

GENERAL NOTES

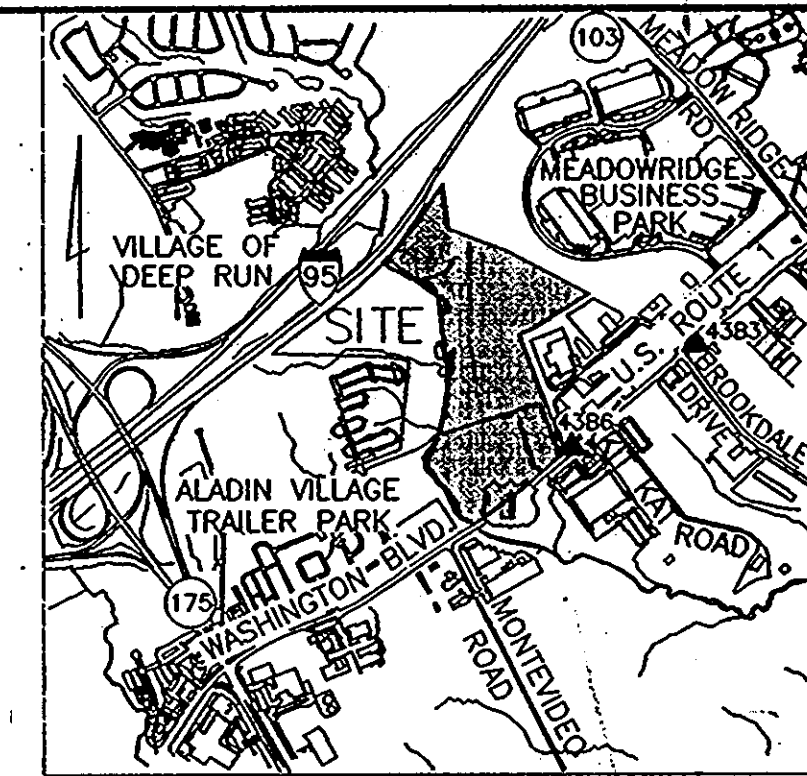
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY IS ZONED CAC PER 03/03/05 COMPREHENSIVE ZONING PLAN, EFFECTIVE 07/28/06.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS No. 4382 AND 4386.
4382 N 551,655.009' E 1,378,176.941'
4386 N 550,601.593' E 1,376,866.047'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. DATED JANUARY 1998.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH FWA#4 CAP SET.
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION HAVE BEEN PREVIOUSLY MET UNDER F-02-35 BY:
PREVIOUS ON-SITE FOREST RETENTION.....1.24 AC.
PREVIOUS AFFORESTATION OBLIGATION.....12.80 AC.
PREVIOUS ON-SITE AFFORESTATION PROVIDED.....7.49 AC.
OFF-SITE AFFORESTATION IN HOWARD COUNTY
WINKLER CONSERVATION BANK (PLAT 17020-17026).....5.29 AC.
OUTSTANDING AFFORESTATION FEE-IN-LIEU (PAID UNDER APPROVED F-02-35) 871.2 SQ.FT. (\$436.60)
WITH THIS PLAT THE TOTAL RETENTION HAS BEEN REDUCED BY 0.15 AC., THE TOTAL AFFORESTATION HAS BEEN REDUCED BY 0.58 AC., AND REFORESTATION OF 0.15 AC. IS BEING PROVIDED.
NETTING THE FOLLOWING:
ON-SITE FOREST RETENTION PROVIDED.....1.09 AC.
ON-SITE AFFORESTATION PROVIDED.....6.91 AC.
ON-SITE REFORESTATION PROVIDED.....0.15 AC.
- FINANCIAL SURETY IN THE AMOUNT OF \$173,867.30 HAS BEEN POSTED WITH THE FC INSTALLATION AND MAINTENANCE AGREEMENT UNDER F-02-35.
EXISTING FOREST CONSERVATION EASEMENTS B AND C HAVE BEEN ABANDONED AND REPLACED WITH FOREST CONSERVATION EASEMENTS B-1, B-2, C-1, D-1 AND D-2 BY THIS PLAT.
A FOREST CONSERVATION EASEMENT ABANDONMENT FEE OF \$31,581.00 HAS BEEN PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND PER F-10-055.
- STORMWATER MANAGEMENT PROVIDED IN CONJUNCTION WITH F-02-35 WITH THE EXCEPTION OF PARCEL H. THE POND, UNDERGROUND STORAGE FACILITY AND STORAGE TANKS WILL BE PRIVATELY OWNED AND MAINTAINED.
- STORMWATER MANAGEMENT FOR PARCEL H WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN AND WILL CONFORM TO CURRENT REQUIREMENTS. THIS FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE FLOOD PLAIN SHOWN ON-SITE IS BASED ON HOWARD COUNTY DEEP RUN FLOODPLAIN STUDY, CAPITAL PROJECT No. D-1084, DATED JANUARY, 1997, AND APPROVED IN CONJUNCTION WITH F-02-35.
- WATER AND SEWER SERVICE TO PARCELS H THROUGH M WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 36-W & ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 544-S. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JULY 13, 2004, ON WHICH DATE DEVELOPER AGREEMENT # F-02-35 WAS FILED AND ACCEPTED.
- THE WETLANDS AND STREAMS SHOWN ON-SITE ARE BASED ON FIELD INVESTIGATION PERFORMED BY CAMPBELL-NOLAN ASSOCIATES, DATED MARCH, 2000.
- PREVIOUS HOWARD COUNTY REFERENCES: S-99-08, P-00-20, F-00-126, F-02-35, WP-00-116, WP-99-80, WP-03-66, F-00-126, S-06-018, WP-08-003, PLAT NO. 14421 & 14422, P-00-20, F-03-35, P-08-11 AND P-09-004.
- THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000 SF LOCATED ON PARCELS H THROUGH M IN ACCORDANCE WITH F-02-35.
- THIS SITE IS SUBJECT TO WP-99-80 APPROVED 3-29-99 TO SECTION 16.116(c)(1) OF THE HOWARD COUNTY SUBDIVISION LAND DEVELOPMENT REGULATIONS TO ALLOW GRADING WITHIN NON-TIDAL WETLAND, BUFFERS AND STREAM BUFFERS PER MDE PERMIT No. 98HT-0522.
- WP-00-116; SECTION 16.147(c)(17) JULY 18, 2000 THE PLANNING DIRECTOR APPROVED WAIVER REQUEST TO NOT INDICATE THE REQUIRED LOCATIONS OF STREAMS AND WETLANDS AND THEIR BUFFERS ON THE FINAL PLAT, F-00-126. THESE FEATURES WERE RECORDED WITH BLUE STREAM CORPORATE CENTER (F-02-035) PLAT NO. 17020-17026.
- WP-03-66; OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.120(c)(1) TO PERMIT THE REQUIRED MINIMUM OF 60' OF ROAD FRONTAGE ON A PUBLIC ROAD THAT PROVIDES ACCESS TO THE PROPERTY TO BE REDUCED TO ZERO FEET FOR AN INDUSTRIAL PARCEL (NON-BUILDABLE PARCEL G) AND TO PERMIT ACCESS TO BE PROVIDED BY A PRIVATE ACCESS EASEMENT. APPROVAL SUBJECT TO THE 30' WIDE ACCESS EASEMENT FOR NON-BUILDABLE PARCEL G AS SHOWN ON THE WP EXHIBIT SHALL BE SHOWN ON (F-02-35) BLUE STREAM CORPORATE CENTER PLAT AND PLANS.
- WP-99-80; SECTION 16.116(c)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW GRADING WITHIN WETLANDS BUFFERS AND STREAM BUFFERS. THESE CONDITIONS WERE RECORDED WITH BLUE STREAM CORPORATE CENTER (F-02-35).
- THIS PLAN IS SUBJECT TO WP-08-003, APPROVED AUGUST 23, 2007, TO WAIVE SUBDIVISION SECTION 16.146(c)(27), TO NOT BE REQUIRED TO INDICATE THE ACTUAL APARTMENT BUILDINGS, OFFICE AND COMMERCIAL BUILDINGS AND ASSOCIATED PARKING ON THE PRELIMINARY PLAN. APPROVAL IS SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS:
A. COMPLIANCE WITH THE FOLLOWING DED COMMENTS:
1. THE PRELIMINARY PLAN NEEDS TO DEFINE "DEVELOPMENT AREAS". THESE AREAS SHALL DEFINE THE TYPE OF DEVELOPMENT PROPOSED FOR THIS PORTION OF THE SUBDIVISION (e.g. COMMERCIAL, MULTI-FAMILY, ETC.).
2. THESE "DEVELOPMENT AREAS" SHALL ALSO BE DELINEATED ON THE APPROPRIATE DRAINAGE AREA MAPS AND HYDRAULIC COMPUTATIONS TO VERIFY RICH AND IMPERVIOUS AREA. THESE COMPUTATIONS SHALL THEN BE EVALUATED BASED ON ZONING/USE.
3. ONCE THE "FINAL DEVELOPMENT PROGRAM" IS REALIZED AT SITE DEVELOPMENT PLAN, THE HYDRAULIC COMPUTATIONS SHALL BE REEVALUATED TO VERIFY THAT ACTUAL DEVELOPMENT DOES NOT EXCEED THE ZONING/USE ASSUMPTIONS TO EACH BUP OR FLOODPLAIN.
B. OFF-STREET PARKING FOR MULTI-FAMILY DEVELOPMENT(S) SHALL COMPLY WITH THE REQUIREMENTS OF SUBDIVISION SECTION 16.120(b)(12).
C. OFF-STREET PARKING FOR ALL DEVELOPMENTS SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 133B.
D. IF THE REQUIRED OFF-STREET PARKING FOR A DEVELOPMENT ON A PROPERTY HAS TO BE LOCATED ON AN ADJACENT PROPERTY OR ADJACENT PROPERTIES, A SINGLE SITE DEVELOPMENT PLAN FOR THE MULTIPLE PROPERTIES MUST BE SUBMITTED OR SITE DEVELOPMENT PLANS FOR THE MULTIPLE PROPERTIES MUST BE SUBMITTED SIMULTANEOUSLY.

