

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, 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 ROBERT H. VOGEL ENGINEERING, INC. FEBRUARY 1998.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊕ DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET
⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
□ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED CAC-CLU PER 03/03/05 COMPREHENSIVE ZONING PLAN AND THE CAMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12'(16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
THERE ARE NO WETLANDS, STREAMS, 100 YR FLOODPLAIN, OR STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000 SF LOCATED ON PARCELS J & K. THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
LANDSCAPING FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH SDP 11-040 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR SITE DEVELOPMENT PLAN, SDP 11-040 IN THE AMOUNT OF \$43,500 FOR THE REQUIRED 144 SHADE TREES, AND 2 EVERGREENS.
THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
DPZ FILE REFERENCES: S-99-08, WP-99-80, F-00-126, P-00-20, WP-00-116, WP-03-66, S-06-018, WP-08-003, WP-08-126, PLAT 14421 & 14422, WP-09-116, P-08-011, P-09-004, P-10-005, F-10-055, WP-10-120, SDP-11-032, F-02-035, P-11-003, F-11-082, WP-11-201, SDP 11-040
THE FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT HAVE PREVIOUSLY ADDRESSED UNDER F-02-035 AND F-10-055 BY PROVIDING 1.09 AC. OF ON-SITE RETENTION, 6.91 AC. OF ON-SITE AFFORESTATION, 0.15 AC. OF ON-SITE REFORESTATION, AND 5.29 AC. OF OFF-SITE AFFORESTATION IN THE HOWARD COUNTY WINKLER CONSERVATION BANK. FINANCIAL SURETY IN THE AMOUNT OF \$173,867.30 HAS BEEN POSTED WITH THE FC INSTALLATION AND MAINTENANCE AGREEMENT, AS WELL AS \$435.60 FEE-IN-LIEU PAYMENT FOR 871.2 SF OF OUTSTANDING AFFORESTATION UNDER F-02-035. A \$31,581.00 FOREST CONSERVATION ABANDONMENT FEE HAS ALSO BEEN PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER F-10-055.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
STORMWATER MANAGEMENT FOR PARCELS J-1, J-2, AND THE SOUTHERN PORTION OF PARCEL K IS ACCOMMODATED BY THE UNDERGROUND STORMWATER MANAGEMENT FACILITY LOCATED ON PARCEL J-1.
STORMWATER MANAGEMENT FOR THE NORTHERN PORTION OF PARCEL K IS TO BE ACCOMMODATED BY THE POND LOCATED ON OPEN SPACE PARCEL G-2. BOTH THE UNDERGROUND FACILITY AND THE POND ARE TO BE CONSTRUCTED WITH THE BLUE STREAM PROJECT (F-02-035).
- THIS PROJECT COMPLES WITH THE ROUTE 1 MANUAL IN REGARD TO THE 'CAC' ZONING DISTRICT.
- INGRESS AND EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY BLUE STREAM DRIVE AND QUIDDITCH LANE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 14-4083-D.
PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 14-4083-D.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND OVER AND THROUGH THE LOTS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

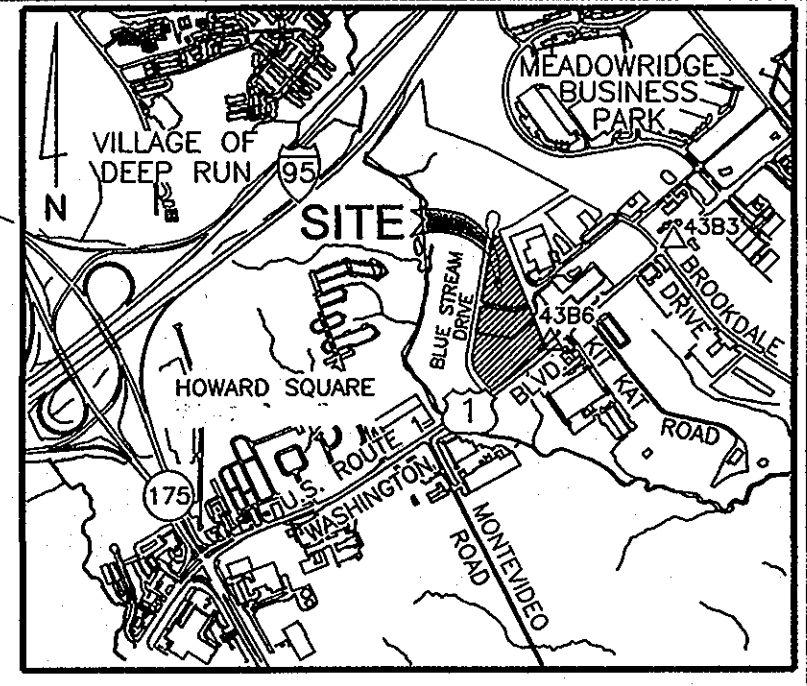
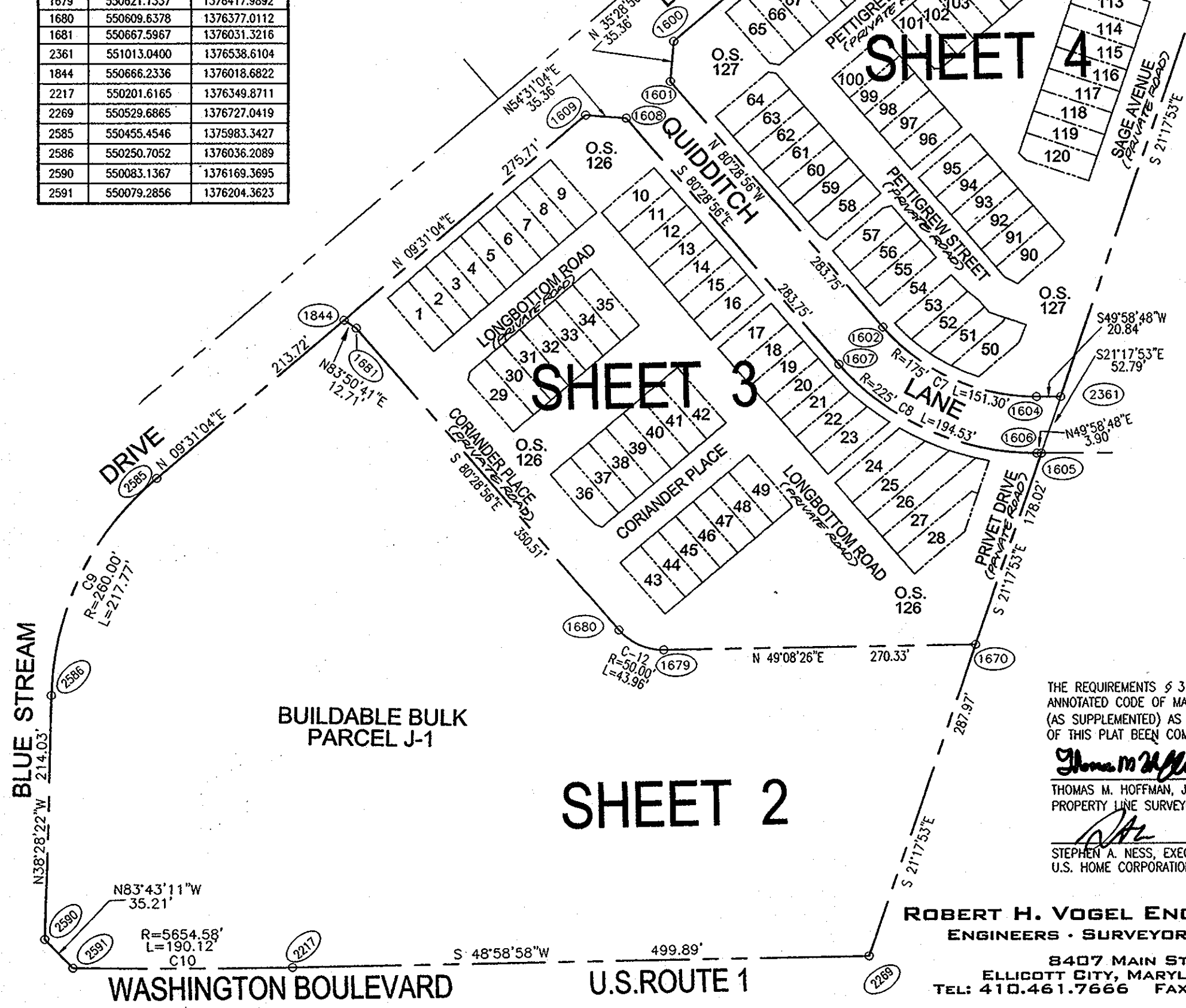
CURVE TABLE

CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST
C7	175.00	151.30	80.75	49°32'16"	S 74°44'56" W	146.64
C8	225.00	194.53	103.82	49°32'16"	N 74°44'56" E	188.53
C9	260.00	217.77	115.73	47°59'26"	N 14°28'39" W	211.46
C10	5654.58'	190.12'	95.06'	1°55'35"	S 49°56'42" W	190.10'
C12	50.00	43.96	23.52	50°22'38"	N 74°19'45" E	42.56

COORDINATES

No.	NORTH	EAST
221	551696.3944	1376272.2102
1600	551036.7723	1376080.8073
1601	551007.9826	1376101.3293
1602	550981.0631	1376381.1755
1604	550999.6355	1376522.6469
1605	550963.8521	1376557.7860
1606	550961.3445	1376554.7997
1607	550911.7514	1376372.9078
1608	550958.6708	1376993.0617
1609	550938.1488	1376064.2720
1612	551709.5726	1376193.6101
1670	550797.9874	1376522.4470
1679	550621.1337	1376417.9892
1680	550809.6378	1376377.0112
1681	550667.5967	1376031.3216
2361	551013.0400	1376538.6104
1844	550666.2336	1376018.6822
2217	550201.6165	1376349.8711
2269	550529.6865	1376727.0419
2585	550455.4546	1375983.3427
2586	550250.7052	1376036.2089
2590	550083.1367	1376169.3695
2591	550079.2856	1376204.3623

LOCATION MAP
SCALE= 1" = 100'



VICINITY MAP
SCALE 1" = 2000'
ADC MAP : 5054 - 86

- GENERAL NOTES (CONT'D)**
- PARCEL H (SDP-11-032) DID NOT PROVIDE MIHU REQUIREMENT. THEREFORE, THE BALANCE OF THE BLUE STREAM PROJECT SHALL PROVIDE 202 UNITS (1345 x 15% = 202 UNITS). THE MIHU RATIO FOR THE REMAINING 1091 UNITS WITHIN THE BLUE STREAM PROJECT IS (202/1095) 18.52%. DORSET GARDENS MIHU REQUIREMENT IS 24 MIHU UNITS; AND 24 MIHU UNITS HAVE BEEN PROVIDED ON THIS PLAN. (125 UNITS x 18.52%)
 - THE OPEN SPACE REQUIREMENTS FOR THE BLUE STREAM SUBDIVISION IS 12.75 AC, WHICH IS 20% OF THE NET AREA FOR THIS DEVELOPMENT (75.67 AC. GROSS AREA - 10.07 AC. FLOODPLAIN - 1.86 AC. STEEP SLOPE = 63.71 NET AC. x 20% OF NET ACREAGE = 12.75 AC.), AND HAS BEEN PROVIDED UNDER F-10-055, OPEN SPACE LOTS G-1 AND G-2 (TOTAL 18.10 AC.). PARCELS J-1, J-2 AND K DO NOT PROVIDE ADDITIONAL OPEN SPACE.
 - 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 MIHU 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 (P-11-003)	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

- THE OFFICE/RETAIL DESIGN YEARS AND AREAS SHOWN ON THE BELOW CHART ARE IN ACCORDANCE WITH THE APPROVED APPO STUDY. SHOULD THE SUBSEQUENT SITE DEVELOPMENT PLAN SUBMISSIONS DIFFER FROM THIS SCHEDULE, AN UPDATED APPO STUDY WILL BE REQUIRED.

PHASE NUMBER	YEAR	SHOPPING CENTER (SQ. FT.)	GENERAL OFFICE (SQ. FT.)	TOTAL OFFICE PER YEAR
I (P-08-011)	2010	25,000	0	25,000
II (P-09-004)	2011	18,667	16,667	33,334
III (P-10-005)	2012	25,000	80,000	105,000
IV (P-11-003)	2013	0	263,334	263,334
V	2014	0	0	0
VI	2015	0	56,000	56,000
VII	2016	0	40,667	40,667
VIII	2017	0	16,667	16,667
TOTALS:		66,667	473,335	540,002

REFER TO SHEET 2 FOR ADDITIONAL NOTES

AREA TABULATION

	SHEET 2	SHEET 3	SHEET 4	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1	50	77	128
- BUILDABLE	1	49	76	126
- NON-BUILDABLE	0	0	0	0
- OPEN SPACE	0	1	1	2
- PRESERVATION PARCELS	0	0	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.6533 AC	3.5308 AC	4.5910 AC	14.7751 AC
- BUILDABLE	6.6533 AC	1.5203 AC	2.2761 AC	10.4497 AC
- NON BUILDABLE	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
- OPEN SPACE	0.0000 AC	2.0105 AC	2.3149 AC	4.3254 AC
- PRESERVATION PARCELS	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.6533 AC	3.5308 AC	4.5910 AC	14.7751 AC

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

B. Wilson for Peter Bielewicz 6/26/12
HOWARD COUNTY HEALTH OFFICER 90 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/21/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION 851 DATE

[Signature] 6/27/12
DIRECTOR 318 DATE

OWNER'S CERTIFICATE

U.S. HOME CORPORATION, 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- 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 3rd DAY OF APRIL 2012

[Signature] 4/2/12
STEPHEN A. NESS, EXECUTIVE VICE PRESIDENT DATE
U.S. HOME CORPORATION

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED APRIL 10, 2012 AND RECORDED IN LIBER 139499 AT FOLIO 90 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

[Signature] 4-02-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



OWNER/DEVELOPER

U.S. HOME CORPORATION
C/O: STEPHEN A. NESS
10211 WINCOPIN CIRCLE
SUITE 180
COLUMBIA, MD 21044
410-997-5522

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PARCEL J-2, "BLUE STREAM", PLATS 21737-21738 AND PARCEL K, "BLUE STREAM", PLATS 21558-21564, CREATE LOTS 1-125 AND OPEN SPACE LOTS 126 & 127, CREATE A 30' WIDE PUBLIC WATER, SEWER AND UTILITY EASEMENT AND ABANDON A 26' WIDE PRIVATE USE-IN-COMMON ACCESS EASEMENT, ADD EASEMENTS TO J-1 AND REMOVE THE 10'x38' REVERTIBLE EASEMENT

RECORDED AS PLAT NO. 21981 ON 6/29/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION

BLUE STREAM
LOTS 1 - 125, OPEN SPACE LOTS 126 & 127
AND BUILDABLE BULK PARCEL J-1

A RE-SUBDIVISION OF BUILDABLE BULK PARCEL J-2, "BLUE STREAM", PLATS 21737-21738, BUILDABLE BULK PARCEL K, "BLUE STREAM", PLATS 21558-21564 AND EASEMENTS ON PARCEL J-1, "BLUE STREAM", PLATS 21737-21738

ZONED CAC-CLU
TAX MAP No. 43 BLK: 4 PARCELS P/O 558 & P/O 5
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE : 1" = 100' APRIL 2, 2012

GRAPHIC SCALE
100' 0 100' 200' 300'

SHEET No. 1 OF 6

GENERAL NOTES (CONT'D)

25. THE INDIVIDUAL BUILDABLE PARCELS WITHIN THE BLUE STREAM SUBDIVISION WILL COMBINE TO PROVIDE THE AMENITY AREA REQUIREMENT (50% OF OPEN SPACE REQUIREMENT = 6.37 AC.) WITH THEIR CORRESPONDING SITE DEVELOPMENT PLANS. THIS PLAN ACCOUNTS FOR 1.02 AC. OF AMENITY SPACE, SEE SDP 11-040. REFER TO THE AMENITY AREA CHART FOR THE BLUE STREAM SUBDIVISION BELOW:

BLUE STREAM SUBDIVISION AMENITY AREA CHART		
PLAN	PROVIDED	REMAINING
BLUE STREAM (F-02-035)	0.00 AC.	6.37 AC.
GROSVENOR HOUSE (SDP-11-032)	0.99 AC.	5.38 AC.
DORSET GARDENS (SDP-11-040)	1.02 AC.	4.36 AC.

