

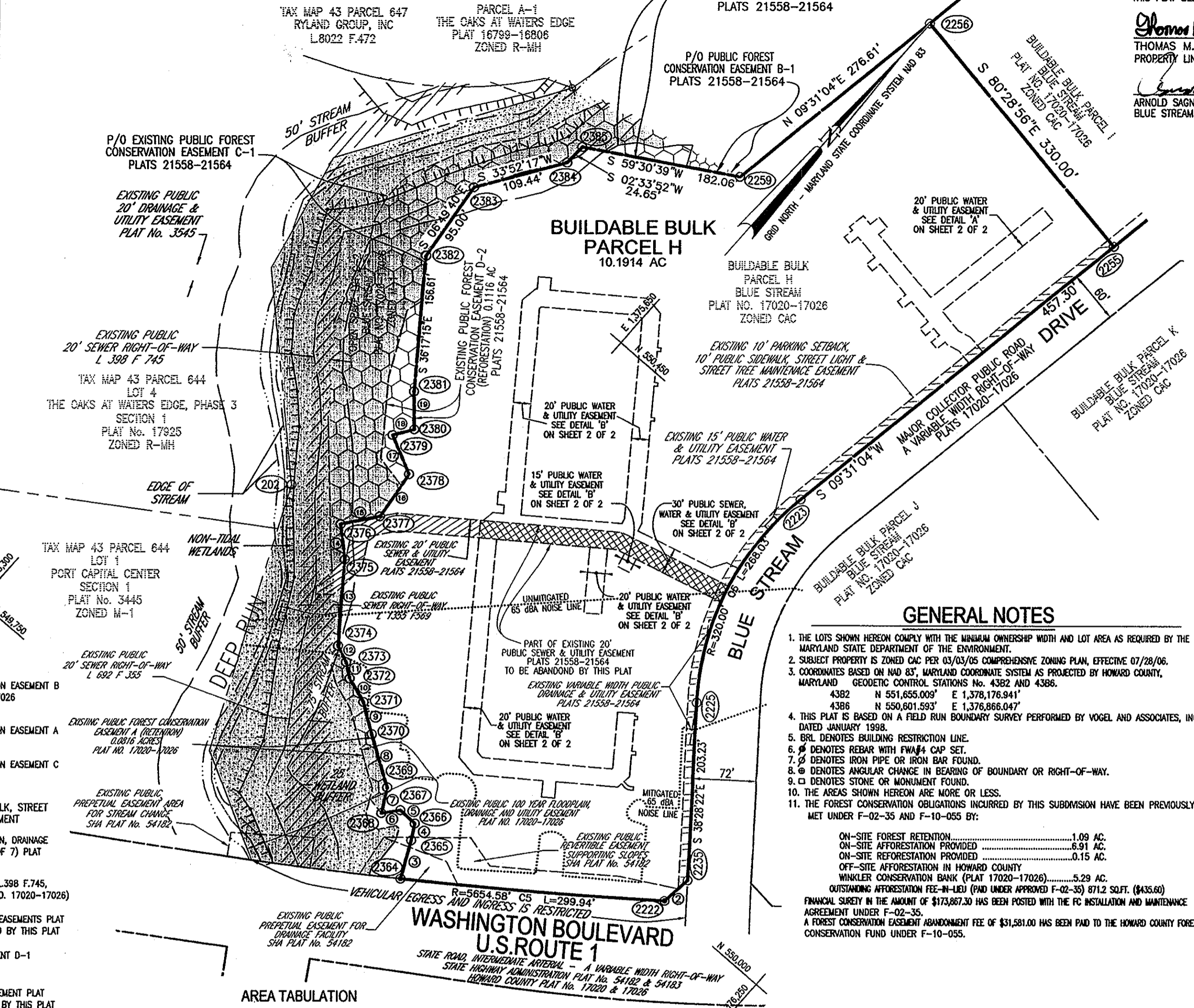
COORDINATES		
No.	NORTH	EAST
2222	550003.3840	1376108.8482
2223	550449.4482	1375921.4982
2225	550197.4489	1375986.5643
2235	550038.3423	1376113.0005
2255	550900.4584	1375997.1152
2256	551059.9510	1375689.2500
2259	550682.2233	1375625.9195
2364	549825.6872	1375867.2545
2365	549866.6194	1375847.2003
2366	549883.8193	1375837.5357
2367	549884.4325	1375815.1990
2368	549867.7049	1375801.2314
2369	549894.0600	1375787.0839
2370	549928.2949	1375734.1479
2371	549949.6396	1375702.7408
2372	549959.4597	1375673.2306
2373	549970.7497	1375657.9266
2374	549978.7436	1375638.6989
2375	550058.0382	1375579.4099
2376	550085.4428	1375548.7832
2377	550121.1699	1375576.3215
2378	550179.2438	1375569.3803
2379	550200.5437	1375525.7535
2380	550221.4632	1375540.0732
2381	550253.8063	1375510.9189
2382	550380.0402	1375418.2340
2383	550474.3684	1375406.9397
2384	550565.2298	1375467.9315
2385	550589.8512	1375469.0342