- THIS PLAN IS SUBJECT TO WP-08-126, APPROVED JULY 23, 2008, TO WAIVE SUBDIVISION SECTION 16.120(c)(1), TO NOT PROVIDE ANY OF THE REQUIRED 60' MINIMUM OF NON-RESIDENTIAL PARCEL FRONTAGE ON AN APPROVED PUBLIC ROAD FOR NON-RESIDENTIAL PARCEL M. APPROVAL IS SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS:
1. A 50' PRIVATE SHARED ACCESS EASEMENT FOR PARCELS L AND M FROM THE TERMINAL END OF BLUE STREAM DRIVE ACROSS PARCEL L TO PARCEL M IS REQUIRED TO BE PROVIDED AND RECORDED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION EASEMENT), LOCATED IN, OVER AND THROUGH OPEN SPACE LOTS G-1, G-2 AND PARCELS H THROUGH M, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENTS. ANY AND ALL CONVEYANCES OF THE AFORESAID OPEN SPACE LOTS PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL EXCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO GRADING, CLEARING, DISTURBANCE OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST STAND DELINEATION PLAN WAS PREPARED BY KOPECK AND ASSOCIATES DATED NOVEMBER, 1998. FOREST CONSERVATION PLAN PREPARED BY CAMPBELL-NOLAN ASSOCIATES DATED MARCH, 2000. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE CREATION OF FOREST CONSERVATION (RETENTION/REFORESTATION) EASEMENT, PURCHASE OF REFORESTATION CREDIT FROM THE WINKLER BANK, AND BY THE PAYMENT OF A FEE-IN-LIEU OF OFFSET REFORESTATION.
- APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MAY 30, 2006, REVISED JUNE 5, 2008.
- THE UNMITIGATED NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL, INC. DATED JUNE 2006. THE MITIGATED NOISE STUDY IS BASED ON CONCEPTUAL BUILDING LOCATIONS AND ELEVATIONS. AN ADDITIONAL NOISE STUDY MAY BE REQUIRED AT THE SITE DEVELOPMENT STAGE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
- THIS PROJECT COMPLIES WITH THE ROUTE 1 MANUAL IN REGARDS TO THE CAC ZONING DISTRICT REQUIREMENTS.
- THE EXISTING STRUCTURES LOCATED ON SITE WILL BE REMOVED IN CONJUNCTION WITH F-02-35.
- BLUE STREAM CORPORATE CENTER OPEN SPACE LOT G-2 CONTAINS 100 FLOODPLAIN, WETLANDS AND REQUIRED BUFFERS AND IS CONSIDERED NON-BUILDABLE.
- INGRESS/EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY BLUE STREAM DRIVE.
- MAXIMUM DENSITY ALLOWED IS 25 UNITS PER NET ACRE (53.8 AC. X 25 UNITS = 1345 UNITS).
- STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$45,900.00 HAS BEEN POSTED UNDER F-02-35 AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 153 PUBLIC STREET TREES.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL HAS BEEN POSTED UNDER F-02-35 AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,750.00 FOR THE 26 SHADE TREES AND THE REQUIRED 33 EVERGREEN TREES.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING STREET TREES, PEDESTRIAN STREET LIGHTS AND SIDEWALKS WITHIN THE STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY.
- THE SIDEWALK REQUIREMENT ALONG ROUTE 1 CAN NOT BE COMPLETED AT THIS TIME DUE TO THE EXISTING SHA STORMWATER MANAGEMENT FACILITY. THEREFORE, A FEE-IN-LIEU PAYMENT OF \$7,680 HAS BEEN POSTED UNDER F-02-35 FOR THE REMAINING 270LF OF SIDEWALK.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD; 3.6701 ACRES
- OPEN SPACE LOT G-2 TO BE DEDICATED TO HOWARD COUNTY, RECREATION & PARKS AND OPEN SPACE LOT G-1 TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
- ON AUGUST 2, 2007 AND JULY 7, 2008, THE DEPARTMENT OF PLANNING AND ZONING HAS TENTATIVELY ALLOCATED FOR THIS SUBDIVISION IN THE ROUTE 1 PLANNING AREA IN ACCORDANCE WITH THE FOLLOWING ALLOCATION SCHEDULE AND MILESTONES:

PHASE NUMBER	ALLOCATION YEAR	NO. OF ROUTE 1 CAC ALLOCATIONS	NO. OF MRU ALLOCATIONS	TOTAL NO. OF ALLOCATIONS	PRELIMINARY PLAN DUE DATE
I (P-08-011)	2010	125	22	147	BY MAY 3, 2008
II (P-09-004)	2011	136	24	160	BETWEEN JULY 1, 2008 AND APRIL 1, 2009
III (P-10-005)	2012	137	24	161	BETWEEN JULY 1, 2009 AND APRIL 1, 2010
IV	2013	150	27	177	BETWEEN JULY 1, 2010 AND APRIL 1, 2011
V	2014	150	27	177	BETWEEN JULY 1, 2011 AND APRIL 1, 2012
VI	2015	150	26	176	BETWEEN JULY 1, 2012 AND APRIL 1, 2013
VII	2016	150	26	176	BETWEEN JULY 1, 2013 AND APRIL 1, 2014
VIII	2017	145	26	171	BETWEEN JULY 1, 2014 AND APRIL 1, 2015

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

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



VICINITY MAP
SCALE 1" = 2000'
ADC MAP 16, GRID J13

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

Thomas M Hoffman Jr 2.04.11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Arnold Sagner 2/15/11
ARNOLD SAGNER, AUTHORIZED PERSON DATE
BLUE STREAM LLC

THE PURPOSE OF THIS PLAT IS TO:
1. RESUBDIVIDE PARCELS A - G, BLUE STREAM CORPORATE CENTER, RECORDED AS PLAT NO. S 17020-17026. TO CREATE NEW OPEN SPACE LOTS G-1 AND G-2 AND PARCELS H-M, BLUE STREAM.
2. ABANDONED PART OF BLUE STREAM DRIVE, RIGHT-OF-WAY AND TO CREATE QUODDITCH LAKE RIGHT-OF-WAY.
3. ABANDONED PUBLIC FOREST CONSERVATION EASEMENT B (AFFORESTATION) AND C (RETENTION), CREATE PUBLIC FOREST CONSERVATION EASEMENTS B-1, B-2, C-1, D-1 AND D-2, 10' PUBLIC TREE MAINTENANCE EASEMENT AND 10' PARKING SETBACK, PUBLIC WATER & UTILITY EASEMENTS, 30' PUBLIC WATER, SEWER & UTILITY EASEMENTS, PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENTS, PRIVATE DRAINAGE & UTILITY EASEMENTS, 10' PRIVATE REVERTIBLE DRAINAGE EASEMENTS, PUBLIC SIGHT DISTANCE EASEMENT, 50' STRUCTURE AND USE SETBACKS, 30' STRUCTURE AND USE SETBACKS, 30' PARKING SETBACKS AND 10' PARKING SETBACKS.
4. CREATE A PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT, 20' PRIVATE STORMDRAIN & UTILITY EASEMENTS, 20' PUBLIC STORMDRAIN & UTILITY EASEMENT, VARIABLE WIDTH PUBLIC DRAINAGE & UTILITY EASEMENTS, 20' PUBLIC STORMDRAIN & DRAINAGE & UTILITY EASEMENTS, PUBLIC WATER & UTILITY EASEMENTS, PUBLIC SEWER & UTILITY EASEMENTS, PUBLIC WATER, SEWER & UTILITY EASEMENTS, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT, 24' PUBLIC INGRESS/EGRESS, STORMDRAIN, DRAINAGE & UTILITY EASEMENT.

AREA TABULATION	SHEET 3	SHEET 4	SHEET 5	SHEET 6	TOTAL
NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	2	2 & P/O 1	1 & P/O 1	P/O 1	7
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1	P.O.2	P.O.2	P/O 1	2
NUMBER OF PARCELS AND LOTS TO BE RECORDED.....	2 & P/O 1	2 & P/O 3	1 & P/O 3	0	9
AREA OF BUILDABLE PARCELS TO BE RECORDED.....	20.3755 AC	10.8825 AC	8.5649 AC	14.0753 AC	53.8987 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	3.1943 AC	4.0583 AC	10.8479 AC	0.0000 AC	18.1005 AC
AREA OF PARCELS AND LOTS TO BE RECORDED.....	23.5698 AC	14.9408 AC	14.0753 AC	14.0753 AC	71.9987 AC
AREA OF ROADWAY TO BE RECORDED.....	2.1752 AC	0.9396 AC	0.0000 AC	0.5551 AC	3.6699 AC
AREA TO BE RECORDED.....	25.7450 AC	15.8804 AC	19.4128 AC	14.6304 AC	75.6686 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.
B. Wilson for Peter Beilemann 4/2/11
HOWARD COUNTY HEALTH OFFICER *aw* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris Deussen 3/23/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION *HP* DATE
Neil Sheehy 4/14/11
DIRECTOR DATE

