

GENERAL NOTES

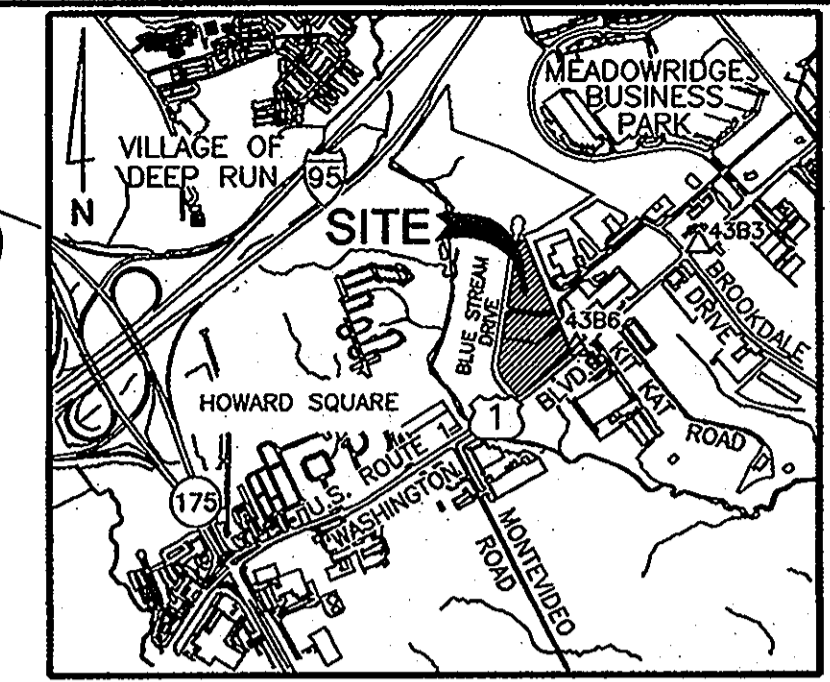
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS No. 4382 AND 4386.
4382 N 551,855.009' E 1,378,176.941'
4386 N 550,601.593' E 1,376,866.047'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, 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 COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/08.
- 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 (H25 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 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY. OPZ 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 F-12.056
- THE FOREST CONSERVATION REQUIREMENT FOR THIS PROJECT HAS BEEN PREVIOUSLY ADDRESSED UNDER F-02-035 AND 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.
- 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