BEARING TABLE		
No.	BEARING	DISTANCE
2	S 06°46'26"W	35.21'
3	S 29°19'54"E	19.73'
4	S 26°06'07"E	45.58'
5	S 88°25'39"E	22.35'
6	N 39°51'43"E	21.79'
7	S 28°13'37"E	29.91'
8	S 57°06'30"E	63.04'
9	S 55°47'58"E	37.97'
10	S 71°35'39"E	31.10'
11	S 53°35'00"E	19.02'
12	S 67°25'29"E	20.82'
13	S 36°47'08"E	99.01'
14	S 48°10'41"E	41.10'
15	S 37°37'29"E	45.11'
16	S 06°48'57"E	58.49'
17	S 63°58'37"E	48.55'
18	S 34°23'32"E	25.35'
19	S 42°01'51"E	43.54'

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)
- PART OF EXISTING PUBLIC SEWER EASEMENT PLAT NO. 17020-17026 TO BE ABANDONED BY THIS PLAT

CURVE TABLE						
CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST
C5	5654.58	299.94	150.00	3°02'21"	S 53°39'55" W	289.80
C6	320.00	268.03	142.44	47°59'26"	S 14°28'39" E	260.26



AREA TABULATION

NUMBER OF BUILDABLE-BULK PARCELS TO BE RECORDED.....	1
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
NUMBER OF PARCELS AND LOTS TO BE RECORDED.....	1
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED.....	10.1914 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
AREA OF PARCELS AND LOTS TO BE RECORDED.....	10.1914 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	10.1914 AC

OWNER/DEVELOPER

BLUE STREAM 1 LLC
C/O ARNOLD SAGNER
P.O. BOX 416
ELLCOTT CITY, MARYLAND 21041-0416
PHONE NO. 410-465-2020

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

Robert H. Vogel 6/21/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 6/21/2012
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert H. Vogel 6/25/12
DIRECTOR DATE

OWNER'S CERTIFICATE

BLUE STREAM 1 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 31ST DAY OF MAY 2012

Arnold Sagner
ARNOLD SAGNER, AUTHORIZED PERSON DATE
BLUE STREAM 1 LLC

Meagan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LAND CONVEYED BY INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 215 & 438 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND ALEXANDER HAMILTON LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 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.

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

Thomas M. Hoffman, Jr. 10-25-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21979 ON 6/27/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION BLUE STREAM BUILDABLE BULK PARCEL H

A REVISION OF BUILDABLE BULK PARCEL H
BLUE STREAM
RECORDED AS PLATS 21558-21564
ZONED CAC
TAX MAP No. 43 BLK: 4 PARCEL No. 14, 558 & P/O 5
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 20, 2011
GRAPHIC SCALE