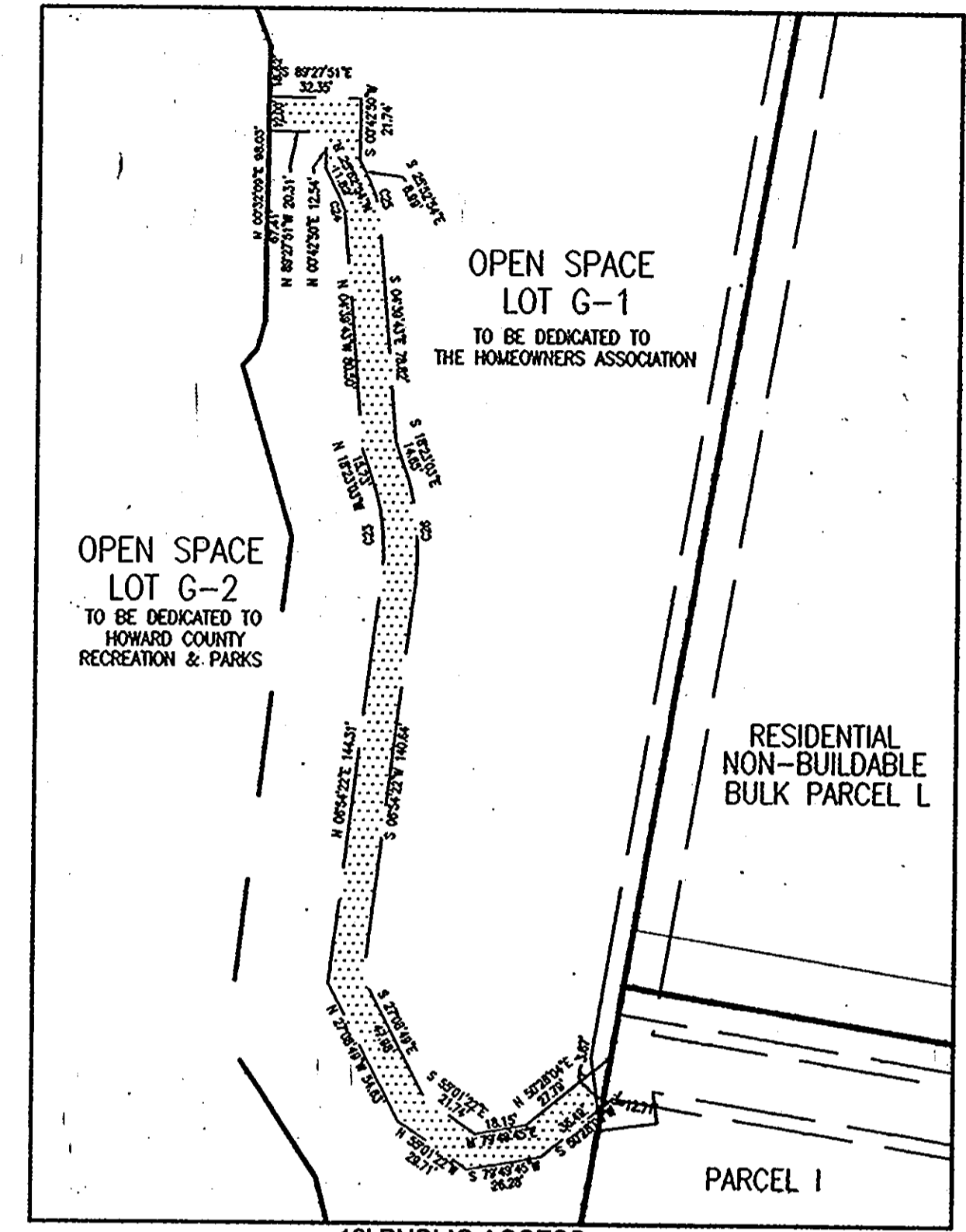
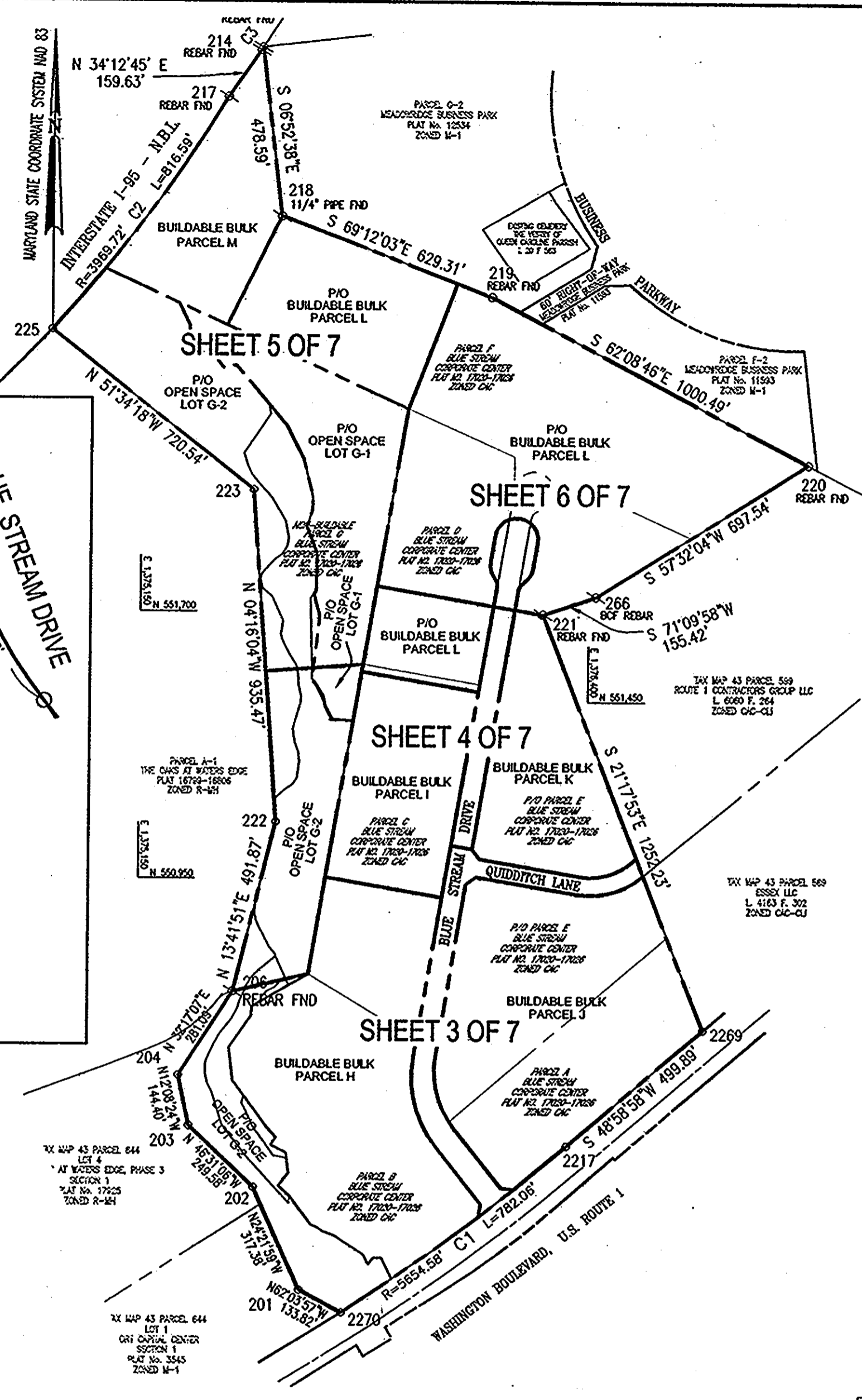
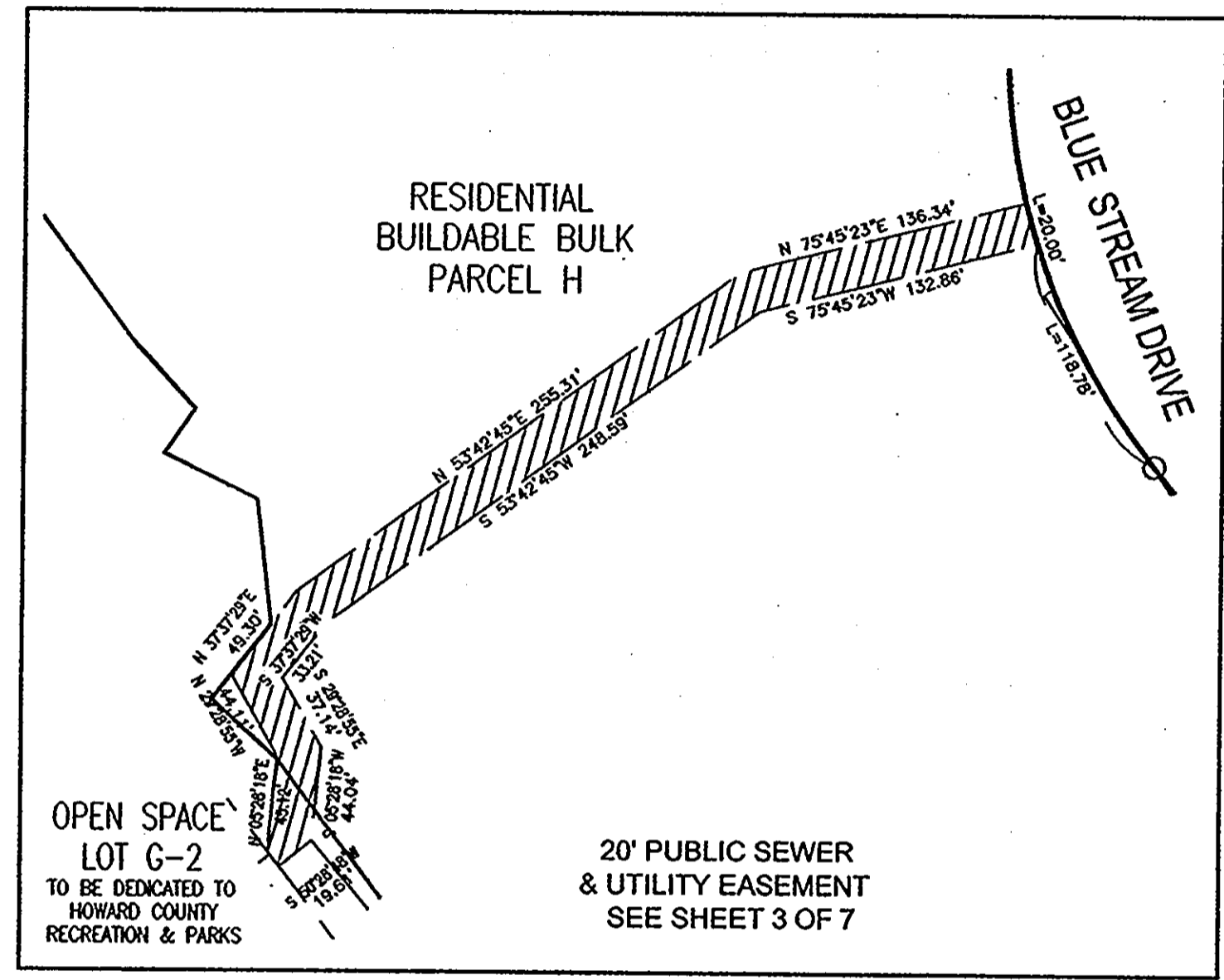
OWNER'S CERTIFICATE
BLUE STREAM LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, 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 15 DAY OF FEBRUARY 2011
Arnold Sagner 2/15/11
ARNOLD SAGNER, AUTHORIZED PERSON DATE
BLUE STREAM LLC
Thomas M Hoffman Jr
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 199, 215, 438, 453 & 458 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; ALEXANDER HAMILTON LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 210, 220 & 443 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.
Thomas M Hoffman Jr 2.04.11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21558 ON 4/2/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF RESUBDIVISION
BLUE STREAM
(FORMERLY KNOWN AS BLUE STREAM CORPORATE CENTER)
OPEN SPACE LOTS G-1 & G-2 AND
BUILDABLE BULK PARCELS H - M
A RESUBDIVISION OF BLUE STREAM CORPORATE CENTER
PARCELS A-G, RECORDED AS PLAT NO. 17020-17026
ZONED CAC
TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FEBRUARY 3, 2011
SHEET No. 1 OF 7

COORDINATE LIST		
POINT	NORTHING	EASTING
201	549793.425	1375608.009
202	550082.539	1375477.067
203	550254.279	1375295.974
204	550395.449	1375265.606
205	550633.084	1375415.747
214	553278.912	1375472.821
216	553287.063	1375477.649
217	553146.906	1375383.067
218	552811.912	1375534.958
219	552588.449	1376123.254
220	552121.001	1377007.833
221	551686.394	1376272.210
222	551110.965	1375532.219
223	552043.841	1375462.604
225	552491.681	1374898.144
266	551746.568	1376419.309
2269	550529.687	1376727.042
2270	549730.735	1375726.240

CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	5654.58	782.06	391.66	75°28'	781.44	S 32°56'42" W
C2	3969.72	816.59	409.74	11°47'10"	815.15	N 36°30'17" E
C3	11299.16	9.48	4.74	0°02'53"	9.47	N 30°38'19" E
C23	84.10	31.87	16.13	21°42'41"	31.68	N 03°58'59" W
C24	20.83	8.44	4.22	23°13'50"	8.38	N 14°18'20" W
C25	32.83	13.30	6.74	23°12'28"	13.21	S 14°18'40" E
C26	26.10	36.81	18.63	21°56'35"	36.58	S 04°03'55" E



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OWNER/DEVELOPER
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 C/O ARNOLD SAGNER
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 ELLICOTT CITY, MARYLAND 21041-0416
 PHONE NO. 410-465-2020

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

Thomas M. Hoffman, Jr. 2-04-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
Arnold Sagner 2/15/11
 ARNOLD SAGNER, AUTHORIZED PERSON DATE
 BLUE STREAM LLC

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

Howard County Health Officer 4/7/2011
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 3/23/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 4/14/11
 DIRECTOR DATE

OWNER'S CERTIFICATE

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 INTO 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.

