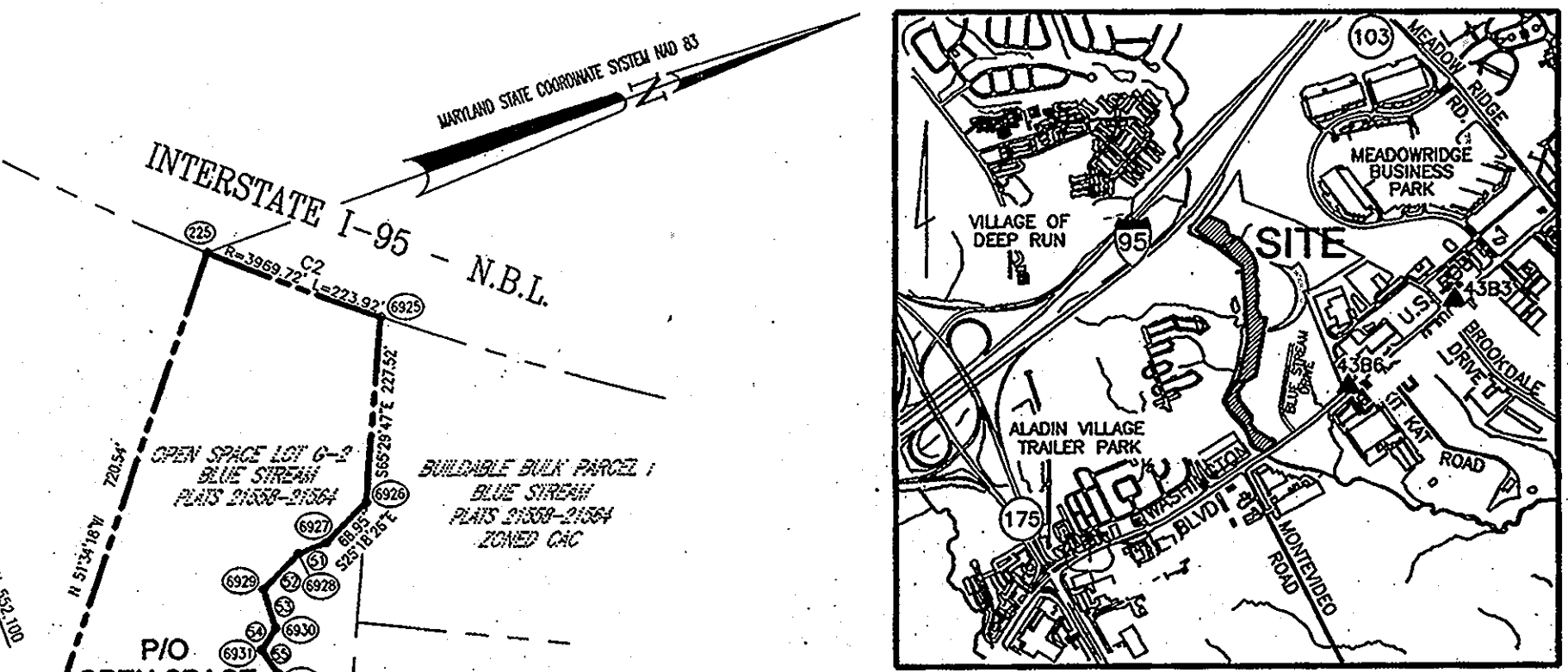


**GENERAL NOTES**

- 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 07/28/05.
- 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 1,376,176.941'  
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.
- Ø DENOTES IRON PIPE OR IRON BAR FOUND.
- Ø DENOTES ANGLULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- Ø DENOTES STONE OR MONUMENT FOUND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION HAVE BEEN MET UNDER F-02-35; F-10-055 AND BY THIS PLAT.
- THE FLOOD PLAN SHOWN ON OPEN SPACE LOT G-2 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.
- THE WETLANDS AND STREAMS SHOWN ON OPEN SPACE LOT G-2 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, 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 & SDP-11-032.
- THERE ARE STEEP SLOPES WITH A CONTIGUOUS AREA GREATER THAN 20,000 SF LOCATED ON OPEN SPACE LOT G-2.
- THIS SITE IS SUBJECT TO WP-99-80 APPROVED 3-29-99 TO SECTION 16.116(G)(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(G)(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 LOT G-2, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENTS. ANY AND ALL CONVEYANCES OF THE AFORESAID OPEN SPACE LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID OPEN SPACE. 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 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 KOPECKI 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.
- 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/CENTURY LOCATIONS ON SITE.
- 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 YEAR 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.
- 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 17026) ..... 5.29 AC.  
OUTSTANDING AFFORESTATION FEE-IN-LIEU (PAID UNDER APPROVED F-02-35) 871.2 SQ.FT. (\$435.60)  
WITH PLAT F-10-055 THE TOTAL RETENTION WAS REDUCED BY 0.15 AC., THE TOTAL AFFORESTATION WAS REDUCED BY 0.58 AC., AND REFORESTATION OF 0.15 AC. WAS PROVIDED.  
NETTING THE FOLLOWING:  
ON-SITE FOREST RETENTION PROVIDED ..... 1.09 AC.  
ON-SITE AFFORESTATION PROVIDED ..... 6.91 AC.  
ON-SITE REFORESTATION PROVIDED ..... 0.16 AC.  
WITH THIS PLAT OF REVISION THE TOTAL RETENTION HAS BEEN REDUCED BY 0.03 AC., THE TOTAL REFORESTATION HAS BEEN INCREASED BY 0.01 AC., AND THE TOTAL AFFORESTATION HAS BEEN INCREASED BY 0.05 AC.  
NETTING THE FOLLOWING:  
ON-SITE FOREST RETENTION PROVIDED ..... 1.06 AC.  
ON-SITE AFFORESTATION PROVIDED ..... 6.96 AC.  
ON-SITE REFORESTATION PROVIDED ..... 0.16 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 CREATED UNDER F-02-035 WERE ABANDONED AND REPLACED WITH FOREST CONSERVATION EASEMENTS B-1, B-2, C-1, D-1 AND D-2 UNDER F-10-055. THEREFORE, A FOREST CONSERVATION EASEMENT ABANDONMENT FEE OF \$31,581.00 WAS PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER F-10-055. FOREST CONSERVATION EASEMENT A-2 AND B-3 ARE BEING ESTABLISHED BY THIS PLAT.  
THERE ARE NO SURETIES OR FEES FOR FOREST CONSERVATION ASSOCIATED WITH THIS PLAT.