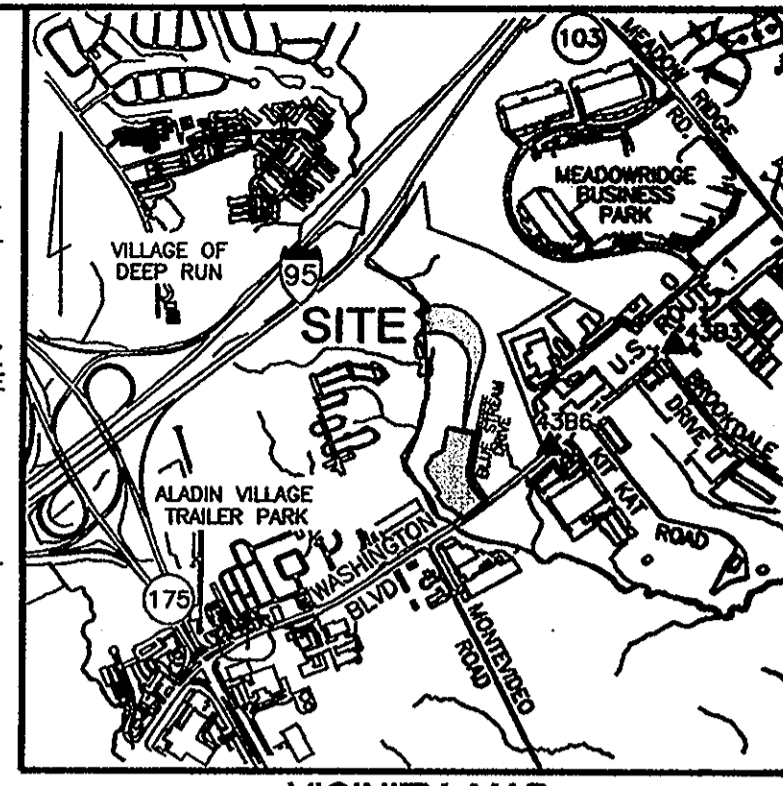
100' 0 100' 200' 300'

SCALE: 1" = 100' SHEET No. 1 OF 2

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 BEING COMPLIED WITH.

Thomas M. Hoffman, Jr. 10-25-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Arnold Sagner 5/31/12
ARNOLD SAGNER, AUTHORIZED PERSON DATE
BLUE STREAM 1 LLC