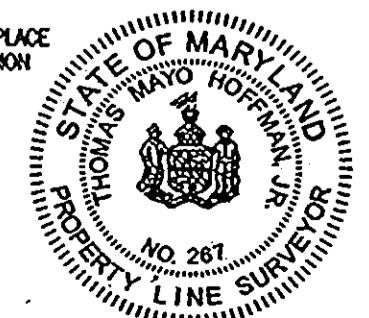
WITNESS OUR HANDS THIS 15 DAY OF FEBRUARY 2011
Arnold Sagner 2/15/11 DATE
 ARNOLD SAGNER, AUTHORIZED PERSON
 BLUE STREAM LLC
Witness WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 199, 215, 438, 453 & 458 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; ALEXANDER HAMILTON LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 210, 220 & 443 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

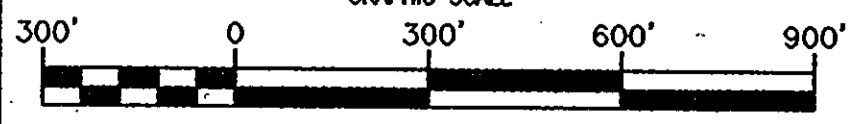
I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 2-04-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21559 ON 4/2/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
BLUE STREAM
 (FORMERLY KNOWN AS BLUE STREAM CORPORATE CENTER)
 OPEN SPACE LOTS G-1 & G-2 AND
 BUILDABLE BULK PARCELS H - M
 A RESUBDIVISION OF BLUE STREAM CORPORATE CENTER
 PARCELS A-G, RECORDED AS PLAT NO. 17020-17026
 ZONED CAC
 TAX MAP No. 43 BLK. 4 PARCEL No. 14, 558 & P/O 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FEBRUARY 3, 2011
 GRAPHIC SCALE



SCALE: 1" = 300' SHEET No. 2 OF 7

COORDINATES		
No.	NORTH	EAST
201	549793.4253	1375608.0095
202	550082.5388	1375477.0667
203	550254.2795	1375295.9735
204	550395.4490	1375265.6061
206	550633.0836	1375415.7468
1600	551036.7723	1376080.8073
1601	551007.9826	1376101.3293
1602	550961.0631	1376381.1755
1603	551131.3340	1376423.9504
1604	550999.6355	1376522.6469
1605	550963.8521	1376557.7860
1606	550961.3445	1376554.7997
1607	550911.7514	1376372.9078
1608	550958.6708	1376093.0617
1609	550938.1488	1376064.2720
2217	550201.6165	1376349.8711
2222	550003.3840	1376108.8482
2223	550449.4482	1375921.4982
2225	550197.4489	1375986.5643
2254	551046.6935	1376021.6333
2255	550900.4584	1375997.1152
2256	551059.9510	1375689.2500
2259	550682.2233	1375625.9195
2269	550529.6865	1376727.0419
2270	549730.7351	1375726.2397
2361	551013.0400	1376538.6104
2585	550455.4546	1375983.3427
2586	550250.7052	1376036.2089
2590	550083.1367	1376169.3695
2591	550079.2856	1376204.3623

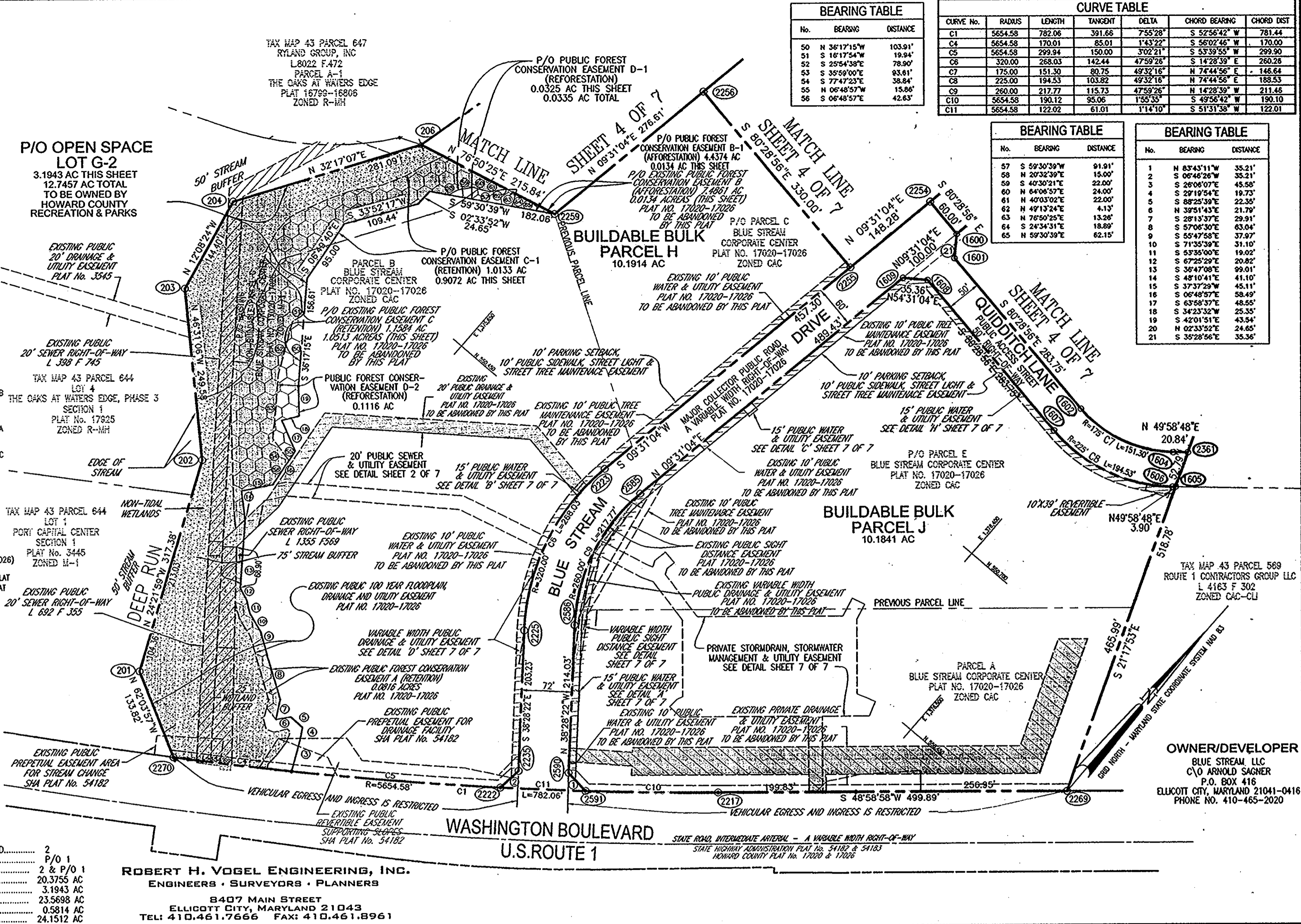
LEGEND		
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT B (AFFORESTATION); PLAT NO. 17020-17026 TO BE ABANDONED BY THIS PLAT	
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT A (RETENTION); PLAT NO. 17020-17026 TO BE ABANDONED BY THIS PLAT	
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT C (RETENTION); PLAT NO. 17020-17026 TO BE ABANDONED BY THIS PLAT	
	PARKING SETBACK, PUBLIC SIDEWALK, STREET LIGHT & TREE MAINTENANCE EASEMENT	
	EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT; (SEE SHEET 6 OF 7) PLAT NO. 17020-17026	
	EXISTING PUBLIC SEWER EASEMENTS (L398 F.745, L1355 F.569, L900 F.565 & PLAT NO. 17020-17026)	
	EXISTING PUBLIC DRAINAGE & UTILITY EASEMENTS PLAT NO. 17020-17026 TO BE ABANDONED BY THIS PLAT	
	PUBLIC FOREST CONSERVATION EASEMENT D-1 AND D-2 (REFORESTATION)	

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

Thomas M. Hoffman, Jr. 2.04.11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Arnold Sagner 2/15/11
 ARNOLD SAGNER, AUTHORIZED PERSON DATE
 BLUE STREAM LLC

AREA TABULATION	
NUMBER OF BUILDABLE-BULK PARCELS TO BE RECORDED.....	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF PARCELS AND LOTS TO BE RECORDED.....	2 & P/O 1
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED.....	20.3755 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	3.1943 AC
AREA OF PARCELS AND LOTS TO BE RECORDED.....	23.5698 AC
AREA OF ROADWAY TO BE RECORDED.....	0.5814 AC
AREA TO BE RECORDED.....	24.1512 AC



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.

Bridgette P. Steiner 4/7/2011
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Arnold Sagner 3/23/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walt Sheleff 4/14/11
 DIRECTOR DATE

OWNER'S CERTIFICATE

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 15 DAY OF FEBRUARY 2011

Arnold Sagner 2/15/11
 ARNOLD SAGNER, AUTHORIZED PERSON DATE
 BLUE STREAM LLC

Thomas M. Hoffman, Jr.
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 199, 215, 438, 453 & 458 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; ALEXANDER HAMILTON LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 210, 220 & 443 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.

