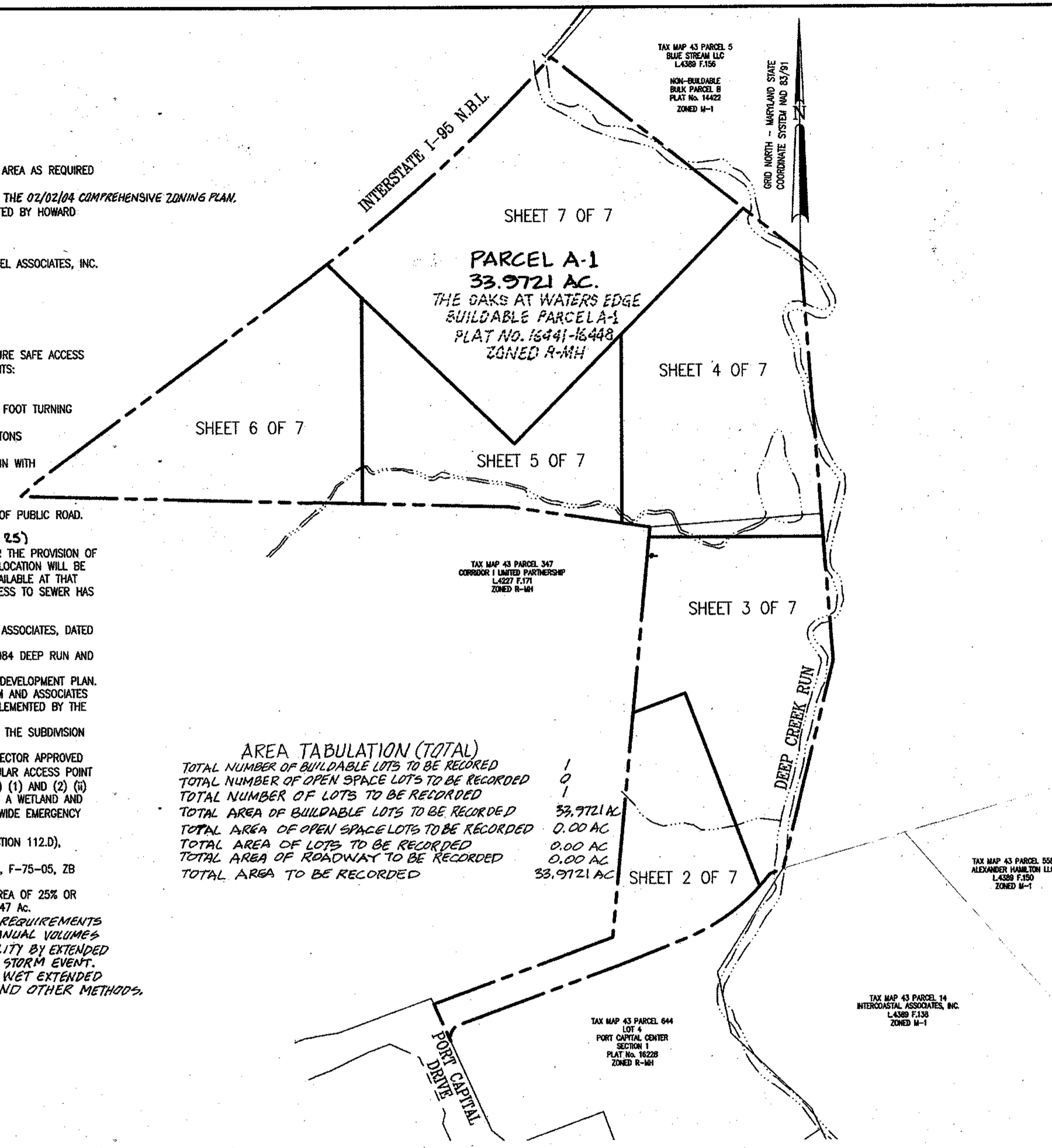


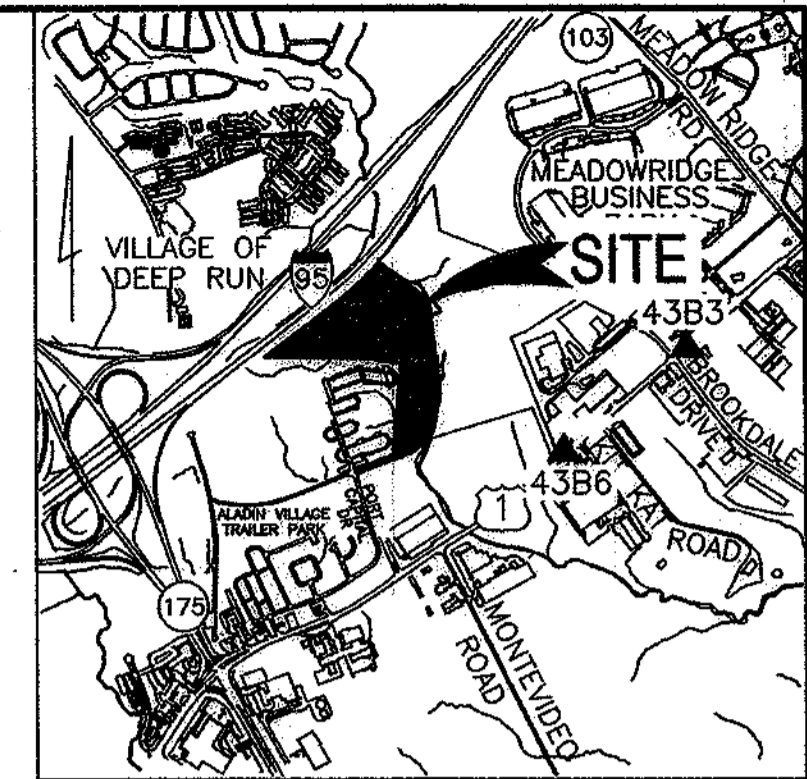
GENERAL NOTES

- 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, PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- 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 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 CONSERVATION PROVIDED PER F-04-72.
- STORMWATER MANAGEMENT PROVIDED PER SDP-03-41 (SEE NOTE # 25)
- 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 (c) 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, SDP-03-154.
- THE GROSS AREA OF 100 YEAR FLOODPLAIN = 4.86 AC. AND THE GROSS AREA OF 25% OR GREATER STEEP SLOPES = 1.84 AC. AND THE NET AREA OF PARCEL A-1 = 27.47 AC.
- THE DESIGN FOR SWM PHASE I IS GRANDFATHERED FROM REQUIREMENTS OF THE MDE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II UNDER P-00-19. PHASE I PROVIDES WATER QUALITY BY EXTENDED DETENTION AND MANAGEMENT OF THE 2 YR & 10 YR STORM EVENT. PHASE II PROVIDES THE REQUIRED WQV AND CPV BY WET EXTENDED DETENTION, REPAIR IS PROVIDED BY GRASS SWALES AND OTHER METHODS.



AREA TABULATION (TOTAL)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	33.9721 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC
TOTAL AREA OF LOTS TO BE RECORDED	0.00 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00 AC
TOTAL AREA TO BE RECORDED	33.9721 AC



VICINITY MAP
SCALE 1" = 2000'



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 5/20/04
 JAMES ROBERT MEEKS DATE
 PROF. LAND SURVEYOR #10857

Arnold Sagner 5/20/04
 ARNOLD SAGNER, AUTHORIZED PERSON DATE
 BLUE STREAM LLC

Edward W. Gold 5/20/04
 EDWARD W. GOLD, VICE PRESIDENT DATE
 RYLAND GROUP, INC

John W. Meade 5/20/04
 JOHN W. MEADE, PRESIDENT DATE
 THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC

Arnold Sagner 5/20/04
 ARNOLD SAGNER, VICE PRESIDENT DATE
 THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC

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

OWNER/DEVELOPER
 RYLAND GROUP, INC
 7250 PARKWAY DRIVE, SUITE 520
 HANOVER, MARYLAND 21078
 (410) 712-2412

OWNER/DEVELOPER
 THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, INC
 C/O ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21041

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.
Benny Bonar 6-23-04
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mark A. Ziegler 6/18/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark A. Ziegler 7/2/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

BLUE STREAM LLC, THE OAKS AT WATERS EDGE HOMEOWNERS ASSOC., INC., RYLAND GROUP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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 20 DAY OF MAY 2004

Arnold Sagner 5/20/04
 ARNOLD SAGNER, AUTHORIZED PERSON, BLUE STREAM, LLC DATE
Arnold Sagner 5/20/04
 ARNOLD SAGNER, VICE PRESIDENT, THE OAKS AT WATERS EDGE (H.O.A.) DATE
John W. Meade 5/20/04
 JOHN W. MEADE, PRESIDENT, THE OAKS AT WATERS EDGE (H.O.A.) DATE
Edward W. Gold 5/20/04
 EDWARD W. GOLD, VICE-PRESIDENT, RYLAND GROUP, INC DATE