**VICINITY MAP**  
SCALE 1" = 2000'  
ADC MAP : 5054 - B6

**COORDINATE LIST**

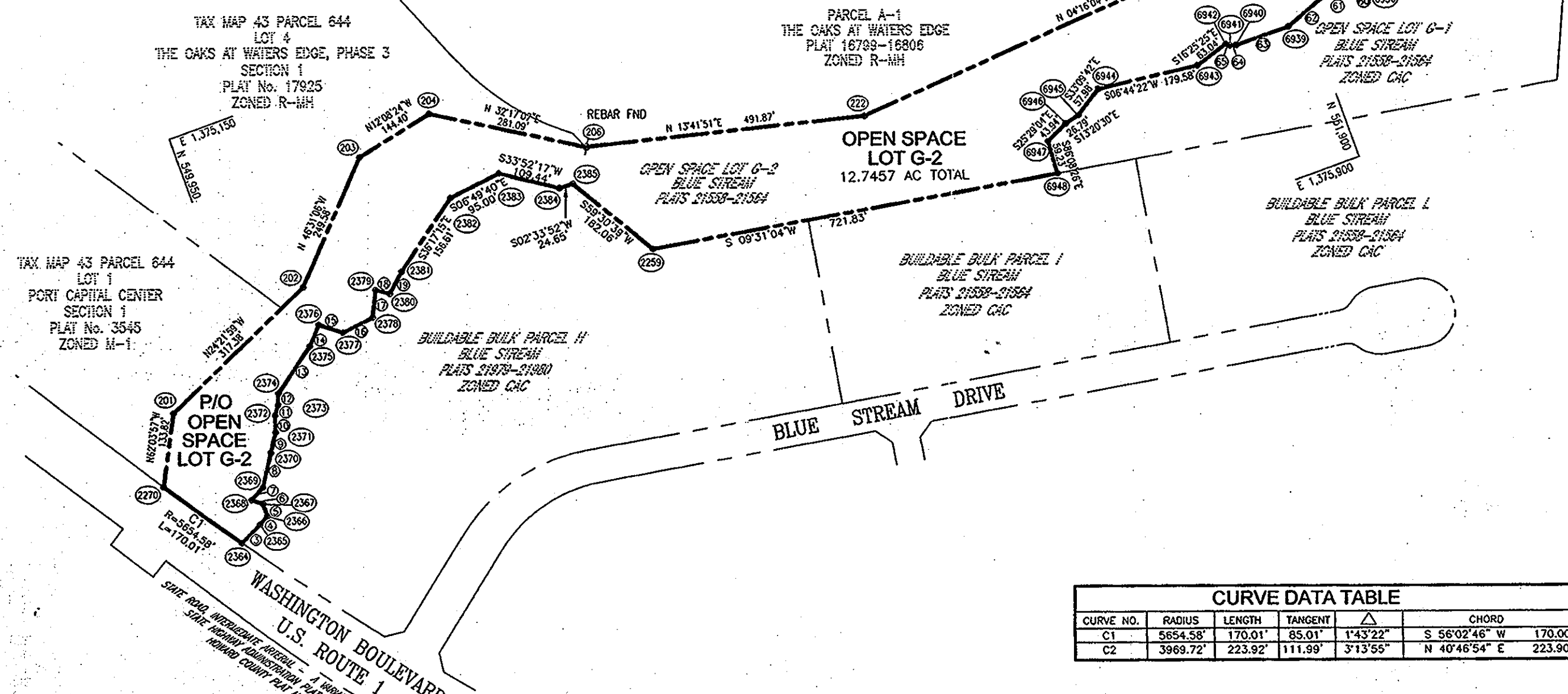
POINT	NORTHING	EASTING
201	549793.425	1375608.009
202	550082.539	1375477.067
203	550254.279	1375295.974
204	550395.449	1375265.608
206	550633.084	1375415.747
222	551110.965	1375532.219
223	552043.841	1375462.604
225	552491.681	1374898.144
2259	550682.2233	1375625.9195
2270	549730.735	1375726.240
2364	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	1375787.9899
2370	549928.2949	1375732.1479
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	1375569.5803
2379	550200.5437	1375525.7935
2380	550221.4832	1375440.9392
2381	550253.8063	1375510.9199
2382	550380.0402	1375418.2340
2383	550474.3664	1375406.9397
2384	550565.2298	1375467.9315
2385	550589.8512	1375469.0342
6925	552661.2164	1375044.3882
6926	552666.8533	1375251.4159
6927	552504.5170	1375280.8918
6928	552468.5732	1375281.9594
6929	552413.8781	1375307.9769
6930	552411.0397	1375357.9514
6931	552386.1524	1375377.4555
6932	552394.7820	1375411.1969
6933	552305.4584	1375487.0372
6934	552224.4510	1375555.3594
6935	552129.7319	1375601.4664
6936	552024.4524	1375628.3060
6937	551988.5742	1375626.7892
6938	551940.3016	1375612.0027
6939	551864.9715	1375641.2936
6940	551766.9474	1375640.3768
6941	551757.1604	1375637.6201
6942	551751.1789	1375632.6191
6943	551690.7102	1375650.4432
6944	551512.3725	1375629.3692
6945	551463.8327	1375661.0864
6946	551437.7667	1375667.2682
6947	551398.0992	1375686.1755
6948	551394.1121	1375745.2760

