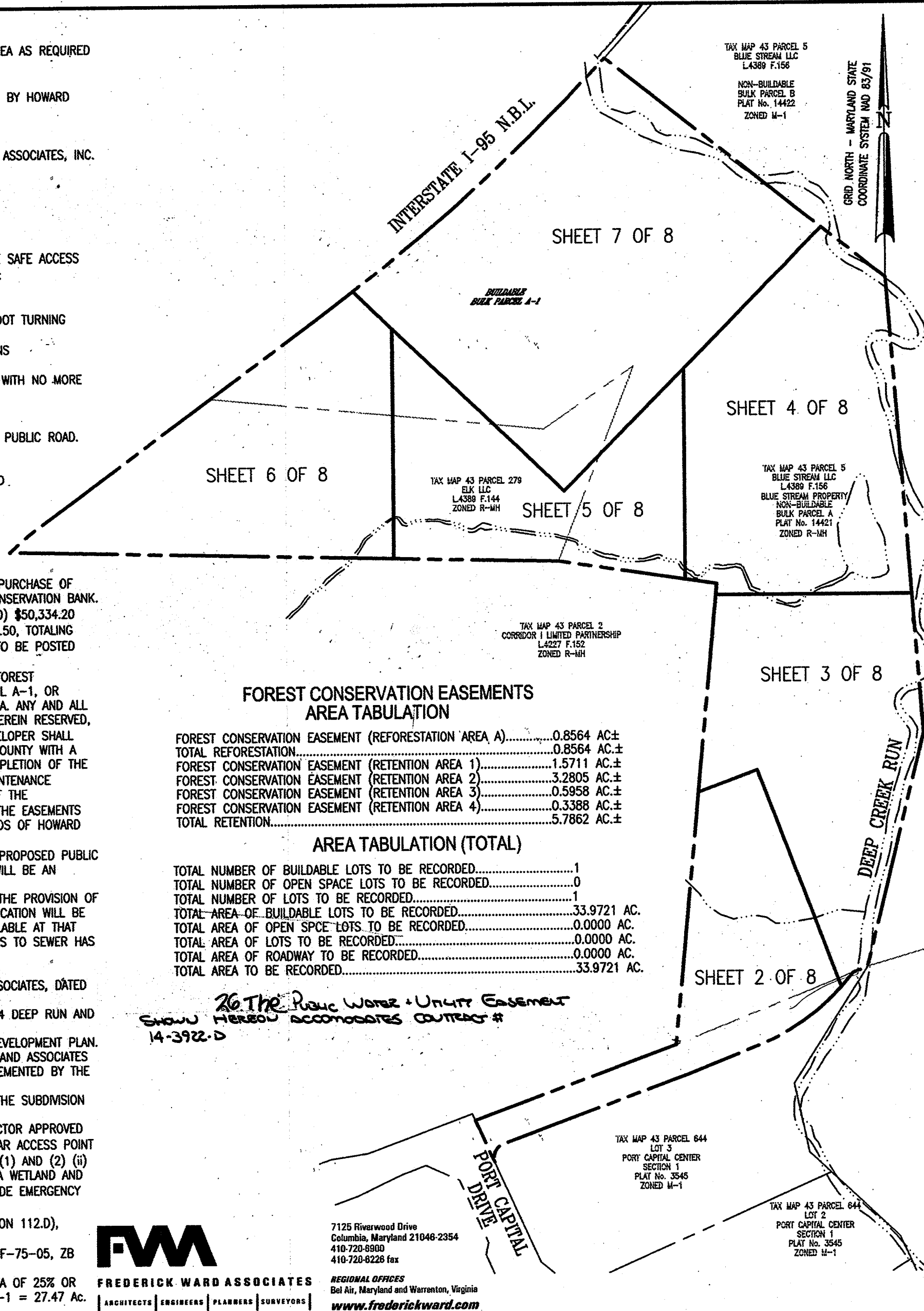


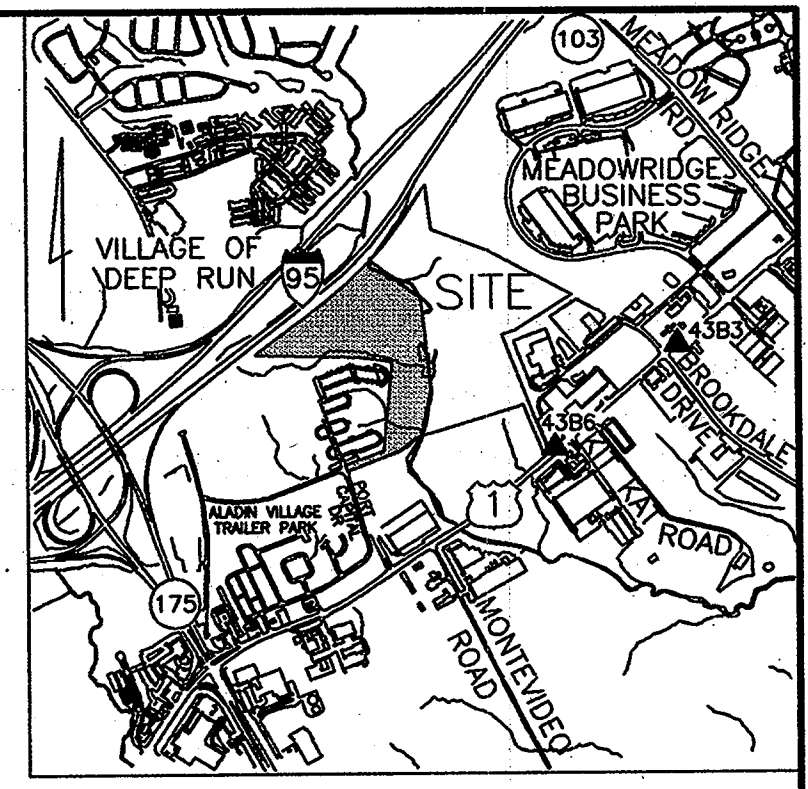
GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED R-MH PER ZB 966M, APPROVED 01/22/96.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS No. 43B6 AND 43B3
 43B6 N 551,655.009 E 1,378,176.941
 43B3 N 550,601.593 E 1,376,866.047
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. IN JANUARY 1998.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊕ DENOTES REBAR WITH FWA4 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.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A. WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE;
 B. SURFACE - (P-1) STANDARD PAVING;
 C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 D. STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
 F. STRUCTURE CLEARANCE - MINIMUM 12 FOOT;
 G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO THE LIMIT OF PUBLIC ROAD.
- FOREST STAND DELINEATION PLAN PREPARED BY DENNIS J. LABARE, DATED NOVEMBER 1996.
 FOREST CONSERVATION PLAN PREPARED BY CAMPBELL-NOLAN ASSOCIATES DATED MARCH, 2000.
 FOREST CONSERVATION REQUIREMENTS
 FOREST RETENTION PROVIDED: 5.78 ACRES (251,671 SF)
 REFORESTATION REQUIRED: 5.52 ACRES
 REFORESTATION PROVIDED: 0.86 ACRES (37,303 SF)
 REMAINING REFORESTATION OBLIGATION: 4.66 ACRES
 THE ADDITIONAL 4.66 ACRES OF REFORESTATION HAS BEEN ACCOMPLISHED THROUGH PURCHASE OF REFORESTATION CREDIT FROM THE HOWARD COUNTY APPROVED WINKLER FOREST CONSERVATION BANK. SURETY FOR 5.78 AC. OF FOREST RETENTION IN THE AMOUNT OF (251,671 X \$0.20) \$50,334.20 AND 0.86 AC. OF REFORESTATION IN THE AMOUNT OF (37,303 SF X \$0.50) \$18,651.50, TOTALING 6.64 AC. OF FOREST CONSERVATION EASEMENT IN THE AMOUNT OF \$68,985.70 IS TO BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH BUILDABLE BULK PARCEL A-1, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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 OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- STORMWATER MANAGEMENT (2 YEAR AND 10 YEAR) TO BE PROVIDED FOR THE PROPOSED PUBLIC ROAD AND THE FIRST AREA OF DEVELOPMENT OF THIS SUBDIVISION. THE FACILITY WILL BE AN EXTENDED DETENTION FACILITY.
- WATER AND SEWER SERVICE TO SUBJECT PROPERTY WILL BE GRANTED UNDER THE PROVISION 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 14-3564D, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 544-S.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- WETLANDS BASED ON FIELD INVESTIGATION PERFORMED BY CAMPBELL-NOLAN ASSOCIATES, DATED MARCH 2000.
- FLOOD PLAIN SHOWN, BASED ON HOWARD COUNTY FLOOD PLAIN STUDY D-1084 DEEP RUN AND AN ANALYSIS PERFORMED BY VOGEL ASSOCIATES DATED JANUARY 8, 2001.
- OPEN SPACE AND LANDSCAPING TO BE DETERMINED AND PROVIDED ON SITE DEVELOPMENT PLAN.
- APFO TRAFFIC STUDY AND CHAPTER 5 STUDY PREPARED BY LEE CUNNINGHAM AND ASSOCIATES DATED DECEMBER 1998 AND APPROVED UNDER S-97-01. ORIGINAL STUDY SUPPLEMENTED BY THE TRAFFIC GROUP DATED JUNE 7, 2000.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PLAN IS SUBJECT TO WP 97-89 ON APRIL 3, 1997 THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.119 (a) TO NOT REQUIRE A SECOND VEHICULAR ACCESS POINT FOR A PROJECT GENERATING OVER 1,000 ADT VOLUMES AND SECTION 16.116 (a) (1) AND (2) (ii) TO PERMIT GRADING OR THE REMOVAL OF VEGETATIVE COVER WITHIN 25 FEET OF A WETLAND AND WITHIN 75 FEET OF A PERENNIAL STREAM FOR THE CONSTRUCTION OF TWO 16' WIDE EMERGENCY BYPASS ROADS AND A NOISE BARRIER/BERM, SUBJECT TO CONDITIONS.
- THIS SUBDIVISION WILL UTILIZE R-A-15 DISTRICT ZONING, REGULATIONS (SECTION 112.D), REFERENCE SECTION 113.D.1 (R-MH DISTRICT).
- COUNTY REFERENCE NUMBERS: F-00-126, WP-97-89, S-97-01, F-02-72, F-75-05, ZB 966-M, P-00-19, SDP-03-41.
- THE GROSS AREA OF 100 YEAR FLOODPLAIN = 4.86 AC. AND THE GROSS AREA OF 25% OR GREATER STEEP SLOPES = 1.64 AC. AND THE NET AREA OF BUILDABLE PARCEL A-1 = 27.47 AC.



EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT BEARING TABLE

No.	BEARING	DISTANCE
L75	N 17°20'27" E	72.73'
L76	N 47°47'26" E	110.29'
L81	N 01°37'38" W	105.58'
L85	N 47°47'26" E	97.32'
L86	N 00°33'06" E	82.11'
L118	N 14°57'02" E	55.57'
L119	N 35°20'09" E	53.33'
L120	N 03°51'43" E	32.09'
L121	N 15°23'45" W	61.11'
L122	N 07°20'54" E	95.13'
L287	S 25°10'49" E	68.83'
L286	S 00°55'40" W	20.61'
L285	S 47°49'02" W	33.65'
L223	N 10°26'04" E	100.86'
L224	N 12°35'10" W	131.86'
L335	N 08°45'27" W	155.60'
L431	N 23°31'23" W	87.48'
L432	N 34°33'43" W	42.57'
L433	N 72°25'47" W	16.91'
L434	N 03°47'12" E	28.63'
L435	N 33°28'35" W	31.33'
L219	S 50°57'36" W	12.42'
L218	S 31°29'03" E	49.09'
L217	N 48°14'32" E	34.95'
L216	S 52°07'13" E	52.49'
L215	S 63°33'57" E	112.68'
L214	S 67°16'18" E	103.90'
L213	S 58°42'21" E	99.40'
L212	S 48°06'56" E	41.48'
L211	S 34°36'39" E	28.08'



FREDERICK WARD ASSOCIATES
 ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
 7125 Riverwood Drive
 Columbia, Maryland 21046-2354
 410-720-6900
 410-720-8228 fax
 REGIONAL OFFICES
 Bel Air, Maryland and Warrenton, Virginia
 www.frederickward.com

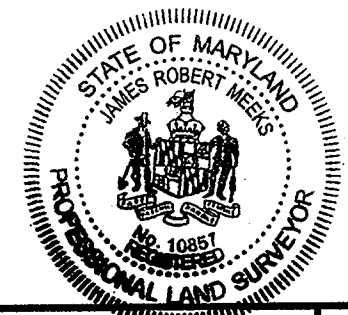
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James R. Meeks 10/07/03 DATE
 JAMES ROBERT MECKS
 PROF. LAND SURVEYOR #10857

Arnold Sagner 10/01/03 DATE
 ARNOLD SAGNER, MANAGING PARTNER
 BLUE STREAM LLC

OWNER/DEVELOPER
 BLUE STREAM, LLC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON BUILDABLE PARCEL A, BLUE STREAM PROPERTY AND SUBDIVIDE PARCEL 279 TO CREATE BUILDABLE PARCEL A-1, THE OAKS AT WATERS EDGE.