James R. Meeks
 WITNESS
James R. Meeks
 WITNESS
Kevin H. Hild
 WITNESS
Kevin H. Hild
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION 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, AND BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 13, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083, AND BY BLUE STREAM LLC TO RYLAND GROUP, INC., BY DEED DATED JANUARY 8, 2004 AND RECORDED IN LIBER 8022 AT FOLIO 472, AND BY BLUE STREAM LLC TO THE OAKS AT WATERS EDGE HOMEOWNERS ASSOC., INC. BY DEED DATED JANUARY 08, 2004 AND RECORDED IN LIBER 8066 AT FOLIO 085, ALL AMONG 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 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 5/20/04
 JAMES ROBERT MEEKS, PROF. LAND SURVEYOR #10857 DATE

THE PURPOSE OF THIS REVISION PLAT IS TO CREATE ADDITIONAL PUBLIC WATER AND UTILITY EASEMENT ON PARCEL A-1 & RENAME BUILDABLE PARCELA-1 AS PARCELA-1

RECORDED AS PLAT No. 16799 ON 7-9-04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
 THE OAKS AT WATERS EDGE
 PARCEL A-1
 A REVISION TO BUILDABLE PARCEL A-1,
 THE OAKS AT WATERS EDGE
 ZONED R-MH
 TAX MAP 43 BLOCK: 4 PARCEL 647
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 MAY 20, 2004
 GRAPHIC SCALE

200' 0 200' 400' 600'
 SCALE: 1" = 200'
 SHEET No. 1 OF 7

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COORDINATES

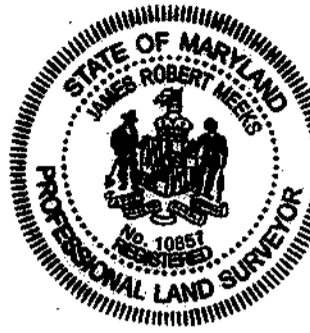
No.	NORTH	EAST
208	550475.833	1375027.845
310	550324.132	1374620.528
311	550235.479	1374660.262
369	550275.855	1374677.160
370	550415.237	1375051.397
371	550472.980	1375193.849

AREA TABULATION (SHEET 2 OF 7)

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.

- FOREST CONSERVATION EASEMENT (REFORESTATION AREA A) PER PLAT No. 16441-16448
- NON-TIDAL WETLAND LIMITS PER PLAT No. 16441-16448
- NON-TIDAL WETLAND AREA TO BE DISTURBED PER PLAT No. 16441-16448
- EXISTING 100 YEAR FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT PLAT No. 14421 & 14422.
- PUBLIC RETAINING WALL MAINTENANCE EASEMENT PER PLAT No. 16441-16448
- EX. PUBLIC WATER & UTILITY EASEMENT PER PLAT No. 16441-16442
- PUBLIC WATER & UTILITY 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 THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.



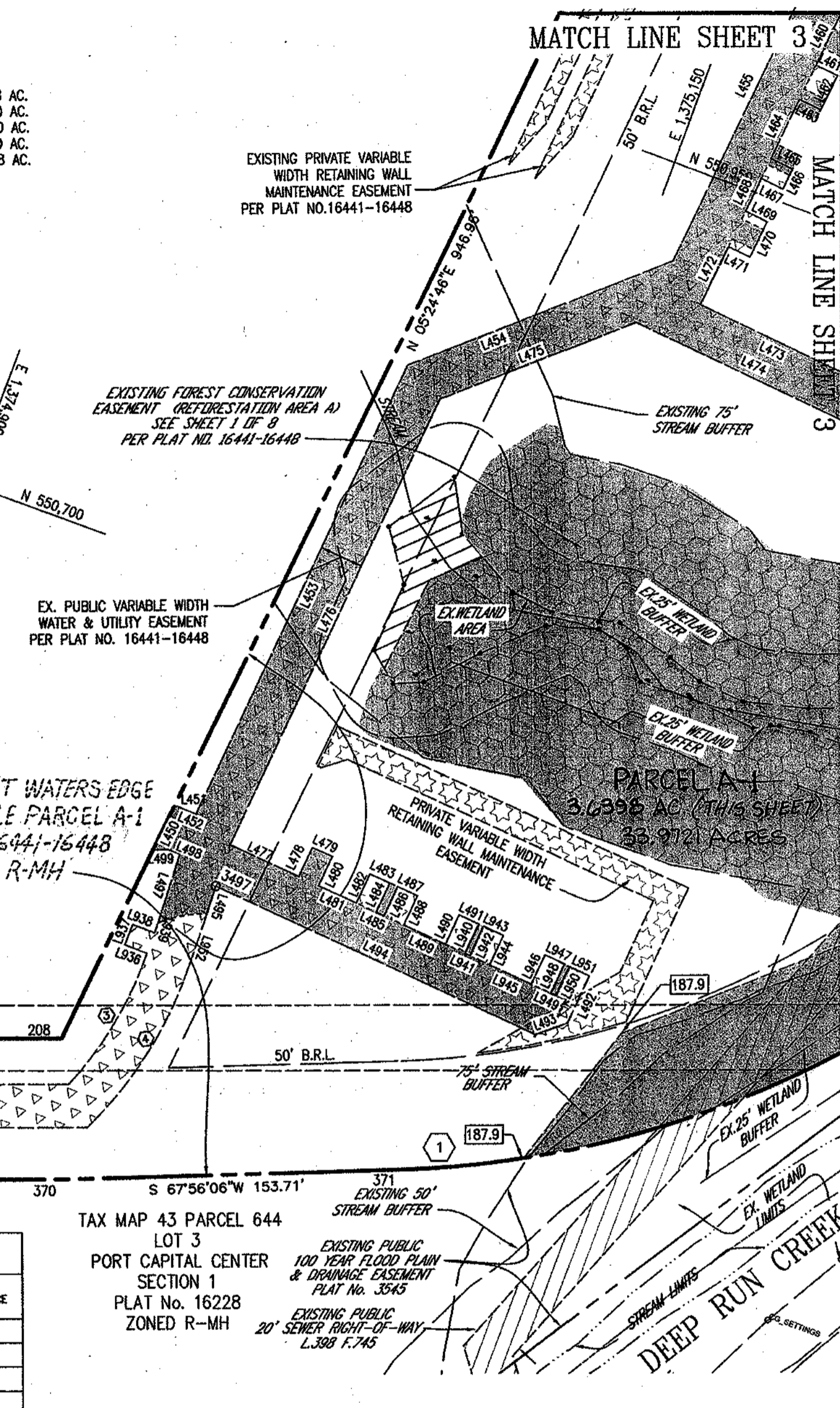
James R. Meeks 5/20/04
 JAMES ROBERT MEEKS DATE
 PROF. LAND SURVEYOR #10857

Arnold Sagner 5/20/04
 ARNOLD SAGNER, AUTHORIZED PERSON DATE
 BLUE STREAM LLC

Edward W. Gold 5/20/04
 EDWARD W. GOLD, VICE PRESIDENT DATE
 RYLAND GROUP, INC

John W. Meade 5/20/04
 JOHN W. MEADE, PRESIDENT DATE
 THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC

Arnold Sagner 5/20/04
 ARNOLD SAGNER, VICE PRESIDENT DATE
 THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC



PUBLIC WATER & UTILITY EASEMENT BEARING TABLE

No.	BEARING	DISTANCE
L933	N 65°49'30" E	67.63'
L934	N 67°36'59" E	33.08'
L935	N 69°30'57" E	335.48'
L936	N 89°21'30" W	10.77'
L937	N 00°38'30" E	10.00'
L938	S 89°21'30" E	10.71'
L939	N 01°50'55" W	5.01'
L497	N 02°54'39" W	32.94'
L498	N 88°10'32" W	5.30'
L499	S 69°25'30" W	7.39'
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'
L460	S 05°24'46" W	26.28'
L461	S 84°35'14" E	10.86'
L462	S 05°24'46" W	17.32'
L463	N 84°35'14" W	10.86'
L464	S 05°24'46" W	29.79'
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	16.46'
L469	S 84°35'14" E	10.86'
L470	S 05°24'46" W	17.92'
L471	N 84°35'14" W	10.86'
L472	S 05°24'46" W	29.38'
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	18.90'
L482	N 04°39'24" E	14.79'
L483	S 85°20'36" E	10.00'
L484	S 04°39'24" W	14.79'
L485	S 85°20'36" E	3.91'
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	20.90'
L490	N 04°39'24" E	14.79'
L491	S 85°20'36" E	10.00'
L940	S 04°39'24" W	14.79'
L941	S 85°20'36" E	2.33'
L942	N 04°39'24" E	14.79'
L943	S 85°20'36" E	10.00'
L944	S 04°39'24" W	14.79'
L945	S 85°20'36" E	20.88'
L946	N 04°39'24" E	14.79'
L947	S 85°20'36" E	10.00'
L948	S 04°39'24" W	14.79'
L949	S 85°20'36" E	2.36'
L950	N 04°39'24" E	14.79'
L951	S 85°20'36" E	10.00'
L492	S 04°39'24" W	23.93'
L493	S 49°39'24" W	15.36'
L494	N 85°20'36" W	160.89'
L495	S 02°54'39" E	13.39'
L952	S 01°27'54" E	26.14'
L953	S 69°30'57" W	343.89'
L954	S 67°36'56" W	31.88'
L955	S 65°49'30" W	67.61'
L956	N 24°08'30" W	20.00'