**BEARING TABLE**

NO.	BEARING	DIST.
3	26°06'07"E	45.58'
4	28°19'54"E	18.73'
5	82°23'38"E	22.35'
6	39°51'43"E	21.79'
7	28°13'37"E	29.91'
8	57°06'30"E	63.04'
9	55°47'58"E	37.97'
10	71°35'39"E	31.10'
11	53°35'00"E	19.02'
12	67°25'29"E	20.82'
13	35°47'08"E	99.01'
14	48°10'41"E	41.10'
15	37°37'29"W	45.11'
16	06°48'57"E	58.49'
17	69°58'37"E	48.55'
18	34°23'32"W	25.35'
19	42°01'51"E	43.54'
51	01°42'05"E	35.96'
52	29°21'15"E	60.52'
53	86°43'47"E	49.76'
54	38°39'06"E	31.87'
55	75°39'14"E	34.83'
56	40°19'59"E	117.18'
57	40°08'40"E	105.97'
58	29°57'20"E	105.34'
59	14°18'08"E	108.65'
60	02°25'15"W	35.91'
61	17°01'50"W	50.49'
62	21°14'52"E	80.85'
63	00°32'09"W	98.03'
64	15°43'53"W	10.17'
65	39°53'51"W	7.80'

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	5654.58'	170.01'	85.01'	1°43'22"	S 56°02'46" W 170.00'
C2	3969.72'	223.92'	111.99'	3°13'55"	N 40°46'54" E 223.90'



**AREA TABULATION**

NUMBER OF BUILDABLE-BULK PARCELS TO BE RECORDED.....	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
NUMBER OF PARCELS AND LOTS TO BE RECORDED.....	1
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED.....	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	12.7457 AC
AREA OF PARCELS AND LOTS TO BE RECORDED.....	12.7457 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	12.7457 AC

**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

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO:  
1) TO ABANDON 0.0380 AC. OF EXIST. PUBLIC FOREST CONSERVATION EASEMENT ( PART OF B-1-AFFORESTATION-0.0198 AC, PART OF C-1-RETENTION-0.0161 AC, AND PART OF B-2-REFORESTATION-0.0021 AC) AND RELOCATE TO EASEMENT B-3.  
2) TO CONVERT 0.0139 AC. OF EXIST. PUBLIC FOREST CONSERVATION EASEMENT A-1 (RETENTION) AND REPLACE WITH 0.0139 AC. PUBLIC FOREST CONSERVATION EASEMENT A-1 (REFORESTATION)  
3) CREATE (4) PRIVATE DRAINAGE & UTILITY EASEMENTS.  
4) CREATE FOREST CONSERVATION EASEMENT B-3 (AFFORESTATION).