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

Larry Borenstein 10/24/03 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

M. P. ... 11/14/03 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Arnold Sagner 10/27/03 DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, OWNER 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 7TH DAY OF OCTOBER 2003.

Arnold Sagner 10/27/03 DATE
 ARNOLD SAGNER, MANAGING PARTNER
 BLUE STREAM 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 AND THE LAND CONVEYED BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 19, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083 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 10/07/03 DATE
 JAMES ROBERT MECKS, PROF. LAND SURVEYOR #10857

RECORDED AS PLAT No. 16441 ON 12-30-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE OAKS AT WATERS EDGE
BUILDABLE PARCEL A-1
 A RESUBDIVISION OF BLUE STREAM PROPERTY
 NON-BUILDABLE PARCEL 'A'
 ZONED R-MH
 TAX MAP No. 43 BLK: 4 PARCEL No. 279,
 AND P.O. 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OCTOBER 7, 2003
 GRAPHIC SCALE

SCALE: 1" = 200'
 SHEET No. 1 OF 8

M:\PROJECTS\2019178\SURV\PPF_1_INEX.DWG

FOREST CONSERVATION EASEMENT REFORESTATION AREA A BEARING TABLE

No.	BEARING	DISTANCE
L352	S 20°58'41" W	11.32'
L353	S 83°52'36" W	38.03'
L354	N 69°35'25" W	14.80'
L355	S 82°53'03" W	13.40'
L356	S 80°19'25" W	23.04'
L357	S 88°36'17" W	22.72'
L358	N 88°43'43" W	24.94'
L359	N 61°25'16" W	27.76'
L360	S 81°35'02" W	30.24'
L361	S 86°21'06" W	27.87'
L362	N 87°31'20" W	15.42'
L363	N 68°13'28" W	5.97'
L364	N 03°41'46" W	17.19'
L365	N 06°35'01" E	45.49'
L366	N 46°30'08" E	31.87'
L367	N 10°38'00" E	18.02'
L368	N 36°17'23" E	30.89'
L369	N 84°48'45" E	6.12'
L370	S 35°15'11" E	11.52'
L371	N 80°33'00" E	6.74'
L372	N 87°27'31" E	24.96'
L373	N 84°55'37" E	25.03'
L374	S 76°20'45" E	21.10'
L375	S 71°15'51" E	31.01'
L376	N 79°47'27" E	34.34'
L377	N 69°56'38" E	80.04'
L378	S 13°18'40" W	87.65'
L379	S 01°37'38" E	84.33'
L25	S 49°45'37" E	2.05'
L31	N 66°47'57" W	20.72'
L916	N 05°53'37" E	13.71'
L917	N 02°44'42" W	20.72'

NON-TIDAL WETLAND AREA SHEET 2 OF 8 BEARING TABLE

No.	BEARING	DISTANCE
L1	N 89°58'24" W	17.56'
L2	S 80°45'50" W	14.23'
L3	S 65°15'49" W	12.18'
L4	N 84°41'24" W	30.78'
L5	S 88°16'19" W	24.72'
L6	N 41°45'23" W	16.77'
L7	N 75°21'30" W	15.74'
L8	S 73°09'54" W	24.10'
L9	S 46°37'30" W	32.58'
L10	S 42°13'39" W	28.87'
L11	S 66°15'55" W	14.12'
L12	N 49°45'37" W	17.77'
L13	N 03°58'15" E	33.05'
L14	N 34°51'21" W	27.38'
L15	N 32°14'52" E	37.67'
L16	S 28°29'56" E	26.61'
L17	S 60°54'50" E	34.99'
L18	S 83°29'05" E	20.05'
L19	N 78°23'03" E	31.46'
L20	S 75°30'01" E	27.98'
L21	S 70°07'21" E	17.48'
L22	S 85°16'42" E	21.67'
L23	N 75°50'08" E	30.26'
L24	N 68°13'33" E	17.57'

COORDINATES

No.	NORTH	EAST
208	550475.833	1375027.845
310	550324.132	1374620.528
311	550235.479	1374660.262
369	550275.855	1374677.160
370	550415.237	1375051.397
371	550472.980	1375193.849
1152	550628.737	1375259.028
2497	550540.809	1375050.772
3802	550808.116	1375226.804
2978	550721.183	1375218.477

RETAINING WALL MAINTENANCE EASEMENT (ON SHEETS 2 & 3 OF 8) BEARING TABLE

No.	BEARING	DISTANCE
L1	N 40°00'28" E	74.79'
L2	N 04°39'24" E	36.00'
L3	N 85°20'36" W	154.00'
L4	S 52°33'40" W	12.61'
L5	N 84°35'14" W	1.50'
L6	N 05°24'46" E	20.43'
L7	S 85°20'36" E	176.58'
L8	S 04°39'24" W	67.43'
L10	S 05°29'06" W	293.07'
L11	S 22°10'35" W	25.38'
L12	S 05°29'06" E	341.69'
L13	S 11°12'23" E	25.38'
L14	S 22°10'35" W	25.38'
L15	N 05°29'06" E	341.54'
L16	S 11°12'23" E	25.38'
L17	S 05°29'06" W	292.92'

AREA TABULATION (SHEET 2 OF 8)

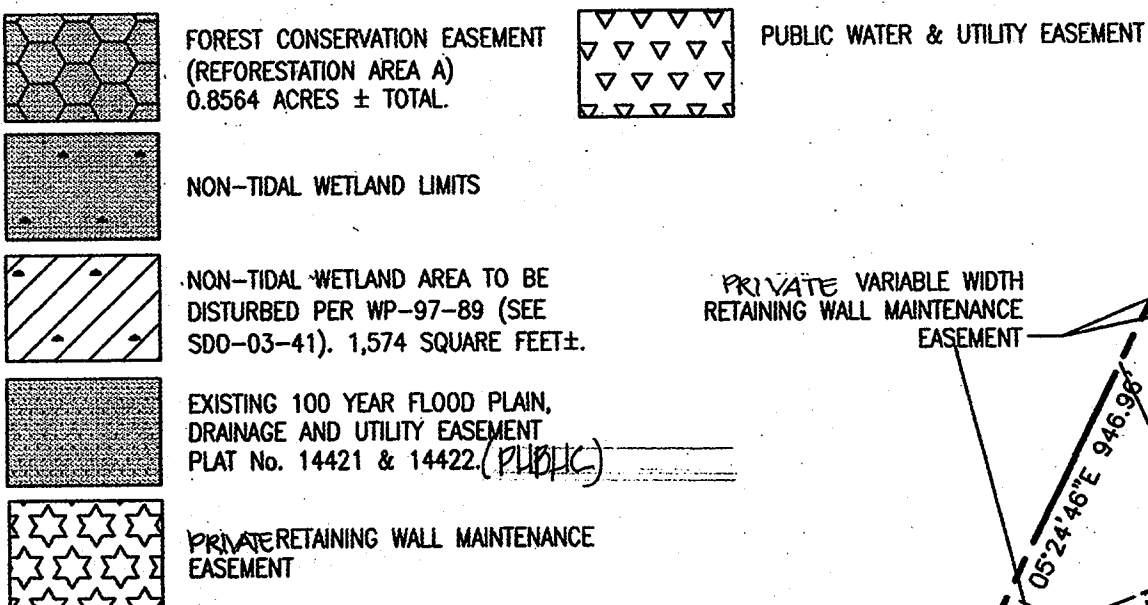
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	P.0.1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	P.0.1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	3.6398 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC.
TOTAL AREA TO BE RECORDED.....	3.6398 AC.

TAX MAP 43 PARCEL 5
BLUE STREAM LLC
L4389 F.156
BLUE STREAM PROPERTY
NON-BUILDABLE
BULK PARCEL A
PLAT No. 14421
ZONED R-MH

TAX MAP 43 PARCEL 2
CORRIDOR I LIMITED PARTNERSHIP
L4227 F.152
ZONED R-MH

CURVE TABLE

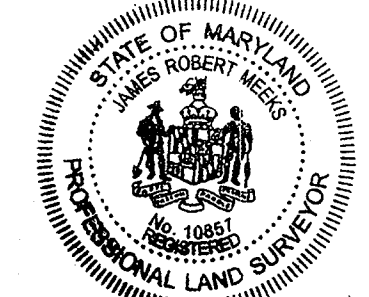
CURVE No.	RADIUS	TANGENT	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
①	450.00'	125.60'	244.96'	31°11'23"	S 52°20'59" W	241.95'
②	30.00'	32.00'	49.06'	93°41'21"	S 22°42'36" W	43.77'
③	56.17'	11.52'	22.72'	23°10'45"	S 59°28'50" W	22.57'
④	399.00'	34.71'	69.25'	9°56'38"	S 57°42'15" W	69.16'



MATCH LINE SHEET 3

PUBLIC WATER & UTILITY EASEMENT BEARING TABLE

No.	BEARING	DISTANCE
L450	N 05°24'46" E	22.25'
L451	N 69°25'30" E	1.60'
L452	S 88°10'32" E	9.19'
L453	N 04°39'24" E	228.12'
L454	N 48°04'58" E	130.16'
L455	N 05°24'46" E	171.46'
L456	S 05°24'46" W	197.91'
L457	S 84°35'14" E	10.86'
L458	S 05°24'46" W	10.00'
L459	N 84°35'14" W	10.86'
L460	S 05°24'46" W	20.63'
L461	S 84°35'14" E	10.86'
L462	S 05°24'46" W	10.00'
L463	N 84°35'14" W	10.86'
L464	S 05°24'46" W	18.03'
L465	S 84°35'14" E	10.86'
L466	S 05°24'46" W	10.00'
L467	N 84°35'14" W	10.86'
L468	S 05°24'46" W	27.35'
L469	S 84°35'14" E	10.86'
L470	S 05°24'46" W	10.00'
L471	N 84°35'14" W	10.86'
L472	S 05°24'46" W	33.34'
L473	S 84°35'14" E	101.51'
L474	N 84°35'14" W	132.92'
L475	S 48°04'58" W	96.05'
L476	S 04°39'24" W	226.51'
L477	S 85°20'36" E	34.54'
L478	N 04°39'24" E	14.79'
L479	S 85°20'36" E	10.00'
L480	S 04°39'24" W	14.79'
L481	S 85°20'36" E	26.28'
L482	N 04°39'24" E	14.79'
L483	S 85°20'36" E	26.28'
L484	S 04°39'24" W	14.79'
L485	S 85°20'36" E	34.00'
L486	N 04°39'24" E	14.79'
L487	S 85°20'36" E	10.00'
L488	S 04°39'24" W	14.79'
L489	S 85°20'36" E	34.00'
L490	N 04°39'24" E	14.79'
L491	S 85°20'36" E	10.00'
L492	S 04°39'24" W	28.93'
L493	S 49°39'24" W	8.28'
L494	N 85°20'36" W	160.89'
L495	S 02°54'39" E	13.39'
L497	N 02°54'39" W	32.94'
L498	N 85°10'32" W	5.30'
L499	S 69°25'30" W	7.39'



THE REQUIREMENTS OF 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 THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James R. Meeks 10/07/03
DATE
JAMES ROBERT MEEKS
PROF. LAND SURVEYOR #10857

Arnold Sagner 10/07/03
DATE
ARNOLD SAGNER, MANAGING PARTNER
BLUE STREAM LLC

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

Penny Bernstein 10/24/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark L. Layton 12/22/03
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, OWNER 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 17TH DAY OF OCTOBER 2003.

