272 AC
AREA OF PARCELS TO BE RECORDED.....	20.2547 AC
AREA OF ROADWAY TO BE RECORDED.....	1.6198 AC
AREA DEDICATED FOR SHA.....	0.0000 AC
AREA TO BE RECORDED.....	21.8745 AC

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961



OWNER/DEVELOPER
 BLUE STREAM, LLC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041-0416
 PHONE NO. 410-465-2020
 ALEXANDER HAMILTON LLC
 C/O ARNOLD SAGNER
 P.O. BOX 2020
 ELLICOTT CITY, MARYLAND 21041-2020
 PHONE NO. 410-465-2020
 INTERCOASTAL ASSOCIATES, LLC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041-0416
 PHONE NO. 410-465-2020

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 10/15/04
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/15/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/1/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, ALEXANDER HAMILTON LLC, AND INTERCOASTAL ASSOCIATES, LLC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 23RD DAY OF SEP, 2004.

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 ALEXANDER HAMILTON LLC

Meghan Ruffini
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL LLP TO INTERCOASTAL ASSOCIATES LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 138 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; HAMILTON PARTNERSHIP LLP TO ALEXANDER HAMILTON LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 150 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James R. Meeks 9/23/04
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 17022 ON 11/5/04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BLUE STREAM CORPORATE CENTER
 PARCELS A-G
 A RESUBDIVISION OF BLUE STREAM PROPERTY
 NON-BUILDABLE PARCEL B AND
 A SUBDIVISION OF PARCELS 14 AND 558
 ZONED B-1 & M-1
 TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SEPTEMBER 23, 2004

GRAPHIC SCALE
 100' 0 100' 200' 300'

SCALE: 1" = 100' SHEET No. 3 OF 7

K:\PROJECTS\2019038\SURV\FPF2.DWG

CURVE TABLE						
CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
16	11299.16	9.47	4.74	0°02'53"	N 30°38'19" E	9.47
17	3969.72	592.66	296.88	8°33'14"	N 34°53'19" E	592.11
18	3969.72	223.93	111.99	3°13'55"	N 40°46'54" E	223.90
19	4005.72	497.05	248.84	7°06'34"	N 35°04'47" E	496.73

COORDINATES		
No.	NORTH	EAST
214	553278.912	1375472.821
216	553287.063	1375477.649
217	553146.906	1375383.067
218	552811.912	1375534.958
219	552588.449	1376123.254
223	552043.841	1375462.604
225	552491.681	1374898.144
2257	551552.329	1375771.803
2262	552661.216	1375044.388
2265	552274.475	1375892.879
2363	551532.104	1375500.792
2560	552625.333	1376026.152
3210	552192.386	1375275.377

THE REQUIREMENTS OF 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 BEEN COMPLIED WITH.



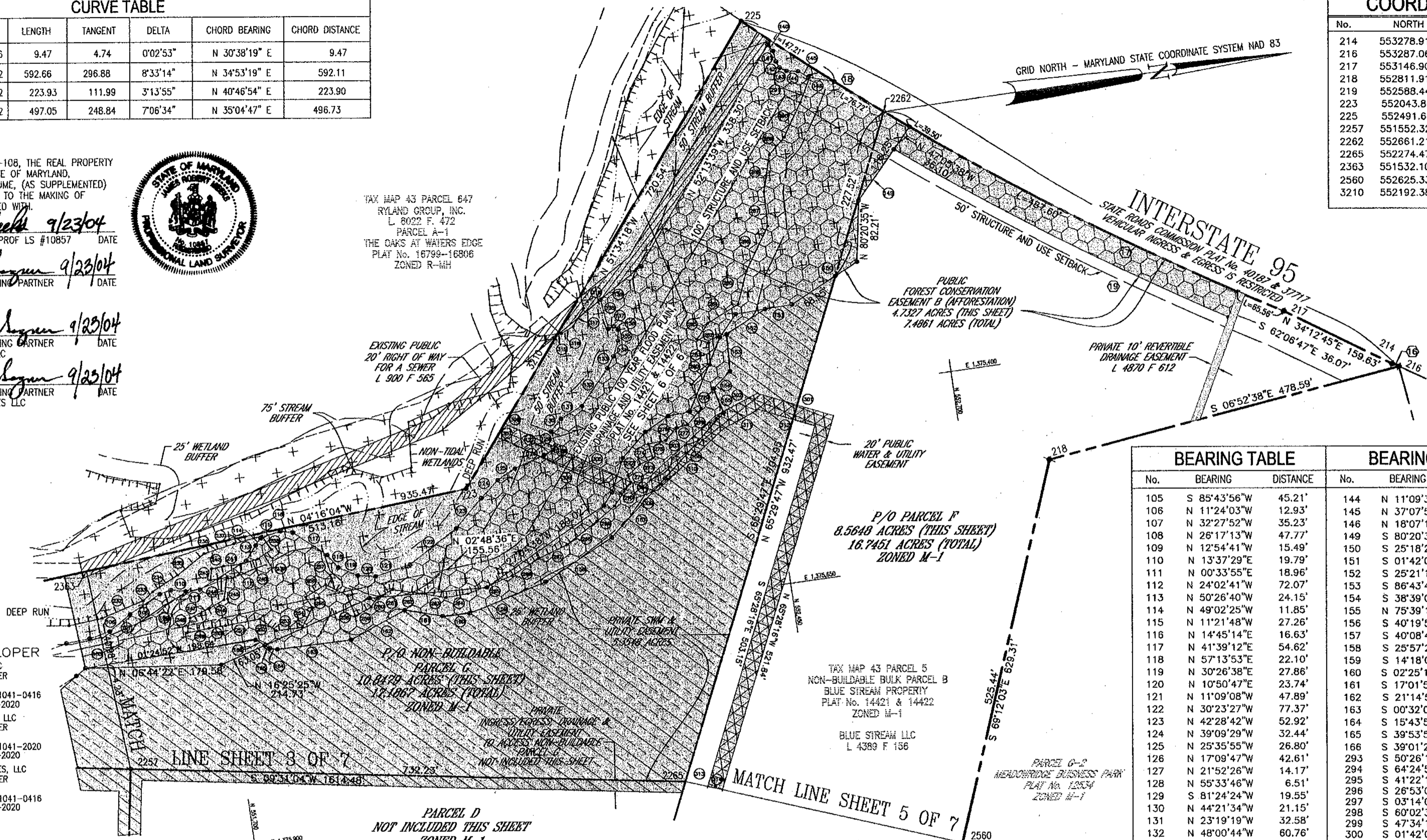
James R. Meeks 9/23/04
 JAMES ROBERT MEEKS, PROF LS #10857 DATE

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 ALEXANDER HAMILTON LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 INTERCOASTAL ASSOCIATES LLC

TAX MAP 43 PARCEL 647
 RYLAND GROUP, INC.
 L 8022 F. 472
 PARCEL A-1
 THE OAKS AT WATERS EDGE
 PLAT No. 16799-16806
 ZONED R-MH



OWNER/DEVELOPER
 BLUE STREAM, LLC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041-0416
 PHONE NO. 410-465-2020
 ALEXANDER HAMILTON LLC
 C/O ARNOLD SAGNER
 P.O. BOX 2020
 ELLICOTT CITY, MARYLAND 21041-2020
 PHONE NO. 410-465-2020
 INTERCOASTAL ASSOCIATES, LLC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041-0416
 PHONE NO. 410-465-2020

AREA TABULATION

NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	P.0.1
NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	P.0.1
NUMBER OF PARCELS TO BE RECORDED.....	P.0.2
AREA OF BUILDABLE PARCELS TO BE RECORDED.....	8.5648 AC
AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	10.8479 AC
AREA OF PARCELS TO BE RECORDED.....	19.4127 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0600 AC
AREA DEDICATED FOR SHA.....	0.0000 AC
AREA TO BE RECORDED.....	19.4127 AC

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS · SURVEYORS · PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