Thomas M. Hoffman, Jr. 2.04.11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21560 ON 4/21/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 BLUE STREAM**
 (FORMERLY KNOWN AS BLUE STREAM CORPORATE CENTER)
 OPEN SPACE LOTS G-1 & G-2 AND
 BUILDABLE BULK PARCELS H - M
 A RESUBDIVISION OF BLUE STREAM CORPORATE CENTER
 PARCELS A-G, RECORDED AS PLAT NO. 17020-17026
 ZONED CAC
 TAX MAP No. 43 BLK. 4 PARCEL No. 14, 558 & P/O 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FEBRUARY 3, 2011
 GRAPHIC SCALE

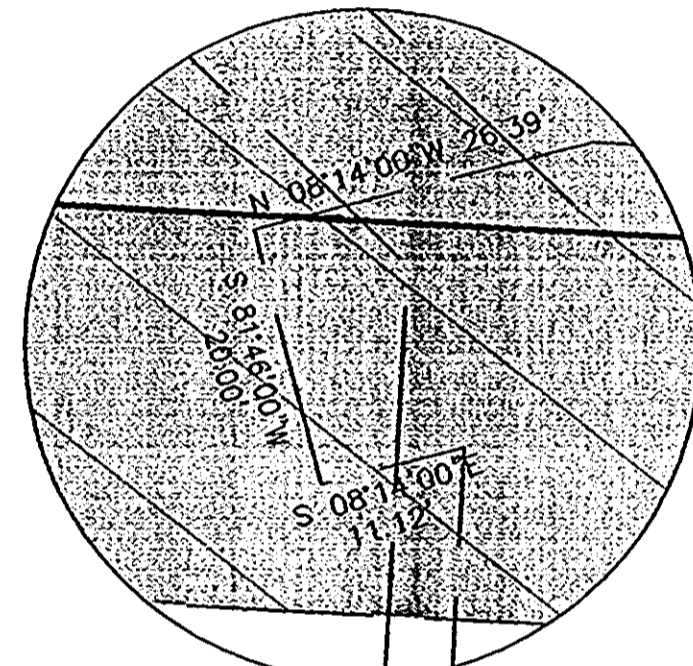
100' 0 100' 200' 300'

SCALE: 1" = 100'

SHEET No. 3 OF 7

CURVE TABLE						
CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
C7	175.00	151.30	80.75	49°32'16"	N 74°44'56" E	146.64

COORDINATES		
No.	NORTH	EAST
206	550633.0836	1375415.7468
221	551696.3944	1376272.2102
222	551110.9646	1375532.2195
1600	551036.7723	1376080.8073
1601	551007.9826	1376101.3293
1602	550961.0631	1376381.1755
1604	550999.6355	1376522.6469
1610	551774.0605	1375808.9787
1611	551719.4938	1376134.4360
1612	551709.5726	1376193.6101
2255	550900.4584	1375997.1152
2256	551059.9510	1375689.2500
2257	551552.3285	1375771.8028
2259	550682.2233	1375625.9195
2361	551013.0400	1376538.6104
2363	551532.1044	1375500.7920



20' PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT DETAIL 1

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT B (AFFORESTATION); PLAT NO. 17020-17026 TO BE ABANDONED BY THIS PLAT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT C (RETENTION); PLAT NO. 17020-17026 TO BE ABANDONED BY THIS PLAT
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT NO. 14421 & 14422. SEE SHEET 6 OF 7
- EXISTING PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT (PARCEL C&D); PLAT NO. 17020-17026
- EXISTING PRIVATE SWM & UTILITY EASEMENT (PARCEL G); PLAT NO. 17020-17026
- EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT; (PARCEL A) PLAT NO. 17020-17026
- EXISTING PUBLIC SEWER EASEMENT; (L398 F.745, L1355 F.569, AND L900 F.565) PLAT NO. 17020-17026
- 10' PARKING SETBACK, PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT

AREA TABULATION

NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	2 & P/O 1
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 2
NUMBER OF PARCELS AND LOTS TO BE RECORDED.....	2 & P/O 2
AREA OF BUILDABLE PARCELS TO BE RECORDED.....	10.8825 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	4.0583 AC
AREA OF PARCELS AND LOTS TO BE RECORDED.....	14.9408 AC
AREA OF ROADWAY TO BE RECORDED.....	0.9396 AC
AREA TO BE RECORDED.....	15.8804 AC

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

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 199, 215, 438, 453 & 458 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; ALEXANDER HAMILTON LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 210, 220 & 443 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.



Thomas M. Hoffman, Jr. 2-04-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

OWNER'S CERTIFICATE

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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

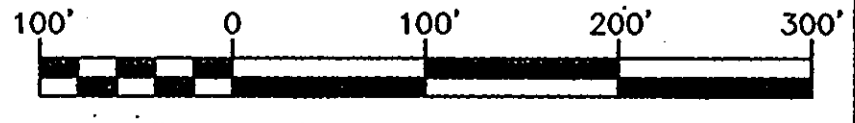
WITNESS OUR HANDS THIS 15 DAY OF FEBRUARY 2011

Arnold Sagner 2/15/11
 ARNOLD SAGNER, AUTHORIZED PERSON DATE
 BLUE STREAM LLC

Christopher T.
 WITNESS

RECORDED AS PLAT No. 21561 ON 4/12/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
BLUE STREAM
 (FORMERLY KNOWN AS BLUE STREAM CORPORATE CENTER)
 OPEN SPACE LOTS G-1 & G-2 AND
 BUILDABLE BULK PARCELS H-M
 A RESUBDIVISION OF BLUE STREAM CORPORATE CENTER
 PARCELS A-G, RECORDED AS PLAT NO. 17020-17026
 ZONED CAC
 TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FEBRUARY 3, 2011
 GRAPHIC SCALE



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

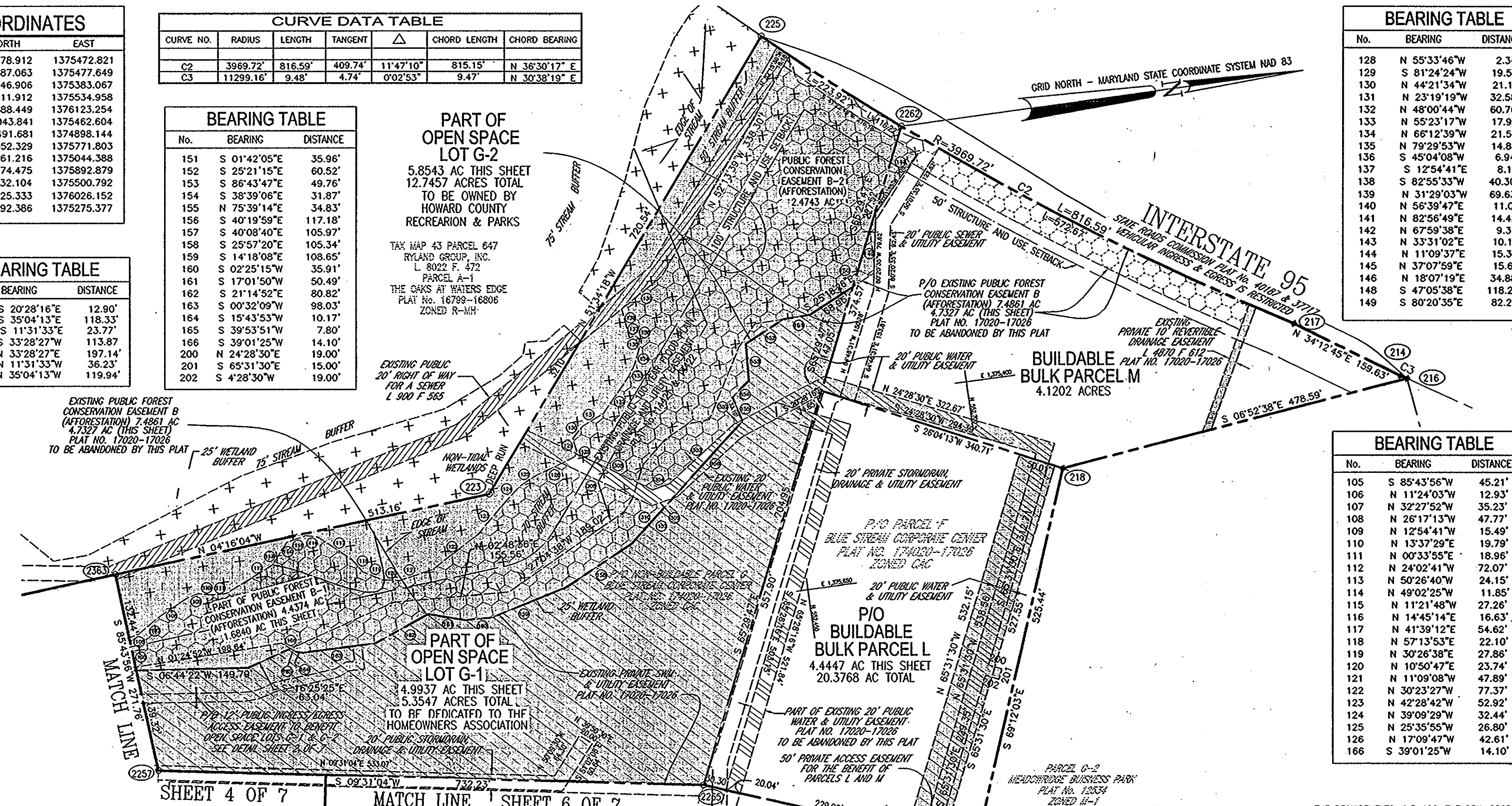
CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C2	3969.72'	816.59'	409.74'	11°47'10"	815.15'	N 36°30'17" E
C3	11299.16'	9.48'	4.74'	0°02'53"	9.47'	N 30°38'19" E

BEARING TABLE		
No.	BEARING	DISTANCE
151	S 01°42'05"E	35.96'
152	S 25°21'15"E	60.52'
153	S 86°43'47"E	49.76'
154	S 38°39'06"E	31.87'
155	N 75°39'14"E	34.83'
156	S 40°19'59"E	117.18'
157	S 40°08'40"E	105.97'
158	S 25°57'20"E	105.34'
159	S 14°18'08"E	108.65'
160	S 02°25'15"W	35.91'
161	S 17°01'50"W	50.49'
162	S 21°14'52"E	80.82'
163	S 00°32'09"W	98.03'
164	S 15°43'53"W	10.17'
165	S 39°53'51"W	7.80'
166	S 39°01'25"W	14.10'
200	N 24°28'30"E	19.00'
201	S 69°31'30"E	15.00'
202	S 4°28'30"W	19.00'

BEARING TABLE		
No.	BEARING	DISTANCE
302	S 20°28'16"E	12.90'
303	S 35°04'13"E	118.33'
304	S 11°31'33"E	23.77'
305	S 33°28'27"W	113.87'
308	N 33°28'27"E	197.14'
309	N 11°31'33"W	36.23'
310	N 35°04'13"W	119.94'

BEARING TABLE		
No.	BEARING	DISTANCE
128	N 55°33'46"W	2.34'
129	S 81°24'24"W	19.55'
130	N 44°21'34"W	21.15'
131	N 23°19'19"W	32.58'
132	N 48°00'44"W	60.76'
133	N 55°23'17"W	17.97'
134	N 66°12'39"W	21.56'
135	N 79°29'53"W	14.83'
136	S 45°04'08"W	6.94'
137	S 12°54'41"E	8.11'
138	S 82°55'33"W	40.30'
139	N 31°29'03"W	69.63'
140	N 56°39'47"E	11.01'
141	N 82°56'49"E	14.42'
142	N 67°59'38"E	9.31'
143	N 33°31'02"E	10.15'
144	N 11°09'37"E	15.33'
145	N 37°07'59"E	15.61'
146	N 18°07'19"E	34.88'
148	S 47°05'38"E	118.25'
149	S 80°20'35"E	82.21'

BEARING TABLE		
No.	BEARING	DISTANCE
105	S 85°43'56"W	45.21'
106	N 11°24'03"W	12.93'
107	N 32°27'52"W	35.23'
108	N 26°17'13"W	47.77'
109	N 12°54'41"W	15.49'
110	N 13°37'29"E	19.79'
111	N 00°33'55"E	18.96'
112	N 24°02'41"W	72.07'
113	N 50°26'40"W	24.15'
114	N 49°02'25"W	11.85'
115	N 11°21'48"W	27.26'
116	N 14°45'14"E	16.63'
117	N 41°39'12"E	54.62'
118	N 57°13'53"E	22.10'
119	N 30°26'38"E	27.86'
120	N 10°50'47"E	23.74'
121	N 11°09'08"W	47.89'
122	N 30°23'27"W	77.37'
123	N 42°28'42"W	52.92'
124	N 39°09'29"W	32.44'
125	N 25°35'55"W	26.80'
126	N 17°09'47"W	42.61'
166	S 39°01'25"W	14.10'