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.  
*B. Nifon for Maurea Rossman* 1/8/13  
HOWARD COUNTY HEALTH OFFICER *gn* DATE  
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 12/14/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION *WJ* DATE  
*[Signature]* 1/10/13  
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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.  
WITNESS OUR HANDS THIS 24 DAY OF OCTOBER 2012  
*[Signature]* 10/24/12  
ARNOLD SAGNER, AUTHORIZED PERSON DATE  
BLUE STREAM LLC  
*[Signature]* *[Signature]*  
WITNESS

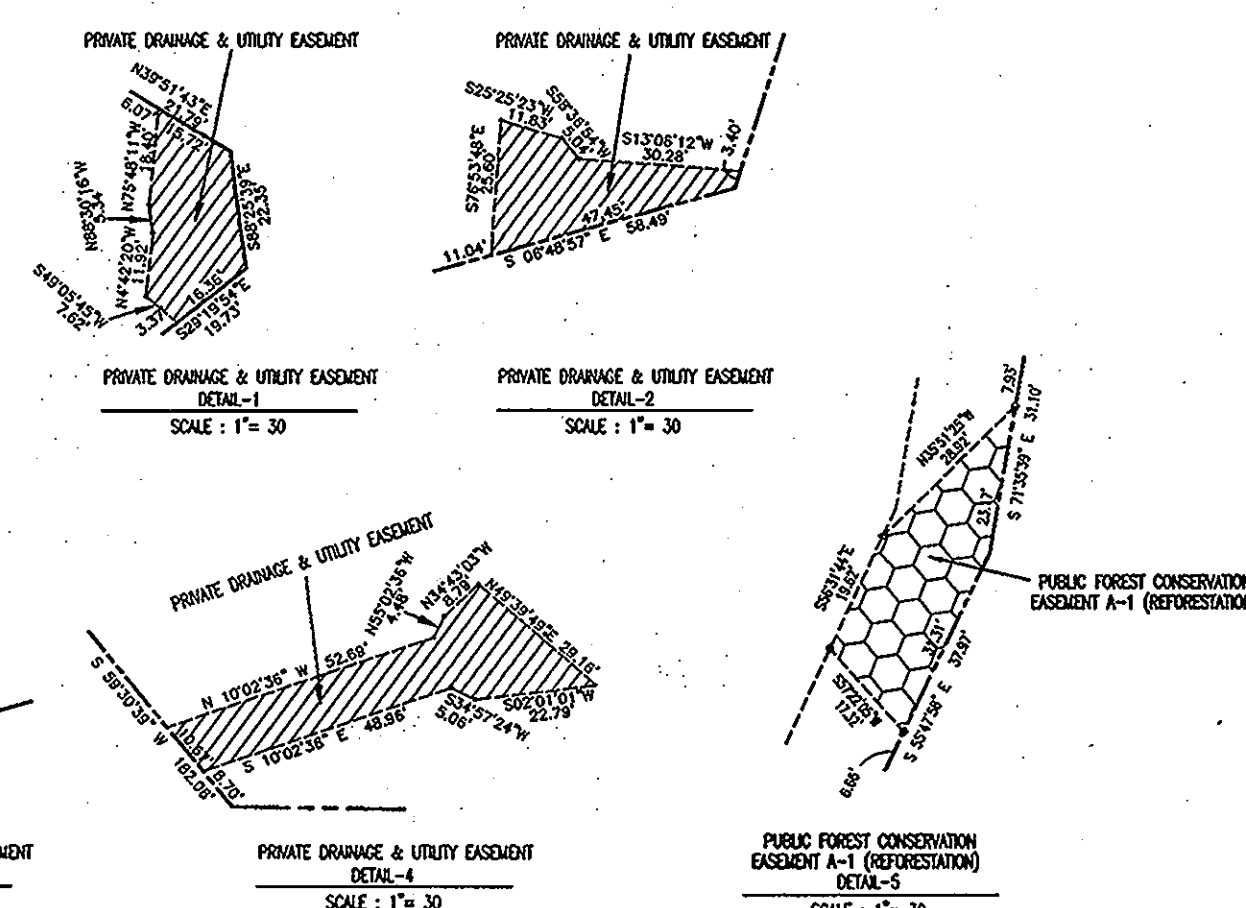
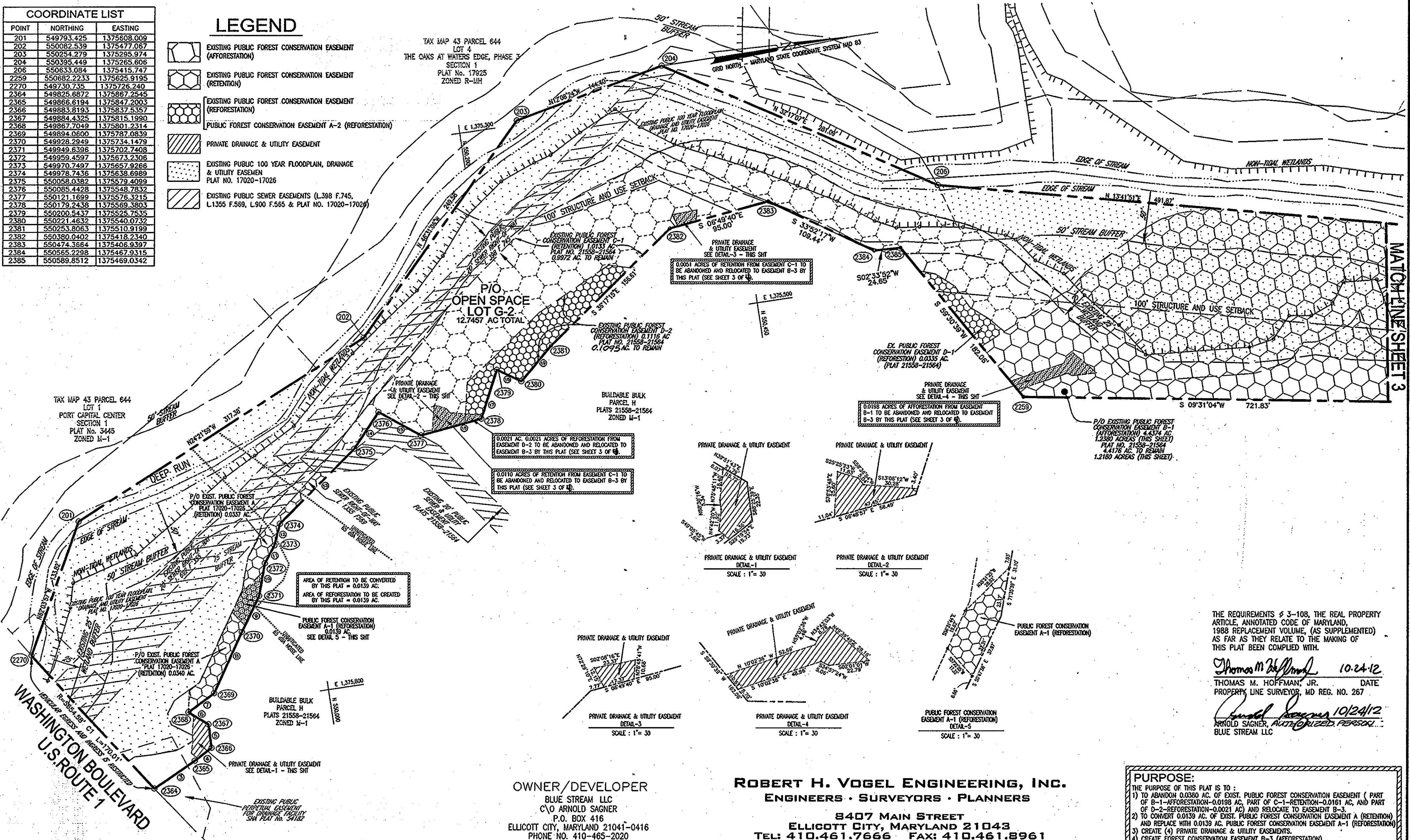
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PART OF THE LAND CONVEYED BY INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 458 OF THE LAND RECORDS OF HOWARD COUNTY, 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 ALSO 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, 2014.  
*[Signature]* 10-24-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 22214 ON 11/11/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**PLAT OF REVISION**  
**BLUE STREAM**  
**OPEN SPACE LOT G-2**  
A REVISION OF OPEN SPACE LOT G-2  
BLUE STREAM  
RECORDED AS PLATS 21558-21564  
ZONED CAC  
TAX MAP: 43 BLK: 4 PARCELS: P/O 14 & P/O 5  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE : 1" = 200' OCTOBER 23, 2012  
GRAPHIC SCALE  
200' 0 200' 400' 600'  
SHEET 1 OF 4  
F-13051

