

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 AND 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.
- Ø DENOTES REBAR WITH CAP SET.
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR CHANGE IN BEARING 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:
 552000
 1373750
- 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-02-72.
- STORMWATER MANAGEMENT PROVIDED PER SDP-03-41, THE DESIGN FOR SWM PHASE 1 IS GRANDFATHERED FROM REQUIRMENTS 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, Rev IS PROVIDED BY GRASS SWALES AND OTHER METHODS.
- 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 14-35640, 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, SDP-03-154, F-04-174.
- 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 PARCEL A-1 = 27.47 AC.

*Ref: SDP-03-41 AND SDP-03-154

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	244.96'	450.00'	125.59'	31°11'24"	S52°20'59"W 241.95'
C2	49.06'	30.00'	31.98'	93°36'45"	S22°42'36"W 43.77'
C3	740.14'	3969.72'	371.14'	10°40'58"	N47°44'20"E 739.07'

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.

Robert J. Weber 4/27/06
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 4/19/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5/19/06

OWNER'S CERTIFICATE

OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION (H.O.A.), THE RYLAND GROUP AND THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC., 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 30 DAY OF DECEMBER 2005

[Signature] 12/30/05
 JOHN W. MEADE, PRESIDENT, THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC. DATE
 WITNESS *[Signature]*
[Signature] 12/30/05
 JOHN W. MEADE, PRESIDENT, OAKS AT WATERS EDGE H.O.A., INC. DATE
 WITNESS *[Signature]*
[Signature] 12/30/05

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 LLC, TO THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, INC. BY DEED DATED JANUARY 8, 2004 RECORDED IN LIBER 8066 FOLIO 85 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND BY THE RYLAND GROUP, INC. TO THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC. BY DECLARATION DATED SEPTEMBER 29, 2005 RECORDED IN LIBER 9522 FOLIO 57 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.