THE OAKS AT WATERS EDGE
 BUILDABLE PARCEL A-1
 PLAT NOS. 16441-16448
 ZONED R-MH

TAX MAP 43 PARCEL 347
 CORRIDOR I LIMITED PARTNERSHIP
 L.4227 F.171
 ZONED R-MH

EX. PUBLIC & PRIVATE
 30' RIGHT OF WAY
 LIBER 4389, FOLIO 156

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	170.52'	35.77'	70.51'	23°41'32"	N 10°24'22" E	70.01'
④	190.52'	44.57'	87.57'	26°20'06"	S 11°46'33" E	86.80'
⑤	399.00'	34.71'	69.25'	0°56'36"	S 57°42'15" W	69.16'

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

Penny Bonner 6-23-04
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Mark DeWeger 3/1/04
 CHIEF, DEVELOPMENT-ENGINEERING DIVISION DATE

Mark DeWeger 3/1/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

BLUE STREAM LLC, THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION (H.O.A.), AND RYLAND GROUP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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 PLANS 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 PLANS, 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 20th DAY OF MAY 2004

Arnold Sagner 5/20/04
 ARNOLD SAGNER, AUTHORIZED PERSON, BLUE STREAM, LLC DATE

Arnold Sagner 5/20/04
 ARNOLD SAGNER, VICE PRESIDENT, THE OAKS AT WATERS EDGE (H.O.A.) DATE

John W. Meade 5/20/04
 JOHN W. MEADE, PRESIDENT, THE OAKS AT WATERS EDGE (H.O.A.) DATE

Edward W. Gold 5/20/04
 EDWARD W. GOLD, VICE PRESIDENT, RYLAND GROUP, INC DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION 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, AND BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 13, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083, AND BY BLUE STREAM LLC TO RYLAND GROUP, INC., BY DEED DATED JANUARY 8, 2004 AND RECORDED IN LIBER 8022 AT FOLIO 472, AND BY BLUE STREAM LLC TO THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, INC. BY DEED DATED JANUARY 08, 2004 AND RECORDED IN LIBER 8066 AT FOLIO 085, ALL AMONG 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 5/20/04
 JAMES ROBERT MEEKS, PROF. LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16800 ON 7-9-04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

THE OAKS AT WATERS EDGE
 PARCEL A-1
 A REVISION TO BUILDABLE PARCEL A-1,
 THE OAKS AT WATERS EDGE
 ZONED R-MH
 TAX MAP 43 BLOCK: 4 PARCEL 647
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 MAY 20, 2004
 GRAPHIC SCALE

SCALE: 1" = 50'
 SHEET No. 2 OF 7

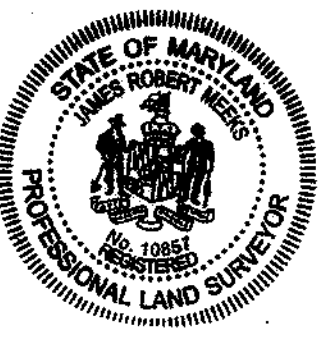
F-04-174

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COORDINATES

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

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 5/20/04
 JAMES ROBERT MECKS
 PROF. LAND SURVEYOR #10857

Arnold Sagner 5/20/04
 ARNOLD SAGNER, AUTHORIZED PERSON
 BLUE STREAM LLC

Edward W. Gold 5/20/04
 EDWARD W. GOLD, VICE PRESIDENT
 RYLAND GROUP, INC

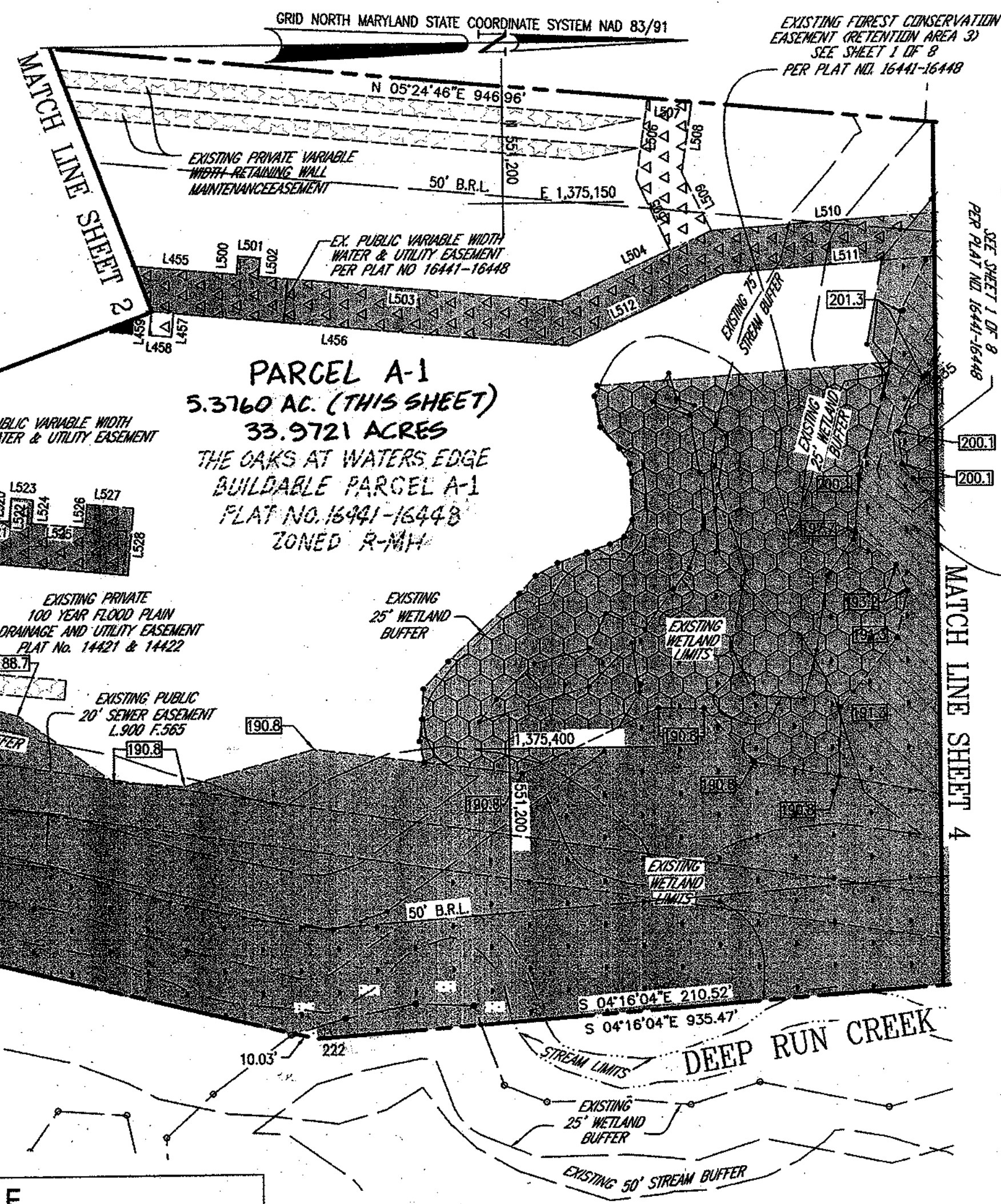
John W. Meade 5/20/04
 JOHN W. MEADE, PRESIDENT
 THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC

Arnold Sagner 5/20/04
 ARNOLD SAGNER, VICE PRESIDENT
 THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC

TAX MAP 43 PARCEL 347
 CORRIDOR I LIMITED PARTNERSHIP
 L.4227 F.171
 ZONED R-MH

PUBLIC WATER & UTILITY EASEMENT BEARING TABLE

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	137.82'
L504	N 24°43'47" W	55.04'
L505	S 65°10'51" W	35.75'
L506	N 81°32'58" W	37.34'
L507	N 05°24'46" E	20.03'
L508	S 81°32'58" E	32.43'
L509	N 63°45'15" E	29.82'
L510	N 03°59'46" W	188.99'
L511	S 03°59'46" E	187.83'
L512	S 24°43'47" E	77.51'
L456	S 05°24'46" W	180.11'
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'
L513	N 05°24'46" E	29.39'
L514	N 84°35'14" W	10.85'
L515	N 05°24'46" E	17.92'
L516	S 84°35'14" E	10.85'
L517	N 05°24'46" E	24.50'
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	9.13'
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	24.46'
L526	N 84°35'14" W	10.85'
L527	N 05°24'46" E	21.19'
L528	S 84°35'14" E	30.85'
L529	S 05°24'46" W	154.97'
L530	S 05°24'46" W	16.42'
L474	N 84°35'14" W	132.92'



- EX. PUBLIC WATER & UTILITY EASEMENT PER PLAT NO. 16441-16448
- PUBLIC WATER & UTILITY EASEMENT.
- EXISTING PUBLIC RETAINING WALL MAINTENANCE EASEMENT PER PLAT NO. 16441-16448
- EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION AREA A) PER PLAT NO. 16441-16448
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION AREA 3) PER PLAT NO. 16441-16448
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION AREA 4) PER PLAT NO. 16441-16448
- NON-TIDAL WETLAND LIMITS PER PLAT NO. 16441-16448
- 100 YEAR FLOOD PLAN, DRAINAGE AND UTILITY EASEMENT PER PLAT NO. 16441-16448
- EXISTING PUBLIC 100 YEAR FLOOD PLAN, DRAINAGE AND UTILITY EASEMENT PLAT No. 14421 & 14422.

AREA TABULATION (SHEET 3 OF 7)

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.

CURVE TABLE

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'

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

Denny Bonate 6-23-04
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 6/1/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION QND DATE

[Signature] 5/20/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

BLUE STREAM LLC, THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION (H.O.A.), AND RYLAND GROUP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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 PLANS 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 PLANS, 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 DAY OF

Arnold Sagner 5/20/04
 ARNOLD SAGNER, AUTHORIZED PERSON, BLUE STREAM, LLC DATE

Arnold Sagner 5/20/04
 ARNOLD SAGNER, VICE PRESIDENT, THE OAKS AT WATERS EDGE (H.O.A.) DATE

John W. Meade 5/20/04
 JOHN W. MEADE, PRESIDENT, THE OAKS AT WATERS EDGE (H.O.A.) DATE

Edward W. Gold 5/20/04
 EDWARD W. GOLD, VICE PRESIDENT, RYLAND GROUP, INC DATE

James R. Meeks
 WITNESS

James R. Meeks
 WITNESS

Kevin M. [Signature]
 WITNESS

Kevin M. [Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION 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, AND BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 13, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083, AND BY BLUE STREAM LLC TO RYLAND GROUP, INC., BY DEED DATED JANUARY 8, 2004 AND RECORDED IN LIBER 8022 AT FOLIO 472, AND BY BLUE STREAM LLC TO THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, INC. BY DEED DATED JANUARY 08, 2004 AND RECORDED IN LIBER 8066 AT FOLIO 065, ALL AMONG 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.

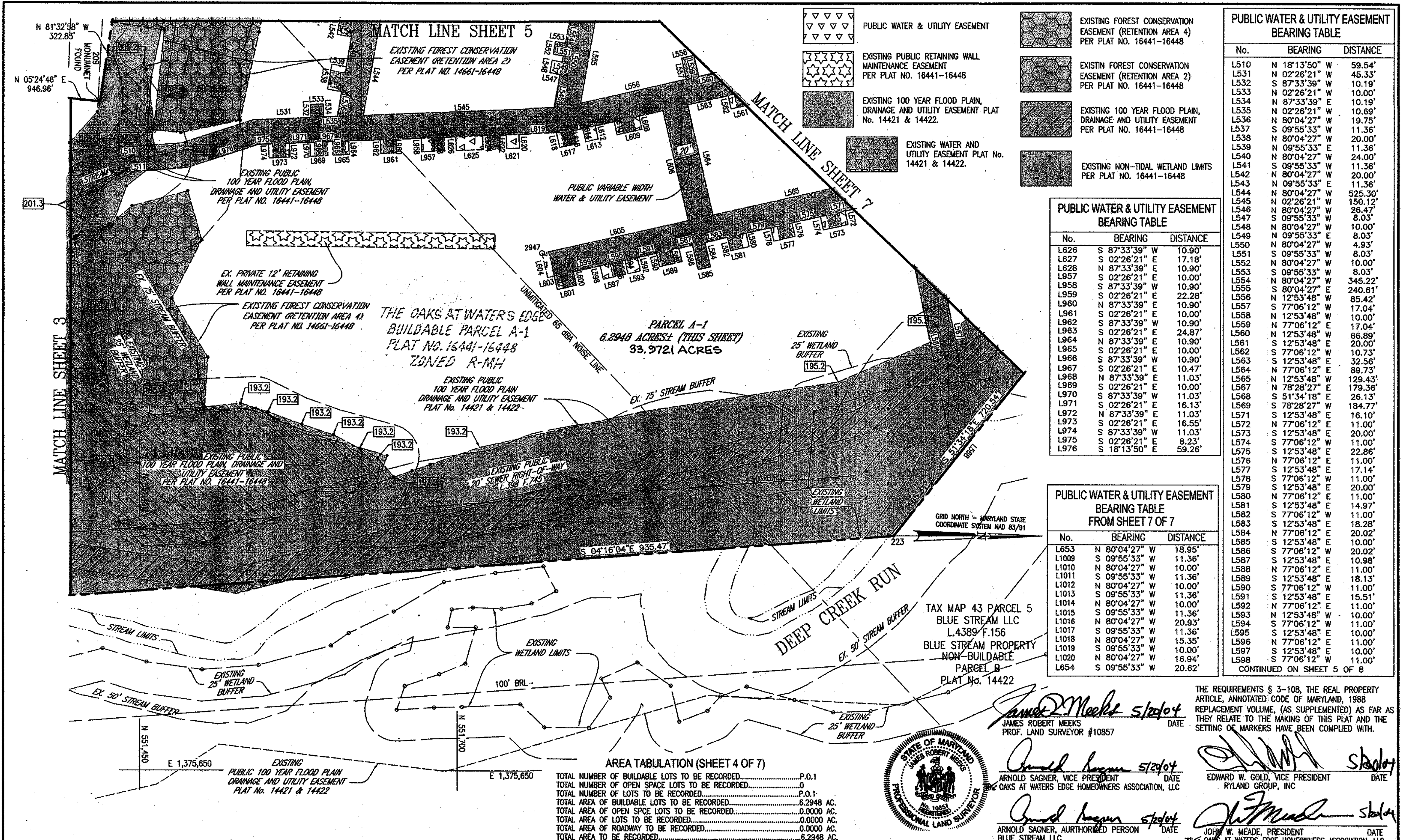
James R. Meeks 5/20/04
 JAMES ROBERT MECKS, PROF. LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16801 ON 7-9-04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
 THE OAKS AT WATERS EDGE
 BUILDABLE PARCEL A-1
 A REVISION TO PARCEL A-1,
 THE OAKS AT WATERS EDGE
 ZONED R-MH
 TAX MAP 43 BLOCK: 4 PARCEL 647
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 MAY 20, 2004
 GRAPHIC SCALE

SCALE: 1" = 50'
 SHEET No. 3 OF 7

F 04-174-



	PUBLIC WATER & UTILITY EASEMENT		EXISTING FOREST CONSERVATION EASEMENT (RETENTION AREA 4) PER PLAT NO. 16441-16448
	EXISTING PUBLIC RETAINING WALL MAINTENANCE EASEMENT PER PLAT NO. 16441-16448		EXISTING FOREST CONSERVATION EASEMENT (RETENTION AREA 2) PER PLAT NO. 16441-16448
	EXISTING 100 YEAR FLOOD PLAIN DRAINAGE AND UTILITY EASEMENT PLAT No. 14421 & 14422.		EXISTING 100 YEAR FLOOD PLAIN DRAINAGE AND UTILITY EASEMENT PER PLAT NO. 16441-16448
	EXISTING WATER AND UTILITY EASEMENT PLAT No. 14421 & 14422.		EXISTING NON-TIDAL WETLAND LIMITS PER PLAT NO. 16441-16448