POINT	NORTHING	EASTING
201	549793.425	1375608.009
202	550082.539	1375477.087
203	550254.279	1375295.974
204	550395.449	1375265.806
205	550633.084	1375415.747
2259	550682.2233	1375625.9195
2270	549730.735	1375726.240
2364	549825.872	1375867.2545
2365	549866.8194	1375847.2003
2366	549883.8193	1375837.5357
2367	549884.4325	1375815.1980
2368	549867.7049	1375801.2314
2369	549894.0800	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	550121.1689	1375576.3215
2378	550179.2438	1375569.3803
2379	550200.5437	1375525.7535
2380	550221.4632	1375540.0732
2381	550253.8063	1375510.9199
2382	550380.0402	1375418.2340
2383	550474.3664	1375406.9397
2384	550565.2298	1375467.9315
2385	550589.8512	1375469.0342

**LEGEND**

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT A-2 (REFORESTATION)
- PRIVATE DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT NO. 17020-17026
- EXISTING PUBLIC SEWER EASEMENTS (L.398 F.745, L.1355 F.569, L.900 F.565 & PLAT NO. 17020-17026)



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

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

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* 10/24/12  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Arnold Sagner* 10/24/12  
 ARNOLD SAGNER, AUTHORIZED PERSON  
 BLUE STREAM LLC

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO:  
 1) TO ABANDON 0.0380 AC. OF EXIST. PUBLIC FOREST CONSERVATION EASEMENT (PART OF B-1-AFFORESTATION-0.0198 AC, PART OF C-1-RETENTION-0.0161 AC, AND PART OF D-2-REFORESTATION-0.0021 AC) AND RELOCATE TO EASEMENT B-3.  
 2) TO CONVERT 0.0139 AC. OF EXIST. PUBLIC FOREST CONSERVATION EASEMENT A (RETENTION) AND REPLACE WITH 0.0139 AC. PUBLIC FOREST CONSERVATION EASEMENT A-1 (REFORESTATION)  
 3) CREATE (4) PRIVATE DRAINAGE & UTILITY EASEMENTS  
 4) CREATE FOREST CONSERVATION EASEMENT B-3 (AFFORESTATION).