BEARING TABLE		
No.	BEARING	DISTANCE
313	N 20°47'57"E	30.30'
314	N 20°47'57"E	20.04'
315	N 01°14'49"E	5.35'
316	N 22°57'25"W	18.17'
317	N 52°06'27"W	27.77'
318	S 84°26'49"W	18.30'

BEARING TABLE			BEARING TABLE		
No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
105	S 85°43'56"W	45.21'	144	N 11°09'37"E	15.33'
106	N 11°24'03"W	12.93'	145	N 37°07'59"E	15.61'
107	N 32°27'52"W	35.23'	146	N 18°07'19"E	34.88'
108	N 26°17'13"W	47.77'	149	S 80°20'35"E	82.21'
109	N 12°54'41"W	15.49'	150	S 25°18'26"E	103.04'
110	N 13°37'29"E	19.79'	151	S 01°42'05"E	35.96'
111	N 00°33'55"E	18.96'	152	S 25°21'15"E	60.52'
112	N 24°02'41"W	72.07'	153	S 86°43'47"E	49.76'
113	N 50°26'40"W	24.15'	154	S 38°39'06"E	31.87'
114	N 49°02'25"W	11.85'	155	N 75°39'14"E	34.83'
115	N 11°21'48"W	27.26'	156	S 40°19'59"E	117.18'
116	N 14°45'14"E	16.63'	157	S 40°08'40"E	105.97'
117	N 41°39'12"E	54.62'	158	S 25°57'20"E	105.34'
118	N 57°13'53"E	22.10'	159	S 14°18'08"E	108.65'
119	N 30°26'38"E	27.86'	160	S 02°25'15"W	35.91'
120	N 10°50'47"E	23.74'	161	S 17°01'50"W	50.49'
121	N 11°09'08"W	47.89'	162	S 21°14'52"E	80.82'
122	N 30°23'27"W	77.37'	163	S 00°32'09"W	98.03'
123	N 42°28'42"W	52.92'	164	S 15°43'53"W	10.17'
124	N 39°09'29"W	32.44'	165	S 39°53'51"W	7.80'
125	N 25°35'55"W	26.80'	166	S 39°01'25"W	14.10'
126	N 17°09'47"W	42.61'	293	S 50°26'12"E	20.49'
127	N 21°52'26"W	14.17'	294	S 64°24'50"E	48.31'
128	N 55°33'46"W	6.51'	295	S 41°22'12"E	45.87'
129	S 81°24'24"W	19.55'	296	S 26°53'08"E	36.74'
130	N 44°21'34"W	21.15'	297	S 03°14'08"E	29.32'
131	N 23°19'19"W	32.58'	298	S 60°02'38"E	106.89'
132	N 48°00'44"W	60.76'	299	S 47°34'18"E	37.43'
133	N 55°23'17"W	17.97'	300	S 01°42'05"E	75.19'
134	N 66°12'39"W	21.56'	301	S 24°31'44"W	105.52'
135	N 79°29'53"W	14.83'	302	S 20°28'16"E	63.82'
136	S 45°04'08"W	6.94'	303	S 35°04'13"E	118.33'
137	S 12°54'41"E	8.11'	304	S 11°31'33"E	23.77'
138	S 82°55'33"W	40.30'	305	S 33°28'27"W	183.85'
139	N 31°29'03"W	69.63'	306	S 78°28'27"W	4.26'
140	N 56°39'47"E	11.01'	307	S 51°34'18"E	23.10'
141	N 82°56'49"E	14.42'	308	S 33°28'27"E	197.14'
142	N 67°59'38"E	9.31'	309	N 11°31'33"W	36.23'
143	N 33°31'02"E	10.15'	310	N 35°04'13"W	119.94'
			311	N 20°28'16"W	52.98'
			312	N 24°31'44"E	77.23'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 10/22/04
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 10/15/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/1/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, ALEXANDER HAMILTON LLC, AND INTERCOASTAL ASSOCIATES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 23RD DAY OF SEPTEMBER, 2004.

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 ALEXANDER HAMILTON LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 INTERCOASTAL ASSOCIATES, LLC

Meghan Ruppion
 WITNESS

SURVEYOR'S CERTIFICATE

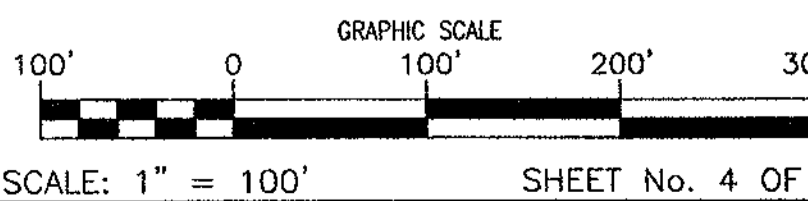
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL LLP TO INTERCOASTAL ASSOCIATES LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 138 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; HAMILTON PARTNERSHIP LLP TO ALEXANDER HAMILTON LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 150 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James R. Meeks 9/23/04
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 17023 ON 11/15/04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

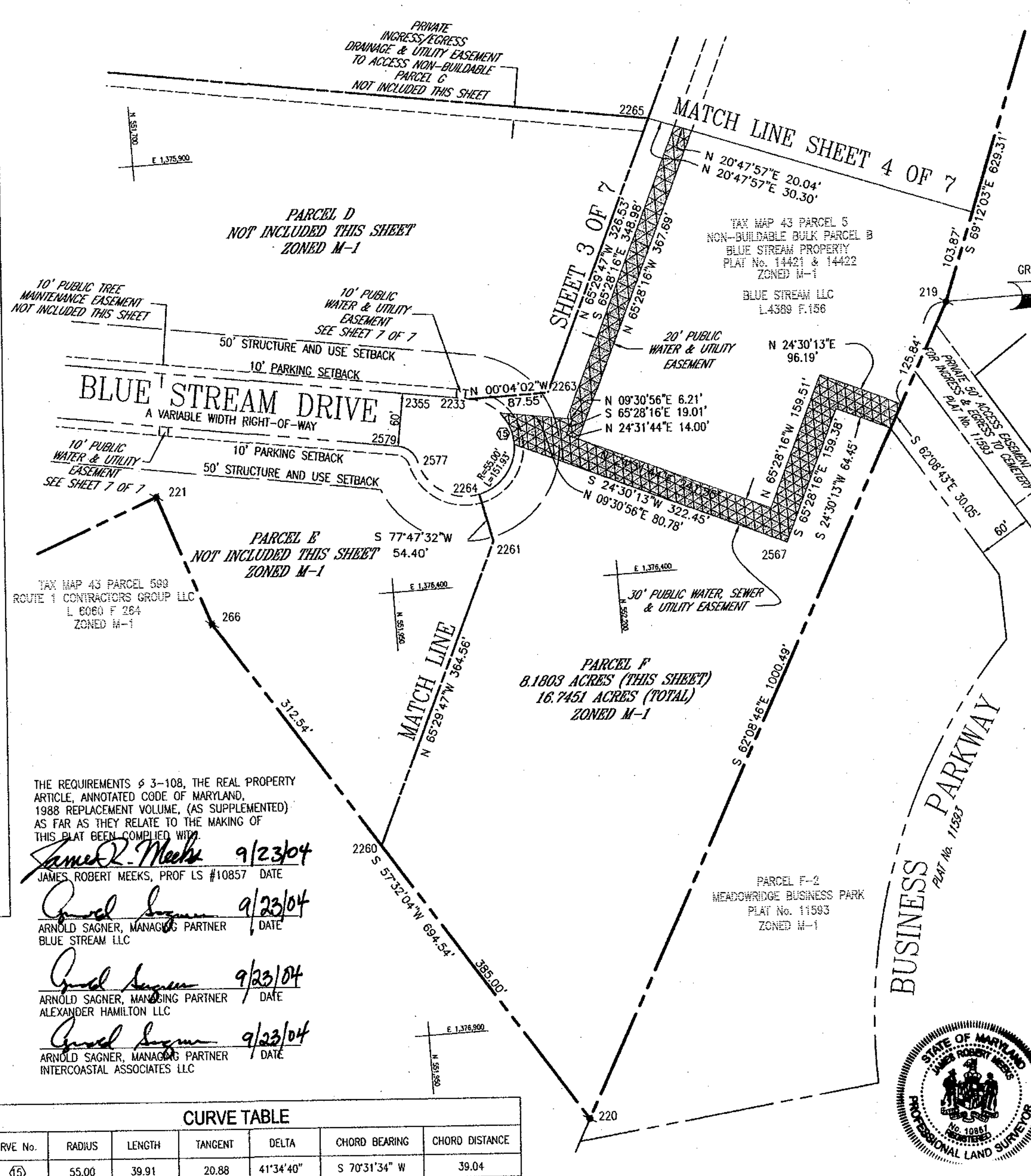
BLUE STREAM CORPORATE CENTER
 PARCELS A-G
 A RESUBDIVISION OF BLUE STREAM PROPERTY
 NON-BUILDABLE PARCEL B AND
 A SUBDIVISION OF PARCELS 14 AND 558
 ZONED B-1 & M-1
 TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SEPTEMBER 23, 2004