26. THIS SUBDIVISION IS SUBJECT TO DESIGN MANUAL WAIVERS FROM SECTION 2.1 AND APPENDIX A, PUBLIC ROADWAY DESIGN CRITERIA, NOTE #5; REQUIRING 28" PAVEMENT WIDTHS IN TOWNHOUSE AND CONDOMINIUM/APARTMENT DEVELOPMENT. ON JULY 5, 2011, THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS APPROVED THE REQUESTED WAIVERS TO ALLOW 24" PAVEMENT WIDTHS FOR DORSET GARDENS (SDP-11-040), GROSVENOR HOUSE (SDP-11-032), AND FUTURE BLUE STREAM PHASES.
27. THIS PROJECT IS SUBJECT TO HP-11-201; APPROVED JULY 19, 2011; TO WAIVE SUBDIVISION SECTION 16.120(C)(4), TO NOT BE REQUIRED TO PROVIDE ANY OF THE REQUIRED MINIMUM "SINGLE FAMILY ATTACHED" LOT FRONTAGE OF 15 FEET ON AN APPROVED PUBLIC ROAD, AND BE PERMITTED TO HAVE THE "SINGLE FAMILY ATTACHED" LOTS FRONT ON A PRIVATE ROAD EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF A PUBLIC ROAD R/W FOR SDP-11-040. APPROVAL OF THIS WAIVER SUBJECT TO THE FOLLOWING CONDITIONS:
- A HOMEOWNERS' ASSOCIATION SHALL BE CREATED FOR THIS DEVELOPMENT IN ACCORDANCE WITH SUBDIVISION SECTION 16.121(C).
 - A RESUBDIVISION PLAT TO CREATE THE FEE SIMPLE SFA LOTS SHALL BE SUBMITTED, APPROVED AND RECORDED.
 - ADD A DETAILED NOTE TO THE GENERAL NOTES ON SHEET 1 OF SDP-11-040 AND THE REQUIRED SUBDIVISION PLAT THAT INDICATES THE WAIVER PETITION FILE NUMBER, THE SECTION OF THE REGULATIONS, REQUEST, ACTION, CONDITIONS, APPROVAL, AND THE APPROVAL DATE.
28. OPEN SPACE LOTS 126 & 127 SHOWN HEREON ARE HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION FOR THE HOME OWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 3-06-2012, RECEIPT NO. D14595441.
29. THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.
30. ARTICLES OF INCORPORATION FOR THE DORSET GARDENS HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 03/06/2012 DEPARTMENT ID# D14595441.
31. THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS. THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
32. THE UNMITIGATED NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING DATED JUNE 2006. THE MITIGATED NOISE STUDY IS BASED ON CONCEPTUAL BUILDING LOCATIONS AND ELEVATIONS. AN ADDITIONAL NOISE STUDY MAY BE REQUIRED UPON THE DEVELOPMENT OF PARCEL J-1.

OWNER/DEVELOPER

U.S. HOME CORPORATION
C/O: STEPHEN A. NESS
10211 WINCOPIN CIRCLE
SUITE 180
COLUMBIA, MD 21044
410-997-5522

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.6533 AC
- BUILDABLE	6.6533 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.6533 AC

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

Barbara for Peter Biskamp 6/26/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Stephen A. Ness 6/21/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

W. S. Schuler 6/27/12
DIRECTOR DATE

OWNER'S CERTIFICATE

U.S. HOME CORPORATION, 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- 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 3rd DAY OF APRIL 2012

Stephen A. Ness 4/3/12
STEPHEN A. NESS, EXECUTIVE VICE PRESIDENT DATE
U.S. HOME CORPORATION

Thomas M. Hoffman, Jr.
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED APRIL 18, 2012 AND RECORDED IN LIBER13944 AT FOLIO 98 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 4-02-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21982 ON 6/28/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
BLUE STREAM
LOTS 1-125 OPEN SPACE LOTS 126 & 127 AND BUILDABLE BULK PARCEL J-1
A RE-SUBDIVISION OF BUILDABLE BULK PARCEL J-2, "BLUE STREAM", PLATS 21737-21738, BUILDABLE BULK PARCEL K, "BLUE STREAM", PLATS 21558-21564 AND EASEMENTS ON PARCEL J-1, "BLUE STREAM", PLATS 21737-21738

ZONED CAC-CL1
TAX MAP No. 43 BLK: 4 PARCELS P/O 558 & P/O 5
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
GRAPHIC SCALE
APRIL 2, 2012

SHEET No. 2 OF 6

CURVE TABLE

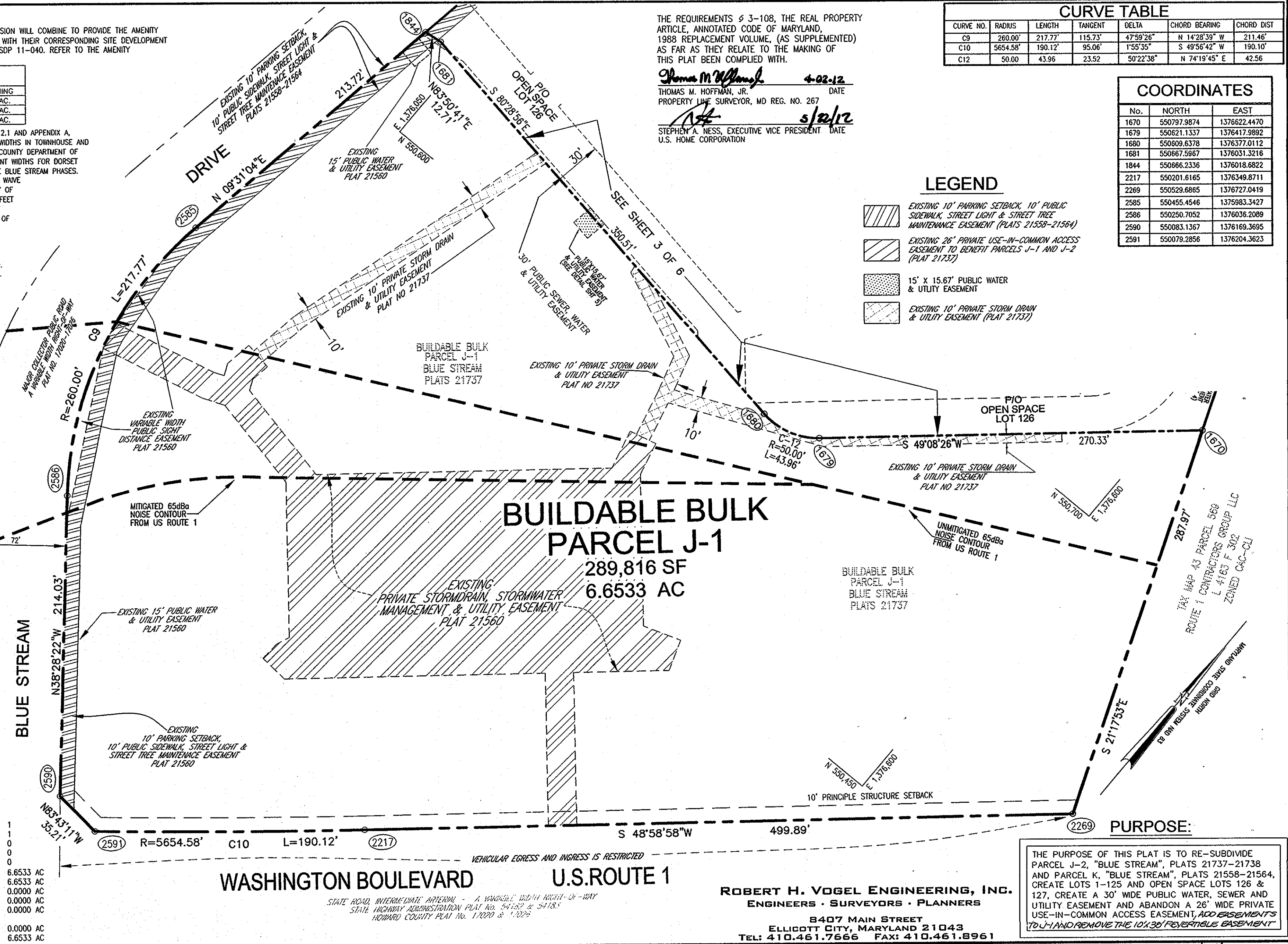
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST
C9	260.00'	217.77'	115.73'	47°59'26"	N 14°28'39" W	211.46'
C10	5654.58'	190.12'	95.06'	1°55'35"	S 49°56'42" W	190.10'
C12	50.00'	43.96'	23.52'	50°22'38"	N 74°19'45" E	42.56'