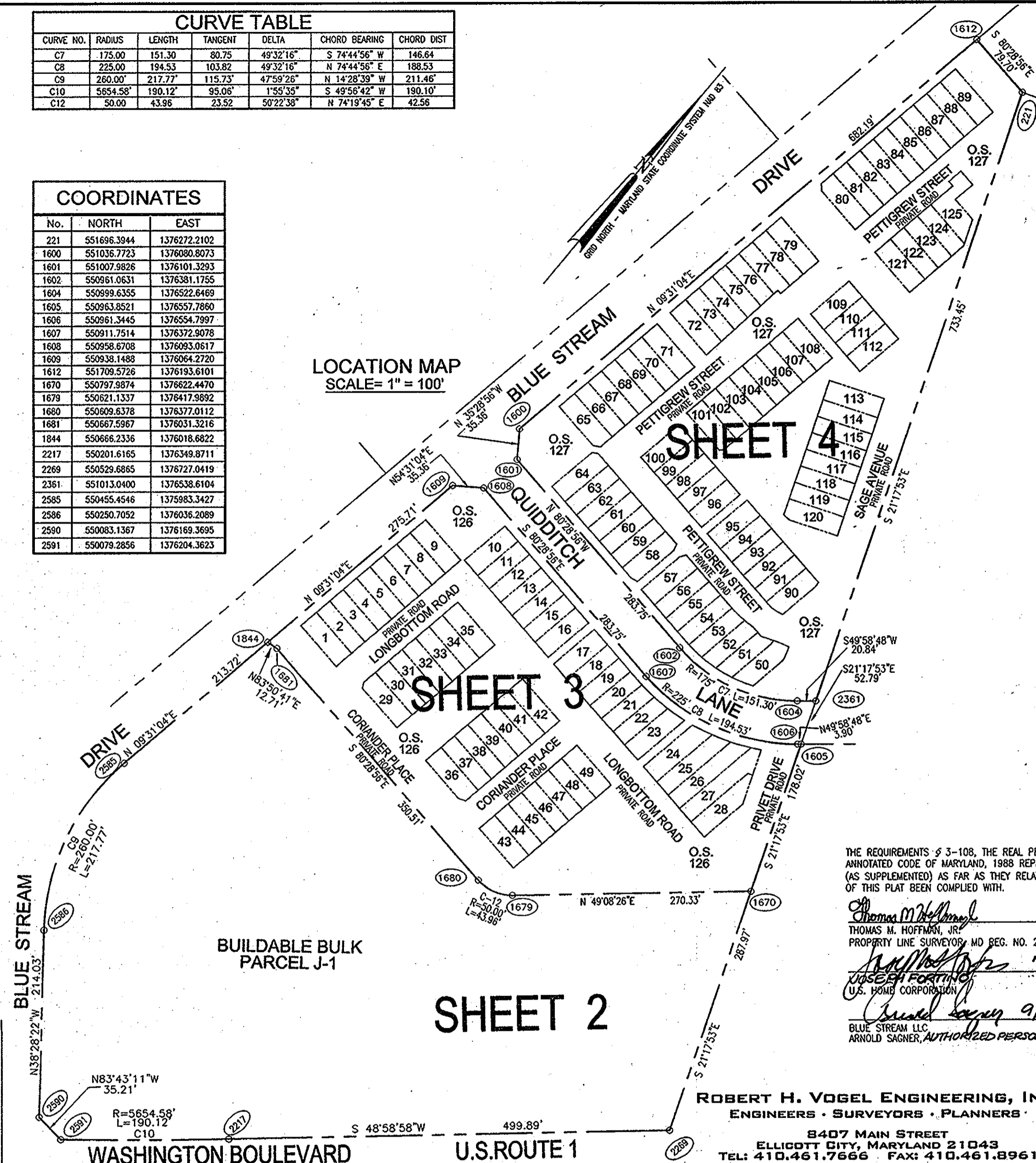
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST
C7	175.00	151.30	80.75	49°32'16"	S 74°44'56" W	146.64
C8	225.00	194.53	103.82	49°32'16"	N 74°44'56" E	188.53
C9	260.00	217.77	115.73	47°59'28"	N 14°28'30" W	211.46
C10	5654.58	190.12	95.06	1°55'35"	S 49°56'42" W	180.10
C12	50.00	43.98	23.52	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	550961.0631	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	1376964.2720
1612	551709.5726	1376193.6101
1670	550797.5874	1376822.4470
1679	550621.1337	1376417.9692
1680	550609.6378	1376377.0112
1681	550667.5967	1376031.3216
1844	550666.2336	1376018.6822
2217	550201.6165	1376349.8711
2269	550529.6865	1376727.0419
2361	551013.0400	1376538.6104
2585	550455.4546	1375983.3427
2586	550250.7052	1376036.2089
2590	550083.1367	1376169.3695
2591	550079.2856	1376204.3623



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



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	0	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

OWNER/DEVELOPER

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

OWNER

BLUE STREAM LLC
C/O: ARNOLD SAGNER
P.O. BOX 416
ELLCOTT CITY, MD 21041-0416
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. 9/5/13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Joseph Fortinco 7/26/13
JOSEPH FORTINCO DATE
U.S. HOME CORPORATION

Arnold Sagner 9/16/13
ARNOLD SAGNER, AUTHORIZED PERSON DATE

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT OF REVISION IS TO AMEND AND RE-RECORD THE PREVIOUSLY RECORDED 30' PUBLIC SEWER, WATER & UTILITY EASEMENT AS SHOWN ON PLATS 21981-21986.

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

Debra Ann Marra 10/31/13
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 10-28-13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kei J. Shalton 10-24-13
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, U.S. HOME CORPORATION AND BLUE STREAM LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF REVISION, 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 PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 16 DAY OF SEPTEMBER 2013

Joseph Fortinco 7/26/13 DATE
JOSEPH FORTINCO
U.S. HOME CORPORATION

Arnold Sagner 9/16/13 DATE
ARNOLD SAGNER, AUTHORIZED PERSON
BLUE STREAM LLC

David Sagner 7/26/13 WITNESS
DAVID SAGNER

Meghan Brett WITNESS
MEGHAN BRETT

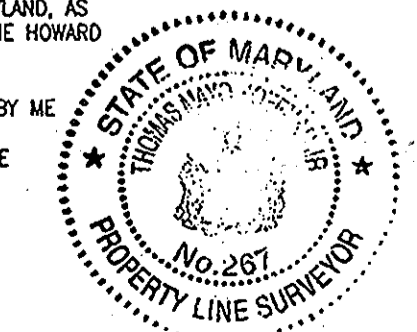
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF REVISION 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 98 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 199 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, 2014.