BEARING TABLE			BEARING TABLE		
No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
167	N 64°09'25"W	72.21'	225	N 05°06'36"E	28.00'
168	N 75°05'02"W	22.97'	226	N 17°25'05"W	33.01'
169	N 15°42'38"W	64.82'	227	N 11°39'16"E	59.71'
170	N 32°39'03"W	109.97'	228	N 15°02'27"W	52.27'
171	N 27°57'31"W	34.62'	229	N 17°16'53"E	36.14'
172	N 28°22'44"W	45.73'	230	N 07°58'08"E	44.26'
173	N 42°38'19"W	88.00'	231	N 04°41'36"W	44.82'
174	N 37°09'09"W	42.06'	232	N 15°19'29"W	58.88'
175	N 35°07'15"W	42.09'	233	N 35°06'56"W	17.33'
176	N 44°43'40"W	40.71'	234	N 26°04'24"W	39.37'
177	N 50°42'57"W	44.01'	235	N 30°53'47"W	45.83'
178	N 36°52'45"W	45.31'	236	N 10°21'44"W	41.17'
179	N 21°16'45"W	35.52'	237	N 07°31'35"W	38.21'
180	N 15°54'02"W	16.67'	238	N 62°55'29"E	22.06'
181	N 29°11'20"W	34.74'	239	S 26°46'37"E	21.70'
182	N 25°19'11"W	39.35'	240	S 09°30'22"E	24.00'
183	N 44°35'22"E	28.78'	241	S 02°10'01"W	22.48'
184	N 35°51'19"E	36.26'	242	S 05°11'41"E	16.70'
185	N 26°00'18"E	77.53'	243	S 77°51'31"E	14.76'
186	N 29°43'39"E	43.68'	244	N 00°24'51"W	21.96'
187	N 30°00'09"E	39.63'	245	S 74°08'17"E	30.09'
188	N 36°58'13"E	39.72'	246	S 22°18'37"E	22.10'
189	N 26°35'04"E	21.30'	247	S 19°17'05"E	28.78'
190	N 06°20'44"E	21.56'	248	S 71°33'53"E	20.04'
191	N 09°11'46"E	40.51'	249	N 03°50'55"W	29.35'
192	N 20°03'03"E	20.05'	250	N 01°11'10"W	22.00'
193	N 19°19'23"E	20.73'	251	N 02°49'09"W	46.03'
194	N 33°06'06"E	10.05'	252	N 44°34'36"E	26.54'
195	N 55°16'18"E	27.20'	253	N 00°27'40"E	35.02'
196	N 33°50'20"E	29.10'	254	N 55°11'43"W	29.50'
197	N 55°16'42"E	28.17'	255	S 65°19'25"W	16.64'
198	N 49°36'07"E	42.69'	256	N 24°21'28"W	31.19'
199	N 56°57'51"E	37.76'	257	N 35°10'11"E	31.99'
200	N 04°32'40"E	96.88'	258	N 76°51'52"E	29.46'
201	N 10°20'15"W	23.55'	259	N 21°14'52"W	23.88'
202	N 48°00'06"W	26.36'	260	N 48°32'23"W	15.27'
203	N 08°23'04"E	20.79'	261	N 20°51'07"W	22.35'
204	N 21°19'57"W	22.73'	262	N 15°46'10"E	39.03'
205	N 54°40'57"W	22.46'	263	N 17°46'54"E	32.08'
206	N 04°06'23"E	31.27'	264	N 01°46'12"W	29.60'
207	N 76°55'14"E	25.67'	265	N 13°47'02"W	63.00'
208	N 79°20'05"E	16.14'	266	N 24°58'45"W	42.57'
209	N 39°53'35"E	29.43'	267	N 17°42'53"W	40.42'
210	N 12°38'12"W	38.09'	268	N 30°32'13"W	51.14'
211	N 38°28'18"E	11.88'	269	N 32°50'37"W	31.20'
212	N 52°07'12"W	12.30'	270	N 47°47'50"W	38.23'
213	S 35°13'01"W	25.88'	271	S 75°16'10"W	9.65'
214	S 03°05'42"W	30.66'	272	N 36°00'49"W	20.89'
215	S 30°23'36"W	17.76'	273	N 17°54'19"W	20.31'
216	S 88°25'09"W	13.08'	274	S 79°25'48"W	19.88'
217	N 42°34'33"W	29.03'	275	N 02°53'42"W	23.29'
218	N 36°49'04"W	44.59'	276	N 42°23'48"W	22.15'
219	N 09°00'04"E	11.72'	277	N 06°24'55"W	15.72'
222	N 69°52'45"E	29.72'	278	N 42°31'17"W	28.47'
223	N 22°11'43"E	20.77'	279	S 75°39'13"W	34.08'
224	N 00°55'27"W	37.52'	280	N 38°39'06"W	36.86'

COORDINATES		
No.	NORTH	EAST
219	552588.449	1376123.254
220	552121.001	1377007.833
221	551696.394	1376272.210
226	551746.568	1376419.309
2233	552051.499	1376190.101
2260	551914.337	1376683.003
2261	552065.539	1376351.273
2263	552139.048	1376189.998
2264	552054.035	1376298.100
2265	552274.475	1375892.879
2567	552390.803	1376379.343
2577	551988.710	1376256.254
2579	551968.437	1376237.012

BEARING TABLE		
No.	BEARING	DISTANCE
281	N 86°43'47"W	29.56'
282	S 23°54'10"W	15.94'
283	N 47°51'09"W	25.99'
284	N 24°00'03"W	47.18'
285	N 68°05'43"W	45.15'
286	N 56°47'28"W	67.18'
287	N 88°09'21"W	45.80'
288	N 73°46'29"W	49.72'
289	N 41°01'48"W	30.47'
290	N 57°17'13"W	50.54'
291	N 61°22'59"W	38.74'
292	N 37°52'40"W	8.93'



AREA TABULATION

NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	1
NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0
NUMBER OF PARCELS TO BE RECORDED.....	1
AREA OF BUILDABLE PARCELS TO BE RECORDED.....	8.1803 AC
AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0.0000 AC
AREA OF PARCELS TO BE RECORDED.....	8.1803 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA RESERVED FOR SHA.....	0.0000 AC
AREA TO BE RECORDED.....	8.1803 AC

CURVE TABLE

CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
(5)	55.00	39.91	20.88	41°34'40"	S 70°31'34" W	39.04

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 10/22/04
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

[Signature] 10/15/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/1/04
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, ALEXANDER HAMILTON LLC, AND INTERCOASTAL ASSOCIATES, LLC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 23rd DAY OF SEPTEMBER, 2004.