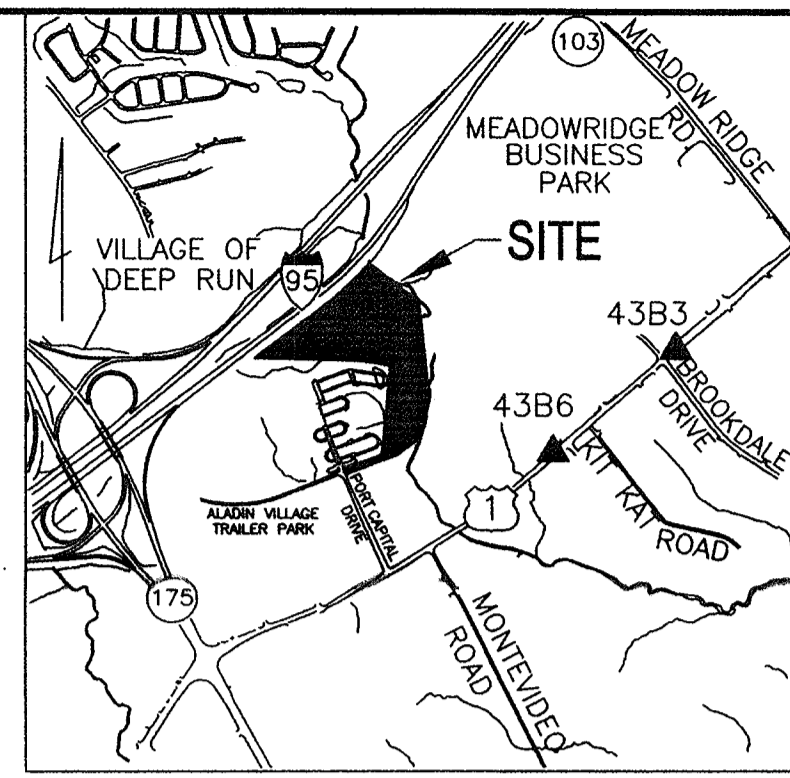
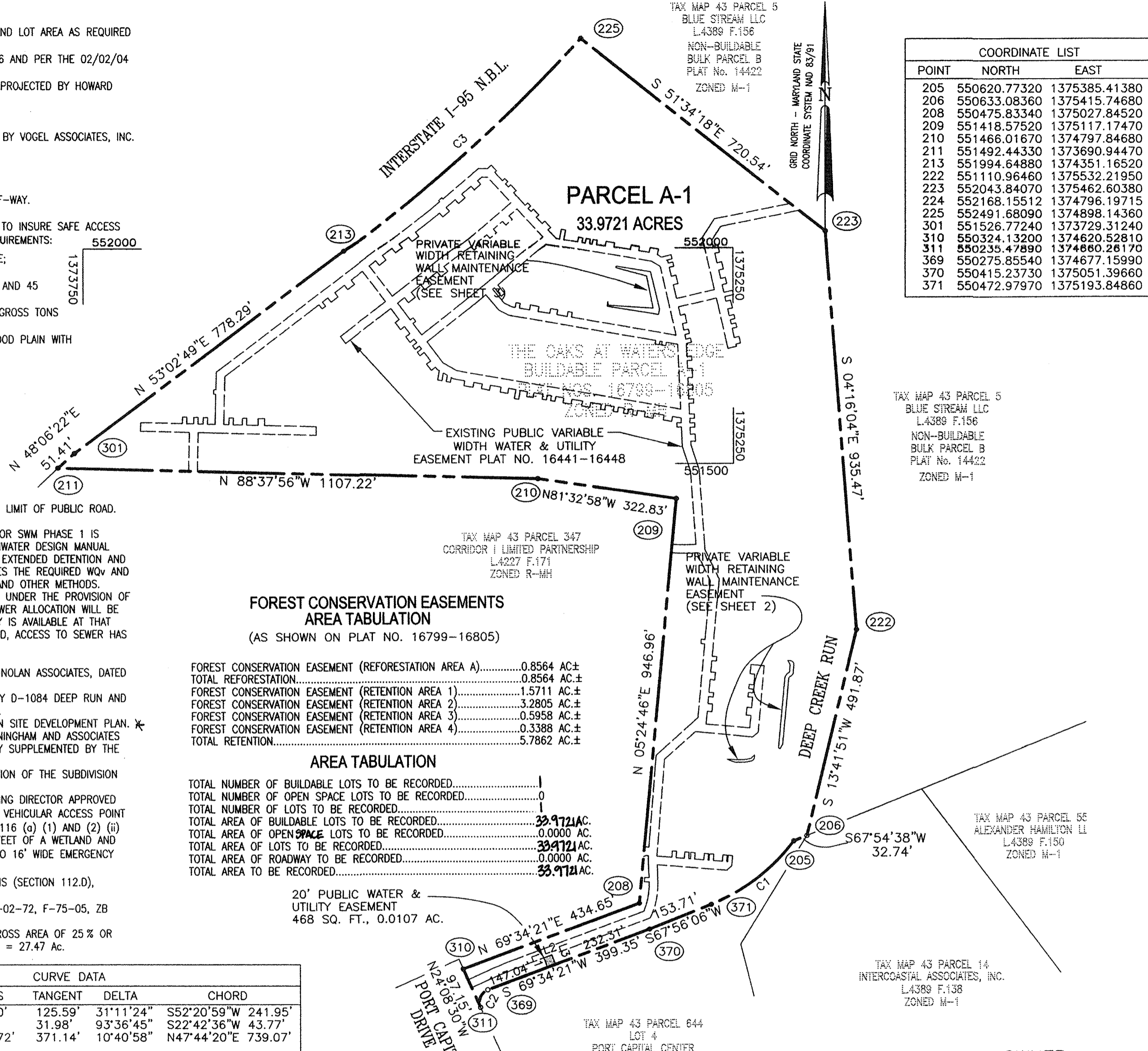
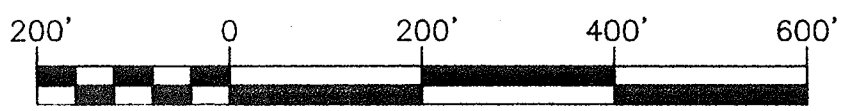
[Signature]
 MARK C. MARTIN
 PROFESSIONAL SURVEYOR
 STATE OF MARYLAND
 NO. 10884
 REGISTERED 12/30/05

THE PURPOSE OF THIS PLAT IS TO:
 1.) REVISE THREE PRIVATE VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENTS PREVIOUSLY SHOWN ON THE REVISION PLAT OF THE OAKS AT WATERS EDGE, PARCEL A-1 RECORDED AS PLAT NO. 16799-16805.
 2.) TO CREATE A 20' PUBLIC WATER AND UTILITY EASEMENT.