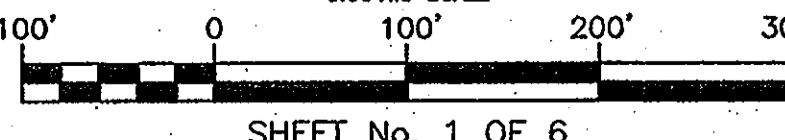
Thomas M. Hoffman, Jr. 9-5-13 DATE
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 225108 ON 11/8/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
BLUE STREAM
LOTS 1 - 125; OPEN SPACE LOTS 126 & 127
AND BUILDABLE BULK PARCEL J-1

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 3, 2013



SHEET No. 1 OF 6

NOTE

1. BUILDABLE BULK PARCEL J-1, AS DETAILED HEREON, IS SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY. BUILDABLE BULK PARCEL J-1 WAS PREVIOUSLY RECORDED ON PLAT 21737 AND EASEMENTS ADDED ON PLAT 21982.

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	1376622.4470
1679	550621.1337	1376417.9892
1680	550609.6378	1376377.0112
1681	550667.5967	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	550079.2856	1376204.3623

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.

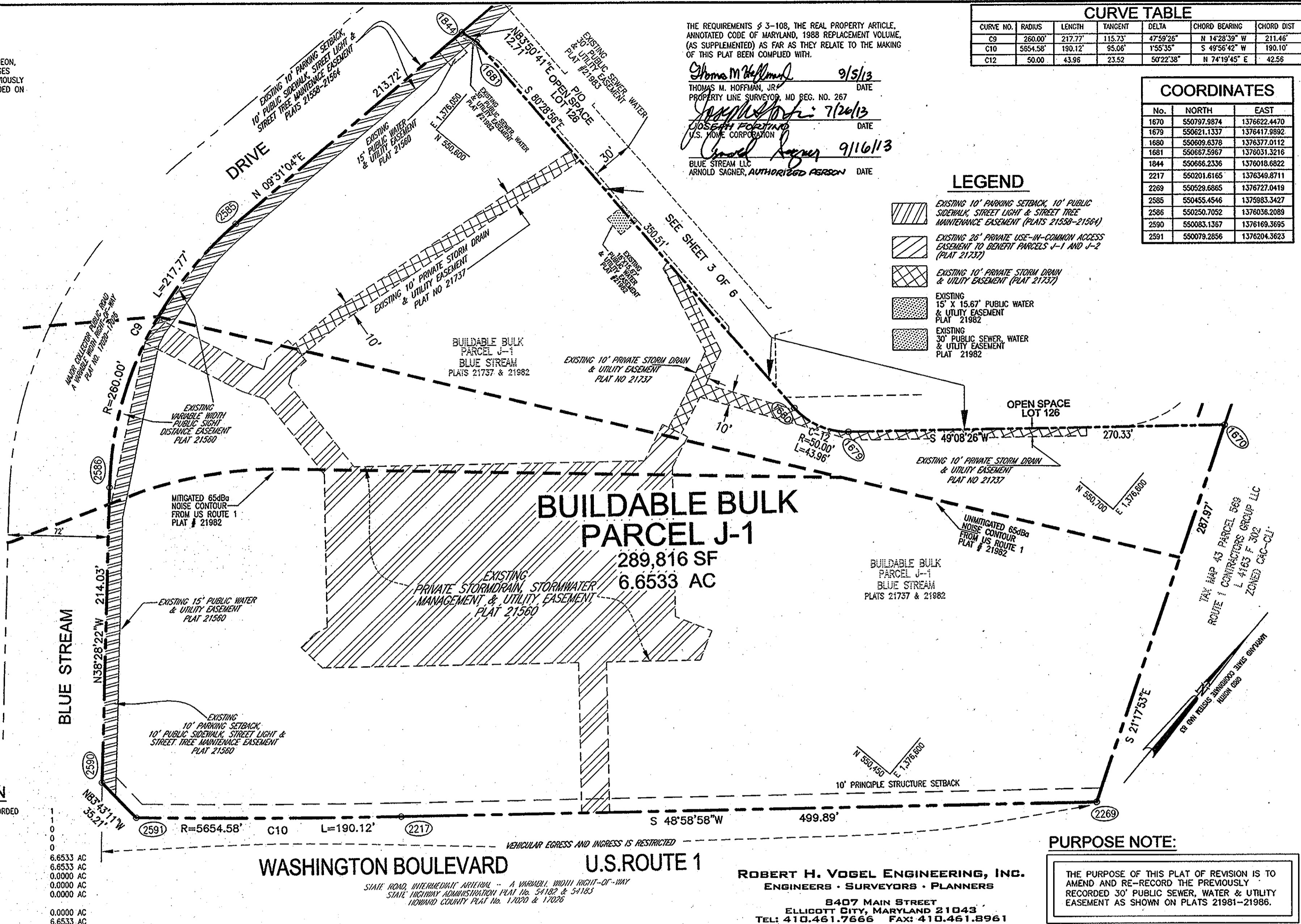
Thomas M. Hoffman, Jr. 9/5/13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Joseph Fortino 7/26/13
 JOSEPH FORTINO DATE
 U.S. HOME CORPORATION