COORDINATES

No.	NORTH	EAST
1670	550797.9874	137622.4470
1679	550621.1337	1376417.9882
1680	550609.6378	1376377.0112
1681	550687.5967	1376031.3216
1844	550666.2336	1376018.6822
2217	550201.6165	1376349.8711
2269	550529.6865	1376727.0419
2585	550455.4546	1375983.3427
2586	550250.7052	1376036.2089
2590	550083.1367	1376169.3695
2591	550078.2856	1376204.3623

LEGEND

- EXISTING 10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT (PLATS 21558-21564)
- EXISTING 26' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT PARCELS J-1 AND J-2 (PLAT 21737)
- 15' X 15.67' PUBLIC WATER & UTILITY EASEMENT
- EXISTING 10' PRIVATE STORM DRAIN & UTILITY EASEMENT (PLAT 21737)



PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PARCEL J-2, "BLUE STREAM", PLATS 21737-21738 AND PARCEL K, "BLUE STREAM", PLATS 21558-21564, CREATE LOTS 1-125 AND OPEN SPACE LOTS 126 & 127, CREATE A 30' WIDE PUBLIC WATER, SEWER AND UTILITY EASEMENT AND ABANDON A 26' WIDE PRIVATE USE-IN-COMMON ACCESS EASEMENT, ADD EASEMENTS TO J-1 AND REMOVE THE 10' X 30' REVERSIBLE EASEMENT

CURVE TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST
C1	235.00	68.06	34.27	16°35'40"	N 88°46'46" W	67.83
C2	235.00	83.41	42.15	20°20'08"	N 70°14'41" E	82.97
C8	225.00	194.53	103.82	49°32'16"	N 74°44'56" E	188.53
C12	50.00	43.96	23.52	50°22'38"	N 74°19'45" E	42.56

COORDINATES		
No.	NORTH	EAST
1605	550963.8521	1376557.7860
1606	550961.3445	1376554.7997
1607	550911.7514	1376372.9078
1608	550958.6708	1376903.0617
1609	550938.1488	1376064.2720
1670	550797.9874	1376622.4470
1679	550621.1337	1376417.9892
1680	550609.6378	1376377.0112
1681	550667.5967	1376031.3216
1844	550666.2336	1376018.6822

LEGEND	
	EXISTING 10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT (PLATS 21558-21564)
	EXISTING 26' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT PARCELS J-1 AND J-2 (PLATS 21737-21738) (L13949 F136)
	EXISTING 26' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT PARCELS J-1 AND J-2 (PLATS 21737-21738) (ABANDONED BY L13949 F136)
	30' PUBLIC SEWER, WATER & UTILITY EASEMENT

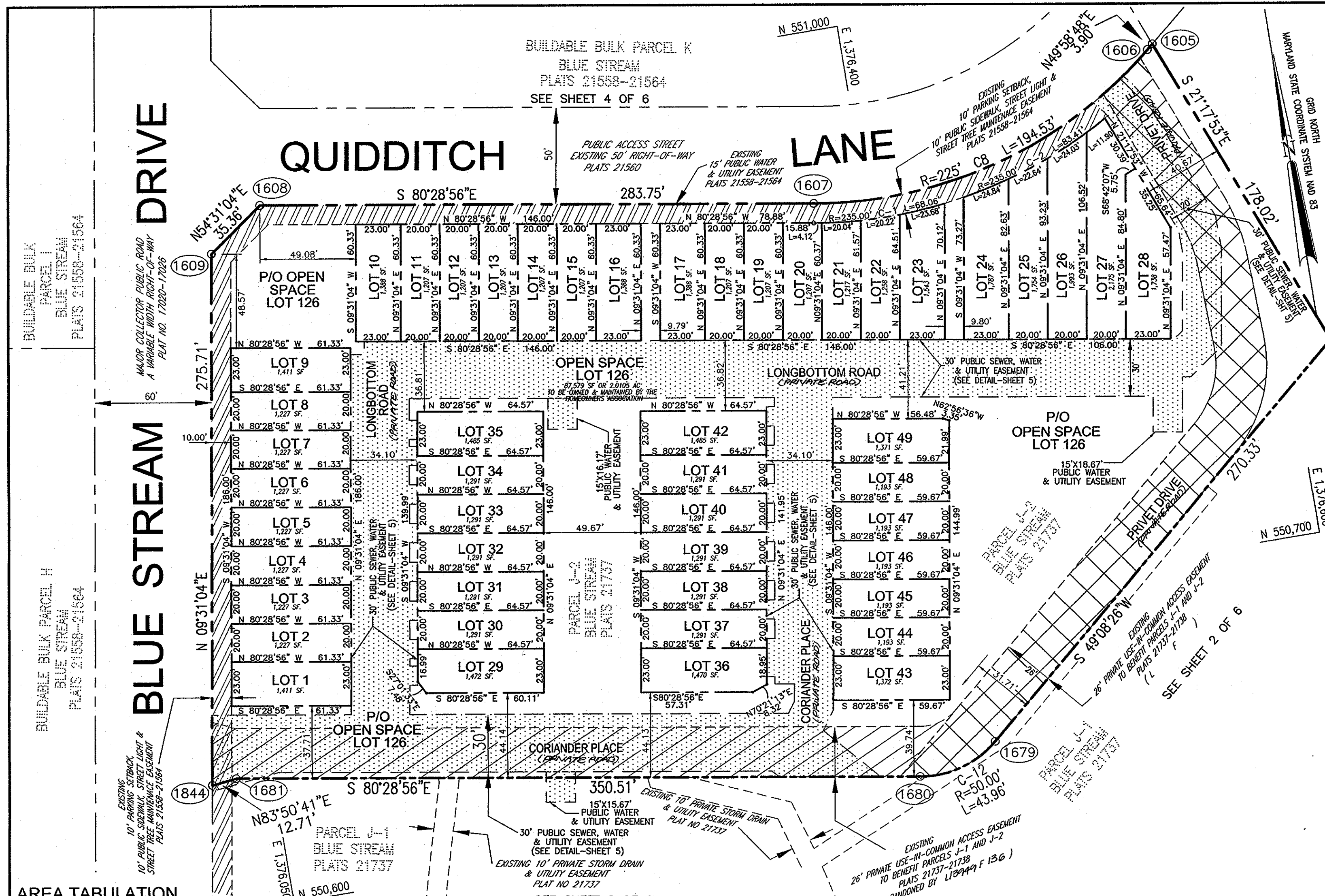
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT BEING COMPLIED WITH.

Thomas M. Hoffman, Jr. 4-02-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Stephen A. Ness 5-22-12
 STEPHEN A. NESS, EXECUTIVE VICE PRESIDENT DATE
 U.S. HOME CORPORATION

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PARCEL J-2, "BLUE STREAM", PLATS 21737-21738 AND PARCEL K, "BLUE STREAM", PLATS 21558-21564, CREATE LOTS 1-125 AND OPEN SPACE LOTS 126 & 127, CREATE A 30' WIDE PUBLIC WATER, SEWER AND UTILITY EASEMENT AND ABANDON A 26' WIDE PRIVATE USE-IN-COMMON ACCESS EASEMENT, ADD EASEMENTS TO J-1 AND REMOVE THE 10'x36' REVERSIBLE EASEMENT



AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	50
- BUILDABLE	49
- NON-BUILDABLE	0
- OPEN SPACE	1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3,5308 AC
- BUILDABLE	1,5203 AC
- NON BUILDABLE	0.0000 AC
- OPEN SPACE	2.0105 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3,5308 AC

OWNER/DEVELOPER
 U.S. HOME CORPORATION
 C/O: STEPHEN A. NESS
 10211 WINCOPIN CIRCLE
 SUITE 180
 COLUMBIA, MD 21044
 410-997-5522

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.