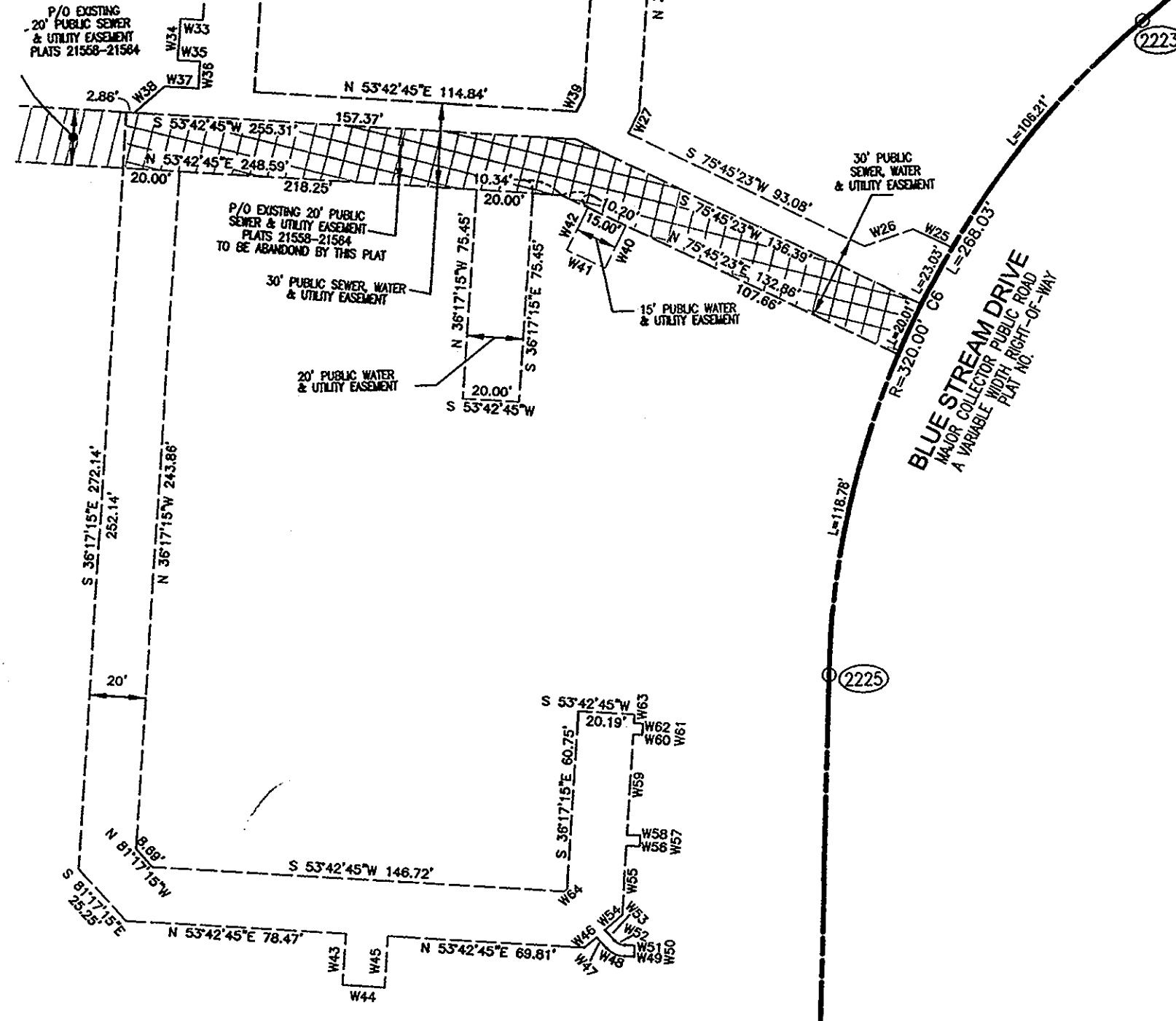
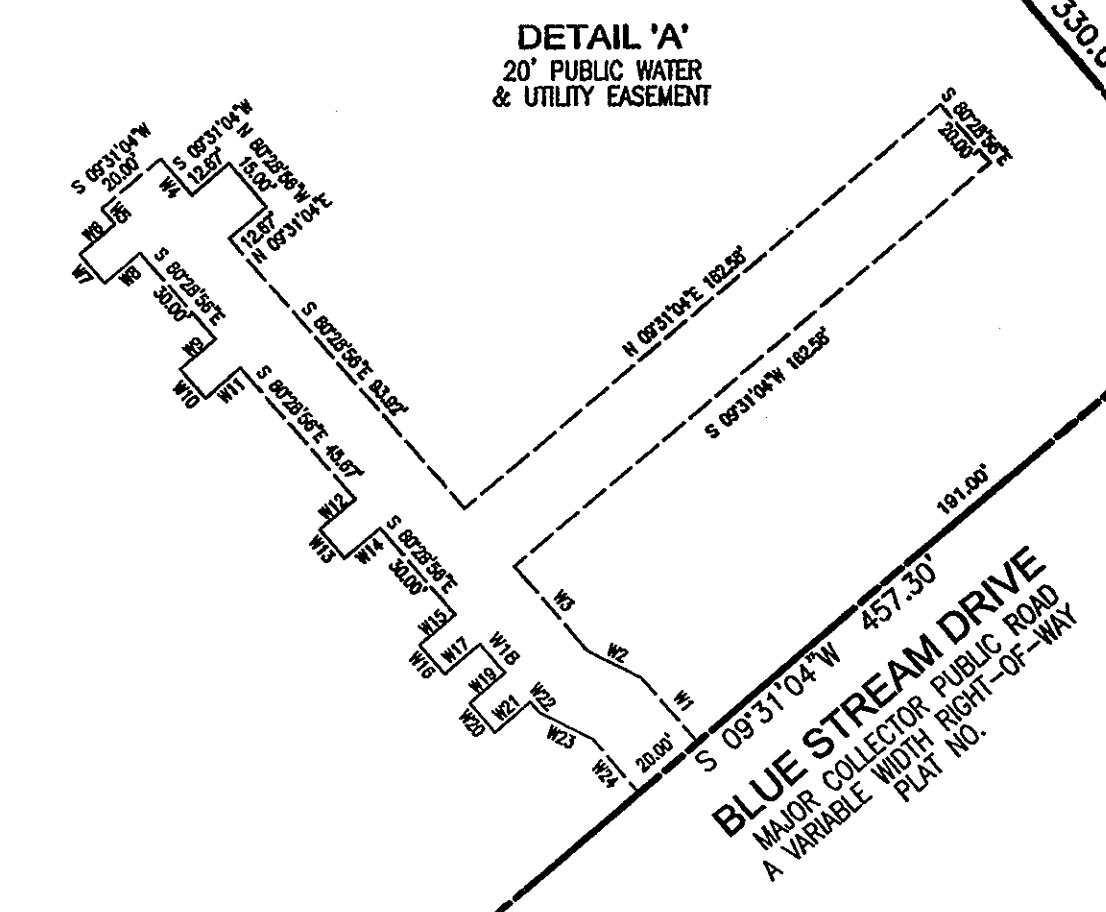