Arnold Sagner 10/07/03
ARNOLD SAGNER, MANAGING PARTNER
BLUE STREAM LLC DATE

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 AND THE LAND CONVEYED BY ELK LLC TO BLUE STREAM, LLC BY DEED DATED AUGUST 19, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083 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 10/07/03
JAMES ROBERT MEEKS, PROF. LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16442 ON 12-30-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE OAKS AT WATERS EDGE BUILDABLE PARCEL A-1
A RESUBDIVISION OF BLUE STREAM PROPERTY
NON-BUILDABLE PARCEL 'A'
ZONED R-MH
TAX MAP No. 43 BLK: 4 PARCEL No. 279,
AND P.0.5
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 7, 2003
GRAPHIC SCALE

50' 0 50' 100' 150'

SCALE: 1" = 50'
SHEET No. 2 OF 8

F 02-72

PROJECTS 2019178 SURV PPF-2.DWG

No.	BEARING	DISTANCE
L26	S 67°54'38" W	32.74'
L27	N 03°53'28" E	40.46'
L28	N 03°36'28" E	33.55'
L29	N 12°26'45" W	31.51'
L30	N 89°58'24" W	69.52'
L32	N 68°13'33" E	18.31'
L33	N 29°57'22" E	15.88'
L34	N 42°52'21" E	136.46'
L35	N 17°53'37" E	45.47'
L36	N 06°34'24" E	85.81'
L37	N 17°00'22" E	55.65'
L38	N 12°13'38" E	40.41'
L39	N 08°32'32" E	34.70'
L40	N 18°52'13" W	26.11'
L41	N 36°01'45" W	122.99'
L42	N 58°40'07" W	31.52'
L43	S 81°34'05" W	22.79'
L44	S 45°05'22" E	27.79'
L45	S 17°15'34" E	52.45'
L46	N 51°53'03" W	12.81'
L47	N 43°16'06" W	23.89'
L48	N 15°09'08" W	26.20'
L49	N 64°23'15" W	17.32'
L50	N 22°36'51" E	19.02'
L51	N 53°39'46" W	22.74'
L52	N 52°45'23" W	11.83'
L53	N 71°08'52" W	20.38'
L54	S 87°00'02" W	24.86'

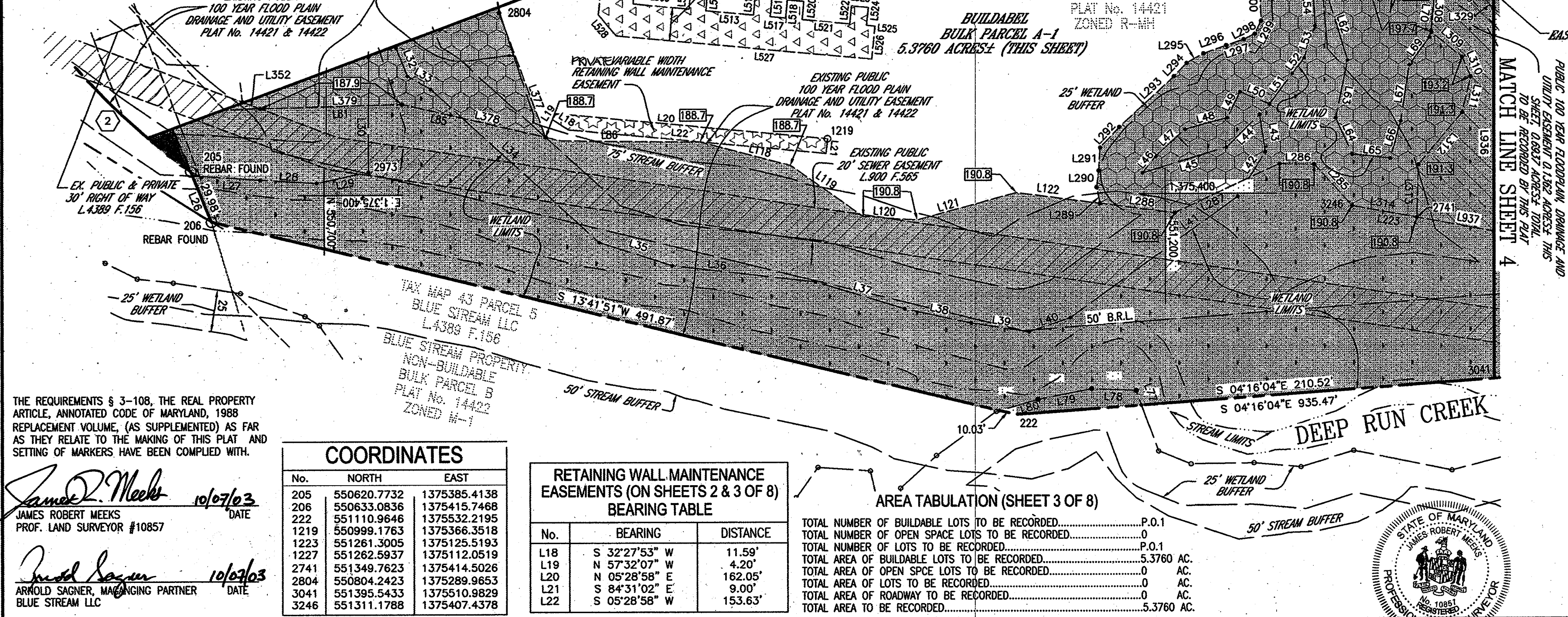
No.	BEARING	DISTANCE
L55	S 80°22'25" W	26.52'
L56	S 20°06'15" W	17.85'
L57	N 59°27'01" W	15.01'
L58	N 73°31'21" E	11.77'
L59	N 22°45'58" E	8.82'
L60	N 44°33'00" E	20.06'
L61	S 80°08'16" E	22.52'
L62	N 72°56'34" E	41.67'
L63	S 78°19'13" E	35.56'
L64	N 65°38'07" E	24.27'
L65	N 05°54'26" E	22.68'
L66	N 74°31'52" W	23.21'
L67	N 81°25'07" W	34.36'
L69	N 53°57'41" W	20.50'
L70	N 83°05'35" W	28.03'
L71	N 75°06'39" W	49.26'
L72	S 57°42'25" W	16.49'
L73	N 79°34'37" W	40.00'
L74	N 49°52'31" W	35.24'
L75	N 48°35'23" W	1.51'
L77	S 69°52'44" W	9.33'
L78	S 02°29'36" W	26.42'
L79	S 11°15'51" E	32.46'
L80	S 16°24'49" E	23.92'

Symbol	Description
(Symbol)	PUBLIC WATER & UTILITY EASEMENT.
(Symbol)	PRIVATE VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENT.
(Symbol)	FOREST CONSERVATION EASEMENT (REFORESTATION AREA A) 0.8564 ACRES ± TOTAL.
(Symbol)	FOREST CONSERVATION EASEMENT (RETENTION AREA 3) 0.5958 ACRES ± TOTAL.
(Symbol)	FOREST CONSERVATION EASEMENT (RETENTION AREA 4) 0.3388 ACRES ± TOTAL.
(Symbol)	NON-TIDAL WETLAND LIMITS
(Symbol)	100 YEAR FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT 0.1362 ACRES± THIS SHEET, 0.6937 ACRES± TOTAL TO BE RECORDED BY THIS PLAT (PUBLIC)
(Symbol)	EXISTING PUBLIC 100 YEAR FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT PLAT No. 14421 & 14422 (PUBLIC)

CURVE No.	RADIUS	TANGENT	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
②	450.00'	125.60'	244.96'	31°11'23"	S 52°20'59" W	241.95'

No.	BEARING	DISTANCE
L455	N 05°24'46" E	171.46'
L500	N 84°35'14" W	8.54'
L501	N 05°24'46" E	10.00'
L502	S 84°35'14" E	8.54'
L503	N 05°24'46" E	137.62'
L504	N 24°43'47" W	75.78'
L505	N 03°59'46" W	188.99'
L507	S 03°59'46" E	187.83'
L508	S 24°43'47" E	77.51'
L456	S 05°24'46" W	197.91'
L457	S 84°35'14" E	10.86'
L458	S 05°24'46" W	10.00'
L459	N 84°35'14" W	10.86'
L473	S 84°35'14" E	101.51'
L509	N 05°24'46" E	33.34'
L510	N 84°35'14" W	10.85'
L511	N 05°24'46" E	10.00'
L512	S 84°35'14" E	10.85'
L513	N 05°24'46" E	28.47'
L514	N 84°35'14" W	10.85'
L515	N 05°24'46" E	10.00'
L516	S 84°35'14" E	10.85'
L517	N 05°24'46" E	9.13'
L518	N 84°35'14" W	10.85'
L519	N 05°24'46" E	10.00'
L520	S 84°35'14" E	10.85'
L521	N 05°24'46" E	28.40'
L522	N 84°35'14" W	10.85'
L523	N 05°24'46" E	10.00'
L524	S 84°35'14" E	10.85'
L525	N 05°24'46" E	5.00'
L526	S 84°35'14" E	20.00'
L527	S 05°24'46" W	152.73'
L528	S 50°24'46" W	16.42'
L474	N 84°35'14" W	132.92'

No.	BEARING	DISTANCE
L285	S 47°49'02" W	33.65'
L286	S 00°55'40" W	20.61'
L287	S 25°10'49" E	68.83'
L288	S 07°20'54" W	44.81'
L289	S 78°10'06" W	9.78'
L290	N 83°12'32" W	10.18'
L291	N 86°19'26" W	13.95'
L292	N 47°37'56" W	16.91'
L293	N 43°06'16" W	44.73'
L294	N 47°00'43" W	11.00'
L295	N 29°23'15" W	11.56'
L296	N 19°46'22" W	14.34'
L297	N 18°48'50" W	11.02'
L298	N 27°19'35" W	7.32'
L299	N 64°05'05" W	8.65'
L300	S 88°08'23" W	25.86'
L301	S 57°07'30" W	8.51'
L302	S 48°19'27" W	12.94'
L303	S 79°55'49" W	14.52'
L304	N 74°32'44" W	4.95'
L305	N 03°58'10" W	133.46'
L306	S 77°44'40" E	15.32'
L307	S 72°21'33" E	38.36'
L308	S 86°25'50" E	26.64'
L309	N 39°18'45" E	23.61'
L310	N 66°48'29" E	12.66'
L311	S 77°00'33" E	22.17'
L312	S 50°37'42" E	41.00'
L313	S 88°11'56" E	31.68'
L314	S 10°22'34" W	39.22'



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 AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James Robert Meeks 10/07/03
 JAMES ROBERT MECKS
 PROF. LAND SURVEYOR #10857
 DATE

Arnold Sagner 10/07/03
 ARNOLD SAGNER, MANAGING PARTNER
 BLUE STREAM LLC
 DATE

No.	NORTH	EAST
205	550620.7732	1375385.4138
206	550633.0836	1375415.7468
222	551110.9646	1375532.2195
1219	550999.1763	1375366.3518
1223	551261.3005	1375125.5193
1227	551262.5937	1375112.0519
2741	551349.7623	1375414.5026
2804	550804.2423	1375289.9653
3041	551395.5433	1375510.9829
3246	551311.1788	1375407.4378

No.	BEARING	DISTANCE
L18	S 32°27'53" W	11.59'
L19	N 57°32'07" W	4.20'
L20	N 05°28'58" E	162.05'
L21	S 84°31'02" E	9.00'
L22	S 05°28'58" W	153.63'

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	P.0.1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	P.0.1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	5.3760 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0 AC.
TOTAL AREA OF LOTS TO BE RECORDED.....	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0 AC.
TOTAL AREA TO BE RECORDED.....	5.3760 AC.

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

Penny Boverstein M.D. 10/24/03
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Arnold Sagner 11/14/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Arnold Sagner 12/22/03
 DIRECTOR
 DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, OWNER 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 7TH DAY OF OCTOBER 2003.