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

*Barbara Manna* 11/8/13  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Val J. Sadowski* 11/10/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Val J. Sadowski* 11/10/13  
 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 24 DAY OF OCTOBER 2012

*Arnold Sagner* 10/24/12  
 ARNOLD SAGNER, AUTHORIZED PERSON DATE  
 BLUE STREAM LLC

*Mejiaun Ledford*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PART OF THE LAND CONVEYED BY INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 458 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 ALSO 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, 2014.

*Thomas M. Hoffman* 10/24/12  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 22215 ON 11/11/13  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**BLUE STREAM**  
**OPEN SPACE LOT G-2**  
 A REVISION OF OPEN SPACE LOT G-2  
 BLUE STREAM  
 RECORDED AS PLATS 21558-21564  
 ZONED CAC

TAX MAP: 43 BLK: 4 PARCELS: P/O 14 & P/O 5  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND







SCALE: 1" = 60' OCTOBER 23, 2012

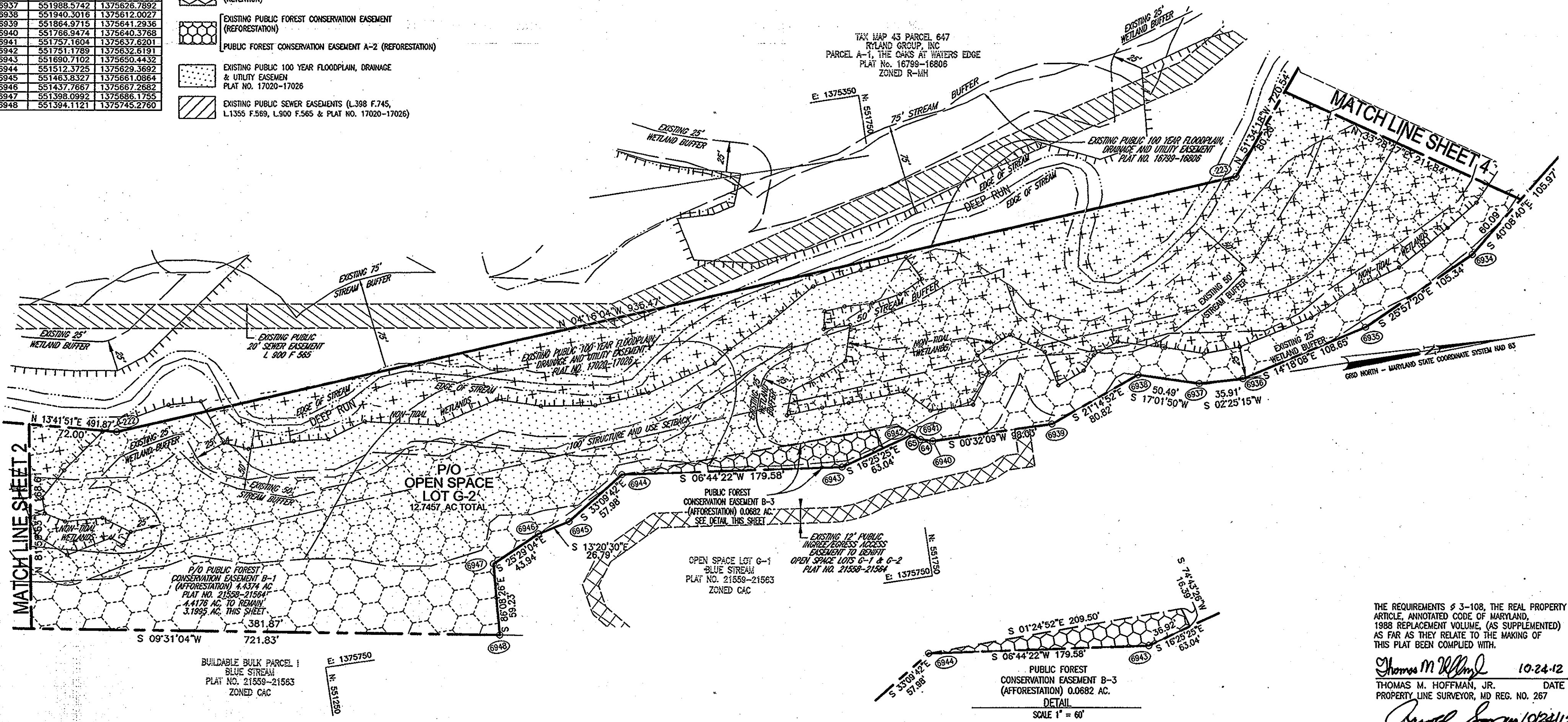
SHEET 2 OF 4

*11/13/13*

POINT	NORTHING	EASTING
222	551110.965	1375532.219
223	552043.841	1375462.604
6934	552224.4510	1375555.3594
6935	552129.7319	1375601.4664
6936	552024.4524	1375628.3060
6937	551988.5742	1375626.7892
6938	551940.3016	1375612.0027
6939	551864.9715	1375641.2936
6940	551766.9474	1375640.3768
6941	551757.1604	1375637.6201
6942	551751.1789	1375632.6191
6943	551690.7102	1375650.4432
6944	551512.3725	1375629.5692
6945	551463.8327	1375661.0864
6946	551437.7667	1375667.2682
6947	551398.0992	1375686.1755
6948	551394.1121	1375745.2760