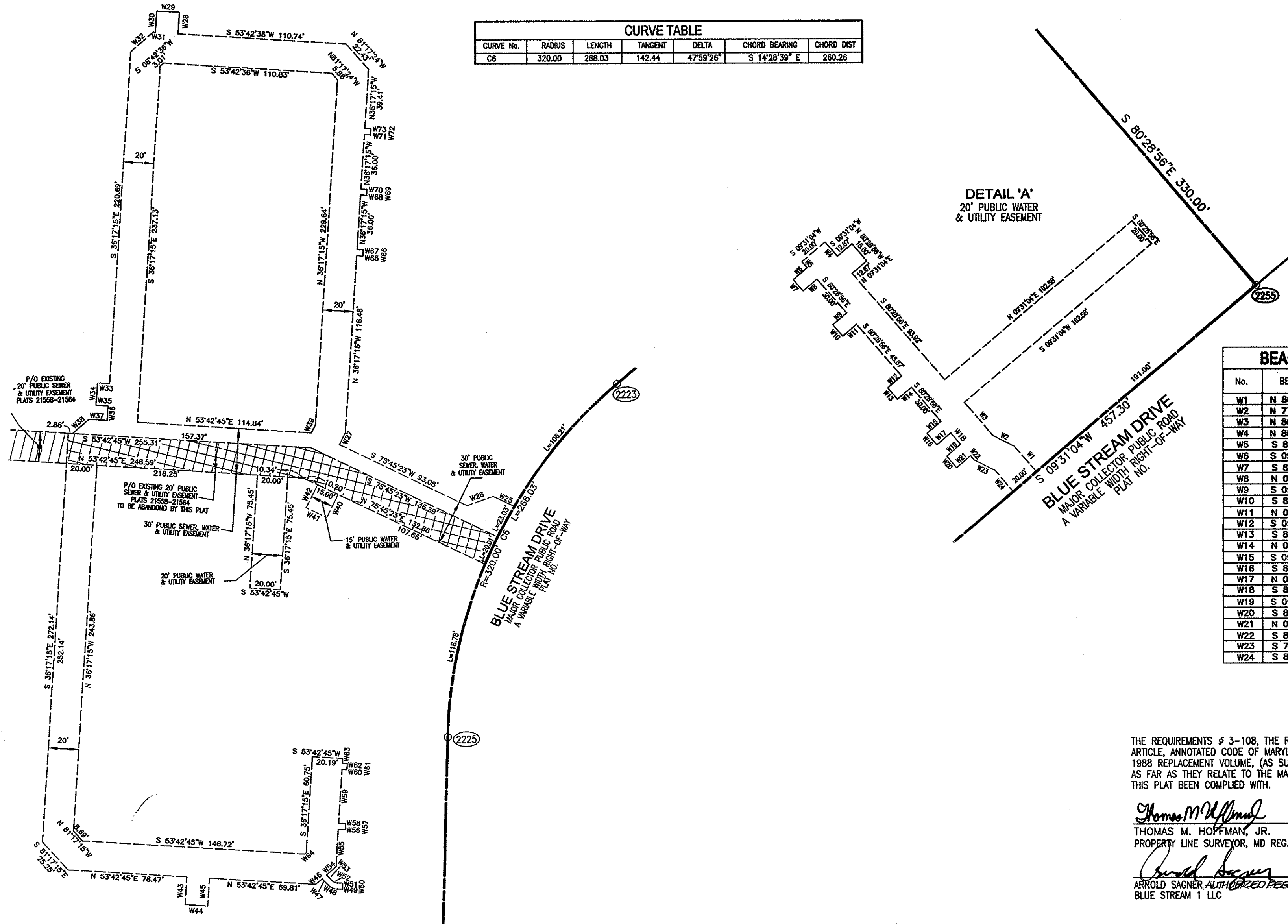
GENERAL NOTES (CONT.)