[Signature] 9/23/04
ARNOLD SAGNER, MANAGING PARTNER
BLUE STREAM LLC

[Signature] 9/23/04
ARNOLD SAGNER, MANAGING PARTNER
ALEXANDER HAMILTON LLC

[Signature] 9/23/04
ARNOLD SAGNER, MANAGING PARTNER
INTERCOASTAL ASSOCIATES, LLC

[Signature] 9/23/04
MEGAN RUFFIN
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL LLP TO INTERCOASTAL ASSOCIATES LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 138 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; HAMILTON PARTNERSHIP LLP TO ALEXANDER HAMILTON LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 150 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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[Signature] 9/23/04
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 17024 ON 11/15/04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BLUE STREAM CORPORATE CENTER
PARCELS A-G
A RESUBDIVISION OF BLUE STREAM PROPERTY
NON-BUILDABLE PARCEL B AND
A SUBDIVISION OF PARCELS 14 AND 558
ZONED B-1 & M-1
TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SEPTEMBER 23, 2004

GRAPHIC SCALE
100' 0 100' 200' 300'

SCALE: 1" = 100' SHEET No. 5 OF 7
F-02-35



OWNER/DEVELOPER

BLUE STREAM, LLC
C/O ARNOLD SAGNER
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041-0416
PHONE NO. 410-465-2020

ALEXANDER HAMILTON LLC
C/O ARNOLD SAGNER
P.O. BOX 2020
ELLCOTT CITY, MARYLAND 21041-2020
PHONE NO. 410-465-2020

INTERCOASTAL ASSOCIATES, LLC
C/O ARNOLD SAGNER
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041-0416
PHONE NO. 410-465-2020

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

OWNER/DEVELOPER

BLUE STREAM, LLC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041-0416
 PHONE NO. 410-465-2020

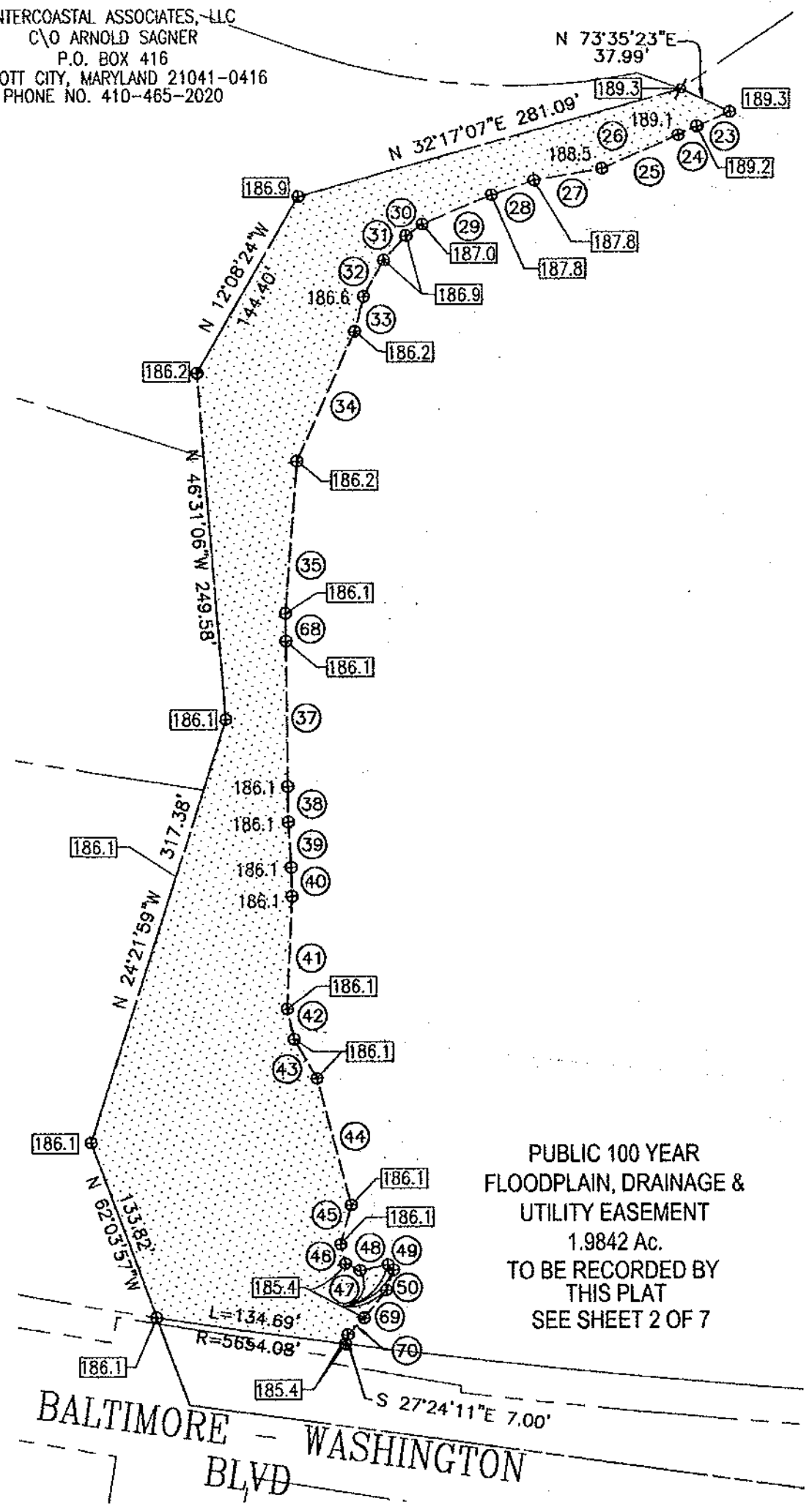
ALEXANDER HAMILTON LLC
 C/O ARNOLD SAGNER
 P.O. BOX 2020
 ELLICOTT CITY, MARYLAND 21041-2020
 PHONE NO. 410-465-2020

INTERCOASTAL ASSOCIATES, LLC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041-0416
 PHONE NO. 410-465-2020