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

AREA TABULATION	
NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	1 & P/O 1
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 2
NUMBER OF PARCELS AND LOTS TO BE RECORDED.....	1 & P/O 3
AREA OF BUILDABLE PARCELS TO BE RECORDED.....	3,564.9 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	10,847.9 AC
AREA OF PARCELS AND LOTS TO BE RECORDED.....	19,412.8 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	19,412.8 AC

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT B (AFFORESTATION); PLAT NO. 17020-17026 TO BE ABANDONED BY THIS PLAT
- EXISTING PUBLIC WATER & UTILITY EASEMENT (PARCELS F & G); PLAT NO. 17020-17026
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 17020-17026
- EXISTING PRIVATE SWM & UTILITY EASEMENT (PARCEL G); PLAT NO. 17020-17026
- 50' PRIVATE ACCESS EASEMENT TO BENEFIT PARCELS L AND M
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- 20' PRIVATE NOISE WALL EASEMENT
- 20' PRIVATE DRAINAGE & EASEMENT

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

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

Thomas M. Hoffman, Jr. 2-04-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
Arnold Sagner 2/15/11
 ARNOLD SAGNER, AUTHORIZED PERSON DATE
 BLUE STREAM LLC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.
Bryson Peter Brilenson 4/7/2011
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING
Keith Slesch 3/23/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keith Slesch 4/14/11
 DIRECTOR DATE

OWNER'S CERTIFICATE
 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 THE BUILDWAYS 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 15 DAY OF FEBRUARY 2011
Arnold Sagner 2/15/11 DATE
 ARNOLD SAGNER, AUTHORIZED PERSON
 BLUE STREAM LLC
Christoph 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 L.P. TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 199, 215, 438, 453 & 458 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; ALEXANDER HAMILTON LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 210, 220 & 443 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.
Thomas M. Hoffman, Jr. 2-04-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21562 ON 4/21/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF RESUBDIVISION
BLUE STREAM
 (FORMERLY KNOWN AS BLUE STREAM CORPORATE CENTER)
 OPEN SPACE LOTS G-1 & G-2 AND
 BUILDABLE BULK PARCELS H - M
 A RESUBDIVISION OF BLUE STREAM CORPORATE CENTER
 PARCELS A-G, RECORDED AS PLAT NO. 17020-17026
 ZONED CAC
 TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 FEBRUARY 3, 2011
 GRAPHIC SCALE
 100' 0 100' 200' 300'
 SCALE: 1" = 100' SHEET No. 5 OF 7

CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C12	29.00'	24.54'	13.06'	48°28'37"	23.81'	N 14°43'15" W
C13	60.00'	50.76'	27.01'	48°28'37"	49.26'	N 14°43'15" W
C14	60.00'	188.50'	NONE	180°00'00"	120.00'	S 80°28'56" E
C15	60.00'	50.76'	27.01'	48°28'37"	49.26'	S 33°45'23" W
C16	29.00'	24.54'	13.06'	48°28'38"	23.81'	S 33°45'22" W
C171	305.00'	45.01'	22.54'	8°27'16"	44.96'	N 00°32'42" E
C17	315.00'	53.91'	27.02'	9°48'22"	53.85'	N 03°34'10" W
C18	315.00'	298.66'	161.62'	54°19'26"	287.60'	N 38°21'47" W
C19	335.00'	127.01'	64.28'	21°43'20"	126.25'	S 54°14'02" E
C20	310.00'	48.06'	24.08'	8°52'54"	48.01'	N 52°46'43" E
C21	290.00'	50.78'	25.46'	10°02'01"	50.72'	S 53°21'16" W
C22	335.00'	24.54'	154.33'	49°28'10"	280.34'	S 15°13'01" E

COORDINATES		
No.	NORTH	EAST
219	552588.4488	1376123.2542
220	552121.0013	1377007.8328
221	551696.3944	1376272.2102
266	551746.5683	1376419.3087
1671	551775.6091	1376143.8444
1672	551798.6386	1376137.7939
1673	551846.2858	1376125.2755
1674	551918.9844	1376137.4642
1675	551899.1419	1376255.8123
1676	551826.4434	1376243.6236
1677	551785.4846	1376216.2494
1678	551765.6878	1376203.0185
2233	552051.4990	1376190.1006
2260	551914.3366	1376883.0026
2261	552065.5386	1376351.2733
2263	552139.0480	1376189.9977
2264	552054.0346	1376298.0998
2265	552274.4746	1375992.8790
2567	552390.8031	1376379.3432
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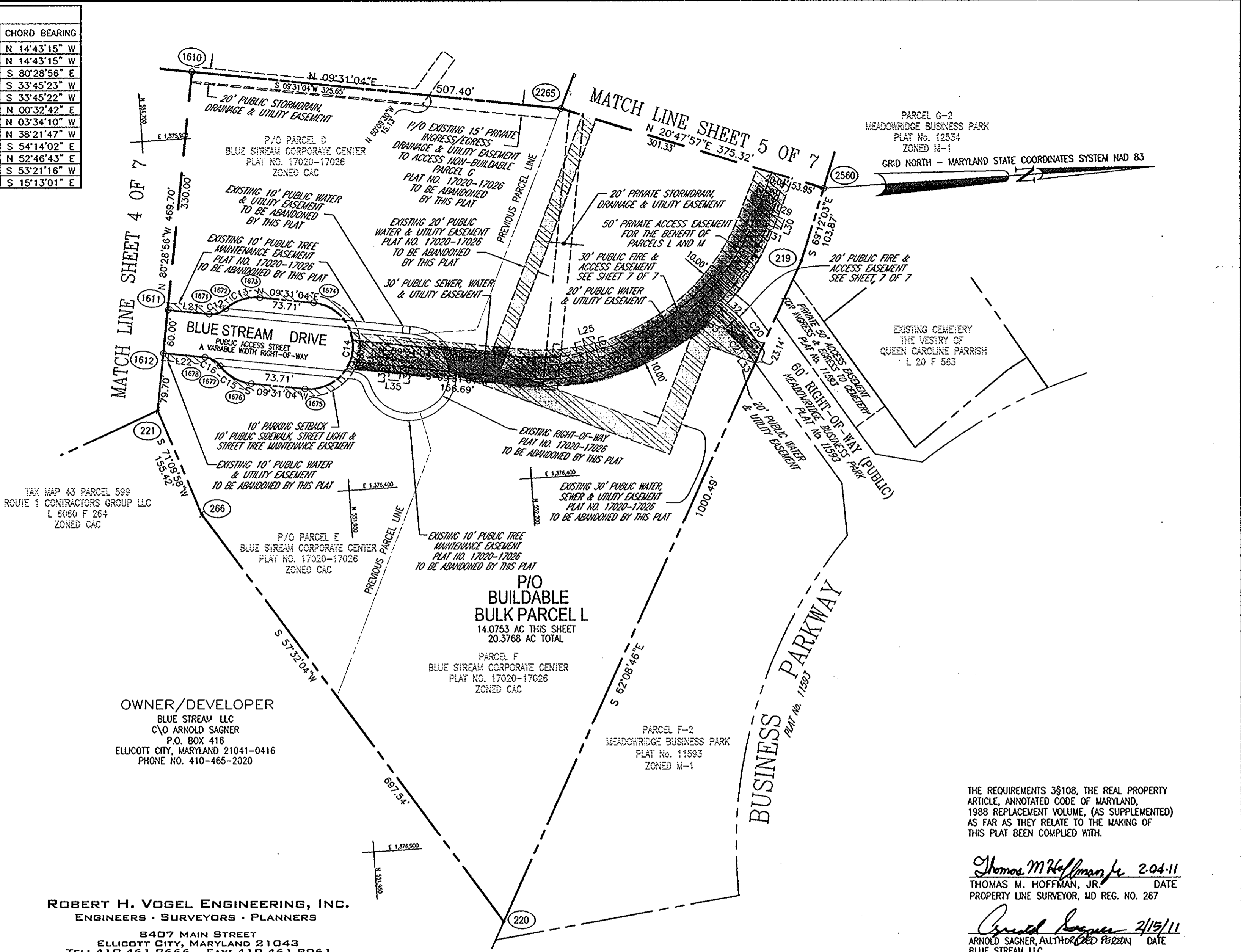
BEARING TABLE		
No.	BEARING	DISTANCE
21	N 09°31'04"E	56.90'
22	S 09°31'04"W	56.90'
241	N 80°28'56"W	10.11'
24	S 80°09'48"W	30.32'
25	S 09°50'12"E	15.00'
26	N 80°09'48"E	30.32'
27	N 65°31'30"W	66.61'
28	S 65°31'30"E	55.41'
29	N 24°28'30"E	19.01'
30	S 09°50'12"E	15.00'
31	S 24°28'30"W	19.01'
32	N 48°20'16"E	38.43'
33	S 58°22'16"W	5.52'
34	N 48°20'16"E	38.43'
35	S 80°28'56"E	19.00'
36	S 09°31'04"E	15.00'
37	N 80°28'56"W	19.00'
38	S 09°31'04"W	54.91'

LEGEND

- 10' PUBLIC PARKING SETBACK, SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT
- 50' PRIVATE ACCESS EASEMENT TO BENEFIT PARCELS L AND M
- PUBLIC WATER & UTILITY EASEMENT
- EXISTING 30' PUBLIC WATER, SEWER & UTILITY EASEMENT PLAT NO. 17020-17026 TO BE ABANDONED BY THIS PLAT
- EXISTING 20' PUBLIC WATER & UTILITY EASEMENT PLAT NO. 17020-17026 TO BE ABANDONED BY THIS PLAT

AREA TABULATION

NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	P/O 1
NUMBER OF OPEN SPACE PARCELS TO BE RECORDED.....	0
NUMBER OF PARCELS TO BE RECORDED.....	1
AREA OF BUILDABLE PARCELS TO BE RECORDED.....	14.0753 AC
AREA OF OPEN SPACE PARCELS TO BE RECORDED.....	0.0000 AC
AREA OF PARCELS TO BE RECORDED.....	14.0753 AC
AREA OF ROADWAY TO BE RECORDED.....	0.5551 AC
AREA TO BE RECORDED.....	14.6304 AC



TAX MAP 43 PARCEL 599
ROUTE 1 CONTRACTORS GROUP LLC
L 6060 F 264
ZONED CAC

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

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

THE REQUIREMENTS 38108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT BEING COMPLIED WITH.