RECORDED AS PLAT No. **18299** ON **5/25/06**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
THE OAKS AT WATERS EDGE
PARCEL A-1

A REVISION TO THREE PRIVATE WALL MAINTENANCE EASEMENTS ON BUILDABLE PARCEL A-1, PLAT NO. 16799-16805
 ZONED R-MH
 TAX MAP 43 BLOCK: 4 PARCEL 647
 1ST. ELECT. DIST. HOWARD CO., MARYLAND
 SCALE 1" = 200'
 SEPTEMBER 20, 2005



COORDINATE LIST

POINT	NORTH	EAST
205	550620.77320	1375385.41380
206	550633.08360	1375415.74680
208	550475.83340	1375027.84520
209	551418.57520	1375117.17470
210	551466.01670	1374797.84680
211	551492.44330	1373690.94470
213	551994.64880	1374351.16520
222	551110.96460	1375532.21950
223	552043.84070	1375462.60380
224	552168.15512	1374796.19715
225	552491.68090	1374898.14360
301	551526.77240	1373729.31240
310	550324.13200	1374620.52810
311	550235.47890	1374860.26170
369	550275.85540	1374677.15990
370	550415.23730	1375051.39660
371	550472.97970	1375193.84860

TAX MAP 43 PARCEL 5
 BLUE STREAM LLC
 L4389 F.156
 NON-BUILDABLE
 BULK PARCEL B
 PLAT No. 14422
 ZONED M-1

TAX MAP 43 PARCEL 55
 ALEXANDER HAMILTON LL
 L4389 F.150
 ZONED M-1

TAX MAP 43 PARCEL 14
 INTERCOASTAL ASSOCIATES, INC.
 L4389 F.138
 ZONED M-1

OWNER/DEVELOPER
 THE RYLAND GROUP, INC
 6011 UNIVERSITY BLVD.
 SUITE 260
 ELLICOTT CITY, MD. 21043

OWNER
 OAKS AT WATERS EDGE
 HOMEOWNERS ASSOCIATION, INC
 6011 UNIVERSITY BLVD.
 SUITE 260
 ELLICOTT CITY, MD. 21043

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.

[Signature] 12/30/05
 MARK C. MARTIN
 PROF. LAND SURVEYOR NO. 10884 DATE

[Signature] 12/30/05
 JOHN W. MEADE, PRESIDENT
 THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC. DATE

[Signature] 12/30/05
 JOHN W. MEADE, VICE PRESIDENT
 THE OAKS AT WATERS EDGE HOA, INC. DATE

[Signature] 12/30/05
 JOHN W. MEADE, PRESIDENT
 VICE PRESIDENT, THE RYLAND GROUP, INC. DATE

OWNER
 THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC.
 6011 UNIVERSITY BLVD.
 SUITE 260
 ELLICOTT CITY, MD. 21043

FOR CONTINUATION SEE
PLAT NO. 16799-16805

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	9.65'	44.00'	4.84'	12°34'11"	N84°25'53"E 9.63'
C2	1.22'	2.00'	0.63'	35°06'55"	N60°35'20"E 1.20'
C3	10.14'	8.00'	5.88'	72°39'49"	S41°48'53"W 9.47'
C4	10.96'	50.00'	5.50'	12°34'11"	S84°25'53"W 10.94'
C5	9.48'	25.00'	4.79'	21°43'47"	N78°25'08"W 9.42'
C6	14.26'	15.00'	7.72'	54°30'20"	N32°44'09"E 13.73'
C7	13.65'	9.00'	8.52'	86°54'11"	S37°58'07"E 12.37'
C8	6.65'	7.00'	3.60'	54°30'20"	S32°44'09"W 6.41'
C9	5.70'	6.00'	3.09'	54°30'20"	S32°44'09"W 5.49'

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.

Mark C. Martin 12/30/05
DATE
MARK C. MARTIN
PROF. LAND SURVEYOR NO. 10884

John W. Meade 12/30/05
DATE
JOHN W. MEADE, PRESIDENT
THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC.

John W. Meade 12/30/05
DATE
JOHN W. MEADE, VICE PRESIDENT
THE OAKS AT WATERS EDGE HOA, INC.

John W. Meade 12/30/05
DATE
JOHN W. MEADE, PRESIDENT
VICE PRESIDENT, THE RYLAND GROUP, INC.