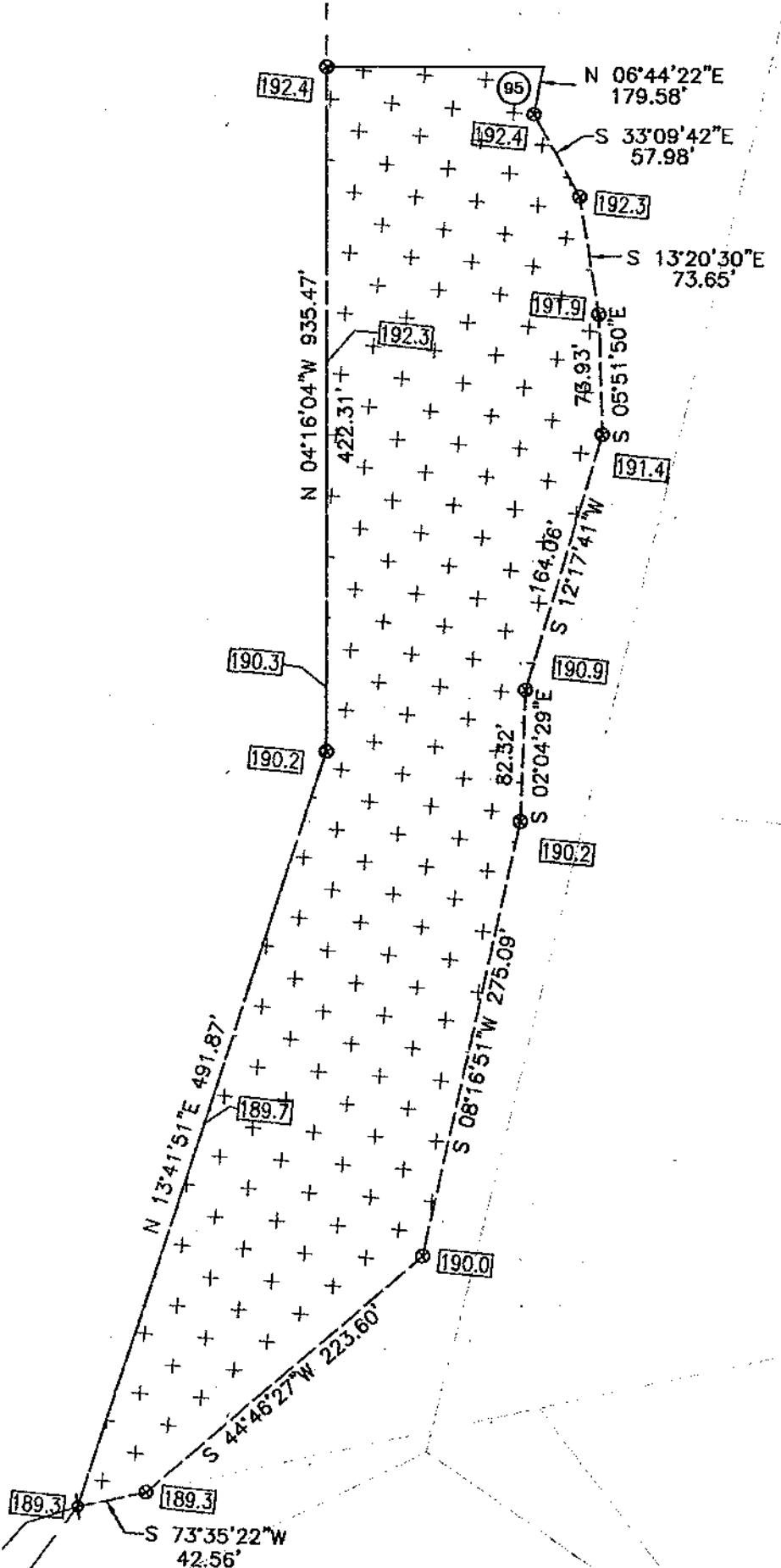
LEGEND

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT; TO BE RECORDED BY THIS PLAT.
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT PLAT NO. 14421 & 14422

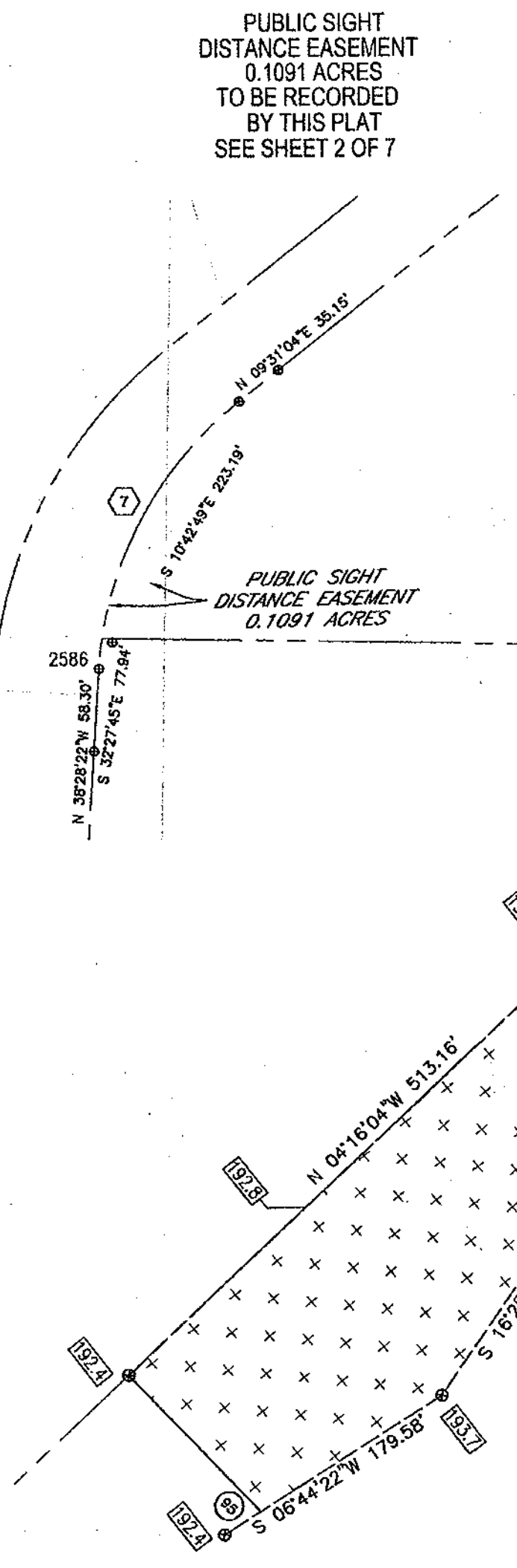
INTERSTATE I-95 - N.B.L.



PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 1.9842 Ac.
 TO BE RECORDED BY THIS PLAT
 SEE SHEET 2 OF 7



EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 PLAT No. 14421 & 14422
 SEE SHEET 3 OF 7

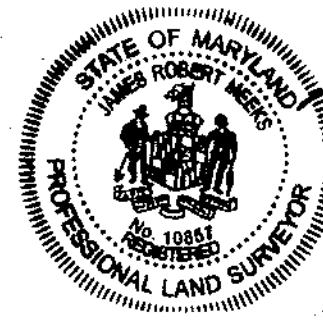


PUBLIC SIGHT DISTANCE EASEMENT
 0.1091 ACRES
 TO BE RECORDED BY THIS PLAT
 SEE SHEET 2 OF 7

PUBLIC SIGHT DISTANCE EASEMENT
 0.1091 ACRES

EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 PLAT No. 14421 & 14422
 SEE SHEET 4 OF 7

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



James R. Meeks 9/23/04
 JAMES ROBERT MECKS, PROF LS #10857 DATE

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 ALEXANDER HAMILTON LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 INTERCOASTAL ASSOCIATES LLC

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

THIS SHEET FOR DETAIL ONLY

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 10/22/04
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 10/15/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/1/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, ALEXANDER HAMILTON LLC, AND INTERCOASTAL ASSOCIATES, LLC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 23RD DAY OF SEP, 2004.

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 ALEXANDER HAMILTON LLC

Meghan Higgins
 WITNESS

SURVEYOR'S CERTIFICATE

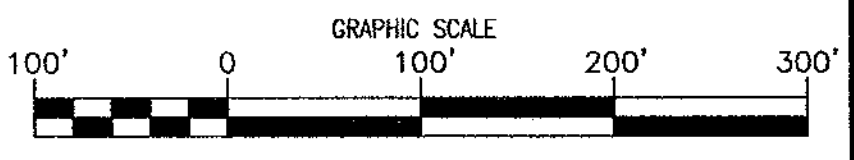
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James R. Meeks 9/23/04
 JAMES ROBERT MECKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