Thomas M. Hoffman, Jr. 2/04/11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Arnold Sagner 2/15/11
ARNOLD SAGNER, AUTHORIZED PERSON DATE
BLUE STREAM LLC

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

Badiyan for Peter B. Silenon 4/7/2011
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chris D. ... 3/23/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ken ... 4/14/11
DIRECTOR DATE

OWNER'S CERTIFICATE

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 TO 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 15 DAY OF FEBRUARY 2011

Arnold Sagner 2/15/2011 DATE
ARNOLD SAGNER, AUTHORIZED PERSON
BLUE STREAM LLC

Chris D. ... WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 199, 215, 438, 453 & 458 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; ALEXANDER HAMILTON LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 210, 220 & 443 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

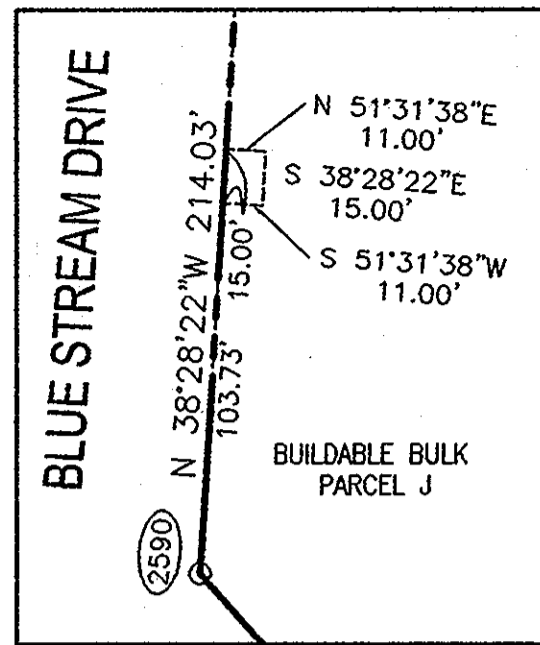
I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 2-04-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

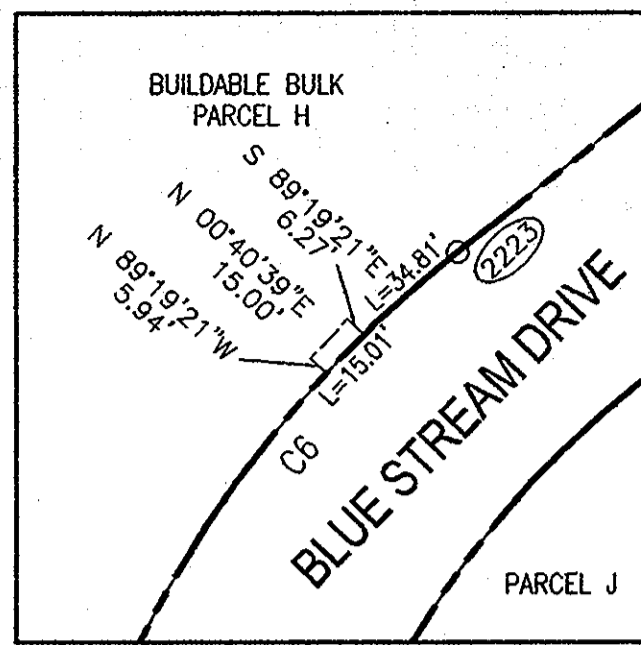
RECORDED AS PLAT No. 21563 ON 4/2/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
BLUE STREAM
(FORMERLY KNOWN AS BLUE STREAM CORPORATE CENTER)
OPEN SPACE LOTS G-1 & G-2 AND
BUILDABLE BULK PARCELS H - M
A RESUBDIVISION OF BLUE STREAM CORPORATE CENTER
PARCELS A-G, RECORDED AS PLAT NO. 17020-17026
ZONED CAC
TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FEBRUARY 3, 2011
GRAPHIC SCALE

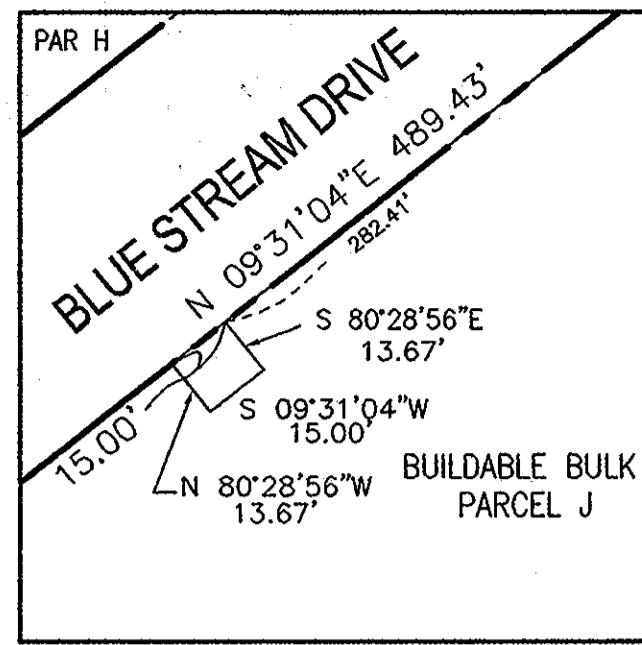
SCALE: 1" = 100' SHEET No. 6 OF 7



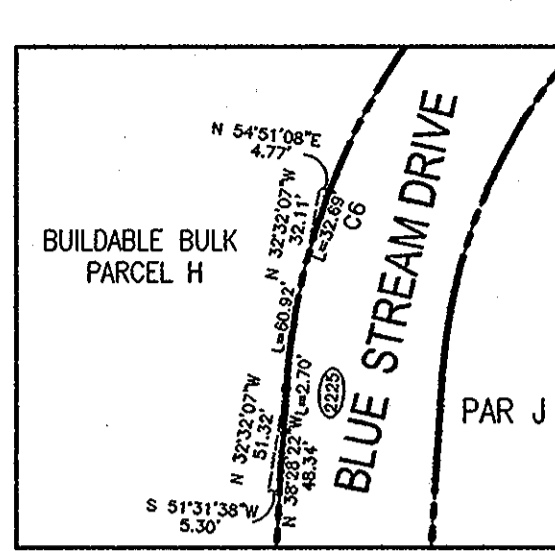
15' PUBLIC WATER & UTILITY EASEMENT
SEE SHEET 3 OF 7
DETAIL 'A'



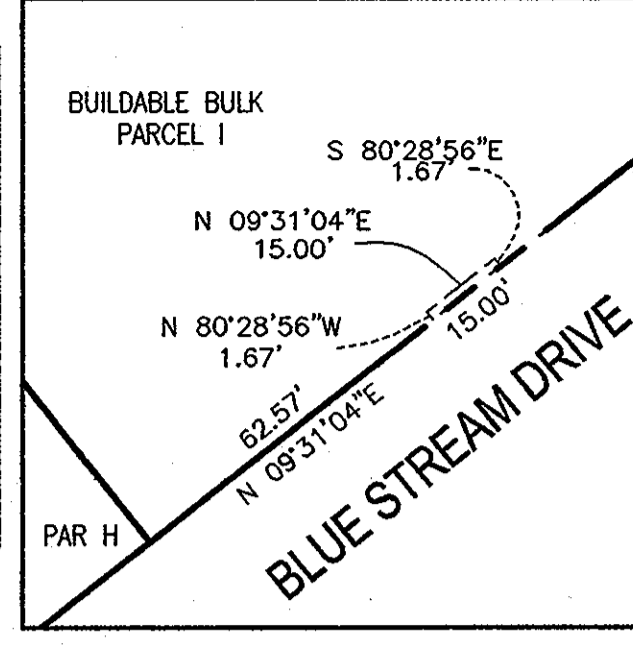
15' PUBLIC WATER & UTILITY EASEMENT
SEE SHEET 3 OF 7
DETAIL 'B'



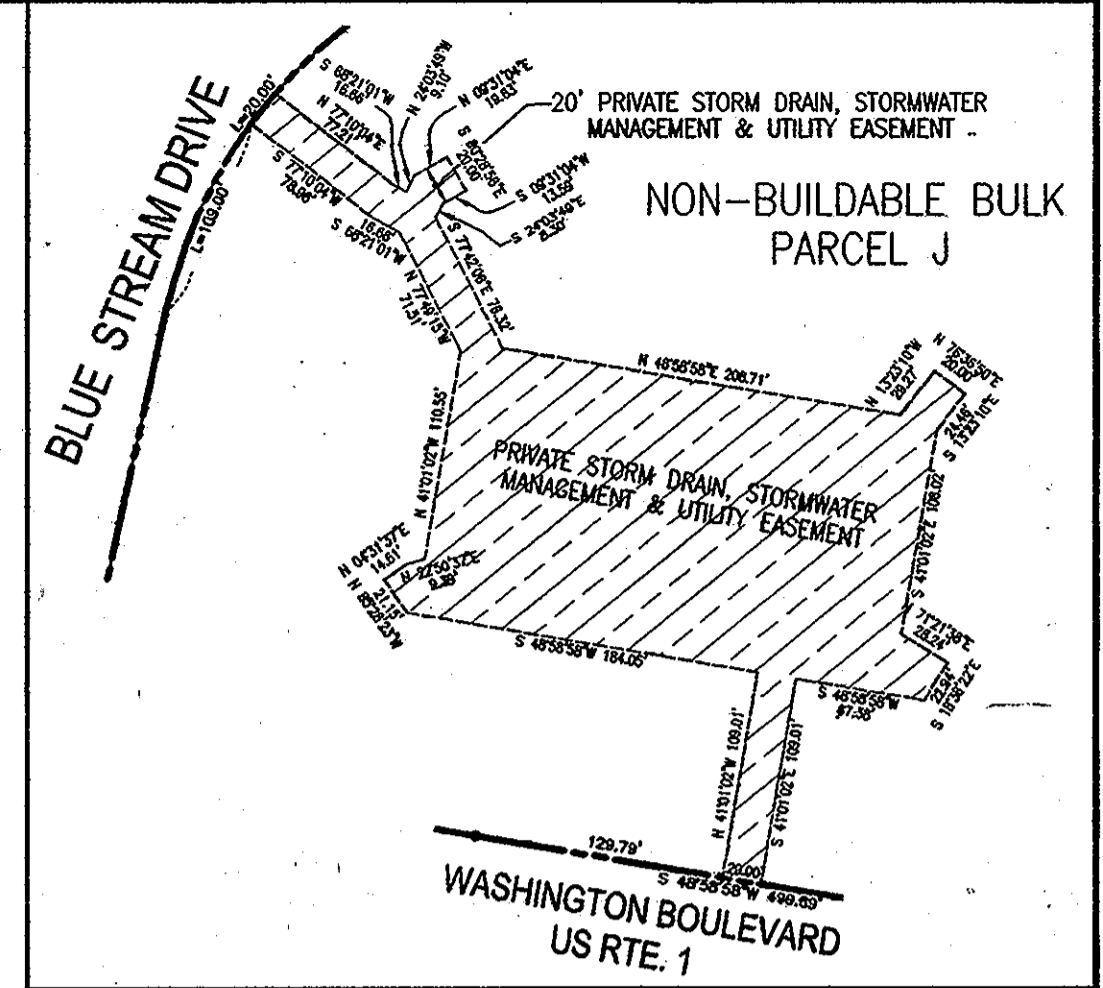
15' PUBLIC WATER & UTILITY EASEMENT
SEE SHEET 3 OF 7
DETAIL 'C'