EXISTING PRIVATE VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENT PER PLAT NO. 16799-16805

TAX MAP 43 PARCEL 347
CORRIDOR I LIMITED PARTNERSHIP
L4227 F.171
ZONED R-MH

EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION AREA A) PLAT NO. 16441-16448

EX. PUBLIC VARIABLE WIDTH WATER & UTILITY EASEMENT PLAT NO. 16441-16448

TAX MAP 43 PARCEL 347
CORRIDOR I LIMITED PARTNERSHIP
L4227 F.171
ZONED R-MH

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

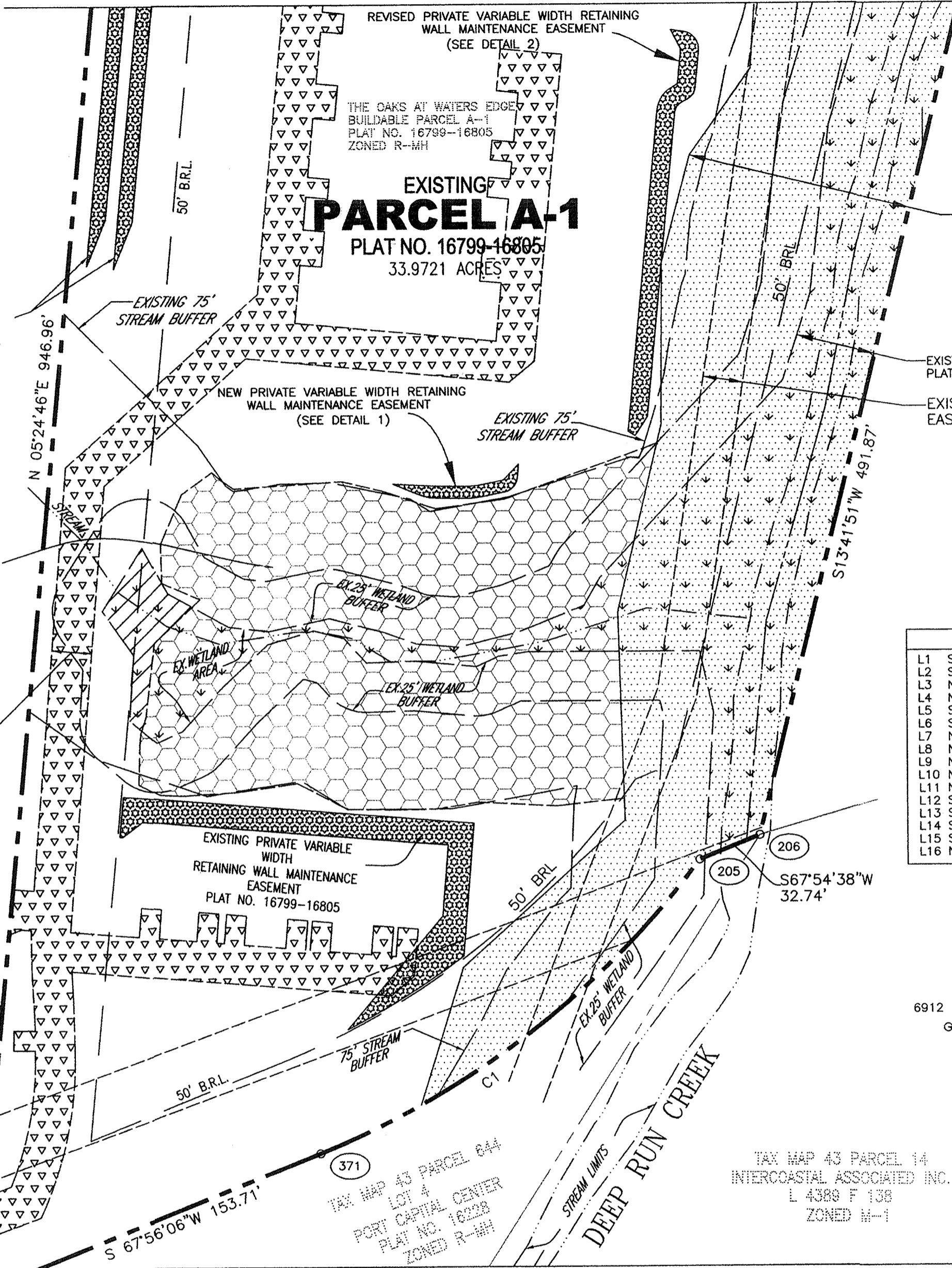
EX. PUBLIC & PRIVATE 30' RIGHT OF WAY
LIBER 4389, FOLIO 156
N69°34'21"E 434.65'