Baldemar Peter Bsilensom 6/26/12
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris P. ... 6/21/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt ... 6/27/12
 DIRECTOR DATE

OWNER'S CERTIFICATE

U.S. HOME CORPORATION, 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 3rd DAY OF APRIL 2012

Stephen A. Ness 4/3/12
 STEPHEN A. NESS, EXECUTIVE VICE PRESIDENT DATE
 U.S. HOME CORPORATION

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED APRIL 18, 2012 AND RECORDED IN LIBERTY 39949 AT FOLIO 90 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 4-02-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21983 ON 6/29/12
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
BLUE STREAM
 LOTS 1-125, OPEN SPACE LOTS 126 & 127
 AND BUILDABLE BULK PARCEL J-1

A RE-SUBDIVISION OF BUILDABLE BULK PARCEL J-2, "BLUE STREAM", PLATS 21737-21738, BUILDABLE BULK PARCEL K, "BLUE STREAM", PLATS 21558-21564 AND EASEMENTS ON PARCEL J-1, "BLUE STREAM", PLATS 21737-21738

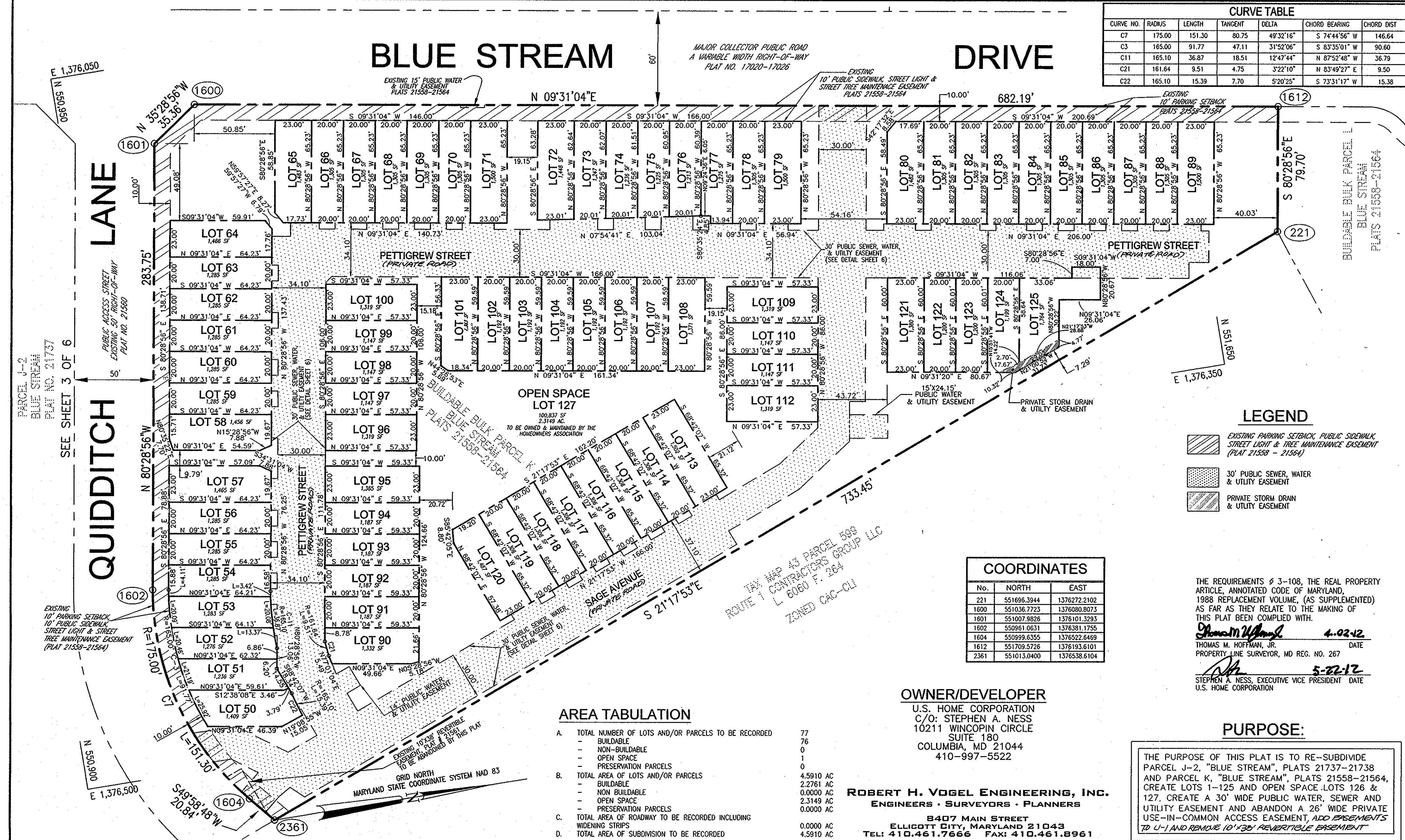
ZONED CAC-CL1
 TAX MAP No. 43 BLK: 4 PARCELS P/O 558 & P/O 5
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' APRIL 2, 2012

GRAPHIC SCALE
 40' 0 40' 80' 120'

SHEET No. 3 OF 6

CURVE TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST
C7	175.00	151.30	80.75	49°32'16"	S 74°44'56" W	146.64
C3	165.00	91.77	47.11	31°52'06"	S 83°35'01" W	90.60
C11	165.10	36.87	18.51	12°47'44"	N 87°52'48" W	36.79
C21	161.64	9.51	4.75	3°22'10"	N 83°49'27" E	9.50
C22	165.10	15.39	7.70	5°20'25"	S 73°31'17" W	15.38

BLUE STREAM DRIVE



LEGEND

- EXISTING PARKING SETBACK, PUBLIC SIDEWALK, STREET LIGHT & TREE MAINTENANCE EASEMENT (PLAT 21558-21564)
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE STORM DRAIN & UTILITY EASEMENT

COORDINATES

No.	NORTH	EAST
221	551686.3944	1376272.2102
1600	551036.7723	1376080.8073
1601	551007.9826	1376101.3293
1602	550961.0631	1376381.1755
1604	550999.6355	1376522.6469
1612	551709.5726	1376193.6101
2361	551013.0400	1376538.6104

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

Thomas M. Hoffman, Jr. 4-02-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Stephen A. Ness 5-22-12
 STEPHEN A. NESS, EXECUTIVE VICE PRESIDENT DATE
 U.S. HOME CORPORATION

OWNER/DEVELOPER

U.S. HOME CORPORATION
 C/O: STEPHEN A. NESS
 10211 WINCOPIN CIRCLE
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PURPOSE:

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PARCEL J-2, "BLUE STREAM", PLATS 21737-21738 AND PARCEL K, "BLUE STREAM", PLATS 21558-21564, CREATE LOTS 1-125 AND OPEN SPACE LOTS 126 & 127, CREATE A 30' WIDE PUBLIC WATER, SEWER AND UTILITY EASEMENT AND ABANDON A 26' WIDE PRIVATE USE-IN-COMMON ACCESS EASEMENT, ADD EASEMENTS TO U-1 AND REMOVE 10' X 30' REVERTIBLE EASEMENT

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	77
- BUILDABLE	76
- NON-BUILDABLE	0
- OPEN SPACE	1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.5910 AC
- BUILDABLE	2.2761 AC
- NON BUILDABLE	0.0000 AC
- OPEN SPACE	2.3149 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.5910 AC

OWNER'S CERTIFICATE

U.S. HOME CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 3rd DAY OF APRIL 2012

Stephen A. Ness 4/3/12
 STEPHEN A. NESS, EXECUTIVE VICE PRESIDENT DATE
 U.S. HOME CORPORATION

John P. ...
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED APRIL 18, 2012 AND RECORDED IN LIBERTY 39449 AT FOLIO 90 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 4-02-12
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



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

Brian P. Peter, Esq. 6/26/12
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 6/2/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith ... 6/2/12
 DIRECTOR DATE

RECORDED AS PLAT No. 2984 ON 6/29/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION BLUE STREAM

LOTS 1- 125, OPEN SPACE LOTS 126 & 127 AND BUILDABLE BULK PARCEL J-1
 A RE-SUBDIVISION OF BUILDABLE BULK PARCEL J-2, "BLUE STREAM", PLATS 21737-21738, BUILDABLE BULK PARCEL K, "BLUE STREAM", PLATS 21558-21564 AND EASEMENTS ON PARCEL J-1, "BLUE STREAM", PLATS 21737-21738

ZONED CAC-CL1
 TAX MAP No. 43 BLK: 4 PARCELS P/O 558 & P/O 5
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