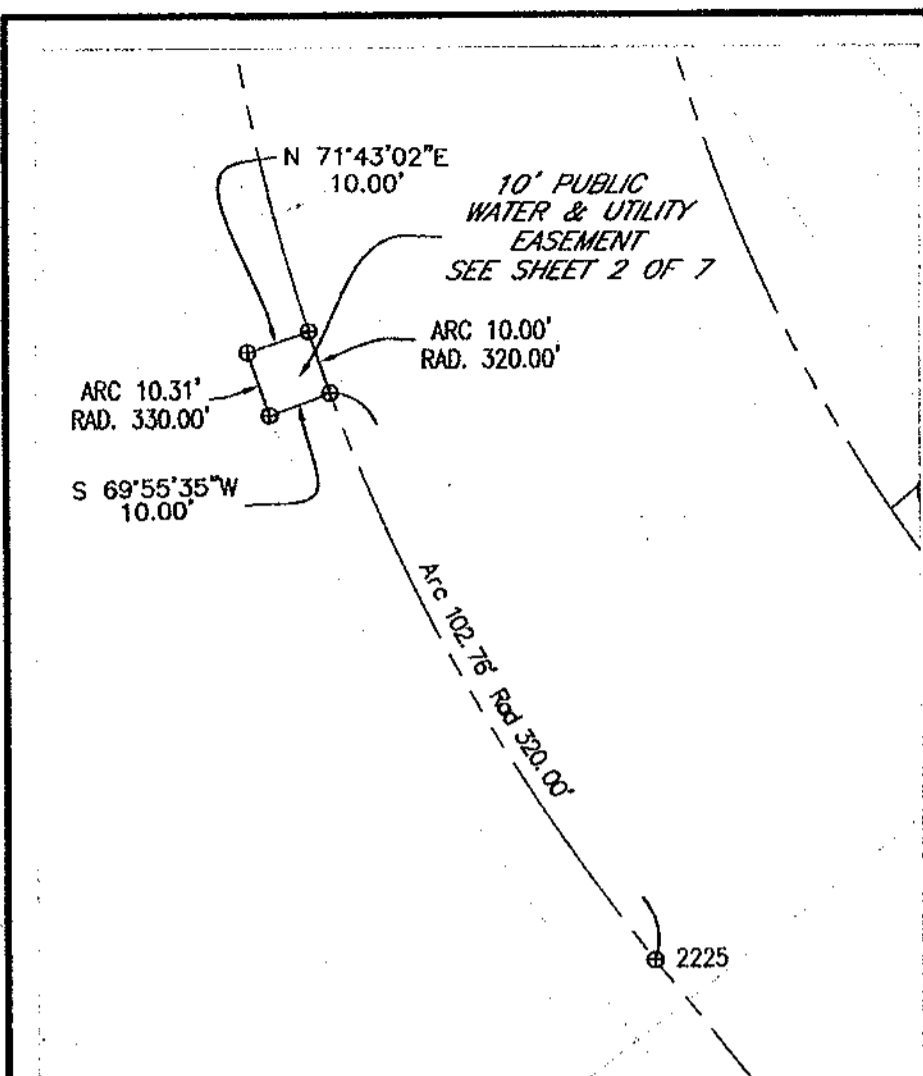
RECORDED AS PLAT No. 17025 ON 11/5/04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BLUE STREAM CORPORATE CENTER
 PARCELS A-G
 A RESUBDIVISION OF BLUE STREAM PROPERTY
 NON-BUILDABLE PARCEL B AND
 A SUBDIVISION OF PARCELS 14 AND 558
 ZONED B-1 & M-1
 TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SEPTEMBER 23, 2004