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

- ### 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.
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. DATED JANUARY 1998.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - # DENOTES REBAR WITH #4 CAP SET.
 - Ø DENOTES IRON PIPE OR IRON BAR FOUND.
 - ∠ DENOTES ANGLE 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 AND F-10-055 BY:
 - ON-SITE FOREST RETENTION.....1.09 AC.
 - ON-SITE AFFORESTATION PROVIDED.....6.91 AC.
 - ON-SITE REFORESTATION PROVIDED.....0.15 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) 671.2 SQ.FT. (\$436.60)
 - FINANCIAL SURETY IN THE AMOUNT OF \$173,867.30 HAS BEEN POSTED WITH THE FC INSTALLATION AND MAINTENANCE AGREEMENT UNDER F-02-35.
 - A FOREST CONSERVATION EASEMENT ABANDONMENT FEE OF \$31,581.00 HAS BEEN PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER F-10-055.
 - PREVIOUS HOWARD COUNTY REFERENCES: S-99-08, P-00-20, F-00-128, F-02-35, WP-00-116, WP-99-80, WP-03-66, WP-08-003, P-10-005, F-10-055, WP-10-120, PLATS 14421-14422, PLATS 17020-17026, PLATS 21558-21564, P-00-20, F-03-35, P-08-11, P-09-004 & S07-11-032.
 - THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000 SQ. FEET LOCATED ON PARCEL H.
 - 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. 98NT-0522.
 - 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).
 - 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 HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENT HEREBY 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 EASEMENTS HAVE 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 EASEMENTS; 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.
 - APFO 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.
 - BLUE STREAM 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).
 - 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 \$59,610.00 FOR THE REQUIRED 129 SHADE TREES, 27 EVERGREEN TREES, AND 322 SHRUBS.
 - 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 SHAW STORMWATER MANAGEMENT FACILITY. THEREFORE, A FEE-IN-LIEU PAYMENT OF \$7,680 HAS BEEN POSTED UNDER F-02-35 FOR THE REMAINING 270 LF OF SIDEWALK.