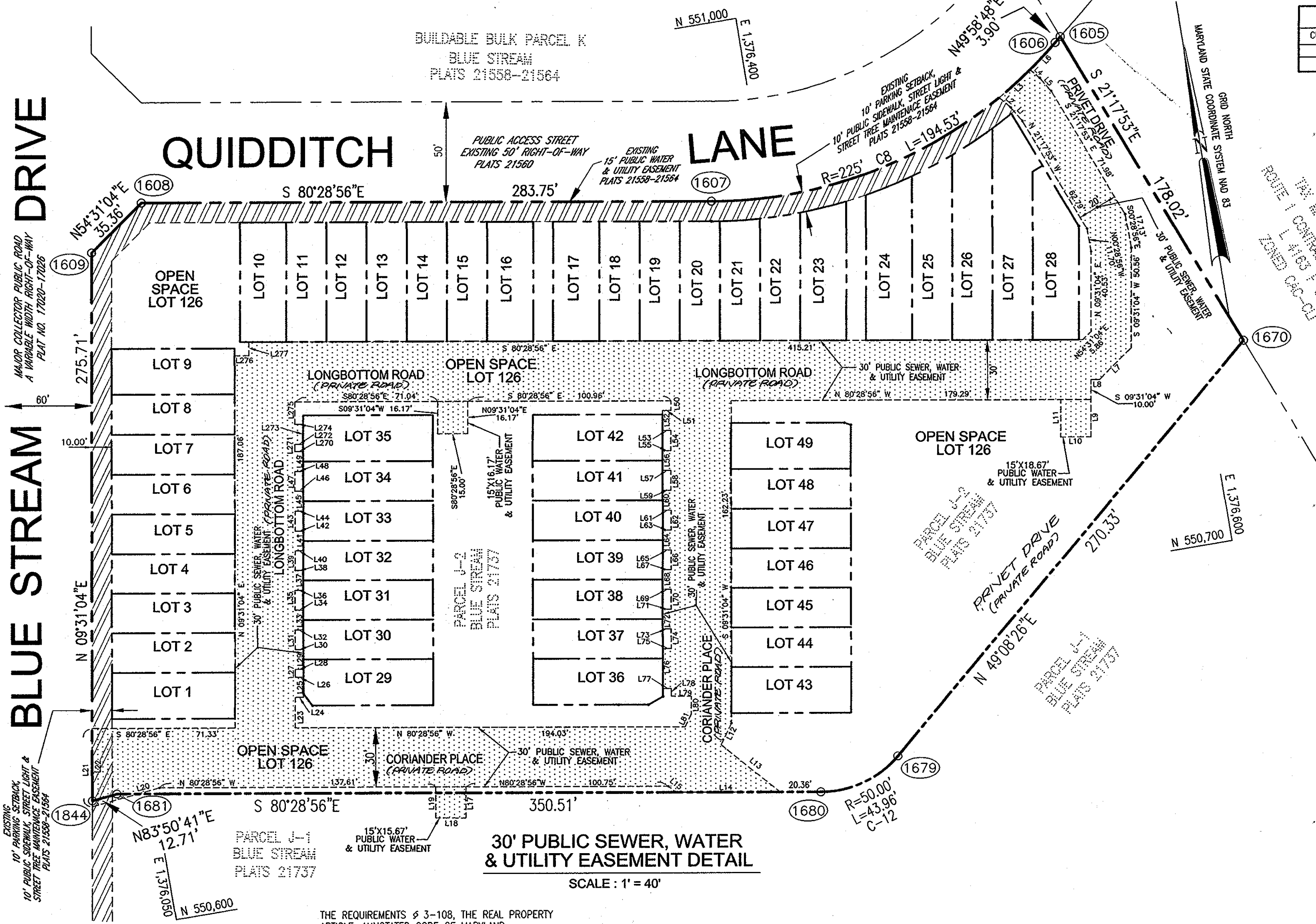
SCALE: 1" = 40' APRIL 2, 2012
 GRAPHIC SCALE
 40' 0 40' 80' 120'

SHEET No. 4 OF 6

CURVE TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST
C8	225.00	194.53	103.82	49°32'16"	N 74°44'56" E	188.53
C12	50.00	43.96	23.52	50°22'38"	N 74°19'45" E	42.56

COORDINATES		
No.	NORTH	EAST
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
1670	550797.9874	1376622.4470
1679	550621.1337	1376417.9892
1680	550609.6378	1376377.0112
1681	550667.5967	1376031.3216
1844	550666.2336	1376018.6822

LINE TABLE			
30' PUBLIC SEWER, WATER & UTILITY EASEMENT			
LINE	COURSE	LINE	COURSE
L1	N 31°17'53" W 8.95	L43	S 09°31'04" W 10.00
L2	N 40°01'12" W 7.54	L44	N 80°28'56" W 4.10
L3	R=225.00, L=20.83' CH=N57°20'18"E 20.82'	L45	S 09°31'04" W 10.00
L4	S 40°01'12" E 6.40	L46	S 80°28'56" E 4.10
L5	S 31°22'57" E 8.61	L47	S 09°31'04" W 10.00
L6	R=225.00, L=18.48' CH=N52°20'00"E 18.48'	L48	N 80°28'56" W 4.10
L7	S 54°31'04" W 22.43	L49	S 09°31'04" W 10.00
L8	N 80°28'56" W 4.26	L50	N 09°31'04" E 4.82
L9	S 09°31'04" W 18.67	L51	S 80°28'56" E 4.10
L10	N 80°28'56" W 15.00	L52	N 09°31'04" E 10.00
L11	N 09°31'04" E 18.67	L53	N 80°28'56" W 4.10
L12	S 34°58'58" W 11.86	L54	N 09°31'04" E 10.00
L13	S 41°01'02" E 37.78	L55	S 80°28'56" E 4.10
L14	N 80°28'56" W 51.92	L56	N 09°31'04" E 10.00
L15	N 41°01'02" W 4.72	L57	N 80°28'56" W 4.10
L16	S 09°31'04" W 15.67	L58	N 09°31'04" E 10.00
L17	N 80°28'56" W 15.00	L59	S 80°28'56" E 4.10
L18	N 09°31'04" E 15.67	L60	N 09°31'04" E 10.00
L19	S 83°50'41" W 34.76	L61	N 80°28'56" W 4.10
L20	N 09°31'04" E 39.39	L62	N 09°31'04" E 10.00
L21	N 09°31'04" E 36.43	L63	S 80°28'56" E 4.10
L22	S 09°31'04" W 15.21	L64	N 09°31'04" E 10.00
L23	N 80°28'56" W 4.10	L65	N 80°28'56" W 4.10
L24	S 09°31'04" W 10.00	L66	N 09°31'04" E 10.00
L25	S 80°28'56" E 4.10	L67	S 80°28'56" E 4.10
L26	S 09°31'04" W 3.93	L68	N 09°31'04" E 10.00
L27	N 80°28'56" W 4.10	L69	N 80°28'56" W 4.10
L28	S 09°31'04" W 10.00	L70	N 09°31'04" E 10.00
L29	S 80°28'56" E 4.10	L71	S 80°28'56" E 4.10
L30	S 09°31'04" W 10.00	L72	N 09°31'04" E 10.00
L31	N 80°28'56" W 4.10	L73	N 80°28'56" W 4.10
L32	S 09°31'04" W 10.00	L74	N 09°31'04" E 10.00
L33	S 80°28'56" E 4.10	L75	S 80°28'56" E 4.10
L34	S 09°31'04" W 10.00	L76	N 09°31'04" E 20.02
L35	N 80°28'56" W 4.10	L77	N 80°28'56" W 4.10
L36	S 09°31'04" W 10.00	L78	N 09°31'04" E 3.82
L37	S 80°28'56" E 4.10	L79	N 80°28'56" W 10.00
L38	S 09°31'04" W 10.00	L80	N 09°31'04" E 9.05
L39	S 80°28'56" E 4.10	L81	S 34°58'58" W 6.91
L40	S 09°31'04" W 10.00	L82	N 80°28'56" E 4.10
L41	S 80°28'56" E 4.10	L83	S 09°31'04" W 4.10
L42	S 09°31'04" W 11.24	L84	S 80°28'56" E 4.10
		L85	S 09°31'04" W 11.24
		L86	S 80°28'56" E 7.06
		L87	N 09°31'04" E 6.89



30' PUBLIC SEWER, WATER & UTILITY EASEMENT DETAIL
SCALE: 1" = 40'

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. Hoffmann, Jr. 4-02-12
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Stephen A. Ness 5-22-12
STEPHEN A. NESS, EXECUTIVE VICE PRESIDENT DATE
U.S. HOME CORPORATION

OWNER/DEVELOPER
U.S. HOME CORPORATION
C/O: STEPHEN A. NESS
10211 WINCOPIN CIRCLE
SUITE 180
COLUMBIA, MD 21044
410-997-5522

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

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PARCEL J-2, "BLUE STREAM", PLATS 21737-21738 AND PARCEL K, "BLUE STREAM", PLATS 21558-21564, CREATE LOTS 1-125 AND OPEN SPACE LOTS 126 & 127, CREATE A 30' WIDE PUBLIC WATER, SEWER AND UTILITY EASEMENT AND ABANDON A 26' WIDE PRIVATE USE-IN-COMMON ACCESS EASEMENT, ADD EASEMENTS TO J-1 AND REMOVE THE 10'X30' REVERTIBLE EASEMENT.