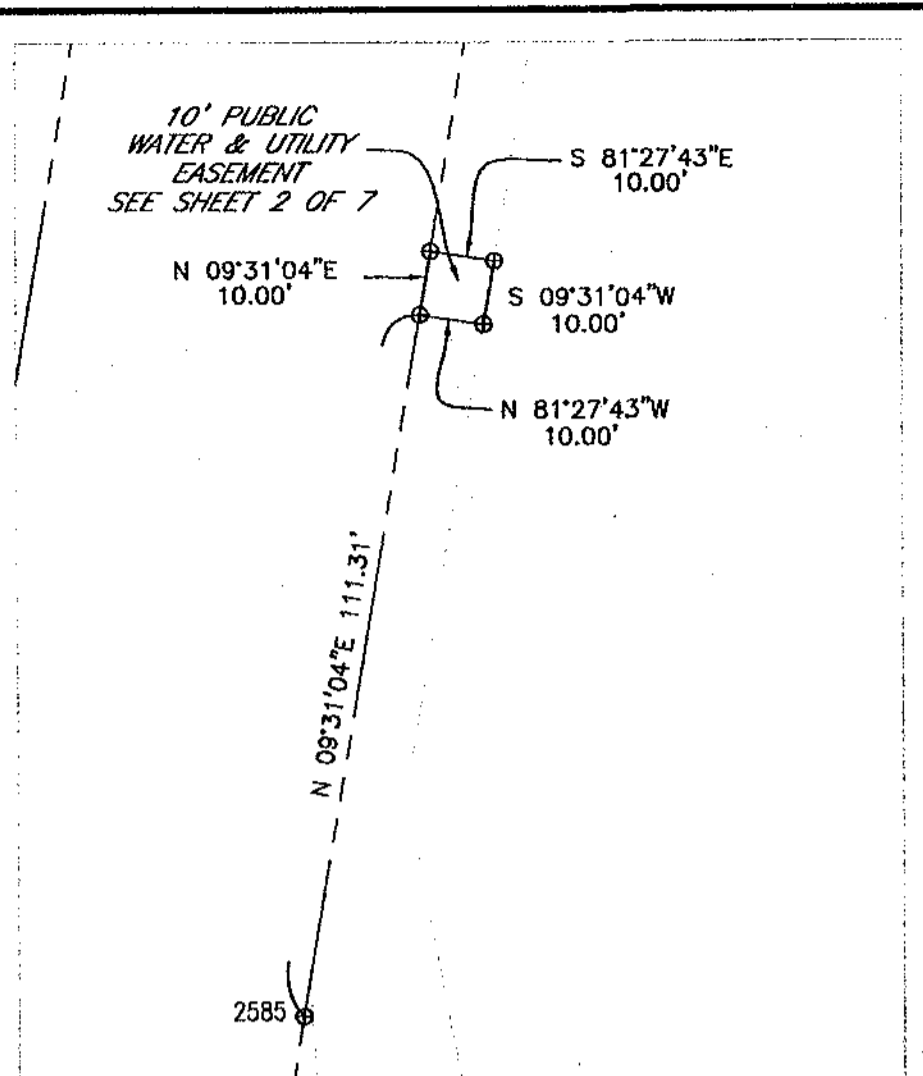


SCALE: 1" = 100' SHEET No. 6 OF 7

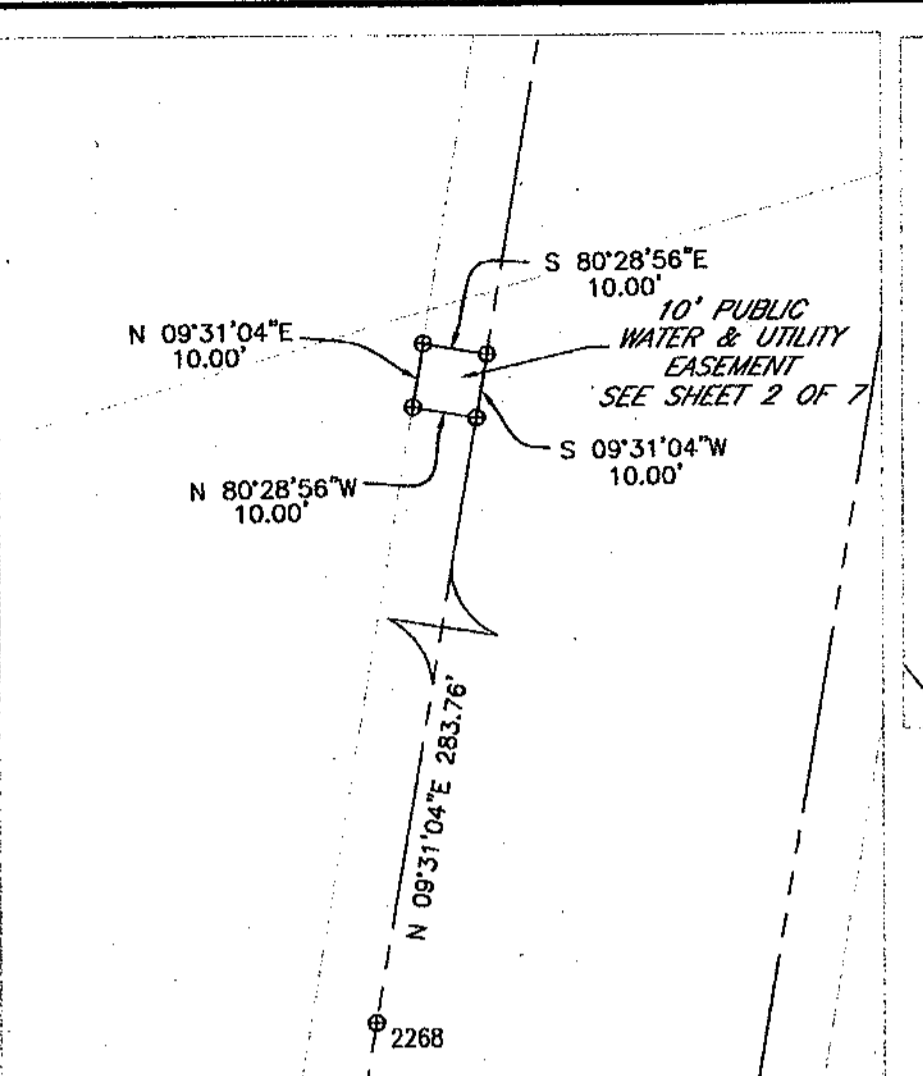
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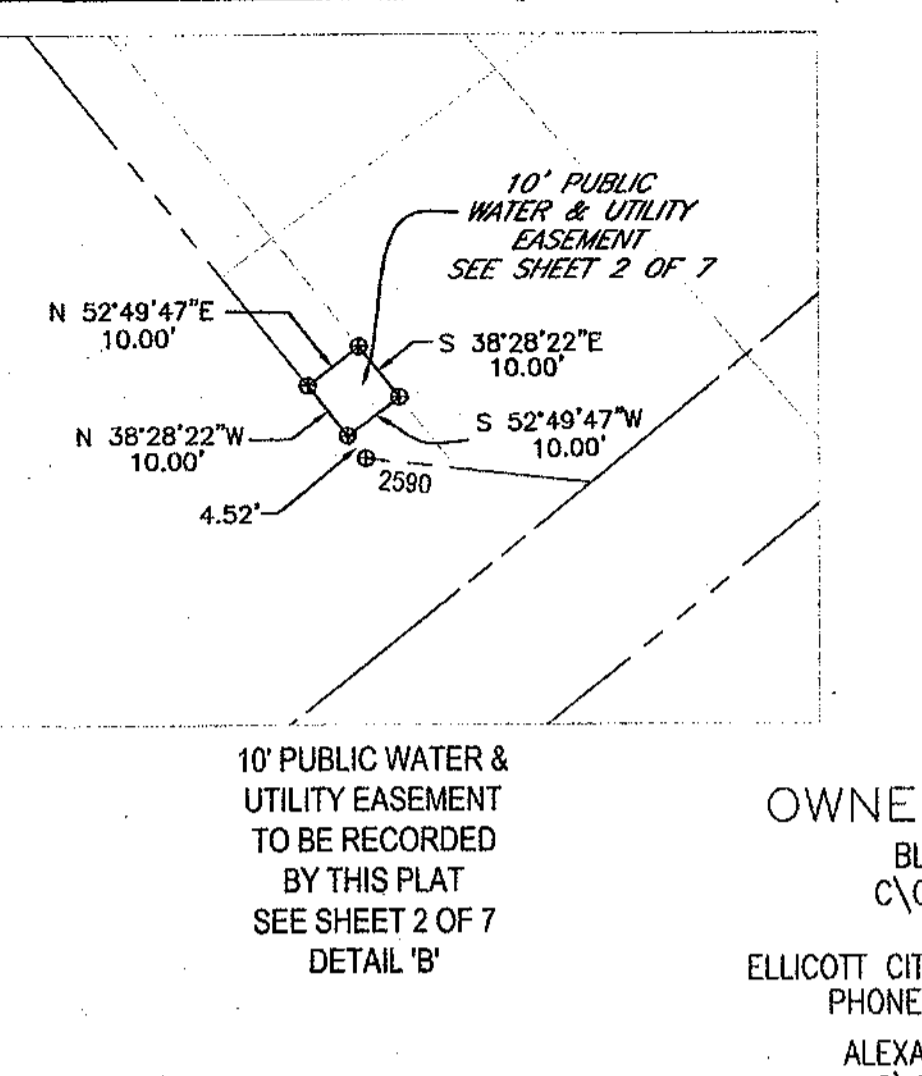
10' PUBLIC WATER & UTILITY EASEMENT TO BE RECORDED BY THIS PLAT SEE SHEET 2 OF 7 DETAIL 'C'



10' PUBLIC WATER & UTILITY EASEMENT TO BE RECORDED BY THIS PLAT SEE SHEET 2 OF 7 DETAIL 'D'

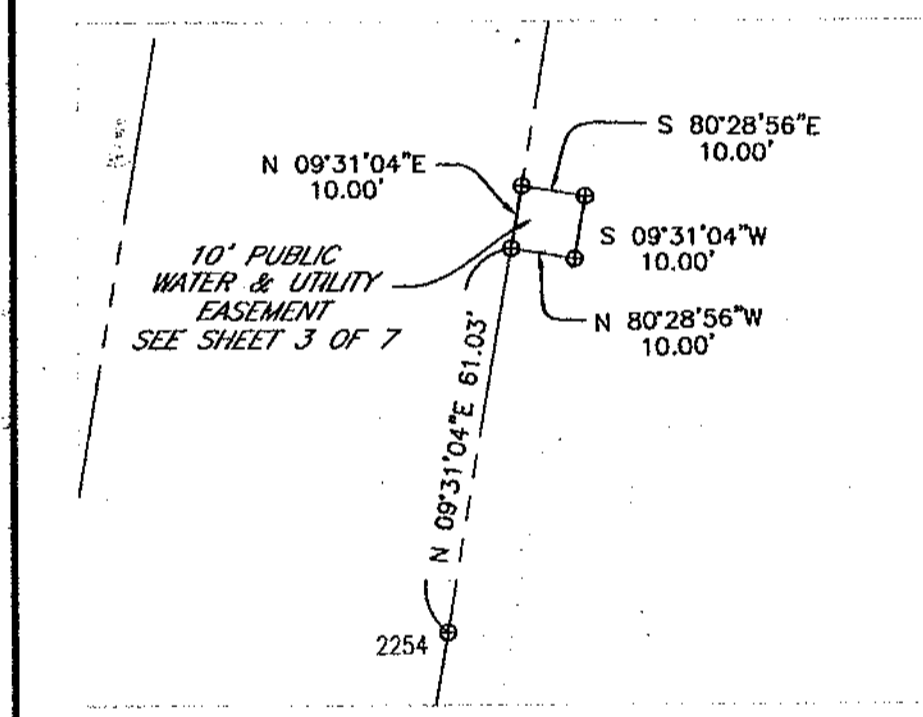


10' PUBLIC WATER & UTILITY EASEMENT TO BE RECORDED BY THIS PLAT SEE SHEET 2 OF 7 DETAIL 'E'

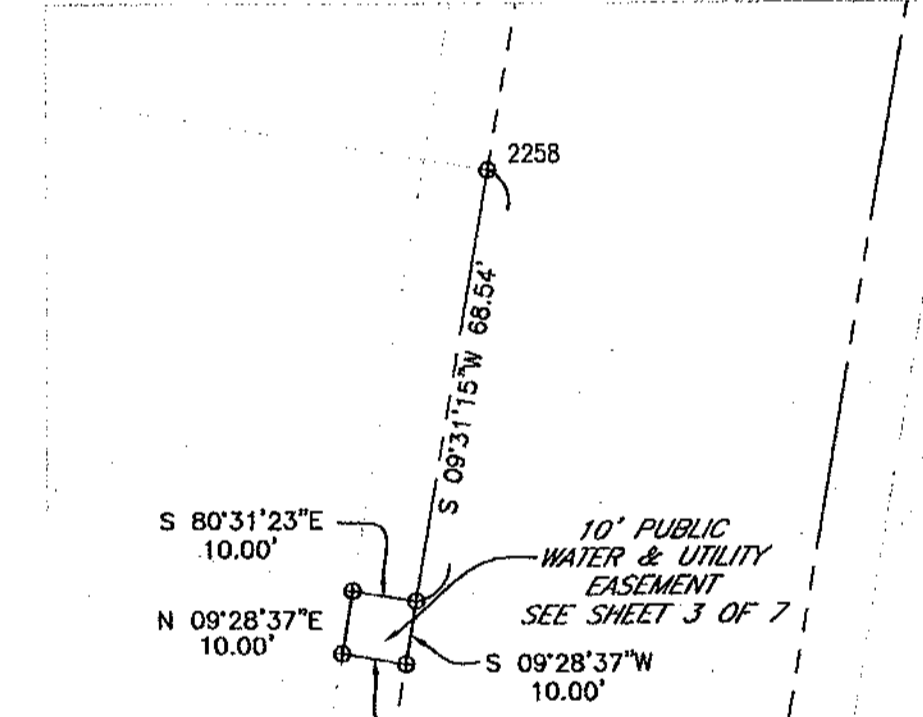


10' PUBLIC WATER & UTILITY EASEMENT TO BE RECORDED BY THIS PLAT SEE SHEET 2 OF 7 DETAIL 'B'