Arnold Sagner 9/16/13
 BLUE STREAM LLC DATE
 ARNOLD SAGNER, AUTHORIZED PERSON

LEGEND

- EXISTING 10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT (PLATS 21538-21564)
- EXISTING 26' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT PARCELS J-1 AND J-2 (PLAT 21737)
- EXISTING 10' PRIVATE STORM DRAIN & UTILITY EASEMENT (PLAT 21737)
- EXISTING 15' X 15.67' PUBLIC WATER & UTILITY EASEMENT PLAT 21982
- EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 21982



OWNER
 BLUE STREAM LLC
 C/O: ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MD 21041-0416
 410-465-2020

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	1
- 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

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT OF REVISION IS TO AMEND AND RE-RECORD THE PREVIOUSLY RECORDED 30' PUBLIC SEWER, WATER & UTILITY EASEMENT AS SHOWN ON PLATS 21981-21986.

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

OWNER'S CERTIFICATE

WE U.S. HOME CORPORATION AND BLUE STREAM LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF REVISION, 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 16th DAY OF SEPTEMBER 2013.

Joseph Fortino 7/26/13
 JOSEPH FORTINO DATE
 U.S. HOME CORPORATION

Arnold Sagner 9/16/13
 ARNOLD SAGNER, AUTHORIZED PERSON DATE
 BLUE STREAM LLC

David Sadowski 7/26/13
 DAVID SADOWSKI DATE
 WITNESS

Megan Brett
 MEGAN BRETT DATE
 WITNESS

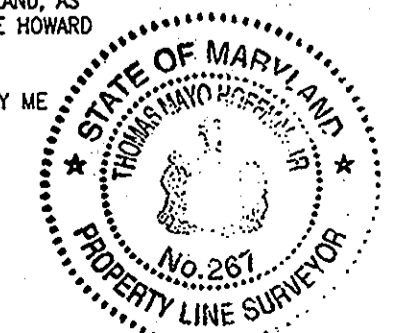
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Thomas M. Hoffman, Jr. 9-5-13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 22569 ON 11/8/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