BEARING TABLE		
No.	BEARING & DISTANCE	
W25	S 75°45'23"W	15.49'
W26	S 30°40'18"W	18.36'
W27	N 13°52'11"W	8.89'
W28	N 36°17'21"W	14.41'
W29	S 53°42'41"W	15.00'
W30	S 36°17'21"E	14.41'
W31	S 53°42'41"W	1.65'
W32	S 08°42'36"W	19.58'
W33	S 53°42'45"W	8.00'
W34	S 36°17'15"E	15.00'
W35	N 53°42'45"E	8.00'
W36	S 36°17'15"E	9.72'
W37	S 53°42'45"W	12.14'
W38	S 08°42'45"W	14.14'
W39	N 13°52'03"W	5.93'
W40	S 14°14'37"E	16.97'
W41	S 75°45'23"W	15.00'
W42	N 14°14'37"W	16.97'
W43	S 36°17'15"E	18.67'
W44	N 53°42'45"E	15.00'
W45	N 36°17'15"W	18.67'
W46	N 08°42'45"E	5.89'
W47	S 81°17'15"E	5.31'
W48	R=9.00' L=7.41' CH=N75°07'11"E 7.20'	
W49	N 51°31'38"E	3.46'
W50	N 38°28'22"W	4.00'
W51	S 51°31'38"W	3.46'
W52	R=5.00' L=4.12' CH=S75°07'11"W 4.00'	
W53	N 81°17'15"W	5.31'
W54	N 08°42'45"E	8.30'
W55	N 36°17'15"W	24.88'
W56	N 51°31'38"E	4.72'
W57	N 36°17'15"W	4.00'
W58	S 51°31'38"W	4.72'
W59	N 36°17'15"W	36.03'
W60	N 51°31'38"E	3.20'
W61	N 36°17'15"W	4.00'
W62	S 51°31'38"W	3.20'
W63	N 36°17'15"W	3.12'
W64	S 08°42'45"W	1.62'
W65	N 53°42'45"E	4.00'
W66	N 36°17'15"W	4.00'
W67	S 53°42'45"W	4.00'
W68	N 53°42'45"E	4.00'
W69	N 36°17'15"W	4.00'
W70	S 53°42'45"W	4.00'
W71	N 53°42'45"E	4.00'
W72	N 36°17'15"W	4.00'
W73	S 53°42'45"W	4.00'

CURVE TABLE						
CURVE No.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST
C6	320.00	268.03	142.44	47°59'26"	S 14°28'39" E	260.26



BEARING TABLE		
No.	BEARING & DISTANCE	
W1	N 80°28'56"W	22.17'
W2	N 77°01'04"W	15.68'
W3	N 80°28'56"W	29.24'
W4	N 80°28'56"W	12.49'
W5	S 80°28'56"E	5.30'
W6	S 09°31'04"W	12.10'
W7	S 80°28'56"E	10.00'
W8	N 09°31'04"E	12.10'
W9	S 09°31'04"W	12.10'
W10	S 80°28'56"E	10.00'
W11	N 09°31'04"E	12.10'
W12	S 09°31'04"W	12.10'
W13	S 80°28'56"E	10.00'
W14	N 09°31'04"E	12.10'
W15	S 09°31'04"W	12.10'
W16	S 80°28'56"E	10.00'
W17	N 09°31'04"E	12.10'
W18	S 80°28'56"E	10.00'
W19	S 09°31'04"W	12.10'
W20	S 80°28'56"E	10.00'
W21	N 09°31'04"E	12.10'
W22	S 80°28'56"E	3.65'
W23	S 77°01'04"E	15.68'
W24	S 80°28'56"E	18.19'

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

DETAIL 'B'
20' PUBLIC WATER
& UTILITY EASEMENT

OWNER/DEVELOPER
BLUE STREAM 1 LLC
C/O ARNOLD SAGNER
P.O. BOX 416
ELLCOTT 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. 10-25-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Arnold Sagner 5/31/12
ARNOLD SAGNER, AUTHORIZED PERSON DATE
BLUE STREAM 1 LLC

THE PURPOSE OF THIS REVISION PLAT IS TO CREATE 20' PUBLIC WATER & UTILITY EASEMENTS AND A 30' PUBLIC SEWER, WATER & UTILITY EASEMENT, AND TO ABANDON PART OF AN EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT

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

B. Nijam for Peter B. Sideman 6/21/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Arnold Sagner 6/12/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Sheehy 6/25/12
DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 31ST DAY OF MAY 2012
Arnold Sagner ARNOLD SAGNER, AUTHORIZED PERSON DATE
Megan Brett MEGAN BRETT 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.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 10-25-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21980 ON 6/27/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
BLUE STREAM
BUILDABLE BULK PARCEL H
A REVISION OF BUILDABLE BULK PARCEL H
BLUE STREAM
RECORDED AS PLATS 21558-21564
ZONED CAC
TAX MAP No. 43 BLK. 4 PARCEL No. 14, 558 & P/O 5
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
OCTOBER 20, 2011
GRAPHIC SCALE