Arnold Sagner 10/07/03
 ARNOLD SAGNER, MANAGING PARTNER
 BLUE STREAM LLC
 DATE

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 AND THE LAND CONVEYED BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 19, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

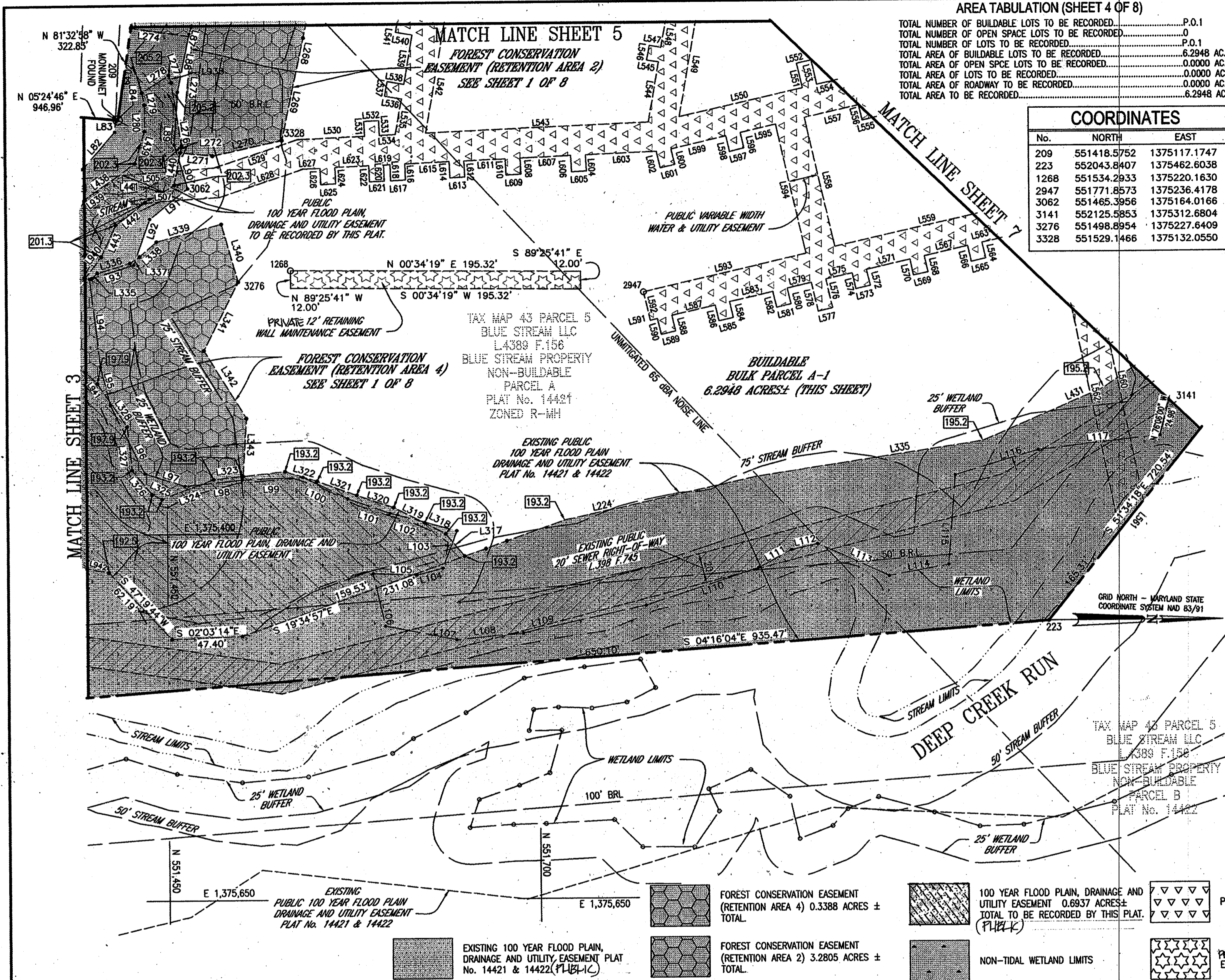
I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James Robert Meeks 10/07/03
 JAMES ROBERT MECKS, PROF. LAND SURVEYOR #10857
 DATE

RECORDED AS PLAT No. 16443 ON 12/30/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE OAKS AT WATERS EDGE BUILDABLE PARCEL A-1
 A RESUBDIVISION OF BLUE STREAM PROPERTY NON-BUILDABLE PARCEL 'A'
 ZONED R-MH
 TAX MAP No. 43 BLK: 4 PARCEL No. 279, AND P.O. 5,
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OCTOBER 7, 2003
 GRAPHIC SCALE

50' 0 50' 100' 150'
 SCALE: 1" = 50'
 SHEET No. 3 OF 8



AREA TABULATION (SHEET 4 OF 8)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	P.O.1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	P.O.1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	6.2948 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC.
TOTAL AREA TO BE RECORDED.....	6.2948 AC.

COORDINATES

No.	NORTH	EAST
209	551418.5752	1375117.1747
223	552043.8407	1375462.6038
1268	551534.2933	1375220.1630
2947	551771.8573	1375236.4178
3062	551465.3956	1375164.0166
3141	552125.5853	1375312.6804
3276	551498.8954	1375227.6409
3328	551529.1466	1375132.0550

PUBLIC WATER & UTILITY EASEMENT BEARING TABLE

No.	BEARING	DISTANCE
L505	N 03°59'46" W	188.99'
L529	N 18°13'50" W	59.54'
L530	N 02°26'21" W	45.33'
L531	S 87°33'39" W	10.19'
L532	N 02°26'21" W	10.00'
L533	N 87°33'39" E	10.19'
L534	N 02°26'21" W	10.69'
L535	N 80°04'27" W	24.75'
L536	S 09°55'33" W	11.36'
L537	N 80°04'27" W	10.00'
L538	N 09°55'33" E	11.36'
L539	N 80°04'27" W	34.00'
L540	S 09°55'33" W	11.36'
L541	N 80°04'27" W	10.00'
L542	S 80°04'27" E	525.30'
L543	N 02°26'21" W	150.12'
L544	N 80°04'27" W	41.40'
L545	S 09°55'33" W	8.03'
L546	N 80°04'27" W	10.00'
L547	N 09°55'33" E	8.03'
L548	N 80°04'27" W	381.30'
L549	S 80°04'27" E	240.61'
L550	N 12°53'48" W	85.42'
L551	S 77°06'12" W	17.04'
L552	N 12°53'48" W	10.00'
L553	N 77°06'12" E	17.04'
L554	N 12°53'48" W	66.89'
L555	S 12°53'48" E	10.00'
L556	S 77°06'12" W	10.73'
L557	S 12°53'48" E	37.59'
L558	N 77°06'12" E	89.73'
L559	N 12°53'48" W	129.43'
L560	N 78°28'27" E	179.36'
L561	S 51°34'18" E	26.13'
L562	S 78°28'27" W	184.77'
L563	S 12°53'48" E	21.07'
L564	N 77°06'12" E	11.00'
L565	S 12°53'48" E	10.00'
L566	S 77°06'12" W	11.00'
L567	S 12°53'48" E	30.00'
L568	N 77°06'12" E	11.00'
L569	S 12°53'48" E	10.00'
L570	S 77°06'12" W	11.00'
L571	S 12°53'48" E	30.00'
L572	N 77°06'12" E	11.00'
L573	S 12°53'48" E	10.00'
L574	S 77°06'12" W	11.00'
L575	S 12°53'48" E	18.28'
L576	N 77°06'12" E	20.02'
L577	S 12°53'48" E	10.00'
L578	S 77°06'12" W	20.02'
L579	S 12°53'48" E	16.72'
L580	N 77°06'12" E	11.00'
L581	S 12°53'48" E	10.00'
L582	S 77°06'12" W	11.00'
L583	S 12°53'48" E	30.00'
L584	N 77°06'12" E	11.00'
L585	S 12°53'48" E	10.00'
L586	S 77°06'12" W	11.00'
L587	S 12°53'48" E	30.00'
L588	N 77°06'12" E	11.00'
L589	S 12°53'48" E	10.00'
L590	S 77°06'12" W	11.00'
L591	S 12°53'48" E	5.00'
L592	S 77°06'12" W	20.00'
L593	N 12°53'48" W	112.82'

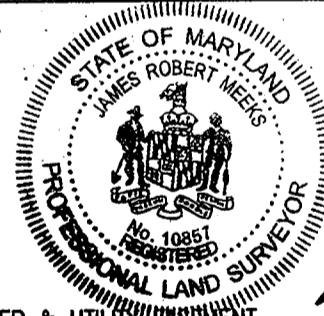
CONTINUED ON SHEET 5 OF 8

NON-TIDAL WETLAND AREA SHEET 4 OF 8 BEARING TABLE

No.	BEARING	DISTANCE
L82	N 48°35'23" W	31.74'
L83	N 86°13'40" W	8.38'
L84	N 05°24'46" E	1.50'
L87	S 73°16'35" E	5.39'
L88	S 78°20'18" E	40.07'
L89	S 86°08'50" E	36.15'
L90	N 73°23'58" E	30.98'
L91	S 38°27'37" E	33.04'
L92	S 70°31'26" E	32.88'
L93	S 17°15'10" E	31.40'
L94	N 83°19'32" E	60.54'
L95	N 76°17'36" E	27.09'
L96	N 63°51'54" E	52.61'
L97	N 17°51'51" E	28.19'
L98	N 05°57'34" W	38.93'
L99	N 02°13'13" W	40.85'
L100	N 26°25'58" E	33.59'
L101	N 19°31'34" E	30.26'
L102	N 15°21'46" E	46.52'
L103	S 69°30'55" E	27.11'
L104	S 14°07'17" E	18.24'
L105	S 02°11'53" W	29.42'
L106	N 77°11'40" E	36.58'
L107	N 11°27'41" E	48.87'
L108	N 05°35'21" W	45.25'
L109	N 12°26'59" W	84.73'
L110	N 18°08'06" W	80.07'
L111	N 28°31'33" W	25.14'
L112	N 12°52'09" W	18.01'
L113	N 24°34'49" E	53.25'
L114	N 10°32'31" W	40.73'
L115	N 85°28'41" W	61.18'
L116	N 16°44'01" W	58.53'
L117	N 06°30'33" W	82.82'

FOREST CONSERVATION EASEMENT RETENTION AREA 4 BEARING TABLE

No.	BEARING	DISTANCE
L323	S 05°54'25" E	19.93'
L324	S 20°52'06" E	37.32'
L325	S 26°33'06" W	7.43'
L326	S 51°21'47" W	21.28'
L327	S 83°39'44" W	30.10'
L328	S 56°19'51" W	35.94'
L329	S 45°00'52" W	25.84'
L330	S 53°09'47" W	8.31'
L331	S 83°39'44" W	15.05'
L332	N 64°59'44" W	26.90'
L333	N 43°02'35" W	2.44'
L334	N 34°38'00" W	10.41'
L335	N 43°35'15" W	5.16'
L336	N 16°19'32" W	23.09'
L337	S 33°42'37" W	7.80'
L338	N 40°59'55" W	15.11'
L339	N 14°59'34" W	45.44'
L340	N 74°15'00" E	40.77'
L341	S 63°14'37" E	52.24'
L342	N 58°46'15" E	54.79'
L343	S 86°16'47" E	39.67'



THE REQUIREMENTS § 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James R. Meeks 10/07/03
 JAMES ROBERT MEEKS DATE
 PROF. LAND SURVEYOR #10857

Arnold Sagner 10/07/03
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM LLC

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

Penny Bomerstein 10/24/03
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Arnold Sagner 11/14/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MS DATE

Margaret Ruggieri 10/23/03
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, OWNER 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 11th DAY OF OCTOBER 2003.

Arnold Sagner 10/07/03
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM 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 AND THE LAND CONVEYED BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 19, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083 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 10/07/03
 JAMES ROBERT MEEKS, PROF. LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16444 ON 12-30-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE OAKS AT WATERS EDGE BUILDABLE PARCEL A-1
 A RESUBDIVISION OF BLUE STREAM PROPERTY
 NON-BUILDABLE PARCEL 'A'
 ZONED R-MH
 TAX MAP No. 43 BLK: 4 PARCEL No. 279,
 AND P.O. 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OCTOBER 7, 2003
 GRAPHIC SCALE

50' 0 50' 100' 150'

SCALE: 1" = 50'
 SHEET No. 4 OF 8

F 02-72

MAY PROJECTS 2019178 SURV PFP A.DWG

AREA TABULATION (SHEET 5 OF 8)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	P.O.1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	P.O.1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	4.0525 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC.
TOTAL AREA TO BE RECORDED.....	4.0525 AC.