No.	BEARING	DISTANCE
L626	S 87°33'39" W	10.90'
L627	S 02°26'21" E	17.18'
L628	N 87°33'39" E	10.90'
L957	S 02°26'21" E	10.00'
L958	S 87°33'39" W	10.90'
L959	S 02°26'21" E	22.28'
L960	N 87°33'39" E	10.90'
L961	S 02°26'21" E	10.00'
L962	S 87°33'39" W	10.90'
L963	S 02°26'21" E	24.87'
L964	N 87°33'39" E	10.90'
L965	S 02°26'21" E	10.00'
L966	S 87°33'39" W	10.90'
L967	S 02°26'21" E	10.47'
L968	N 87°33'39" E	11.03'
L969	S 02°26'21" E	10.00'
L970	S 87°33'39" W	11.03'
L971	S 02°26'21" E	16.13'
L972	N 87°33'39" E	11.03'
L973	S 02°26'21" E	16.55'
L974	S 87°33'39" W	11.03'
L975	S 02°26'21" E	8.23'
L976	S 18°13'50" E	59.26'

No.	BEARING	DISTANCE
L510	N 18°13'50" W	59.54'
L531	N 02°26'21" W	45.33'
L532	S 87°33'39" W	10.19'
L533	N 02°26'21" W	10.00'
L534	N 87°33'39" E	10.19'
L535	N 02°26'21" W	10.69'
L536	N 80°04'27" W	19.75'
L537	S 09°55'33" W	11.36'
L538	N 80°04'27" W	20.00'
L539	N 09°55'33" E	11.36'
L540	N 80°04'27" W	24.00'
L541	S 09°55'33" W	11.36'
L542	N 80°04'27" W	20.00'
L543	N 09°55'33" E	11.36'
L544	N 80°04'27" W	525.30'
L545	N 02°26'21" W	150.12'
L546	N 80°04'27" W	26.47'
L547	S 09°55'33" W	8.03'
L548	N 80°04'27" W	10.00'
L549	N 09°55'33" E	8.03'
L550	N 80°04'27" W	4.93'
L551	S 09°55'33" W	8.03'
L552	N 80°04'27" W	10.00'
L553	S 09°55'33" W	8.03'
L554	N 80°04'27" W	345.22'
L555	N 80°04'27" E	240.61'
L556	N 12°53'48" W	85.42'
L557	S 77°06'12" W	17.04'
L558	N 12°53'48" W	10.00'
L559	N 77°06'12" E	17.04'
L560	N 12°53'48" W	66.89'
L561	S 12°53'48" E	20.00'
L562	S 77°06'12" W	10.73'
L563	S 12°53'48" E	32.56'
L564	N 77°06'12" E	89.73'
L565	N 12°53'48" W	129.43'
L566	N 78°28'27" E	179.38'
L567	S 51°34'18" E	26.13'
L568	S 78°28'27" W	184.77'
L569	S 12°53'48" E	16.10'
L570	N 77°06'12" E	11.00'
L571	S 12°53'48" E	20.00'
L572	N 77°06'12" E	11.00'
L573	S 12°53'48" E	20.00'
L574	S 77°06'12" W	11.00'
L575	S 12°53'48" E	22.86'
L576	N 77°06'12" E	11.00'
L577	S 12°53'48" E	17.14'
L578	S 77°06'12" W	11.00'
L579	S 12°53'48" E	20.00'
L580	N 77°06'12" E	11.00'
L581	S 12°53'48" E	14.97'
L582	S 77°06'12" W	11.00'
L583	S 12°53'48" E	18.28'
L584	N 77°06'12" E	20.02'
L585	S 12°53'48" E	10.00'
L586	S 77°06'12" W	20.02'
L587	S 12°53'48" E	10.98'
L588	N 77°06'12" E	11.00'
L589	S 12°53'48" E	18.13'
L590	S 77°06'12" W	11.00'
L591	S 09°55'33" W	11.36'
L592	N 77°06'12" E	11.00'
L593	N 12°53'48" W	10.00'
L594	S 77°06'12" W	11.00'
L595	S 12°53'48" E	10.00'
L596	N 77°06'12" E	11.00'
L597	S 12°53'48" E	10.00'
L598	S 77°06'12" W	11.00'

No.	BEARING	DISTANCE
L653	N 80°04'27" W	18.95'
L1009	S 09°55'33" W	11.36'
L1010	N 80°04'27" W	10.00'
L1011	S 09°55'33" W	11.36'
L1012	N 80°04'27" W	10.00'
L1013	S 09°55'33" W	11.36'
L1014	N 80°04'27" W	10.00'
L1015	S 09°55'33" W	11.36'
L1016	N 80°04'27" W	20.93'
L1017	S 09°55'33" W	11.36'
L1018	N 80°04'27" W	15.35'
L1019	S 09°55'33" W	10.00'
L1020	N 80°04'27" W	16.94'
L654	S 09°55'33" W	20.62'

AREA TABULATION (SHEET 4 OF 7)

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.



JAMES ROBERT MECKS 5/20/04
 PROF. LAND SURVEYOR #10857

ARNOLD SAGNER 5/20/04
 VICE PRESIDENT, BLUE STREAM LLC

ARNOLD SAGNER 5/20/04
 AUTHORIZED PERSON, BLUE STREAM LLC

EDWARD W. GOLD 5/20/04
 VICE PRESIDENT, RYLAND GROUP, INC.

JOHN W. MEADE 5/20/04
 PRESIDENT, THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC

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

[Signature] 6-23-04
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 6/19/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION qno DATE

[Signature] 7/2/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

BLUE STREAM LLC, THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION (H.O.A.), AND RYLAND GROUP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, APPROVE 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 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 20th DAY OF MAY 2004.

ARNOLD SAGNER 5/20/04
 AUTHORIZED PERSON, BLUE STREAM, LLC DATE

ARNOLD SAGNER 5/20/04
 VICE PRESIDENT, BLUE STREAM LLC DATE

JOHN W. MEADE 5/20/04
 PRESIDENT, THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC DATE

EDWARD W. GOLD 5/20/04
 VICE PRESIDENT, RYLAND GROUP, INC DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION 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, AND BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 13, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 063, AND BY BLUE STREAM LLC TO RYLAND GROUP, INC., BY DEED DATED JANUARY 8, 2004 AND RECORDED IN LIBER 8022 AT FOLIO 472, AND BY BLUE STREAM LLC TO THE OAKS AT WATERS EDGE HOMEOWNERS ASSOC., INC. BY DEED DATED JANUARY 08, 2004 AND RECORDED IN LIBER 8066 AT FOLIO 065, ALL AMONG 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 MECKS 5/20/04
 PROF. LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16802 ON 7-9-04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
THE OAKS AT WATERS EDGE
PARCEL A-1
 A REVISION TO BUILDABLE PARCEL A-1,
 THE OAKS AT WATERS EDGE
 ZONED R-MH
 TAX MAP 43 BLOCK: 4 PARCEL 647
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 MAY 20, 2004
 GRAPHIC SCALE

50' 0 50' 100' 150'