LEGEND

 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
 EXISTING PARKING SETBACK, PUBLIC SIDEWALK, STREET LIGHT & TREE MAINTENANCE EASEMENT (PLAT 21737)

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

William P. Oster 6/26/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Thomas M. Hoffmann, Jr. 6/21/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen Hoffmann 6/21/12
DIRECTOR DATE

OWNER'S CERTIFICATE

U.S. HOME CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 3rd DAY OF APRIL 2012

Stephen A. Ness 4/3/12
STEPHEN A. NESS, EXECUTIVE VICE PRESIDENT DATE
U.S. HOME CORPORATION

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED APRIL 18, 2012 AND RECORDED IN LIBER 13949 AT FOLIO 9B 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

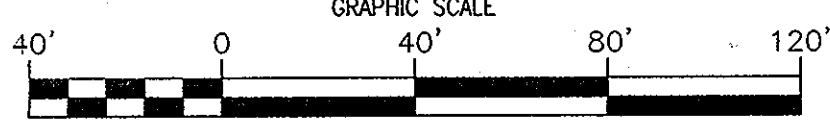
Thomas M. Hoffmann, Jr. 4-02-12
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21985 ON 6/29/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
BLUE STREAM
LOTS 1 - 125, OPEN SPACE LOTS 126 & 127
AND BUILDABLE BULK PARCEL J-1
A RE-SUBDIVISION OF BUILDABLE BULK PARCEL J-2, "BLUE STREAM", PLATS 21737-21738, BUILDABLE BULK PARCEL K, "BLUE STREAM", PLATS 21558-21564 AND EASEMENTS ON PARCEL J-1, "BLUE STREAM", PLATS 21737-21738

ZONED CAC-CU
TAX MAP No. 43 BLK: 4 PARCELS P/O 558 & P/O 5
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 40' APRIL 2, 2012

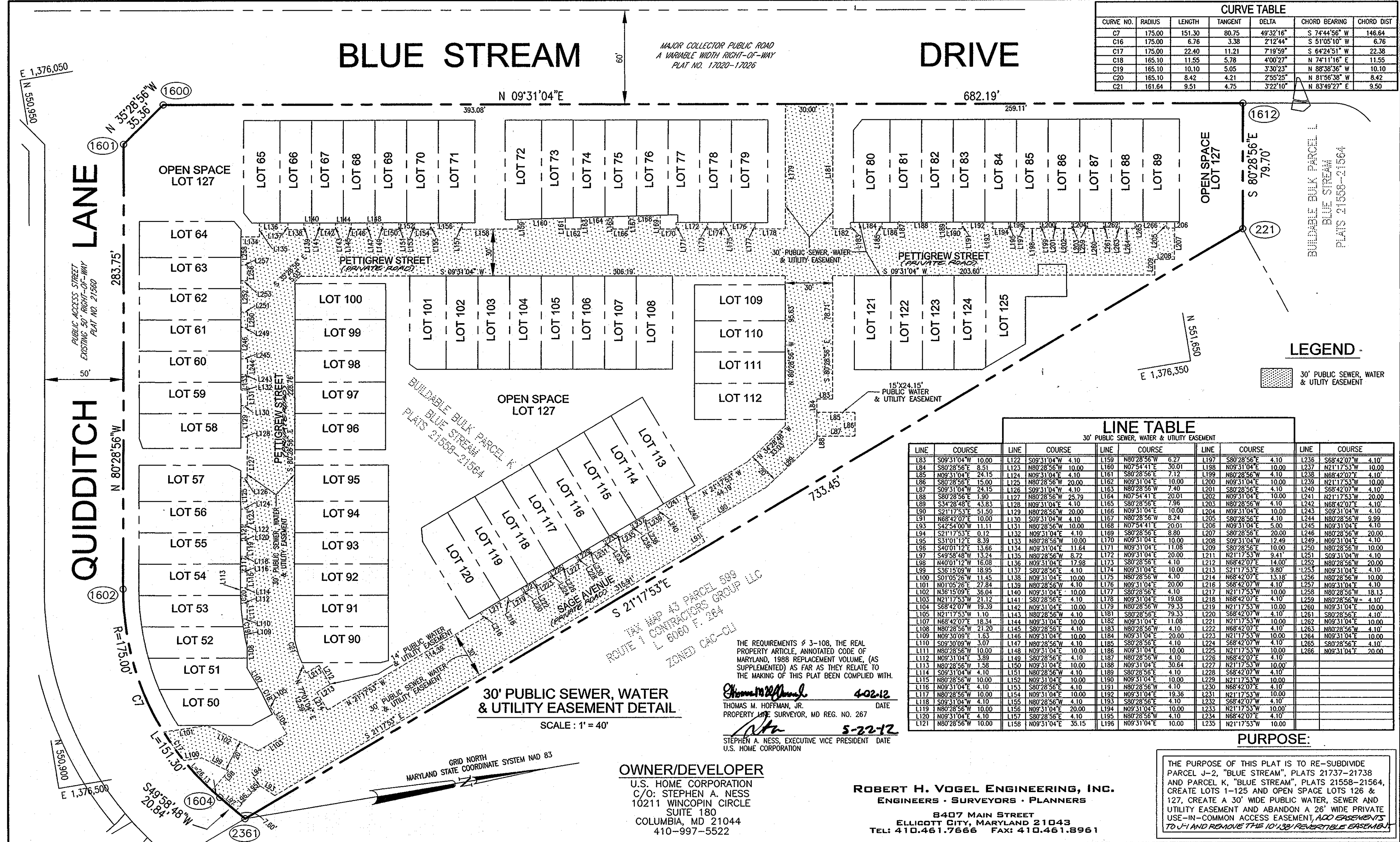


SHEET No. 5 OF 6.

BLUE STREAM

DRIVE

CURVE TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST
C7	175.00	151.30	80.75	49°32'16"	S 74°44'56" W	146.64
C16	175.00	6.76	3.38	2°12'44"	S 51°05'10" W	6.76
C17	175.00	22.40	11.21	7°19'59"	S 64°24'51" W	22.38
C18	165.10	11.55	5.78	4°00'27"	N 74°11'16" E	11.55
C19	165.10	10.10	5.05	3°30'23"	N 88°38'36" W	10.10
C20	165.10	8.42	4.21	2°55'25"	N 81°56'38" W	8.42
C21	161.64	9.51	4.75	3°22'10"	N 83°49'27" E	9.50