NON-TIDAL WETLAND AREA SHEET 5 OF 8 BEARING TABLE

No.	BEARING	DISTANCE
L123	N 72°11'15" W	72.13'
L124	N 86°32'25" W	41.66'
L125	N 87°42'29" W	28.65'
L126	S 85°51'51" W	19.25'
L127	N 71°23'49" W	40.60'
L128	N 64°16'09" W	42.18'
L129	N 84°48'14" W	69.68'
L130	N 82°20'24" W	31.83'
L131	N 86°14'13" W	26.78'
L132	N 80°11'34" W	21.78'
L133	N 64°23'44" W	27.45'
L134	S 57°12'21" W	24.30'
L135	N 66°47'34" W	26.03'
L136	N 76°30'23" W	30.19'
L137	N 82°57'05" W	32.92'
L138	N 82°40'14" W	34.30'
L139	N 44°58'51" W	17.07'
L140	N 26°52'20" W	30.51'
L141	N 03°42'36" W	19.92'
L142	N 38°17'50" W	20.55'
L143	N 38°17'50" W	4.11'

PUBLIC WATER & UTILITY EASEMENT BEARING TABLE FROM SHEET 4 OF 8

No.	BEARING	DISTANCE
L594	S 77°06'12" W	89.73'
L595	S 12°53'48" E	24.41'
L596	N 77°06'12" E	10.73'
L597	S 12°53'48" E	10.00'
L598	S 77°06'12" W	10.73'
L599	S 12°53'48" E	38.00'
L600	N 77°06'12" E	10.73'
L601	S 12°53'48" E	10.00'
L602	N 77°06'12" W	11.55'
L603	S 02°26'21" E	47.78'
L604	N 87°33'39" W	10.90'
L605	S 02°26'21" E	10.00'
L606	N 87°33'39" W	10.90'
L607	S 02°26'21" E	34.00'
L608	N 87°33'39" E	10.90'
L609	S 02°26'21" E	10.00'
L610	S 87°33'39" W	10.90'
L611	S 02°26'21" E	27.89'
L612	N 87°33'39" E	10.90'
L613	S 02°26'21" E	10.00'
L614	N 87°33'39" W	10.90'
L615	S 02°26'21" E	29.96'

PUBLIC WATER & UTILITY EASEMENT BEARING TABLE FROM SHEET 4 OF 8

No.	BEARING	DISTANCE
L616	N 87°33'39" E	10.90'
L617	S 02°26'21" E	10.00'
L618	S 87°33'39" W	10.90'
L619	S 02°26'21" E	4.20'
L620	N 87°33'39" E	10.90'
L621	S 02°26'21" E	10.00'
L622	S 87°33'39" W	10.90'
L623	S 02°26'21" E	22.95'
L624	N 87°33'39" E	11.03'
L625	S 02°26'21" E	10.00'
L626	S 87°33'39" W	11.03'
L627	S 02°26'21" E	11.51'
L628	S 18°13'50" E	59.26'
L507	S 03°59'46" E	187.83'

PUBLIC WATER & UTILITY EASEMENT BEARING TABLE

No.	BEARING	DISTANCE
L629	N 09°55'33" E	11.36'
L630	N 80°04'27" W	26.01'
L631	S 09°55'33" W	11.36'
L632	N 80°04'27" W	10.00'
L633	N 09°55'33" E	11.36'
L634	N 80°04'27" W	5.67'
L635	S 09°55'33" W	11.36'
L636	N 80°04'27" W	10.00'
L637	N 09°55'33" E	11.36'
L638	N 80°04'27" W	26.32'
L639	S 09°55'33" W	11.36'
L640	N 80°04'27" W	10.00'
L641	N 09°55'33" E	11.36'
L642	N 80°04'27" W	49.00'
L643	S 09°55'33" W	11.36'
L644	N 80°04'27" W	10.00'
L645	N 09°55'33" E	11.36'
L646	N 80°04'27" W	34.00'
L647	S 09°55'33" W	11.36'
L648	N 80°04'27" W	10.00'
L649	N 09°55'33" E	11.36'
L650	N 80°04'27" W	26.01'
L651	S 09°55'33" W	20.62'
L652	N 80°04'27" W	10.00'
L653	N 09°55'33" E	20.62'
L654	N 80°04'27" W	19.83'
L655	S 09°55'33" W	11.36'
L656	N 80°04'27" W	10.00'
L657	N 09°55'33" E	11.36'
L658	N 80°04'27" W	34.00'
L659	S 09°55'33" W	11.36'
L660	N 80°04'27" W	10.00'
L661	N 09°55'33" E	11.36'
L662	N 80°04'27" W	34.00'
L663	S 09°55'33" W	11.36'
L664	N 80°04'27" W	10.00'
L665	N 09°55'33" E	11.36'
L666	N 80°04'27" W	28.52'
L667	N 59°44'12" W	5.85'
L668	S 09°55'33" W	10.84'
L669	N 80°04'27" W	10.00'
L670	N 09°55'33" E	14.54'
L671	N 59°44'12" W	26.88'
L672	N 37°13'59" W	9.78'
L673	S 52°46'01" W	12.05'
L674	N 37°13'59" W	10.00'
L675	N 52°46'01" E	12.05'
L676	N 37°13'59" W	30.00'
L677	S 52°46'01" W	12.00'
L678	N 36°57'11" W	10.00'
L679	N 52°46'01" E	11.95'
L680	N 37°13'59" W	30.00'
L681	S 52°46'01" W	11.80'
L682	N 36°57'11" W	10.00'
L683	N 52°46'01" E	11.75'
L684	N 37°13'59" W	30.00'
L685	S 52°46'01" W	11.61'
L686	N 36°57'11" W	10.00'
L687	N 52°46'01" E	11.56'
L688	N 37°13'59" W	36.77'
L689	N 59°44'12" W	35.82'
L690	N 37°13'59" W	61.19'
L691	N 51°51'07" E	138.28'
L692	S 51°51'07" W	137.96'
L693	N 37°13'59" W	33.27'
L694	N 52°46'01" E	7.07'
L695	N 37°13'59" W	10.00'
L696	S 52°46'01" W	7.07'
L697	N 37°13'59" W	48.46'
L698	N 51°51'07" E	25.49'
L699	S 38°08'53" E	14.65'
L700	N 52°19'40" E	10.00'
L701	N 36°08'53" W	14.73'
L702	N 51°51'07" E	38.00'
L751	S 51°51'07" W	136.55'

FOREST CONSERVATION EASEMENT RETENTION AREA 2 BEARING TABLE

No.	BEARING	DISTANCE
L225	N 44°09'27" E	20.66'
L226	N 53°26'32" E	37.13'
L227	N 40°37'22" E	25.32'
L228	N 27°32'32" E	17.91'
L229	N 41°18'12" E	31.44'
L230	N 56°04'25" E	16.17'
L231	N 40°10'27" W	21.60'
L232	N 72°08'45" W	32.80'
L233	N 83°23'27" W	17.92'
L234	N 67°49'21" W	42.35'
L235	N 81°59'06" W	1.94'
L236	N 62°42'36" W	97.40'
L237	N 30°47'52" W	35.98'
L238	N 52°31'56" E	145.92'
L239	S 64°45'15" E	22.55'
L240	S 61°39'32" E	34.67'
L241	S 66°03'51" E	34.37'
L242	S 77°07'24" E	48.49'
L243	S 57°34'17" E	28.91'
L244	S 64°24'21" E	31.75'
L245	S 40°00'18" E	31.30'
L246	S 53°32'24" E	18.40'
L247	S 40°59'39" E	29.38'
L248	S 14°16'25" E	13.88'
L249	S 53°21'37" E	20.58'
L250	S 84°53'10" E	35.23'
L251	S 72°21'38" E	11.91'
L252	S 77°15'26" E	14.56'
L253	S 75°55'57" E	19.68'
L254	S 62°27'45" E	6.69'
L255	N 88°26'20" E	36.28'
L256	S 73°27'22" E	50.77'
L257	S 73°30'27" E	23.39'
L258	S 84°25'55" E	68.44'
L259	S 79°48'13" E	42.20'
L260	S 75°03'49" E	41.76'
L261	S 78°31'54" E	51.97'
L262	S 78°24'14" E	54.21'
L263	S 89°23'34" E	43.59'
L264	S 78°26'54" E	37.31'
L265	S 77°40'12" E	27.21'
L266	S 78°18'35" E	43.98'
L267	S 12°01'10" E	47.94'
L268	S 06°07'39" W	21.78'
L269	N 79°23'03" W	4.70'
L270	N 84°01'20" W	74.67'
L271	S 08°31'49" W	41.84'
L272	N 81°32'58" W	259.60'

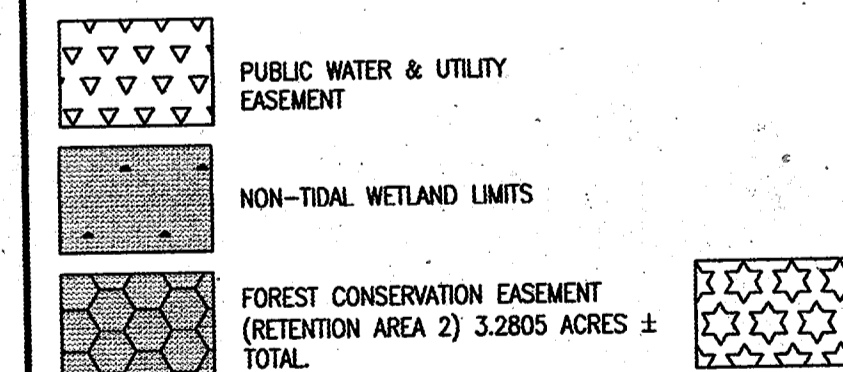
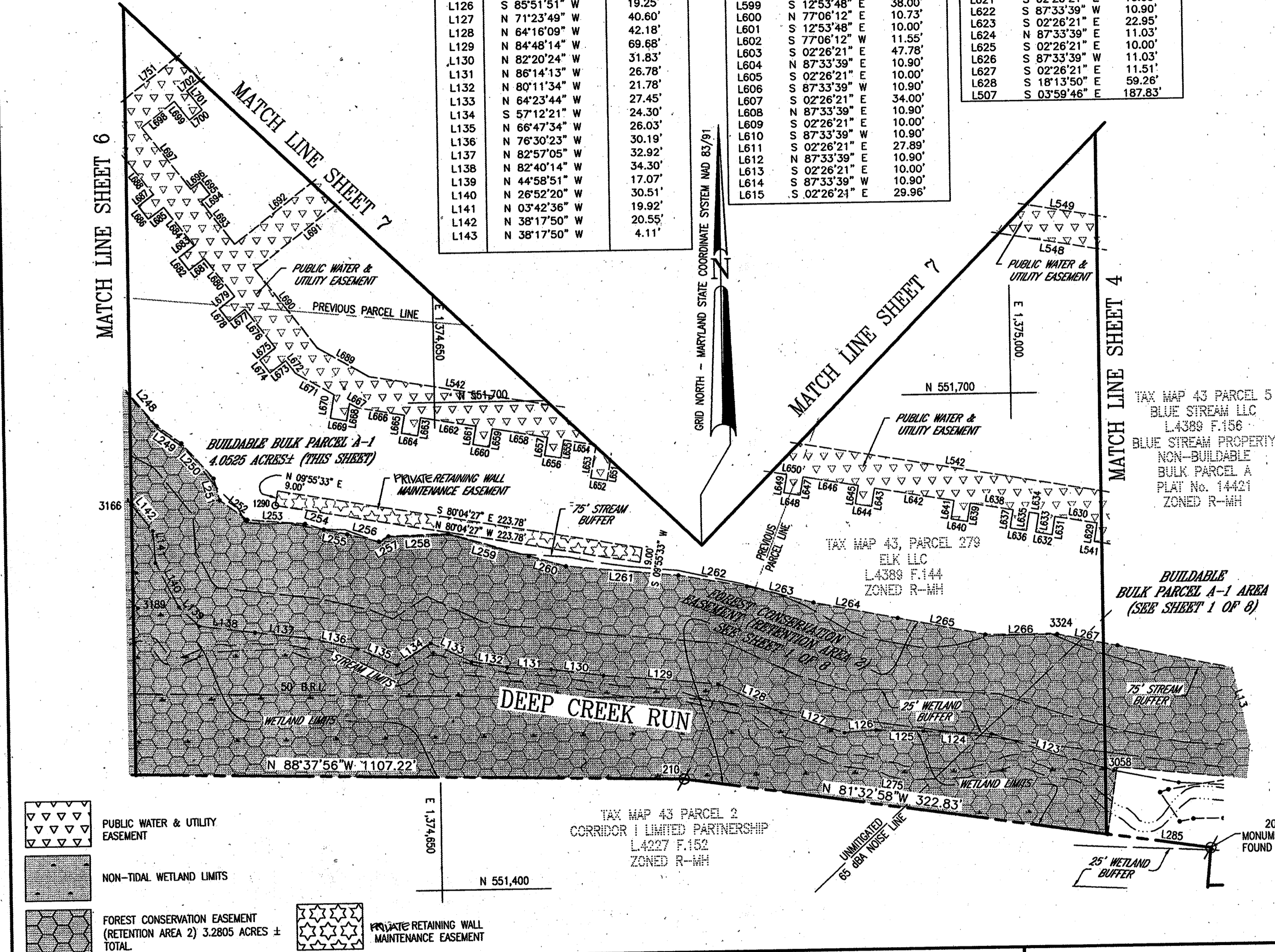
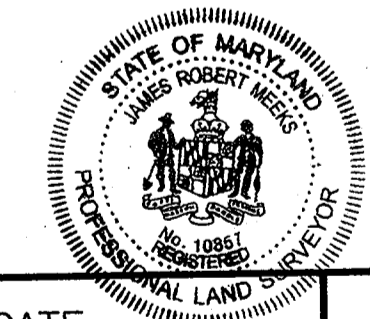
COORDINATES