SCALE: 1" = 50'
 SHEET No. 4 OF 7

K:\PROJECTS\2019178\SURV\REVISION_PLATS\PPF_4.DWG

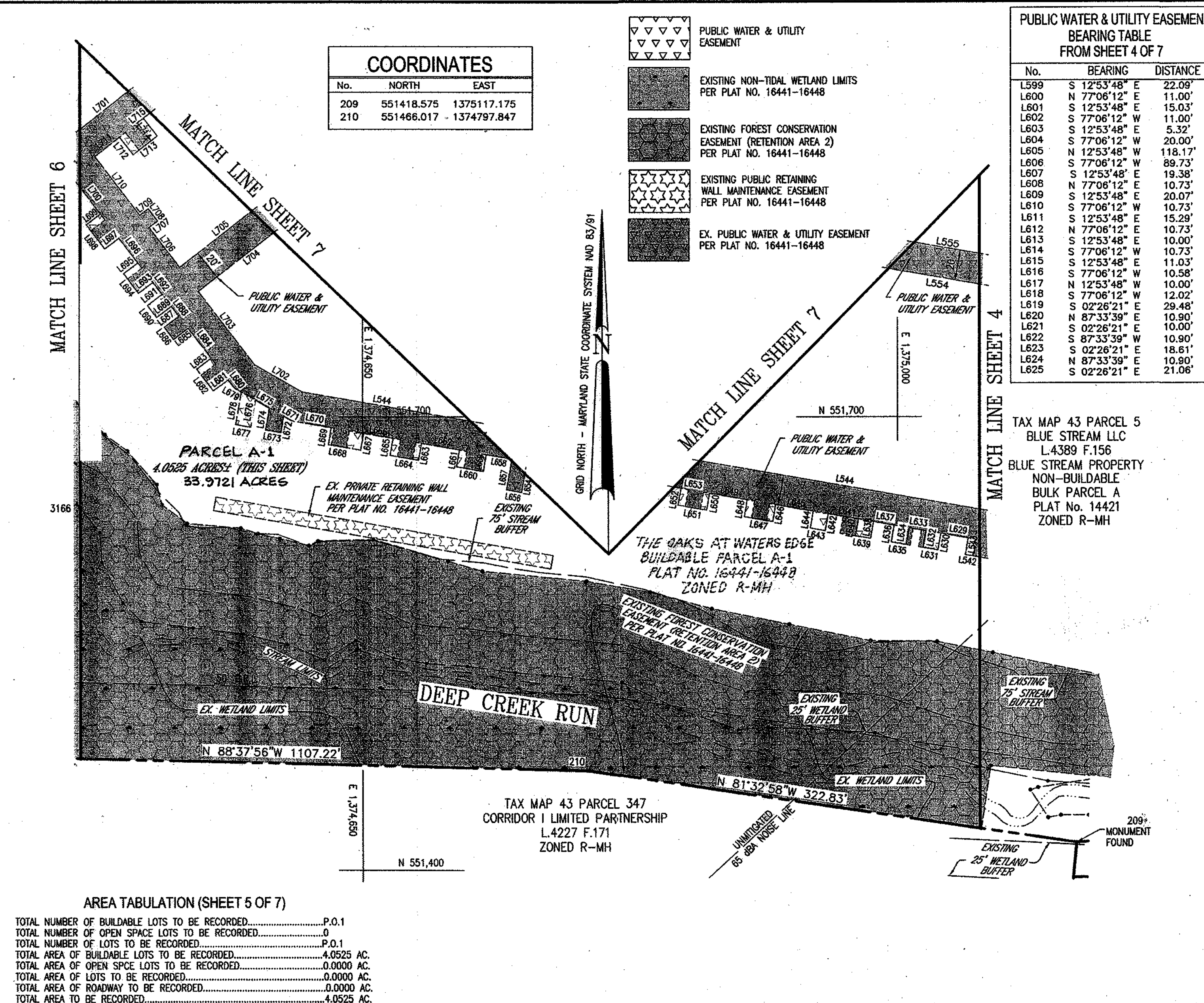
COORDINATES		
No.	NORTH	EAST
209	551418.575	1375117.175
210	551466.017	1374797.847

- PUBLIC WATER & UTILITY EASEMENT
- EXISTING NON-TIDAL WETLAND LIMITS PER PLAT NO. 16441-16448
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION AREA 2) PER PLAT NO. 16441-16448
- EXISTING PUBLIC RETAINING WALL MAINTENANCE EASEMENT PER PLAT NO. 16441-16448
- EX. PUBLIC WATER & UTILITY EASEMENT PER PLAT NO. 16441-16448

PUBLIC WATER & UTILITY EASEMENT BEARING TABLE FROM SHEET 4 OF 7		
No.	BEARING	DISTANCE
L599	S 12°53'48" E	22.09'
L600	N 77°06'12" E	11.00'
L601	S 12°53'48" E	15.03'
L602	S 77°06'12" W	11.00'
L603	S 12°53'48" E	5.32'
L604	S 77°06'12" W	20.00'
L605	N 12°53'48" W	118.17'
L606	S 77°06'12" W	89.73'
L607	S 12°53'48" E	19.38'
L608	N 77°06'12" E	10.73'
L609	S 12°53'48" E	20.07'
L610	S 77°06'12" W	10.73'
L611	S 12°53'48" E	15.29'
L612	N 77°06'12" E	10.73'
L613	S 12°53'48" E	10.00'
L614	S 77°06'12" W	10.73'
L615	S 12°53'48" E	11.03'
L616	S 77°06'12" W	10.58'
L617	N 12°53'48" W	12.02'
L618	S 77°06'12" W	12.02'
L619	S 02°26'21" E	29.48'
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	18.61'
L624	N 87°33'39" E	10.90'
L625	S 02°26'21" E	21.06'

PUBLIC WATER & UTILITY EASEMENT BEARING TABLE		
No.	BEARING	DISTANCE
L543	N 09°55'33" E	11.36'
L629	N 80°04'27" W	18.18'
L630	S 09°55'33" W	11.36'
L631	N 80°04'27" W	10.00'
L632	N 09°55'33" E	11.36'
L633	N 80°04'27" W	11.02'
L634	S 09°55'33" W	11.36'
L635	N 80°04'27" W	10.00'
L636	N 09°55'33" E	11.36'
L637	N 80°04'27" W	13.77'
L638	S 09°55'33" W	11.36'
L639	N 80°04'27" W	10.00'
L640	N 09°55'33" E	11.36'
L641	N 80°04'27" W	20.11'
L642	S 09°55'33" W	11.36'
L643	N 80°04'27" W	10.00'
L644	N 09°55'33" E	11.36'
L645	N 80°04'27" W	24.93'
L646	S 09°55'33" W	11.36'
L647	N 80°04'27" W	19.00'
L648	N 09°55'33" E	11.36'
L649	N 80°04'27" W	25.01'
L650	S 09°55'33" W	11.36'
L651	N 80°04'27" W	18.99'
L652	N 09°55'33" E	11.36'
L653	N 80°04'27" W	18.95'
L654	S 09°55'33" W	20.62'
L656	N 80°04'27" W	10.00'
L657	N 09°55'33" E	20.62'
L658	N 80°04'27" W	17.06'
L659	S 09°55'33" W	11.36'
L660	N 80°04'27" W	17.77'
L661	N 09°55'33" E	11.36'
L662	N 80°04'27" W	25.17'
L663	S 09°55'33" W	11.36'
L664	N 80°04'27" W	18.83'
L665	N 09°55'33" E	11.36'
L666	N 80°04'27" W	19.55'
L667	S 09°55'33" W	11.36'
L668	N 80°04'27" W	21.45'
L669	N 09°55'33" E	11.36'
L670	N 80°04'27" W	26.52'
L671	N 59°44'12" W	5.85'
L672	S 09°55'33" W	10.84'
L673	N 80°04'27" W	10.00'
L674	N 09°55'33" E	14.54'

PUBLIC WATER & UTILITY EASEMENT BEARING TABLE		
No.	BEARING	DISTANCE
L675	N 59°44'12" W	10.72'
L676	S 09°55'33" W	18.27'
L677	N 80°04'27" W	10.00'
L678	N 09°55'33" E	21.97'
L679	N 59°44'12" W	5.50'
L680	N 37°13'59" W	6.63'
L681	S 52°46'01" W	12.05'
L682	N 37°13'59" W	18.15'
L683	N 52°46'01" E	12.05'
L684	N 37°13'59" W	25.00'
L685	S 52°46'01" W	12.00'
L686	N 36°57'11" W	10.00'
L687	N 52°46'01" E	11.95'
L688	N 37°13'59" W	8.22'
L689	S 52°46'01" W	12.16'
L690	N 36°57'11" W	10.00'
L691	N 52°46'01" E	12.11'
L692	N 37°13'59" W	10.00'
L693	S 52°46'01" W	11.81'
L694	N 36°57'11" W	16.24'
L695	S 52°46'01" W	11.73'
L696	N 37°13'59" W	20.53'
L697	S 52°46'01" W	11.63'
L698	N 36°57'11" W	20.00'
L699	S 52°46'01" W	11.53'
L700	N 37°13'59" W	31.77'
L701	N 51°51'07" E	142.35'
L702	N 59°44'12" W	35.82'
L703	N 37°13'59" W	61.19'
L704	N 51°51'07" E	143.04'
L705	S 51°51'07" W	142.73'
L706	N 37°13'59" W	33.27'
L707	N 52°46'01" E	7.07'
L708	N 37°13'59" W	10.00'
L709	S 52°46'01" W	7.07'
L710	N 37°13'59" W	48.46'
L711	N 51°51'07" E	20.49'
L712	S 38°08'53" E	14.60'
L713	N 52°19'40" E	20.00'
L714	N 38°08'53" W	14.76'
L715	N 51°51'07" E	28.00'



AREA TABULATION (SHEET 5 OF 7)

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.



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 5/20/04
 JAMES ROBERT MEEKS, DATE
 PROF. LAND SURVEYOR #10857

Arnold Sagner 5/20/04
 ARNOLD SAGNER, AUTHORIZED PERSON, DATE
 BLUE STREAM LLC

Edward W. Gold 5/20/04
 EDWARD W. GOLD, VICE PRESIDENT, DATE
 RYLAND GROUP, INC.

John W. Meade 5/20/04
 JOHN W. MEADE, PRESIDENT, DATE
 THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC

Arnold Sagner 5/20/04
 ARNOLD SAGNER, VICE PRESIDENT, DATE
 THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC

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

Penny Banta M.D. 6-23-04
 HOWARD COUNTY HEALTH OFFICER M.R. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/13/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/2/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

Blue Stream LLC, THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION (H.O.A.), AND THE RYLAND GROUP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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.