LINE TABLE									
LINE	COURSE	LINE	COURSE	LINE	COURSE	LINE	COURSE	LINE	COURSE
L83	S09°31'04"W 10.00	L122	S09°31'04"W 4.10	L159	N80°28'56"W 6.27	L197	S80°28'56"E 4.10	L236	S68°42'07"W 4.10
L84	S80°28'56"E 8.51	L123	N80°28'56"W 10.00	L160	N07°54'41"E 30.01	L198	N09°31'04"E 10.00	L237	N21°17'53"W 10.00
L85	N09°31'04"E 24.15	L124	N09°31'04"E 4.10	L161	S80°28'56"E 7.12	L199	N80°28'56"W 4.10	L238	N68°42'07"E 4.10
L86	S80°28'56"E 15.00	L125	N80°28'56"W 20.00	L162	N09°31'04"E 10.00	L200	N09°31'04"E 10.00	L239	N21°17'53"W 10.00
L87	S09°31'04"E 24.15	L126	S09°31'04"W 4.10	L163	N80°28'56"W 7.40	L201	S80°28'56"E 4.10	L240	S68°42'07"W 4.10
L88	S80°28'56"E 1.90	L127	N80°28'56"W 25.79	L164	N07°54'41"E 20.01	L202	N09°31'04"E 10.00	L241	N21°17'53"W 20.00
L89	S34°28'48"E 43.83	L128	N09°31'04"E 4.10	L165	S80°28'56"W 7.96	L203	N80°28'56"W 4.10	L242	N68°42'07"E 4.10
L90	S21°17'53"E 51.50	L129	N80°28'56"W 20.00	L166	N09°31'04"E 10.00	L204	N09°31'04"E 10.00	L243	S09°31'04"W 4.10
L91	N68°42'07"E 10.00	L130	S09°31'04"W 4.10	L167	N80°28'56"W 8.24	L205	S80°28'56"E 4.10	L244	N80°28'56"W 9.99
L92	S42°54'00"W 11.11	L131	N80°28'56"W 10.00	L168	N07°54'41"E 20.01	L206	N09°31'04"E 5.00	L245	N09°31'04"E 4.10
L93	S21°17'53"E 0.12	L132	N09°31'04"E 4.10	L169	S80°28'56"E 8.80	L207	S80°28'56"E 20.00	L246	N80°28'56"W 20.00
L94	S31°01'12"E 8.39	L133	N80°28'56"W 10.00	L170	N09°31'04"E 10.00	L208	S09°31'04"W 12.49	L249	N09°31'04"E 4.10
L95	S40°01'12"E 13.66	L134	N09°31'04"E 11.64	L171	N09°31'04"E 11.08	L209	S80°28'56"E 10.00	L250	N80°28'56"W 10.00
L96	S49°58'48"W 13.24	L135	N80°28'56"W 8.72	L172	N09°31'04"E 20.00	L211	N21°17'53"W 9.41	L251	S09°31'04"W 4.10
L97	S49°58'48"W 13.24	L136	N09°31'04"E 17.98	L173	S80°28'56"E 4.10	L212	N68°42'07"E 14.00	L252	N80°28'56"W 20.00
L98	N40°01'12"W 16.08	L137	S80°28'56"E 4.10	L174	N09°31'04"E 10.00	L213	S21°17'53"E 9.80	L253	N09°31'04"E 4.10
L99	S36°15'09"W 18.95	L138	N09°31'04"E 10.00	L175	N80°28'56"W 4.10	L214	N68°42'07"E 15.18	L256	N80°28'56"W 10.00
L100	S01°05'26"W 11.45	L139	N80°28'56"W 4.10	L176	N80°28'56"W 20.00	L215	N68°42'07"E 4.10	L257	N09°31'04"E 4.10
L101	N01°05'26"E 21.84	L140	N80°28'56"W 4.10	L177	S80°28'56"E 4.10	L216	N21°17'53"W 10.00	L258	N80°28'56"W 18.13
L102	N36°15'09"E 36.04	L141	S80°28'56"E 4.10	L178	N09°31'04"E 19.08	L218	N68°42'07"E 4.10	L259	N80°28'56"W 4.10
L103	N21°17'53"W 21.12	L142	N09°31'04"E 10.00	L179	N80°28'56"W 79.33	L219	N21°17'53"W 10.00	L260	N09°31'04"E 10.00
L104	S68°42'07"W 19.39	L143	N80°28'56"W 4.10	L180	S80°28'56"E 79.33	L220	S68°42'07"W 4.10	L261	S80°28'56"E 4.10
L105	N21°17'53"W 1.10	L144	N09°31'04"E 10.00	L181	S80°28'56"E 11.08	L221	N21°17'53"W 10.00	L262	N09°31'04"E 4.10
L106	N68°42'07"E 18.34	L145	S80°28'56"E 4.10	L182	N80°28'56"W 4.10	L222	N68°42'07"E 4.10	L263	N80°28'56"W 4.10
L107	N80°28'56"W 21.20	L146	N09°31'04"E 10.00	L183	N80°28'56"W 20.00	L223	S68°42'07"E 4.10	L264	N09°31'04"E 10.00
L108	N09°31'04"E 1.63	L147	N80°28'56"W 4.10	L184	N09°31'04"E 10.00	L224	N68°42'07"E 4.10	L265	S80°28'56"E 4.10
L109	S09°31'04"E 3.07	L148	N80°28'56"W 4.10	L185	S80°28'56"E 4.10	L225	S68°42'07"W 4.10	L266	N09°31'04"E 20.00
L110	S09°31'04"E 3.07	L149	N80°28'56"W 4.10	L186	N09°31'04"E 10.00	L226	N21°17'53"W 10.00		
L111	N80°28'56"W 10.00	L150	N09°31'04"E 4.10	L187	N80°28'56"W 4.10	L227	N21°17'53"W 10.00		
L112	N09°31'04"E 3.89	L151	N80°28'56"W 4.10	L188	N09°31'04"E 30.64	L228	S68°42'07"W 4.10		
L113	N80°28'56"W 1.58	L152	N09°31'04"E 10.00	L189	S80°28'56"E 4.10	L229	N21°17'53"W 10.00		
L114	S09°31'04"E 4.10	L153	S80°28'56"W 4.10	L190	N09°31'04"E 10.00	L230	S68°42'07"E 4.10		
L115	N80°28'56"W 10.00	L154	N80°28'56"W 4.10	L191	N80°28'56"W 4.10	L231	N21°17'53"W 10.00		
L116	N09°31'04"E 4.10	L155	N80°28'56"W 4.10	L192	N09°31'04"E 19.36	L232	S68°42'07"W 4.10		
L117	N80°28'56"W 10.00	L156	N09°31'04"E 20.00	L193	S80°28'56"E 4.10	L233	S68°42'07"W 4.10		
L118	S09°31'04"E 4.10	L157	S80°28'56"E 4.10	L194	N09°31'04"E 10.00	L234	N68°42'07"E 4.10		
L119	N80°28'56"W 10.00	L158	N09°31'04"E 35.15	L195	N80°28'56"W 4.10	L235	N21°17'53"W 10.00		
L120	N09°31'04"E 4.10			L196	N09°31'04"E 10.00				
L121	N80°28'56"W 10.00								

30' PUBLIC SEWER, WATER & UTILITY EASEMENT DETAIL
SCALE: 1" = 40'

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

Thomas M. Hoffman, Jr. 4-02-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Stephen A. Ness 5-22-12
STEPHEN A. NESS, EXECUTIVE VICE PRESIDENT DATE
U.S. HOME CORPORATION

OWNER/DEVELOPER
U.S. HOME CORPORATION
C/O: STEPHEN A. NESS
10211 WINCOPIN CIRCLE
SUITE 180
COLUMBIA, MD 21044
410-997-5522

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

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PARCEL J-2, "BLUE STREAM", PLATS 21737-21738 AND PARCEL K, "BLUE STREAM", PLATS 21558-21564, CREATE LOTS 1-125 AND OPEN SPACE LOTS 126 & 127, CREATE A 30' WIDE PUBLIC WATER, SEWER AND UTILITY EASEMENT AND ABANDON A 26' WIDE PRIVATE USE-IN-COMMON ACCESS EASEMENT, ADD EASEMENTS TO J-1 AND REMOVE THE 10' WIDE REVERSIBLE EASEMENT.

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

Bridgette P. Bilanson 6/26/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Stephen A. Ness 6/21/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Stenlund 6/21/12
DIRECTOR DATE

OWNER'S CERTIFICATE
U.S. HOME CORPORATION, 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 21st DAY OF APRIL 2012

Stephen A. Ness 4/21/12
STEPHEN A. NESS, EXECUTIVE VICE PRESIDENT DATE
U.S. HOME CORPORATION

John J. [Signature]
WITNESS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED APRIL 12, 2012 AND RECORDED IN LIBER 15944 AT FOLIO 98 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 4-02-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21986 ON 6/21/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RE-SUBDIVISION
BLUE STREAM
LOTS 1 - 125, OPEN SPACE LOTS 126 & 127
AND BUILDABLE BULK PARCEL J-1**
A RE-SUBDIVISION OF BUILDABLE BULK PARCEL J-2, "BLUE STREAM", PLATS 21737-21738, BUILDABLE BULK PARCEL K, "BLUE STREAM", PLATS 21558-21564 AND EASEMENTS ON PARCEL J-1, "BLUE STREAM", PLATS 21737-21738

ZONED CAC-CL1
TAX MAP No. 43 BLK: 4 PARCELS P/O 558 & P/O 5
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 40' APRIL 2, 2012

GRAPHIC SCALE
0 40' 80' 120'

SHEET No. 6 OF 6