TAX MAP 43 PARCEL 644
LOT 4
PORT CAPITAL CENTER
PLAT NO. 16228
ZONED R-MH

TAX MAP 43 PARCEL 14
INTERCOASTAL ASSOCIATED, INC.
L 4389 F 138
ZONED M-1

THE PURPOSE OF THIS PLAT IS TO:
1.) REVISE THREE PRIVATE VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENTS PREVIOUSLY SHOWN ON THE REVISION PLAT OF THE OAKS AT WATERS EDGE, PARCEL A-1 RECORDED AS PLAT NO. 16799-16805.
2.) TO CREATE A 20' PUBLIC WATER AND UTILITY EASEMENT.

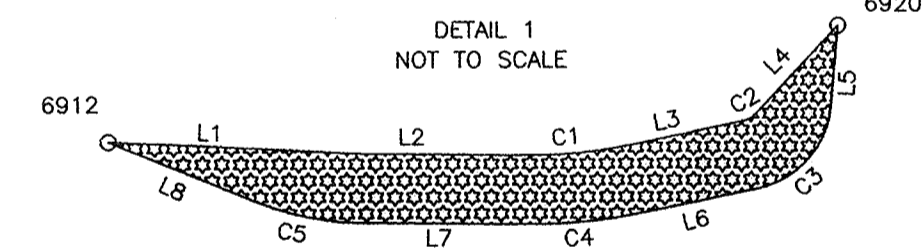
- EXISTING PRIVATE 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT PLAT NO. 14421 & 14422
- EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION AREA A) PLAT NO. 16799-16805
- EXISTING WETLANDS PLAT NO. 16799-16805
- EXISTING PUBLIC WATER AND UTILITY EASEMENT PLAT NO. 16799-16805
- PRIVATE RETAINING WALL MAINTENANCE EASEMENT



LINE TABLE

L1	S87°04'18"E	22.00'
L2	S89°17'02"E	13.89'
L3	N78°08'47"E	9.76'
L4	N43°01'55"E	10.52'
L5	S05°28'58"W	7.12'
L6	S78°08'47"W	9.76'
L7	N89°17'02"W	13.89'
L8	N67°33'15"W	13.70'
L9	N59°59'19"E	3.50'
L10	N05°28'58"W	17.60'
L11	N27°17'56"W	11.10'
L12	S81°25'13"E	6.50'
L13	S05°28'58"W	18.63'
L14	S59°59'19"W	4.53'
L15	S32°27'53"W	11.58'
L16	N57°32'07"W	4.19'

DETAIL 2
NOT TO SCALE



FOR CONTINUATION SEE PLAT NO. 16799-16805

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.
Robert J. Walker 4/27/06
DATE
HOWARD COUNTY HEALTH OFFICER
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John W. Meade 4/19/06
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Mark C. Martin 5/19/06
DATE
DIRECTOR

OWNER'S CERTIFICATE
OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION (H.O.A.), THE RYLAND GROUP AND THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC., 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 30 DAY OF DECEMBER 2005
John W. Meade 12/30/05
DATE
JOHN W. MEADE, PRESIDENT, THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC.
John W. Meade 12/30/05
DATE
JOHN W. MEADE, PRESIDENT, OAKS AT WATERS EDGE H.O.A./INC.
John W. Meade 12/30/05
DATE
JOHN W. MEADE, VICE PRESIDENT, THE RYLAND GROUP, INC.