WITNESSES OUR HANDS THIS 20th DAY OF MAY 2004

Arnold Sagner 5/20/04
 ARNOLD SAGNER, AUTHORIZED PERSON, BLUE STREAM, LLC DATE

Arnold Sagner 5/20/04
 ARNOLD SAGNER, VICE PRESIDENT, THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC DATE

John W. Meade 5/20/04
 JOHN W. MEADE, PRESIDENT, THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, LLC DATE

Edward W. Gold 5/20/04
 EDWARD W. GOLD, VICE PRESIDENT, RYLAND GROUP, INC. DATE

James R. Meeks
 WITNESS

James R. Meeks
 WITNESS

Ken M. [Signature]
 WITNESS

Ken M. [Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION 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, AND BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 13, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 083, AND BY BLUE STREAM LLC TO RYLAND GROUP, INC., BY DEED DATED JANUARY 8, 2004, AND RECORDED IN LIBER 8022 AT FOLIO 472, AND BY BLUE STREAM LLC TO THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, INC. BY DEED DATED JANUARY 08, 2004 AND RECORDED IN LIBER 8066 AT FOLIO 065, ALL AMONG 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 5/20/04
 JAMES ROBERT MEEKS, PROF. LAND SURVEYOR #10857. DATE

RECORDED AS PLAT No. 16803 ON 7-9-04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
 THE OAKS AT WATERS EDGE
 PARCEL A-1
 A REVISION TO BUILDABLE PARCEL A-1,
 THE OAKS AT WATERS EDGE
 ZONED R-MH
 TAX MAP 43 BLOCK: 4 PARCEL 647
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 MAY 19, 2004
 GRAPHIC SCALE

50' 0 50' 100' 150'

SCALE: 1" = 50'
 SHEET No. 5 OF 7

F-09-174

K:\PROJECTS\20019178 SURV\REVISED_PLATS\PPF_5.DWG

PUBLIC WATER & UTILITY EASEMENT BEARING TABLE		
No.	BEARING	DISTANCE
L977	S 53°02'49" W	130.57'
L978	N 36°57'11" W	20.00'
L979	N 53°02'49" E	130.47'
L980	N 37°13'59" W	88.23'
L981	S 52°46'01" W	36.70'
L982	S 37°13'59" E	12.52'
L983	S 53°02'49" W	20.00'
L984	N 37°13'59" W	12.42'
L985	S 52°46'01" W	28.00'
L986	S 37°13'59" E	12.29'
L987	S 53°02'49" W	20.00'
L988	N 37°13'59" W	12.19'
L716	S 52°46'01" W	16.00'
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	11.71'
L723	N 01°22'04" E	15.62'
L724	S 88°37'56" E	10.00'
L725	S 01°22'04" W	15.62'
L726	S 88°37'56" E	21.02'
L727	N 01°22'04" E	15.62'
L728	S 88°37'56" E	10.00'
L729	S 01°22'04" W	15.62'
L730	S 88°37'56" E	26.64'
L731	S 01°22'04" W	15.67'
L732	N 88°37'56" W	15.00'
L733	S 01°22'04" W	15.62'
L989	S 88°37'56" E	119.01'
L990	S 01°22'04" W	20.00'
L991	N 88°37'56" W	217.62'
L992	N 88°37'56" W	54.38'
L993	S 01°22'04" W	90.48'
L994	N 88°37'56" W	20.00'
L995	N 01°22'04" E	90.48'
L734	N 88°37'56" W	112.93'
L735	N 01°22'04" E	20.00'
L736	S 88°37'56" E	95.92'
L737	N 01°22'04" E	14.95'
L738	S 88°37'56" E	10.00'
L739	S 01°22'04" W	14.95'
L740	S 88°37'56" E	16.31'
L741	N 01°22'04" E	14.95'
L742	S 88°37'56" E	10.00'
L743	S 01°22'04" W	14.95'
L744	S 88°37'56" E	11.68'
L745	N 01°22'04" E	14.95'
L746	S 88°37'56" E	10.00'
L747	S 01°22'04" W	14.95'
L748	S 88°37'56" E	17.63'
L749	N 01°22'04" E	69.57'
L1004	N 88°37'56" W	5.00'
L1005	N 01°22'04" E	10.00'
L1006	S 88°37'56" E	5.00'
L1007	N 01°22'04" E	40.95'
L1008	N 52°46'01" E	418.50'
L750	N 51°51'07" E	200.65'
L701	S 51°51'07" W	142.35'
L752	N 37°13'59" W	88.03'
L753	N 51°51'07" E	19.15'
L754	S 38°08'53" E	13.30'
L755	N 52°14'45" E	20.00'

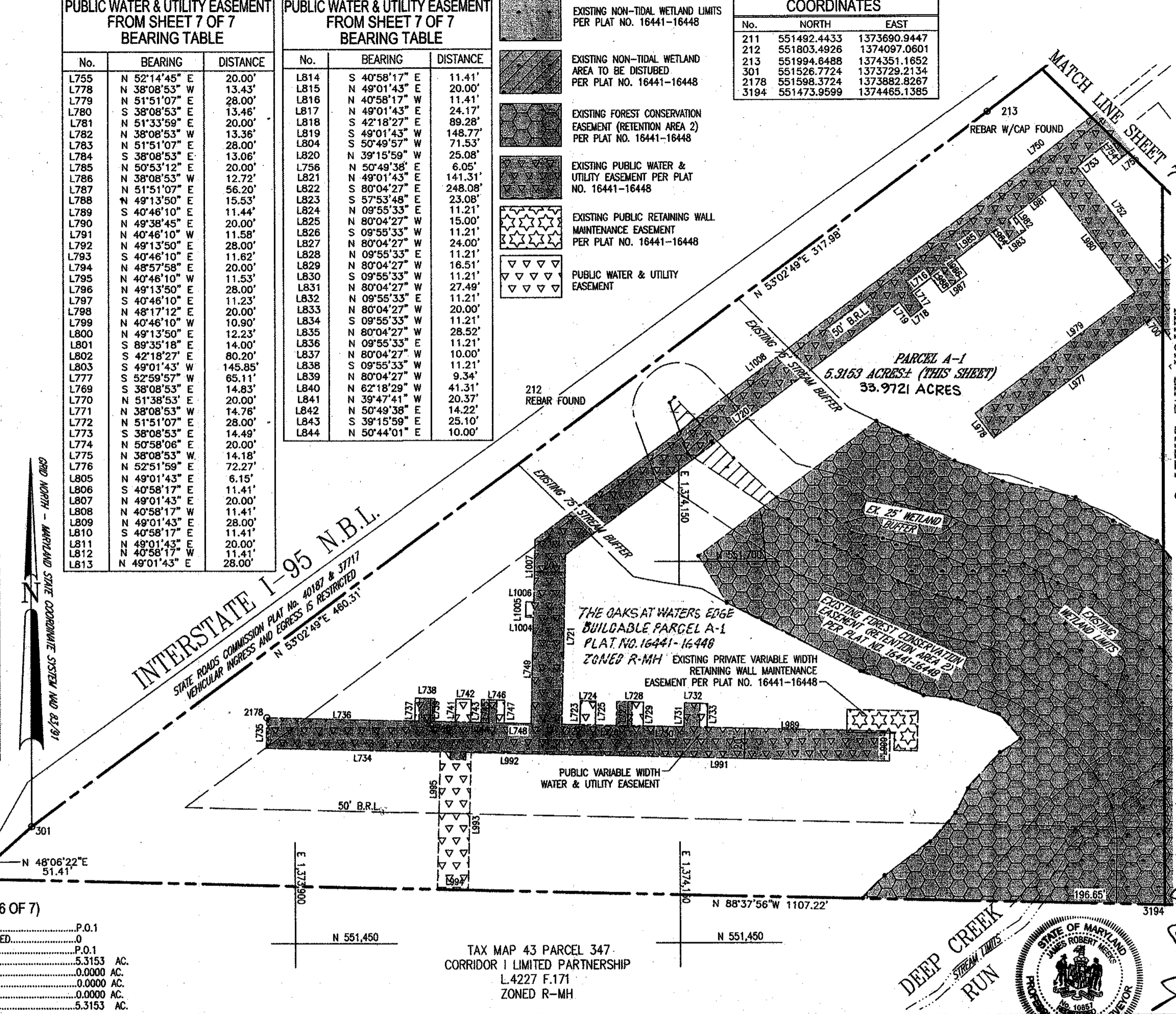
PUBLIC WATER & UTILITY EASEMENT FROM SHEET 7 OF 7 BEARING TABLE		
No.	BEARING	DISTANCE
L755	N 52°14'45" E	20.00'
L778	N 38°08'53" W	13.43'
L779	N 51°51'07" E	28.00'
L780	S 38°08'53" E	13.46'
L781	N 51°33'59" E	20.00'
L782	N 38°08'53" W	13.36'
L783	N 51°51'07" E	28.00'
L784	S 38°08'53" E	13.06'
L785	N 50°53'12" E	20.00'
L786	N 38°08'53" W	12.72'
L787	N 51°51'07" E	56.20'
L788	N 49°13'50" E	15.53'
L789	S 40°46'10" E	11.44'
L790	N 49°38'45" E	20.00'
L791	N 40°46'10" W	11.58'
L792	N 49°13'50" E	28.00'
L793	S 40°46'10" E	11.62'
L794	N 48°57'58" E	20.00'
L795	N 40°46'10" W	11.53'
L796	N 49°13'50" E	28.00'
L797	S 40°46'10" E	11.23'
L798	N 48°17'12" E	20.00'
L799	N 40°46'10" W	10.90'
L800	N 49°13'50" E	12.23'
L801	S 89°35'18" E	14.00'
L802	S 42°18'27" E	80.20'
L803	S 49°01'43" W	145.85'
L777	S 52°59'57" W	65.11'
L769	S 38°08'53" E	14.83'
L770	N 51°38'53" E	20.00'
L771	N 38°08'53" W	14.76'
L772	N 51°51'07" E	28.00'
L773	S 38°08'53" E	14.49'
L774	N 50°58'06" E	20.00'
L775	N 38°08'53" W	14.18'
L776	N 52°51'59" E	72.27'
L805	N 49°01'43" E	6.15'
L806	S 40°58'17" E	11.41'
L807	N 49°01'43" E	20.00'
L808	N 40°58'17" W	11.41'
L809	N 49°01'43" E	28.00'
L810	S 40°58'17" E	11.41'
L811	N 49°01'43" W	20.00'
L812	N 40°58'17" E	11.41'
L813	N 49°01'43" E	28.00'