No.	NORTH	EAST
209	551418.575	1375117.175
210	551466.017	1374797.847
1290	551638.133	1374552.539
3058	551468.623	1375053.847
3166	551639.949	1374465.138
3189	551576.501	1374468.060
3324	551551.339	1375025.853

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 AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James R. Meeks 10/07/03
 JAMES ROBERT MEEKS
 PROF. LAND SURVEYOR #10857 DATE

Arnold Sagner 10/07/03
 ARNOLD SAGNER, MANAGING PARTNER
 BLUE STREAM LLC DATE



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

Penny Borenstein M.D. 10/24/03
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Arnold Sagner 11/14/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David L. Cagle 10/24/03
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, OWNER 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 7TH DAY OF OCTOBER 2003.

Arnold Sagner 10/07/03
 ARNOLD SAGNER, MANAGING PARTNER DATE
 BLUE STREAM 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 AND THE LAND CONVEYED BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 19, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083 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 10/07/03
 JAMES ROBERT MEEKS, PROF. LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16445 ON 12-30-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE OAKS AT WATERS EDGE BUILDABLE PARCEL A-1
 A RESUBDIVISION OF BLUE STREAM PROPERTY
 NON-BUILDABLE PARCEL 'A'
 ZONED R-MH
 TAX MAP No. 43 BLO: 4 PARCEL No. 279,
 AND PLO 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 OCTOBER 7, 2003
 GRAPHIC SCALE

SCALE: 1" = 50'
 SHEET No. 5 OF 8

F 02-72

M:\PROJECTS\2019178\ SURV\APP_S.DWG

NON-TIDAL WETLAND AREA SHEET 7 OF 8 BEARING TABLE		
No.	BEARING	DISTANCE
L380	S 76°38'35"W	34.05'
L381	N 87°37'08"W	47.37'
L382	S 66°11'05"W	19.49'
L383	S 80°22'09"W	24.72'
L384	N 89°25'31"W	47.08'
L385	N 82°06'11"W	35.93'
L386	S 78°09'39"W	23.18'
L387	N 82°22'43"W	35.32'
L388	N 58°18'11"W	37.62'
L389	N 67°29'03"W	41.68'
L390	S 62°04'18"W	30.04'
L391	N 46°02'52"W	60.33'
L392	N 51°34'01"W	30.01'
L393	N 13°52'41"W	21.17'
L394	S 76°19'29"E	23.49'
L395	S 66°51'08"E	29.86'
L396	S 12°02'49"W	16.58'
L397	S 77°12'43"E	39.15'
L398	S 86°26'16"E	67.78'
L399	S 01°57'08"E	25.85'
L400	S 43°43'55"E	32.50'
L401	S 87°50'33"E	59.57'
L402	N 85°03'19"E	28.77'
L403	S 88°37'07"E	57.12'
L404	N 60°04'34"E	19.45'
L405	N 80°01'49"E	28.76'
L406	N 88°19'02"E	21.92'
L407	N 80°13'45"E	18.96'
L408	N 47°56'43"E	26.90'
L409	N 34°54'28"E	25.90'
L410	N 01°14'49"E	29.61'
L411	N 22°57'25"W	18.17'
L412	N 52°06'27"W	27.77'
L413	S 84°26'49"W	18.30'
L414	S 84°26'49"W	19.54'
L415	S 07°50'10"E	12.95'
L416	S 47°19'48"E	22.25'
L417	S 38°02'23"E	17.78'
L418	S 71°07'44"W	12.75'
L419	N 55°02'50"W	24.02'
L420	N 30°29'31"W	29.92'
L421	N 51°56'21"W	32.62'
L422	N 76°05'13"W	28.24'
L423	N 62°26'47"W	29.69'
L424	N 60°14'33"W	44.21'
L425	N 59°37'34"W	24.62'
L426	N 67°38'59"W	47.45'
L427	N 64°42'59"W	46.63'
L428	N 53°32'30"W	123.00'
L429	N 36°52'18"W	28.99'
L430	N 15°22'19"E	12.84'

NON-TIDAL WETLAND AREA SHEET 6 OF 8 BEARING TABLE		
No.	BEARING	DISTANCE
L144	N 60°33'40" W	30.00'
L145	N 39°13'14" W	24.58'
L146	N 71°41'47" W	25.80'
L147	N 59°18'30" W	25.14'
L148	S 89°39'20" W	39.90'
L149	N 65°04'28" W	21.27'
L150	N 75°42'33" W	33.98'
L151	N 78°58'14" W	20.44'
L152	N 49°00'48" W	22.56'
L153	N 74°49'18" W	33.38'
L154	N 46°44'14" W	38.15'
L155	N 43°55'59" W	55.16'
L156	S 42°37'51" W	4.75'
L157	S 19°26'09" E	35.15'
L158	S 55°13'34" E	102.30'
L159	S 69°36'05" E	27.94'
L160	S 57°35'01" E	31.17'
L161	S 69°25'27" E	27.17'
L162	S 77°09'24" E	40.10'
L163	S 67°42'27" E	18.99'
L164	S 44°48'32" E	31.76'
L165	S 56°01'19" E	36.75'
L166	S 44°22'26" E	58.27'
L167	S 38°17'29" W	15.46'
L168	S 55°05'09" W	32.35'
L169	S 48°00'15" W	33.42'
L170	S 37°28'47" W	29.93'
L171	S 41°49'59" W	31.35'

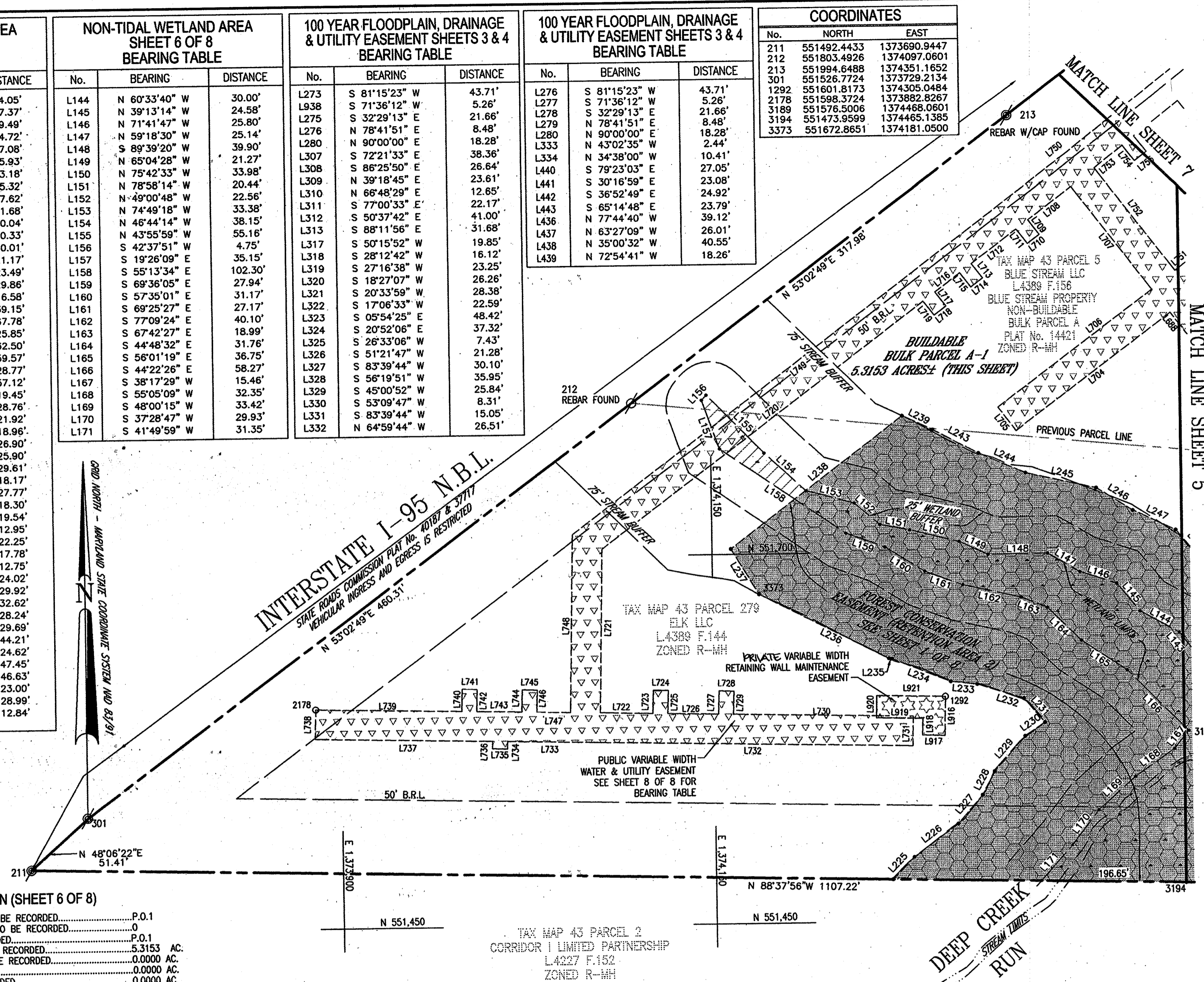
100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT SHEETS 3 & 4 BEARING TABLE		
No.	BEARING	DISTANCE
L273	S 81°15'23" W	43.71'
L274	S 71°36'12" W	5.26'
L275	S 32°29'13" E	21.66'
L276	N 78°41'51" E	8.48'
L277	N 90°00'00" E	18.28'
L278	S 72°21'33" E	38.36'
L279	S 86°25'50" E	33.98'
L280	N 39°18'45" E	23.61'
L281	N 66°48'29" E	12.65'
L282	S 77°00'33" E	22.17'
L283	S 50°37'42" E	41.00'
L284	S 88°11'56" E	31.68'
L285	S 50°15'52" W	19.85'
L286	S 28°12'42" W	16.12'
L287	S 27°16'38" W	23.25'
L288	S 18°27'07" W	26.26'
L289	S 20°33'59" W	28.38'
L290	S 17°06'33" W	22.59'
L291	S 05°54'25" E	48.42'
L292	S 20°52'06" E	37.32'
L293	S 26°33'06" W	7.43'
L294	S 51°21'47" W	21.28'
L295	S 83°39'44" W	30.10'
L296	S 56°19'51" W	35.95'
L297	S 45°00'52" W	25.84'
L298	S 53°09'47" W	8.31'
L299	S 83°39'44" W	15.05'
L300	N 64°59'44" W	26.51'