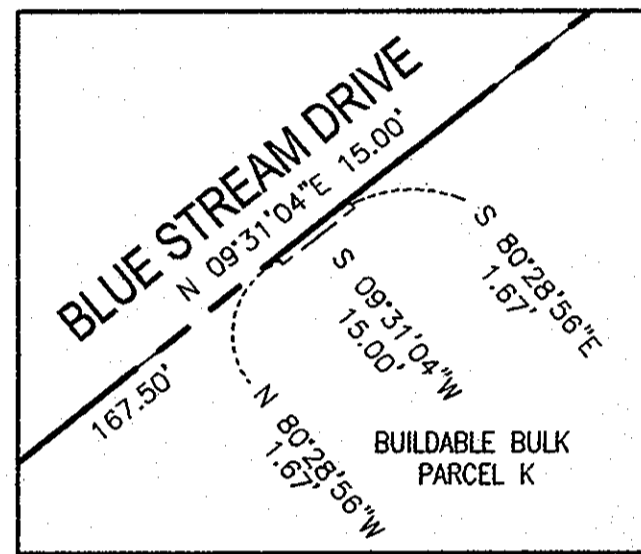
VARIABLE WIDTH
DRAINAGE & UTILITY EASEMENT
SEE SHEET 3 OF 7
DETAIL 'D'



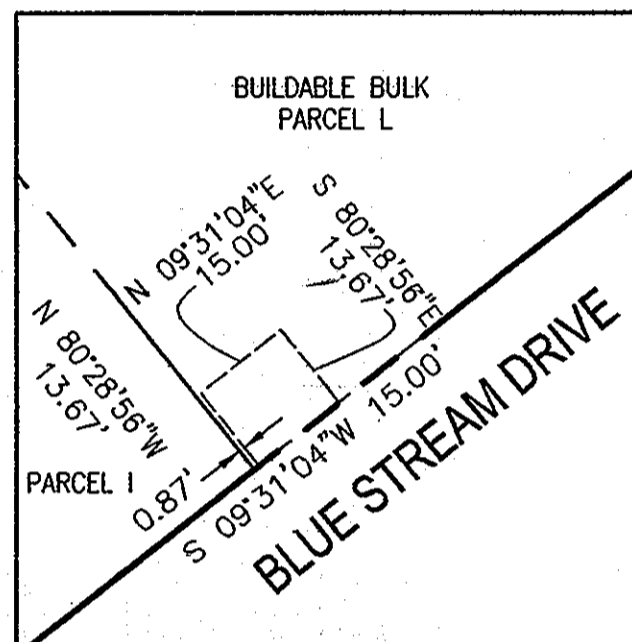
15' PUBLIC WATER & UTILITY EASEMENT
SEE SHEET 4 OF 7
DETAIL 'E'



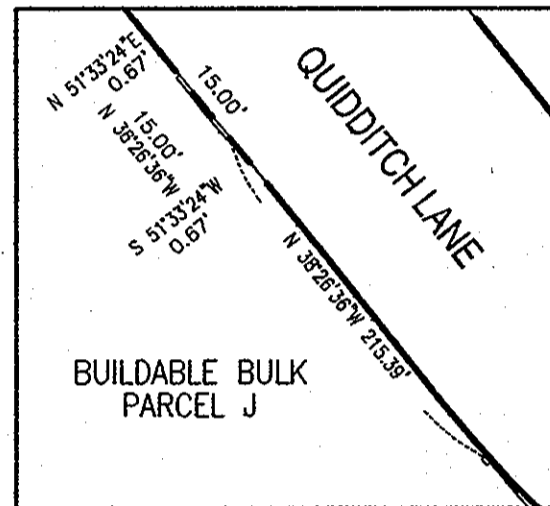
20' PRIVATE STORM DRAIN, STORMWATER
MANAGEMENT & UTILITY EASEMENT
NON-BUILDABLE BULK
PARCEL J
PUBLIC 20' STORMDRAIN & UTILITY EASEMENT
AND PRIVATE STORMDRAIN, STORMWATER
MANAGEMENT & UTILITY EASEMENT
SEE SHEET 3 OF 7



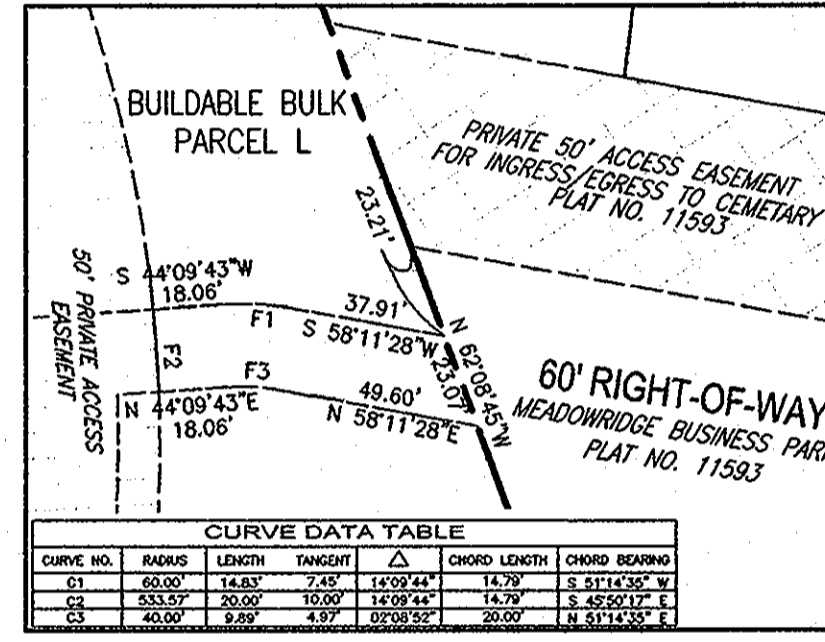
15' PUBLIC WATER & UTILITY EASEMENT
SEE SHEET 4 OF 7
DETAIL 'F'



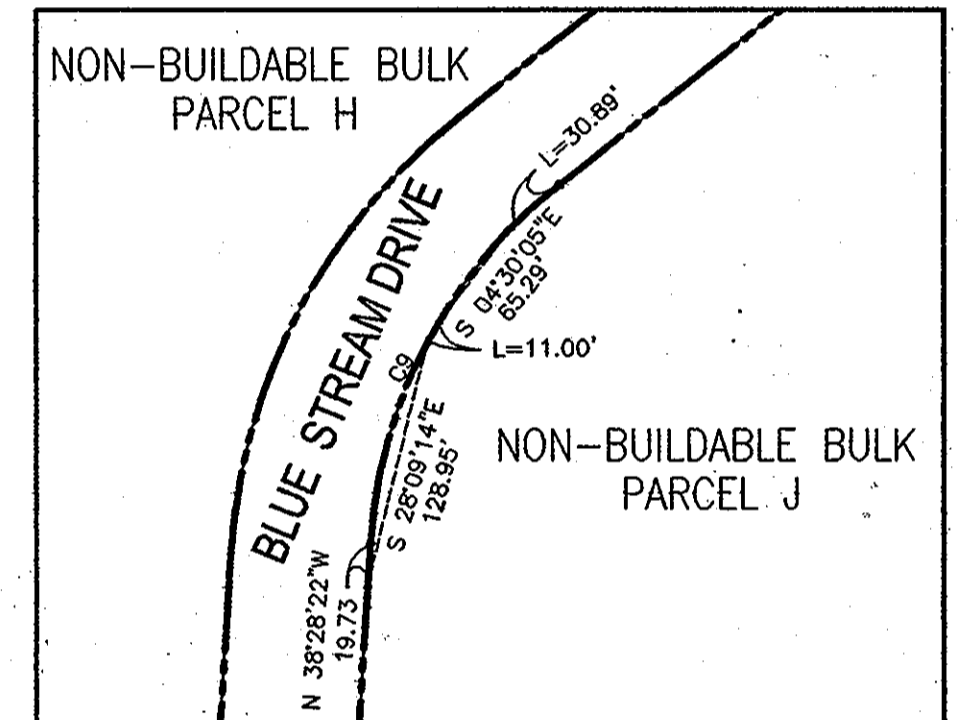
15' PUBLIC WATER & UTILITY EASEMENT
SEE SHEET 4 OF 7
DETAIL 'G'



15' PUBLIC WATER & UTILITY EASEMENT
SEE SHEET 3 OF 7
DETAIL 'H'



20' PUBLIC FIRE
ACCESS EASEMENT
SEE SHEET 6 OF 7



PUBLIC SIGHT
DISTANCE EASEMENT
SEE SHEET 3 OF 7

THE REQUIREMENTS 38108, THE REAL PROPERTY
ARTICLE, ANNOTATED CODE OF MARYLAND,
1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED)
AS FAR AS THEY RELATE TO THE MAKING OF
THIS PLAT BEEN COMPLIED WITH.

Thomas M. Hoffmann, Jr. 2-04-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Arnold Sagner 2/15/11
ARNOLD SAGNER, AUTHORIZED PERSON DATE
BLUE STREAM LLC

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

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

THIS SHEET FOR DETAIL ONLY

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

Robert H. Vogel for Peter Baidensson 4/2/2011
HOWARD COUNTY HEALTH OFFICER 920 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Arnold Sagner 3/23/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION 189 DATE

Robert H. Vogel 4/14/11
DIRECTOR DATE

OWNER'S CERTIFICATE

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 15 DAY OF FEBRUARY 2011

Arnold Sagner 2/15/11
ARNOLD SAGNER, AUTHORIZED PERSON DATE
BLUE STREAM LLC

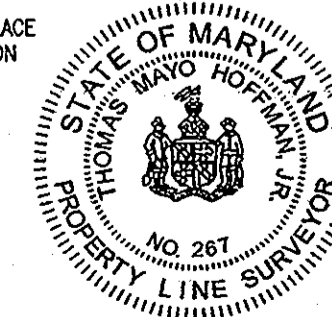
Robert H. Vogel
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 199, 215, 438, 453 & 458 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; ALEXANDER HAMILTON LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 210, 220 & 443 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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Thomas M. Hoffmann, Jr. 2-04-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21564 ON 4/2/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
BLUE STREAM
(FORMERLY KNOWN AS BLUE STREAM CORPORATE CENTER)
OPEN SPACE LOTS G-1 & G-2 AND
BUILDABLE BULK PARCELS H - M
A RESUBDIVISION OF BLUE STREAM CORPORATE CENTER
PARCELS A-G, RECORDED AS PLAT NO. 17020-17026
ZONED CAC
TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FEBRUARY 3, 2011
GRAPHIC SCALE

SCALE: NONE SHEET No. 7 OF 7