**LEGEND**

-  EXISTING PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
-  EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
-  EXISTING PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
-  PUBLIC FOREST CONSERVATION EASEMENT A-2 (REFORESTATION)
-  EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT NO. 17020-17026
-  EXISTING PUBLIC SEWER EASEMENTS (L.398 F.745, L.1355 F.589, L.900 F.565 & PLAT NO. 17020-17026)



TAX MAP 43 PARCEL 647  
RYLAND GROUP, INC  
PARCEL A-1, THE CRKS AT WATERS EDGE  
PLAT NO. 16799-16806  
ZONED R-MH

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.* 10.24.12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Arnold Sagner* 10/24/12  
ARNOLD SAGNER, AUTHORIZED PERSON DATE  
BLUE STREAM LLC

**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

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO:  
1) TO ABANDON 0.0380 AC. OF EXIST. PUBLIC FOREST CONSERVATION EASEMENT ( PART OF B-1-AFFORESTATION-0.0198 AC, PART OF C-1-RETENTION-0.0161 AC, AND PART OF D-2-REFORESTATION-0.0021 AC) AND RELOCATE TO EASEMENT B-3.  
2) TO CONVERT 0.0139 AC. OF EXIST. PUBLIC FOREST CONSERVATION EASEMENT A (RETENTION) AND REPLACE WITH 0.0139 AC. PUBLIC FOREST CONSERVATION EASEMENT A-1 (REFORESTATION)  
3) CREATE (4) PRIVATE DRAINAGE & UTILITY EASEMENTS.  
4) CREATE FOREST CONSERVATION EASEMENT B-3 (AFFORESTATION).

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

*Balijon for Maureen Rossman* 11/8/13  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 12/14/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 1/10/13  
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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 24 DAY OF OCTOBER 2012

*Arnold Sagner* 10/24/12  
ARNOLD SAGNER, AUTHORIZED PERSON DATE  
BLUE STREAM LLC

*Maureen Rossman*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PART OF THE LAND CONVEYED BY INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 458 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 ALSO 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, 2014.

*Thomas M. Hoffman, Jr.* 10.24.12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 22016 ON 11/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**BLUE STREAM**  
**OPEN SPACE LOT G-2**  
A REVISION OF OPEN SPACE LOT G-2  
BLUE STREAM  
RECORDED AS PLATS 21558-21564  
ZONED CAC

TAX MAP: 43 BLK: 4 PARCELS: P/O 14 & P/O 5  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