100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT SHEETS 3 & 4 BEARING TABLE		
No.	BEARING	DISTANCE
L276	S 81°15'23" W	43.71'
L277	S 71°36'12" W	5.26'
L278	S 32°29'13" E	21.66'
L279	N 78°41'51" E	8.48'
L280	N 90°00'00" E	18.28'
L281	S 72°21'33" E	38.36'
L282	S 86°25'50" E	33.98'
L283	N 39°18'45" E	23.61'
L284	N 66°48'29" E	12.65'
L285	S 77°00'33" E	22.17'
L286	S 50°37'42" E	41.00'
L287	S 88°11'56" E	31.68'
L288	S 50°15'52" W	19.85'
L289	S 28°12'42" W	16.12'
L290	S 27°16'38" W	23.25'
L291	S 18°27'07" W	26.26'
L292	S 20°33'59" W	28.38'
L293	S 17°06'33" W	22.59'
L294	S 05°54'25" E	48.42'
L295	S 20°52'06" E	37.32'
L296	S 26°33'06" W	7.43'
L297	S 51°21'47" W	21.28'
L298	S 83°39'44" W	30.10'
L299	S 56°19'51" W	35.95'
L300	S 45°00'52" W	25.84'
L301	S 53°09'47" W	8.31'
L302	S 83°39'44" W	15.05'
L303	N 64°59'44" W	26.51'

COORDINATES		
No.	NORTH	EAST
211	551492.4433	1373690.9447
212	551803.4926	1374097.0601
213	551994.6488	1374351.1652
301	551526.7724	1373729.2134
1292	551601.8173	1374305.0484
2178	551598.3724	1373882.8267
3189	551576.5006	1374468.0601
3194	551473.9599	1374465.1385
3373	551672.8651	1374181.0500

100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT SHEETS 3 & 4 BEARING TABLE		
No.	BEARING	DISTANCE
L934	N 90°00'00" E	52.43'
L935	S 52°26'53" E	9.01'
L936	N 90°00'00" E	134.46'
L937	S 10°28'17" W	46.56'
L938	N 59°02'27" W	7.45'
L939	N 59°02'27" W	2.24'
L940	S 52°26'53" E	18.24'
L941	N 45°00'52" E	11.02'
L942	S 10°28'17" W	15.08'

PUBLIC RETAINING WALL MAINTENANCE EASEMENT BEARING TABLE		
No.	BEARING	DISTANCE
L916	S 01°22'04" W	26.34'
L917	N 88°37'56" W	15.00'
L918	N 01°22'04" E	11.34'
L919	N 88°37'56" W	31.11'
L920	N 01°22'04" E	15.00'
L921	S 88°37'56" E	46.11'



AREA TABULATION (SHEET 6 OF 8)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	P.O.1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	P.O.1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	5.3153 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC.
TOTAL AREA TO BE RECORDED.....	5.3153 AC.

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

Penny Borenstein M.D. 10/24/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark S. Luger 10/24/03
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, OWNER 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 17TH DAY OF OCTOBER 2003.

Arnold Sagner 10/24/03
ARNOLD SAGNER, MANAGING PARTNER
BLUE STREAM LLC DATE

Megan Ruggeri
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 AND THE LAND CONVEYED BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 19, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083 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 10/07/03
JAMES ROBERT MEEKS, PROF. LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16446 ON 12-30-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**THE OAKS AT WATERS' EDGE
BUILDABLE PARCEL A-1**
A RESUBDIVISION OF BLUE STREAM PROPERTY
NON-BUILDABLE PARCEL 'A'
ZONED R-MH
TAX MAP No. 43 BLK: 4 PARCEL No. 279,
AND P/O 5
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 7, 2003
GRAPHIC SCALE

50' 0 50' 100' 150'

SCALE: 1" = 50'
SHEET No. 6 OF 8

F 02-72



THE REQUIREMENTS OF 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.

James R. Meeks 10/07/03
JAMES ROBERT MEEKS
PROF. LAND SURVEYOR #10857 DATE

Arnold Sagner 10/24/03
ARNOLD SAGNER, MANAGING PARTNER
BLUE STREAM LLC DATE

INTERSTATE I-95 N.B.L.

STATE ROADS COMMISSION PLAT No. 40187 & 37717
VEHICULAR INGRESS & EGRESS IS RESTRICTED

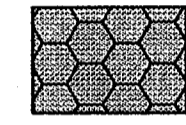
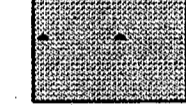
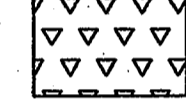

CURVE TABLE						
CURVE No.	RADIUS	TANGENT	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
⑥	3969.72'	371.15'	740.14'	10°40'57"	N 47°44'20"E	739.07'

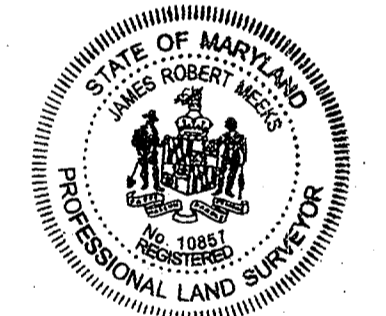
AREA TABULATION (SHEET 7 OF 8)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	P.O.1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	P.O.1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	9.2937 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC.
TOTAL AREA TO BE RECORDED.....	9.2937 AC.

COORDINATES

No.	NORTH	EAST
225	552491.6809	1374898.1436
262	551865.3168	1374952.2411
263	551737.1695	1374770.0438
1300	551859.7966	1374913.7360
2914	552188.7051	1374809.4994
3140	552443.0269	1374852.9683
3141	552125.5853	1375312.6804
3572	551936.2768	1374702.3928

-  FOREST CONSERVATION EASEMENT (RETENTION AREA 1) 1.5711 ACRES ± TOTAL
-  NON-TIDAL WETLAND LIMITS
-  PUBLIC WATER & UTILITY EASEMENT
-  PRIVATE RETAINING WALL MAINTENANCE EASEMENT



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 AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James R. Meeks 10/07/03
JAMES ROBERT MEEKS DATE
PROF. LAND SURVEYOR #10857

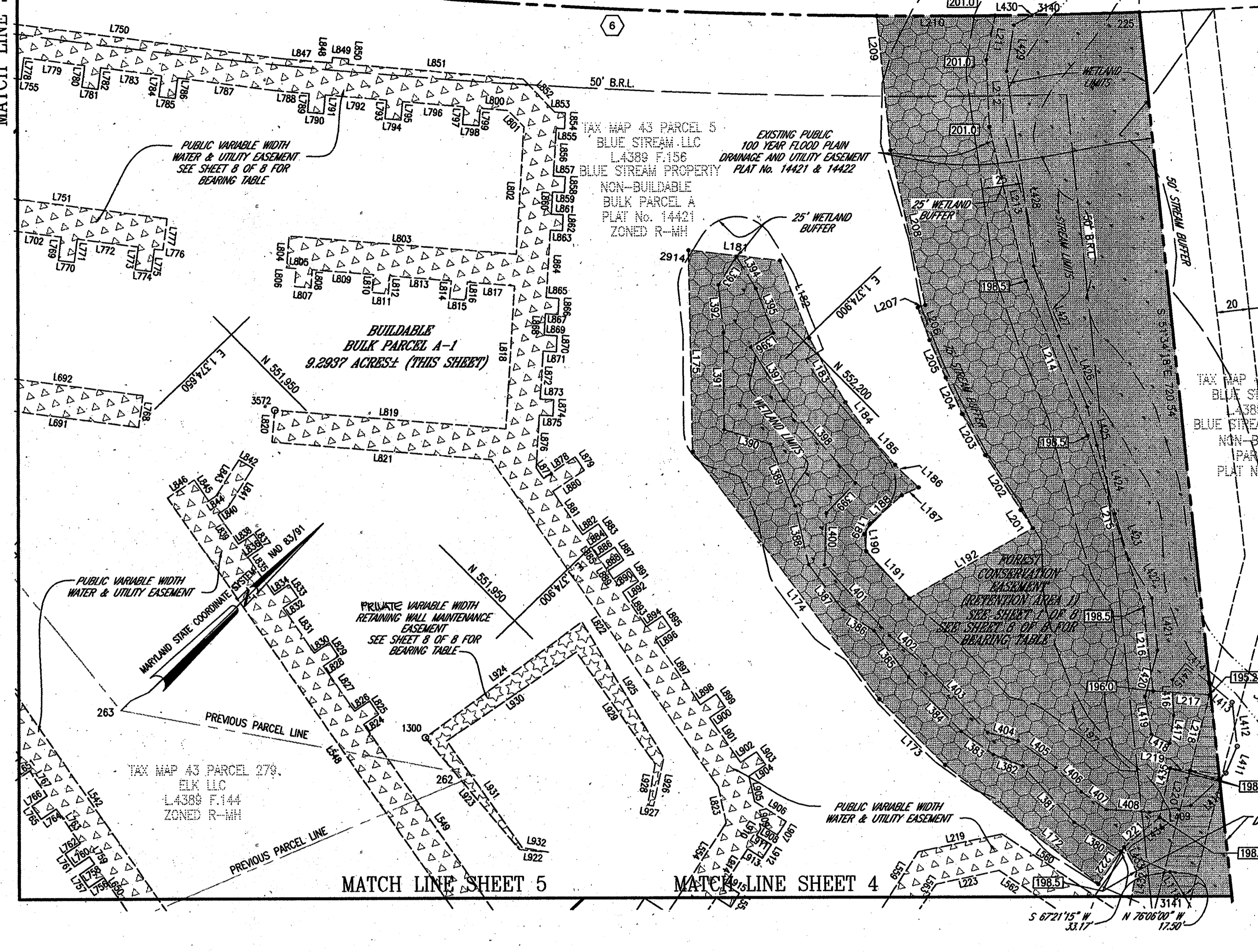
Arnold Sagner 10/07/03
ARNOLD SAGNER, MANAGING PARTNER DATE
BLUE STREAM LLC

MATCH LINE SHEET 6

MATCH LINE SHEET 5

MATCH LINE SHEET 5

MATCH LINE SHEET 4



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

Perry Borenstein 10/24/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Arnold Sagner 11/14/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Arnold Sagner 10/07/03
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, OWNER 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 7TH DAY OF OCTOBER, 2003.

Arnold Sagner 10/07/03
ARNOLD SAGNER, MANAGING PARTNER DATE
Megan Ruggieri
WITNESS

SURVEYOR'S CERTIFICATE

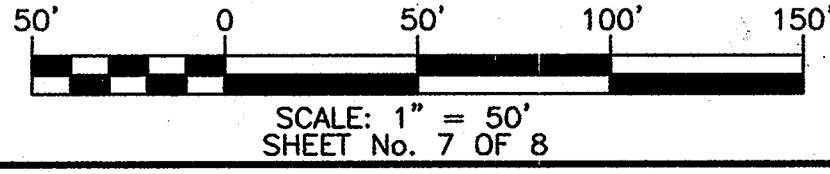
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THE LAND CONVEYED BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 19, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083 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 10/07/03
JAMES ROBERT MEEKS, PROF. LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16447 ON 12-30-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE OAKS AT WATERS EDGE
BUILDABLE PARCEL A-1
A RESUBDIVISION OF BLUE STREAM PROPERTY
NON-BUILDABLE PARCEL 'A'
ZONED R-MH
TAX MAP No. 43 BLK: 4 PARCEL No. 279,
AND P.O. 5
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 7, 2003
GRAPHIC SCALE



SCALE: 1" = 50'
SHEET No. 7 OF 8

**FOREST CONSERVATION EASEMENT
RETENTION AREA 1
BEARING TABLE**

No.	BEARING	DISTANCE
L172	S 82°35'45" W	120.59'
L173	S 89°44'37" W	57.84'
L174	N 82°23'00" W	192.92'
L175	N 46°51'44" W	125.96'
L181	N 50°59'01" E	56.81'
L182	S 66°09'47" E	51.83'
L183	S 74°47'36" E	45.87'
L184	S 81°20'36" E	24.52'
L185	S 86°24'23" E	25.20'
L186	N 88°30'38" E	20.23'
L187	S 19°17'26" W	11.32'
L188	S 02°08'37" W	26.75'
L189	S 19°14'20" E	7.48'
L190	S 52°31'31" E	10.86'
L191	S 87°30'28" E	39.54'
L192	N 14°25'18" E	88.21'
L201	N 79°00'22" W	13.69'
L202	N 78°14'47" W	40.69'
L203	N 74°41'28" W	29.57'
L204	N 69°58'59" W	24.73'
L205	N 68°36'46" W	25.28'
L206	N 65°21'32" W	21.62'
L207	N 24°38'28" E	4.79'
L208	N 58°02'33" W	99.37'
L209	N 51°29'52" W	83.97'
L210	N 44°13'09" E	73.09'
L211	S 34°36'39" E	28.08'
L212	S 48°06'56" E	41.48'
L213	S 58°42'21" E	99.40'
L214	S 67°16'18" E	103.90'
L215	S 63°33'57" E	112.68'
L216	S 52°07'13" E	52.49'
L217	N 48°14'32" E	34.96'
L218	S 31°29'03" E	49.09'
L219	S 50°57'36" W	12.42'
L220	S 33°28'55" E	31.33'
L221	S 03°47'12" W	28.63'
L222	S 11°02'06" E	28.16'