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 LLC, TO THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, INC. BY DEED DATED JANUARY 8, 2004 RECORDED IN LIBER 8066 FOLIO 65 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND BY THE RYLAND GROUP, INC. TO THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC. BY DECLARATION DATED SEPTEMBER 29, 2005 RECORDED IN LIBER 9522 FOLIO 57 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.
Mark C. Martin
DATE
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT NO. 18299 ON 5/25/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
REVISION PLAT
THE OAKS AT WATERS EDGE
PARCEL A-1
A REVISION TO THREE PRIVATE WALL MAINTENANCE EASEMENTS ON BUILDABLE PARCEL A-1, PLAT NO. 16799-16805
ZONED R-MH
TAX MAP 43 BLOCK: 4 PARCEL 647
1ST. ELECT. DIST. HOWARD CO., MARYLAND
SCALE 1" = 50'
SEPTEMBER 20, 2005
50' 0 50' 100' 150'
SHEET No. 2 OF 3

LINE TABLE	
L1	S80°42'45"E 80.20'
L2	S13°24'10"E 88.16'
L3	S09°17'15"W 13.11'
L4	N80°42'45"W 120.43'
L5	N09°17'15"E 10.87'
L6	S03°54'38"E 8.85'
L7	S86°23'49"E 103.98'
L8	N11°18'54"W 75.49'
L9	N74°27'26"W 73.14'
L10	N09°17'15"E 3.27'

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.

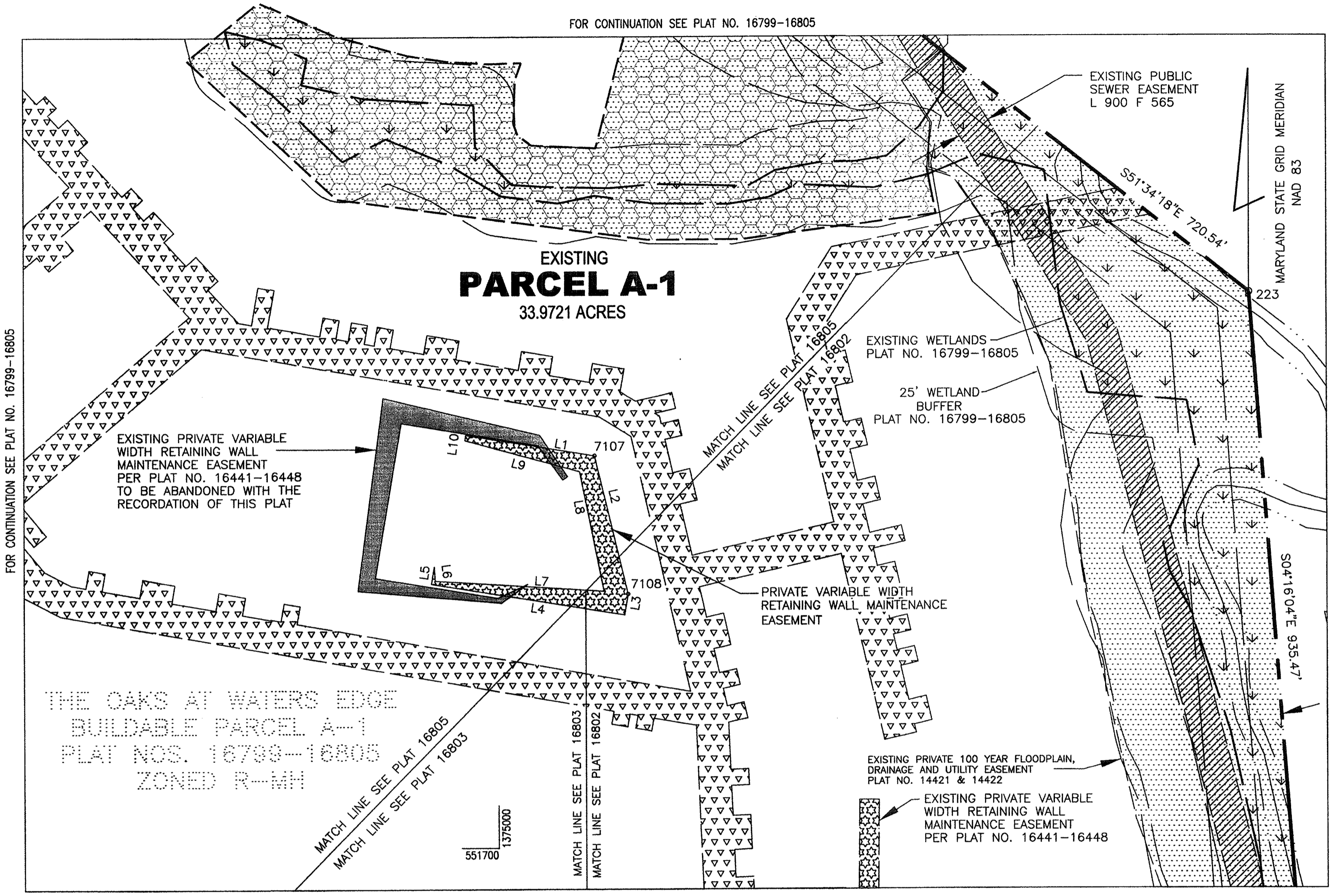
Mark C. Martin 12/30/05
 MARK C. MARTIN, DATE
 PROF. LAND SURVEYOR NO. 10884