PUBLIC WATER & UTILITY EASEMENT FROM SHEET 7 OF 7 BEARING TABLE		
No.	BEARING	DISTANCE
L814	S 40°58'17" E	11.41'
L815	N 49°01'43" E	20.00'
L816	N 40°58'17" W	11.41'
L817	N 49°01'43" E	24.17'
L818	S 42°18'27" E	89.28'
L819	S 49°01'43" W	148.77'
L804	S 50°49'57" W	71.53'
L820	N 39°15'59" W	25.08'
L756	N 50°49'38" E	6.05'
L821	N 49°01'43" E	141.31'
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	15.00'
L826	S 09°55'33" W	11.21'
L827	N 80°04'27" W	24.00'
L828	N 09°55'33" E	11.21'
L829	N 80°04'27" W	16.51'
L830	S 09°55'33" W	11.21'
L831	N 80°04'27" W	27.49'
L832	N 09°55'33" E	11.21'
L833	N 80°04'27" W	20.00'
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	9.34'
L840	N 82°18'29" W	41.31'
L841	N 39°47'41" W	20.37'
L842	N 50°49'38" E	14.22'
L843	S 39°15'59" E	25.10'
L844	N 50°44'01" E	10.00'

- EXISTING NON-TIDAL WETLAND LIMITS PER PLAT NO. 16441-16448
- EXISTING NON-TIDAL WETLAND AREA TO BE DISTURBED PER PLAT NO. 16441-16448
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION AREA 2) PER PLAT NO. 16441-16448
- EXISTING PUBLIC WATER & UTILITY EASEMENT PER PLAT NO. 16441-16448
- EXISTING PUBLIC RETAINING WALL MAINTENANCE EASEMENT PER PLAT NO. 16441-16448
- PUBLIC WATER & UTILITY EASEMENT

COORDINATES		
No.	NORTH	EAST
211	551492.4433	1373690.9447
212	551803.4926	1374097.0601
213	551994.6488	1374351.1652
301	551526.7724	1373729.2134
2178	551598.3724	1373882.8267
3194	551473.9599	1374465.1385

PUBLIC WATER & UTILITY EASEMENT FROM SHEET 7 OF 7 BEARING TABLE		
No.	BEARING	DISTANCE
L788	N 50°49'38" E	22.25'
L845	S 39°47'41" E	24.57'
L846	S 62°18'29" E	48.41'
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	20.85'
L853	N 47°41'33" E	11.96'
L854	S 42°18'27" E	15.00'
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	9.03'
L859	S 47°41'33" W	7.34'
L860	S 42°18'27" E	10.00'
L861	N 47°41'33" E	7.54'
L862	S 42°18'27" E	18.42'
L863	S 47°41'33" W	7.54'
L864	S 42°18'27" E	39.17'
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	10.00'
L869	N 47°41'33" E	7.96'
L870	S 42°42'51" E	18.28'
L871	S 47°41'33" W	8.09'
L872	S 42°18'27" E	20.00'
L873	N 47°41'33" E	8.23'
L874	S 42°42'51" E	20.00'
L875	S 47°41'33" W	8.37'
L876	S 42°18'27" E	27.93'
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	20.96'
L894	N 09°55'33" E	11.89'
L895	S 80°04'27" E	20.00'
L896	S 09°55'33" W	11.89'
L897	S 80°04'27" E	39.00'
L898	N 09°55'33" E	11.89'
L899	S 80°04'27" E	19.44'



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.

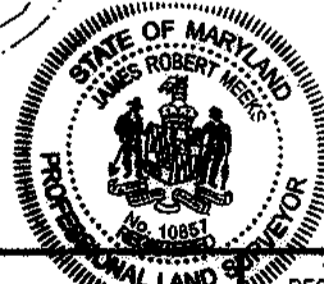
Arnold Sagner 5/20/04
ARNOLD SAGNER, AUTHORIZED PERSON, BLUE STREAM, LLC DATE

Arnold Sagner 5/20/04
ARNOLD SAGNER, VICE PRESIDENT, OAKS AT WATERS EDGE H.O.A., INC DATE

John W. Meade 5/20/04
JOHN W. MEADE, PRESIDENT, OAKS AT WATERS EDGE H.O.A., INC DATE

Edward W. Gold 5/20/04
EDWARD W. GOLD, VICE PRESIDENT, RYLAND GROUP, INC DATE

James R. Meeks 5/20/04
JAMES ROBERT MEEKS, PROF. LAND SURVEYOR #10857 DATE



AREA TABULATION (SHEET 6 OF 7)	
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.....	5.3153 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.

TAX MAP 43 PARCEL 347
CORRIDOR I LIMITED PARTNERSHIP
L.4227 F.171
ZONED R-MH

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

Denny Banta 6-23-04
HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

John W. Meade 6/19/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION gmo DATE

Harold K. Gough 7/2/04
DIRECTOR DATE

OWNER'S CERTIFICATE

BLUE STREAM LLC, THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION (H.O.A.), AND THE RYLAND GROUP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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 DAY OF

Arnold Sagner 5/20/04
ARNOLD SAGNER, AUTHORIZED PERSON, BLUE STREAM, LLC DATE

Arnold Sagner 5/20/04
ARNOLD SAGNER, VICE PRESIDENT, OAKS AT WATERS EDGE H.O.A., INC DATE

John W. Meade 5/20/04
JOHN W. MEADE, PRESIDENT, OAKS AT WATERS EDGE H.O.A., INC DATE

Edward W. Gold 5/20/04
EDWARD W. GOLD, VICE PRESIDENT, RYLAND GROUP, INC DATE

James R. Meeks
WITNESS

James R. Meeks
WITNESS

Keir M. Duff
WITNESS

Keir M. Duff
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION 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, AND BY ELK LLC TO BLUE STREAM LLC BY DEED DATED AUGUST 13, 2003 AND RECORDED IN LIBER 7510 AT FOLIO 003, AND BY BLUE STREAM LLC TO RYLAND GROUP, INC., BY DEED DATED JANUARY 8, 2004 AND RECORDED IN LIBER 8022 AT FOLIO 472, AND BY BLUE STREAM LLC TO THE OAKS AT WATERS EDGE HOMEOWNERS ASSOC., INC. BY DEED DATED JANUARY 08, 2004 AND RECORDED IN LIBER 8066 AT FOLIO 065, ALL AMONG 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 5/20/04
JAMES ROBERT MEEKS, PROF. LAND SURVEYOR #10857 DATE

REVISION PLAT
THE OAKS AT WATERS EDGE
PARCEL A-1
A REVISION TO BUILDABLE PARCEL A-1,
THE OAKS AT WATERS EDGE
ZONED R-MH
TAX MAP 43 BLOCK: 4 PARCEL 647
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MAY 20, 2004
GRAPHIC SCALE

50' 0 50' 100' 150'

SCALE: 1" = 50'
SHEET No. 6 OF 7
F-04-174

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