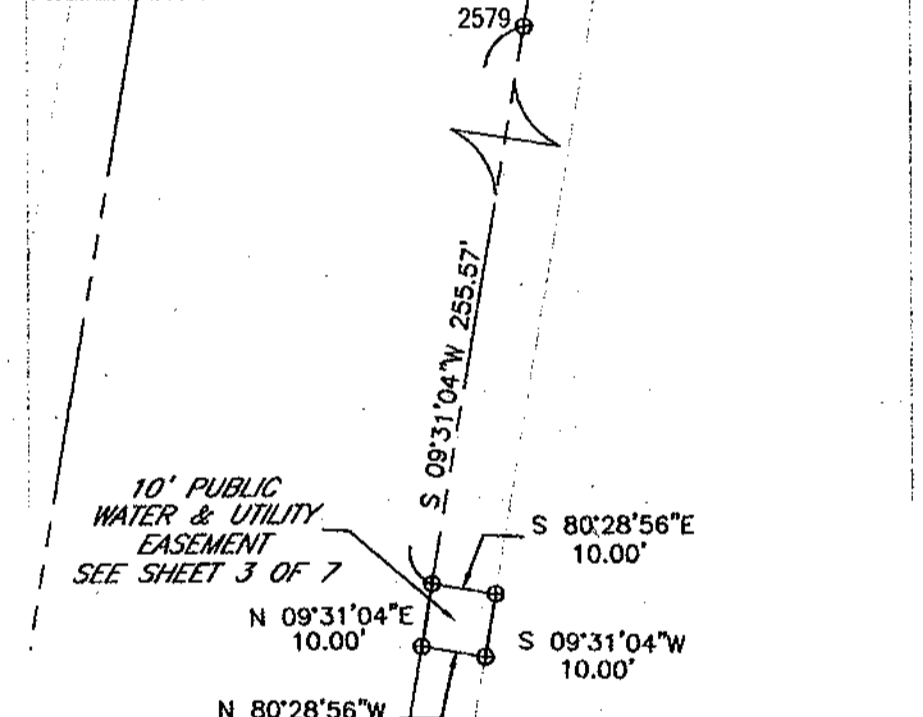
OWNER/DEVELOPER
 BLUE STREAM, LLC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041-0416
 PHONE NO. 410-465-2020
 ALEXANDER HAMILTON LLC
 C/O ARNOLD SAGNER
 P.O. BOX 2020
 ELLICOTT CITY, MARYLAND 21041-2020
 PHONE NO. 410-465-2020
 INTERCOASTAL ASSOCIATES, LLC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041-0416
 PHONE NO. 410-465-2020



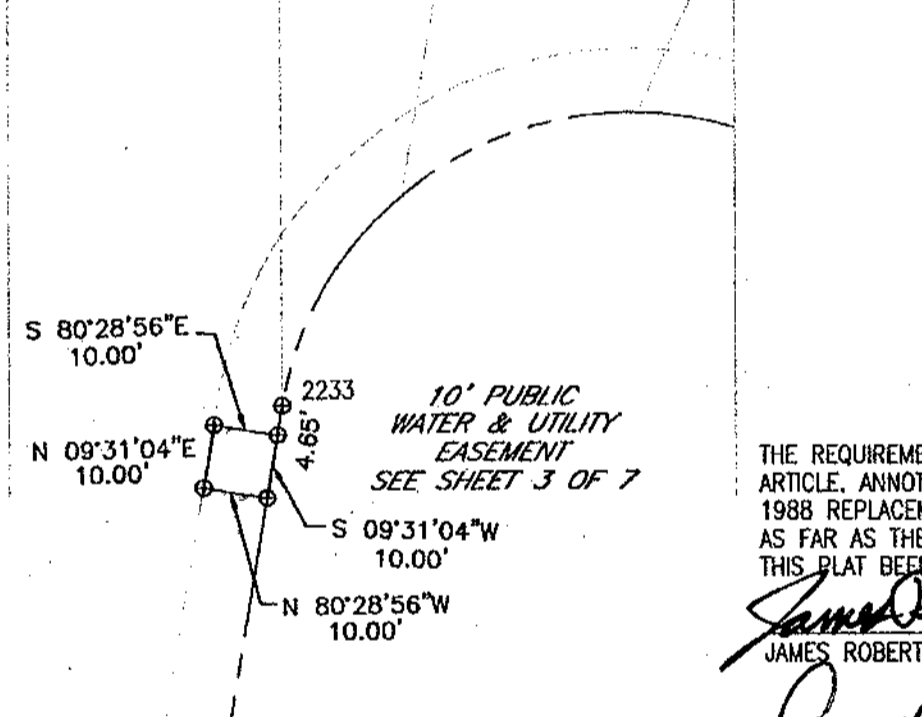
10' PUBLIC WATER & UTILITY EASEMENT TO BE RECORDED BY THIS PLAT SEE SHEET 3 OF 7 DETAIL 'F'



10' PUBLIC WATER & UTILITY EASEMENT TO BE RECORDED BY THIS PLAT SEE SHEET 3 OF 7 DETAIL 'G'



10' PUBLIC WATER & UTILITY EASEMENT TO BE RECORDED BY THIS PLAT SEE SHEET 3 OF 7 DETAIL 'H'



10' PUBLIC WATER & UTILITY EASEMENT TO BE RECORDED BY THIS PLAT SEE SHEET 3 OF 7 DETAIL 'I'

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

James R. Meeks 9/23/04
 JAMES ROBERT MEEKS, PROF LS #10857 DATE

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 ALEXANDER HAMILTON LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 INTERCOASTAL ASSOCIATES LLC

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961



THIS SHEET FOR DETAIL ONLY

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

Howard County Health Officer 10/22/04
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Arnold Sagner 10/15/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark D. Doyle 11/1/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, ALEXANDER HAMILTON LLC, AND INTERCOASTAL ASSOCIATES, LLC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 23rd DAY OF SEPTEMBER, 2004.

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 ALEXANDER HAMILTON LLC

Arnold Sagner 9/23/04
 ARNOLD SAGNER, MANAGING PARTNER DATE
 INTERCOASTAL ASSOCIATES, LLC

Megan Ruppioni
 WITNESS

SURVEYOR'S CERTIFICATE

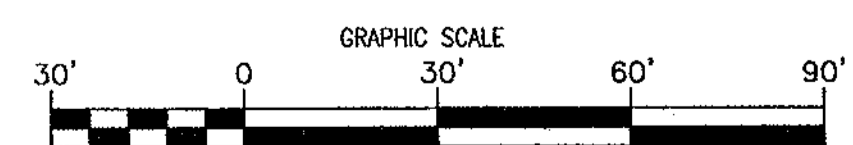
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL LLP TO INTERCOASTAL ASSOCIATES LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 138 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; HAMILTON PARTNERSHIP LLP TO ALEXANDER HAMILTON LLC, BY DEED DATED MAY 1, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 150 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James R. Meeks 9/23/04
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 17026 ON 11/15/04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BLUE STREAM CORPORATE CENTER
 PARCELS A-G
 A RESUBDIVISION OF BLUE STREAM PROPERTY
 NON-BUILDABLE PARCEL B AND
 A SUBDIVISION OF PARCELS 14 AND 558
 ZONED M-1
 TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 JULY 2, 2004



SCALE: 1" = 30' SHEET No. 7 OF 7

K:\PROJECTS\20190308\SURV\A\PF06.DWG