John W. Meade 12/30/05
 JOHN W. MEADE, PRESIDENT, DATE
 THE COUNCIL OF UNIT OWNERS OF THE OAKS AT THE WATERS EDGE CONDOMINIUM 1, INC.

John W. Meade 12/30/05
 JOHN W. MEADE, VICE PRESIDENT, DATE
 THE OAKS AT WATERS EDGE HOA, INC.

John W. Meade 12/30/05
 JOHN W. MEADE, PRESIDENT, DATE
 VICE PRESIDENT, THE RYLAND GROUP, INC.

- EXISTING PRIVATE 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT PLAT NO. 14421 & 14422
- EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION AREA A) PLAT NO. 16799-16805
- EXISTING WETLANDS PLAT NO. 16799-16805
- EXISTING PUBLIC WATER AND UTILITY EASEMENT PLAT NO. 16799-16805
- PRIVATE RETAINING WALL MAINTENANCE EASEMENT



FOR CONTINUATION SEE PLAT NO. 16799-16805

FOR CONTINUATION SEE PLAT NO. 16799-16805

FOR CONTINUATION SEE PLAT NO. 16799-16805

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

COORDINATE LIST		
POINT	NORTH	EAST
223	552043.84070	1375462.60380
7107	551943.23443	1375059.45228
7108	551857.46644	1375079.88951

THE PURPOSE OF THIS PLAT IS TO:

- REVISE THREE PRIVATE VARIABLE WIDTH RETAINING WALL MAINTENANCE EASEMENTS PREVIOUSLY SHOWN ON THE REVISION PLAT OF THE OAKS AT WATERS EDGE, PARCEL A-1 RECORDED AS PLAT NO. 16799-16805.
- TO CREATE A 20' PUBLIC WATER AND UTILITY EASEMENT.

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

Robert J. W. Johnson 4/27/06
 HOWARD COUNTY HEALTH OFFICER *SPONSOR* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark C. Martin 4/19/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *gms* DATE

Mark C. Martin 5/19/06
 DIRECTOR DATE

OWNER'S CERTIFICATE

OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION (H.O.A.), THE RYLAND GROUP AND THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC. 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 30 DAY OF DECEMBER 2005

John W. Meade 12/30/05
 JOHN W. MEADE, PRESIDENT, THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC. DATE

John W. Meade 12/30/05
 JOHN W. MEADE, PRESIDENT, OAKS AT WATERS EDGE H.O.A., INC. DATE

John W. Meade 12/30/05
 JOHN W. MEADE, VICE PRESIDENT, THE RYLAND GROUP, INC. DATE

Kim M. ...
 WITNESS

Kim M. ...
 WITNESS

Kim M. ...
 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 LLC, TO THE OAKS AT WATERS EDGE HOMEOWNERS ASSOCIATION, INC. BY DEED DATED JANUARY 8, 2004 RECORDED IN LIBER 8068 FOLIO 65 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND BY THE RYLAND GROUP, INC. TO THE COUNCIL OF UNIT OWNERS OF THE OAKS AT WATERS EDGE CONDOMINIUM 1, INC. BY DECLARATION DATED SEPTEMBER 29, 2005 RECORDED IN LIBER 9522 FOLIO 57 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.

Mark C. Martin 12/30/05
 MARK C. MARTIN, DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT NO. 18300 ON 5/19/06
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
THE OAKS AT WATERS EDGE
PARCEL A-1

A REVISION TO THREE PRIVATE WALL MAINTENANCE EASEMENTS ON BUILDABLE PARCEL A-1, PLAT NO. 16799-16805 ZONED R-MH
 TAX MAP 43 BLOCK: 4 PARCEL 647
 1ST. ELECT. DIST. HOWARD CO., MARYLAND
 SCALE 1" = 50' SEPTEMBER 20, 2005