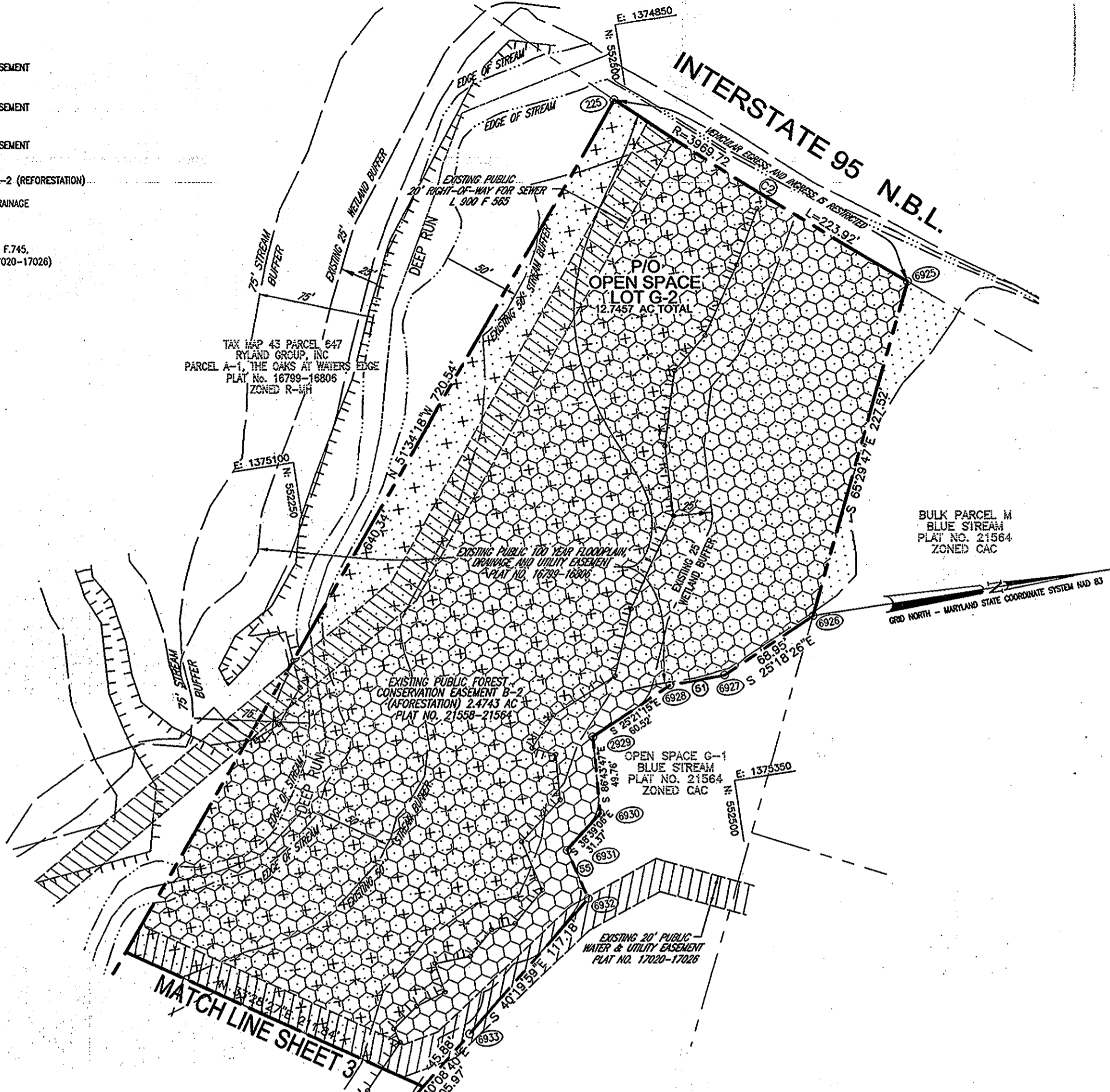
SCALE: 1" = 60' OCTOBER 23, 2012

GRAPHIC SCALE  
60' 0 60' 120' 180'

SHEET 3 OF 4  
F-13-051

COORDINATE LIST		
POINT	NORTHING	EASTING
225	552491.681	1374898.144
6925	552661.2164	1375044.3882
6926	552566.8533	1375251.4159
6927	552504.5170	1375280.8918
6928	552468.5732	1375281.9594
6929	552413.8781	1375307.8769
6930	552411.0397	1375357.5514
6931	552386.1524	1375377.4555
6932	552394.7820	1375411.1969
6933	552305.4584	1375487.0372

- LEGEND**
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
  - EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
  - EXISTING PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
  - PUBLIC FOREST CONSERVATION EASEMENT A-2 (REFORESTATION)
  - EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT NO. 17020-17026
  - EXISTING PUBLIC SEWER EASEMENTS (L.398 F.745, L.1355 F.569, L.900 F.565 & PLAT NO. 17020-17026)



TAX MAP 43 PARCEL 647  
RYLAND GROUP, INC  
PARCEL A-1, THE OAKS AT WATERS EDGE  
PLAT NO. 16799-16806  
ZONED R-4H

BULK PARCEL M  
BLUE STREAM  
PLAT NO. 21564  
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 § 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.* 10/24/12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Arnold Sagner* 10/24/12  
ARNOLD SAGNER, AUTHORIZED PERSON, DATE  
BLUE STREAM LLC

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO:  
1) TO ABANDON 0.0380 AC. OF EXIST. PUBLIC FOREST CONSERVATION EASEMENT ( PART OF B-1-AFFORESTATION-0.0188 AC, PART OF C-1-RETENTION-0.0161 AC, AND PART OF D-2-REFORESTATION-0.0021 AC) AND RELOCATE TO EASEMENT B-3.  
2) TO CONVERT 0.0139 AC. OF EXIST. PUBLIC FOREST CONSERVATION EASEMENT A (RETENTION) AND REPLACE WITH 0.0139 AC. PUBLIC FOREST CONSERVATION EASEMENT A-1 (REFORESTATION) AND REPLACE WITH 0.0139 AC. PUBLIC FOREST CONSERVATION EASEMENT A-1 (REFORESTATION).  
3) CREATE (4) PRIVATE DRAINAGE & UTILITY EASEMENTS.  
4) CREATE FOREST CONSERVATION EASEMENT B-3 (AFFORESTATION).

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

*B. Wilson for Maria Rossman* 1/8/13  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. ...* 12/14/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith ...* 1/10/13  
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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 24 DAY OF OCTOBER 2012

*Arnold Sagner* 10/24/12  
ARNOLD SAGNER, AUTHORIZED PERSON DATE  
BLUE STREAM LLC

*Megaine ...*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PART OF THE LAND CONVEYED BY INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 458 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 ALSO 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, 2014.

*Thomas M. Hoffman, Jr.* 10/24/12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 222-17 ON 11/11/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**BLUE STREAM**  
OPEN SPACE LOT G-2  
A REVISION OF OPEN SPACE G-2  
BLUE STREAM  
RECORDED AS PLATS 21558-21564  
ZONED CAC

TAX MAP: 43 BLK: 4 PARCELS: P/O 14 & P/O 5  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 60' OCTOBER 23, 2012

GRAPHIC SCALE  
60' 0 60' 120' 180'

SHEET 4 OF 4  
F313-051