**PUBLIC WATER & UTILITY EASEMENT
FROM SHEET 6 OF 8
BEARING TABLE**

No.	BEARING	DISTANCE
L704	S 53°02'49" W	130.57'
L705	N 36°57'11" W	20.00'
L706	N 53°02'49" E	130.47'
L707	N 37°13'59" W	88.23'
L708	S 52°46'01" W	36.70'
L709	S 37°13'59" E	12.50'
L710	S 53°02'49" W	10.00'
L711	N 37°13'59" W	12.45'
L712	S 52°46'01" W	38.00'
L713	S 37°13'59" E	12.26'
L714	S 53°02'49" W	10.00'
L715	N 37°13'59" W	12.21'
L716	S 52°46'01" W	21.00'
L717	S 37°13'59" E	12.10'
L718	S 53°02'49" W	10.00'
L719	N 37°13'59" W	12.05'
L720	S 52°46'01" W	273.25'
L721	S 01°22'04" W	110.90'
L722	S 88°37'56" E	35.37'
L723	N 01°22'04" E	15.62'
L724	S 88°37'56" E	10.00'
L725	S 01°22'04" W	15.67'
L726	S 88°37'56" E	34.00'
L727	N 01°22'04" E	15.67'
L728	S 88°37'56" E	10.00'
L729	S 01°22'04" W	15.67'
L730	S 88°39'14" E	120.55'
L731	S 01°22'04" W	20.00'
L732	N 88°37'56" W	214.15'
L733	N 88°37'56" W	57.79'
L734	S 01°22'04" W	5.00'
L735	N 88°37'56" W	10.00'
L736	N 01°22'04" E	5.00'
L737	N 88°37'56" W	118.69'
L738	N 01°22'04" E	20.00'
L739	S 88°37'56" E	97.81'
L740	N 01°22'04" E	14.95'
L741	S 88°37'56" E	10.00'
L742	S 01°22'04" W	14.95'
L743	S 88°37'56" E	30.28'
L744	N 01°22'04" E	14.95'
L745	S 88°37'56" E	10.00'
L746	S 01°22'04" W	14.95'
L747	S 88°37'56" E	22.63'
L748	N 01°22'04" E	120.52'
L749	N 52°46'01" E	418.50'
L750	N 51°51'07" E	200.65'
L751	S 51°51'07" W	136.55'
L752	N 37°13'59" W	88.03'
L753	N 51°51'07" E	24.15'
L754	S 38°08'53" E	13.34'
L755	N 52°14'45" E	10.00'

**PUBLIC WATER & UTILITY EASEMENT
FROM SHEET 7 OF 8
BEARING TABLE**

No.	BEARING	DISTANCE
L756	S 09°55'33" W	11.36'
L757	N 80°04'27" W	10.00'
L758	N 09°55'33" E	11.36'
L759	N 80°04'27" W	5.67'
L760	S 09°55'33" W	11.36'
L761	N 80°04'27" W	10.00'
L762	N 09°55'33" E	11.36'
L763	N 80°04'27" W	26.32'
L764	S 09°55'33" W	11.36'
L765	N 80°04'27" W	10.00'
L766	N 09°55'33" E	11.36'
L767	N 80°04'27" W	20.00'
L768	N 38°08'53" W	20.00'
L769	S 38°08'53" E	14.82'
L770	N 51°38'53" E	10.00'
L771	N 38°08'53" W	14.78'
L772	N 51°51'07" E	38.00'
L773	S 38°08'53" E	14.42'
L774	N 50°58'06" E	10.00'
L775	N 38°08'53" W	14.27'
L776	N 51°51'07" E	5.38'
L777	N 38°08'53" W	20.00'
L778	N 38°08'53" W	13.41'
L779	N 51°51'07" E	38.00'
L780	S 38°08'53" E	13.44'
L781	N 51°33'59" E	10.00'
L782	N 38°08'53" W	13.39'
L783	N 51°51'07" E	38.00'
L784	S 38°08'53" E	12.98'
L785	N 50°53'12" E	10.00'
L786	N 38°08'53" W	12.81'
L787	N 51°51'07" E	61.20'
L788	N 49°13'50" E	20.53'
L789	S 40°46'10" E	11.48'
L790	N 49°38'45" E	10.00'
L791	N 40°46'10" W	11.55'
L792	N 49°13'50" E	38.00'
L793	S 40°46'10" E	11.60'
L794	N 48°57'58" E	10.00'
L795	N 40°46'10" W	11.56'
L796	N 49°13'50" E	38.00'
L797	S 40°46'10" E	11.16'
L798	N 48°17'12" E	10.00'
L799	N 40°46'10" W	10.99'
L800	N 49°13'50" E	17.23'
L801	S 89°35'18" E	14.00'
L802	S 42°18'27" E	80.20'
L803	S 49°01'43" W	140.66'
L804	S 40°58'17" E	20.00'
L805	N 49°01'43" E	5.96'
L806	S 40°58'17" E	11.41'
L807	N 49°01'43" E	10.00'
L808	N 40°58'17" W	11.41'

**PUBLIC WATER & UTILITY EASEMENT
FROM SHEET 7 OF 8
BEARING TABLE**

No.	BEARING	DISTANCE
L809	N 49°01'43" E	38.00'
L810	S 40°58'17" E	11.41'
L811	N 49°01'43" E	10.00'
L812	N 40°58'17" W	11.41'
L813	N 49°01'43" E	38.00'
L814	S 40°58'17" E	11.41'
L815	N 49°01'43" E	10.00'
L816	N 40°58'17" W	11.41'
L817	N 49°01'43" E	29.17'
L818	S 42°18'27" E	89.28'
L819	S 49°01'43" W	143.16'
L820	S 40°58'17" E	20.00'
L821	N 49°01'43" E	135.71'
L822	S 80°04'27" E	248.08'
L823	S 57°53'48" E	23.08'
L824	N 09°55'33" E	11.21'
L825	N 80°04'27" W	10.00'
L826	S 09°55'33" W	11.21'
L827	N 80°04'27" W	34.00'
L828	N 09°55'33" E	11.21'
L829	N 80°04'27" W	10.00'
L830	S 09°55'33" W	11.21'
L831	N 80°04'27" W	34.00'
L832	N 09°55'33" E	11.21'
L833	N 80°04'27" W	10.00'
L834	S 09°55'33" W	11.21'
L835	N 80°04'27" W	28.52'
L836	N 09°55'33" E	11.21'
L837	N 80°04'27" W	10.00'
L838	S 09°55'33" W	11.21'
L839	N 80°04'27" W	22.65'
L840	N 09°55'33" E	7.58'
L841	N 13°50'41" W	28.72'
L842	S 76°09'19" W	10.00'
L843	S 13°50'41" E	26.61'
L844	S 09°55'33" W	5.48'
L845	N 80°04'27" W	15.89'
L846	S 09°55'33" W	20.00'
L847	N 49°13'50" E	32.55'
L848	N 40°46'10" W	3.34'
L849	N 49°13'50" E	10.00'
L850	S 40°46'10" E	3.34'
L851	N 49°13'50" E	108.27'
L852	S 89°35'18" E	28.22'
L853	N 47°41'33" E	6.55'
L854	S 42°18'27" E	10.00'
L855	S 47°41'33" W	5.04'
L856	S 42°18'27" E	30.00'
L857	N 47°41'33" E	7.27'
L858	S 42°42'51" E	10.00'
L859	S 47°41'33" W	7.35'
L860	S 42°18'27" E	14.03'
L861	N 47°41'33" E	7.44'
L862	S 42°42'51" E	10.00'
L863	S 47°41'33" W	7.52'

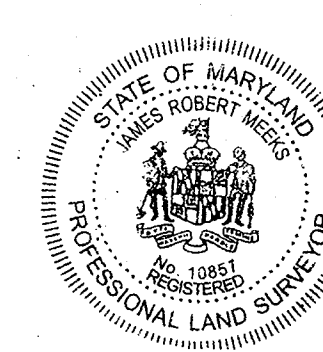
**PUBLIC WATER & UTILITY EASEMENT
FROM SHEET 7 OF 8
BEARING TABLE**

No.	BEARING	DISTANCE
L864	S 42°18'27" E	42.59'
L865	N 47°41'33" E	7.82'
L866	S 42°42'51" E	10.00'
L867	S 47°41'33" W	7.89'
L868	S 42°18'27" E	13.38'
L869	N 47°41'33" E	7.98'
L870	S 42°42'51" E	10.00'
L871	S 47°41'33" W	8.05'
L872	S 42°18'27" E	30.00'
L873	N 47°41'33" E	8.27'
L874	S 42°42'51" E	10.00'
L875	S 47°41'33" W	8.34'
L876	S 42°18'27" E	32.83'
L877	S 80°04'27" E	8.02'
L878	N 09°55'33" E	23.57'
L879	S 80°04'27" E	10.00'
L880	S 09°55'33" W	23.57'
L881	S 80°04'27" E	32.63'
L882	N 09°55'33" E	11.89'
L883	S 80°04'27" E	10.00'
L884	S 09°55'33" W	11.89'
L885	S 80°04'27" E	7.70'
L886	N 09°55'33" E	11.89'
L887	S 80°04'27" E	10.00'
L888	S 09°55'33" W	11.89'
L889	S 80°04'27" E	6.16'
L890	N 09°55'33" E	11.89'
L891	S 80°04'27" E	10.00'
L892	S 09°55'33" W	11.89'
L893	S 80°04'27" E	25.96'
L894	N 09°55'33" E	11.89'
L895	S 80°04'27" E	10.00'
L896	S 09°55'33" W	11.89'
L897	S 80°04'27" E	49.00'
L898	N 09°55'33" E	11.89'
L899	S 80°04'27" E	10.00'
L900	S 09°55'33" W	11.89'
L901	S 80°04'27" E	34.00'
L902	N 09°55'33" E	11.89'
L903	S 80°04'27" E	10.00'
L904	S 09°55'33" W	12.40'
L905	S 57°53'48" E	16.31'
L906	N 77°06'12" E	23.19'
L907	S 12°53'48" E	10.00'
L908	S 77°06'12" W	13.19'
L909	S 57°53'48" E	3.49'
L910	S 12°53'48" E	4.77'
L911	N 77°06'12" E	10.73'
L912	S 12°53'48" E	10.00'
L913	S 77°06'12" W	10.73'
L914	S 12°53'48" E	26.24'
L915	N 77°06'12" E	10.73'
L219	N 32°06'12" E	52.78'
L223	S 32°06'12" W	39.94'

**RETAINING WALL MAINTENANCE
EASEMENT FROM SHEET 7 OF 8
BEARING TABLE**

No.	BEARING	DISTANCE
L922	S 49°38'36" W	17.74'
L923	N 85°10'43" W	91.15'
L924	N 07°31'32" E	120.49'
L925	S 76°27'44" E	99.00'
L926	S 33°34'46" E	30.82'
L927	S 54°25'06" W	3.60'
L928	N 35°34'54" W	26.15'
L929	N 80°27'31" W	85.26'
L930	S 09°32'29" W	97.31'
L931	S 80°27'31" E	81.58'
L932	N 54°26'08" E	16.19'

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 AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.



James R. Meeks 10/07/03
DATE
JAMES ROBERT MEEKS
PROF. LAND SURVEYOR #10857

Arnold Sagner 10/07/03
DATE
ARNOLD SAGNER, MANAGING PARTNER
BLUE STREAM LLC

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

Penny Borenstein M.D. 10/24/03
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Arnold Sagner 11/14/03
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Dan L. Leary 12/23/03
DATE
DIRECTOR

OWNER'S CERTIFICATE

WE, BLUE STREAM LLC, OWNER 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 7TH DAY OF OCTOBER 2003.

Arnold Sagner 10/07/03
DATE
ARNOLD SAGNER, MANAGING PARTNER
BLUE STREAM 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 CONVEY