ZONED CAC-CLI
 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 3, 2013

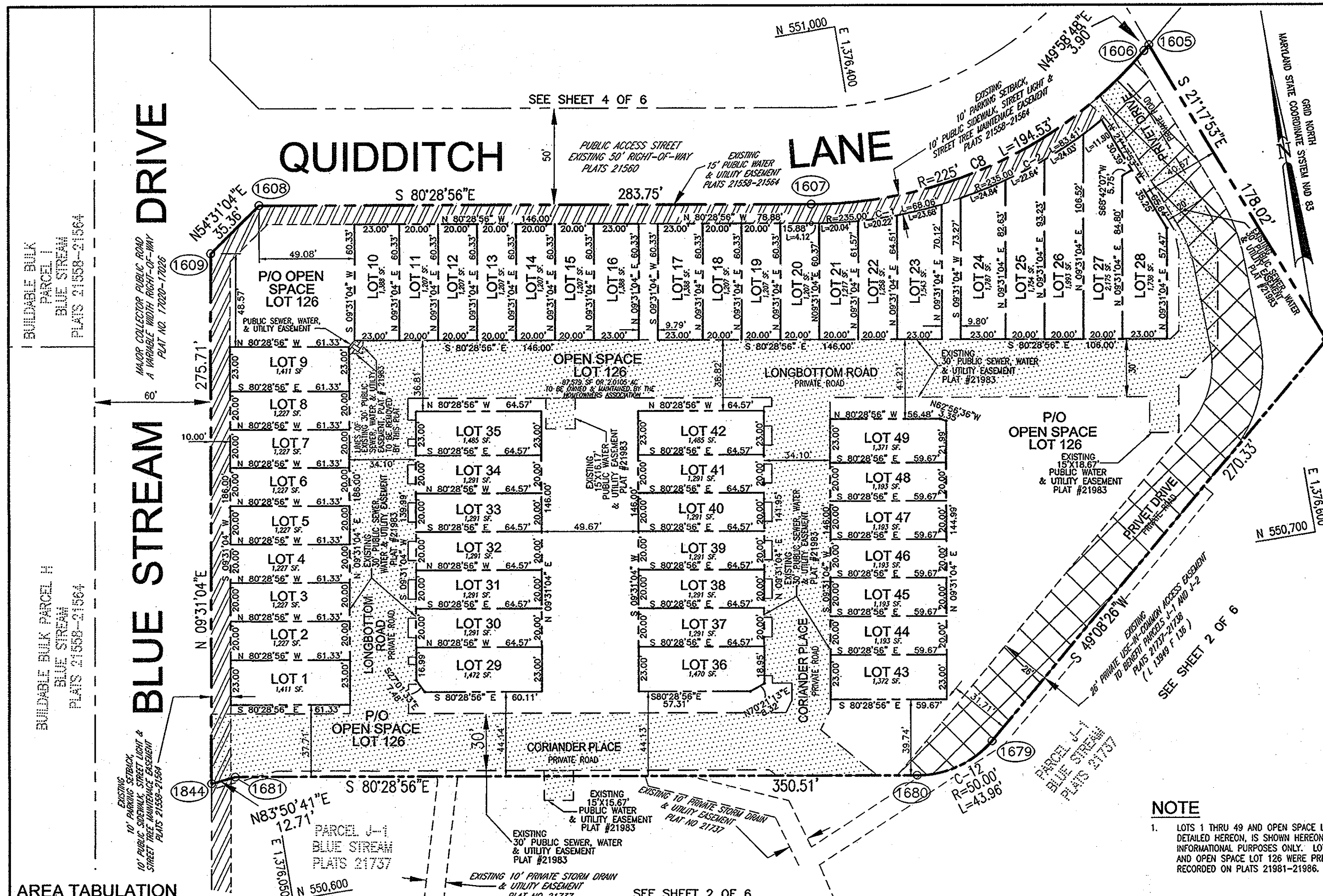


SHEET No. 2 OF 6

K:\PROJECTS\08-26 SURVEY RECORDS\PLATS\REV 1212 RESUB PARCELS J1, J2, K1 SHEET 2.DWG

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
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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 (L 13949 F 130))
	EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT #21983
	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. 9/5/13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Arnold Sagner 7/26/13
 ARNOLD SAGNER DATE
 U.S. HOME CORPORATION

Arnold Sagner 9/16/13
 BLUE STREAM LLC DATE
 ARNOLD SAGNER, AUTHORIZED PERSON

NOTE

1. LOTS 1 THRU 49 AND OPEN SPACE LOT 126, AS DETAILED HEREON, IS SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY. LOTS 1 THRU 49 AND OPEN SPACE LOT 126 WERE PREVIOUSLY RECORDED ON PLATS 21981-21986.

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
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 410-997-5522

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 BLUE STREAM LLC
 C/O: ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MD 21041-0416
 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

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

B. Wilson for Maureen Rossmann 10/31/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmund 10-28-13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Schuchman 11-04-13
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, U.S. HOME CORPORATION AND BLUE STREAM LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF REVISION, 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 16 DAY OF SEPTEMBER 2013.

Joseph P. Sagner 7/26/13
 U.S. HOME CORPORATION DATE

David Jacques 7/26/13
 WITNESS

Arnold Sagner 9/16/13
 ARNOLD SAGNER, AUTHORIZED PERSON DATE
 BLUE STREAM LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF REVISION 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 98 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND INTERCOLLATERAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 199 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, 2014.

Thomas M. Hoffman, Jr. 9-5-13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT OF REVISION IS TO AMEND AND RE-RECORD THE PREVIOUSLY RECORDED 30' PUBLIC SEWER, WATER & UTILITY EASEMENT AS SHOWN ON PLATS 21981-21986.

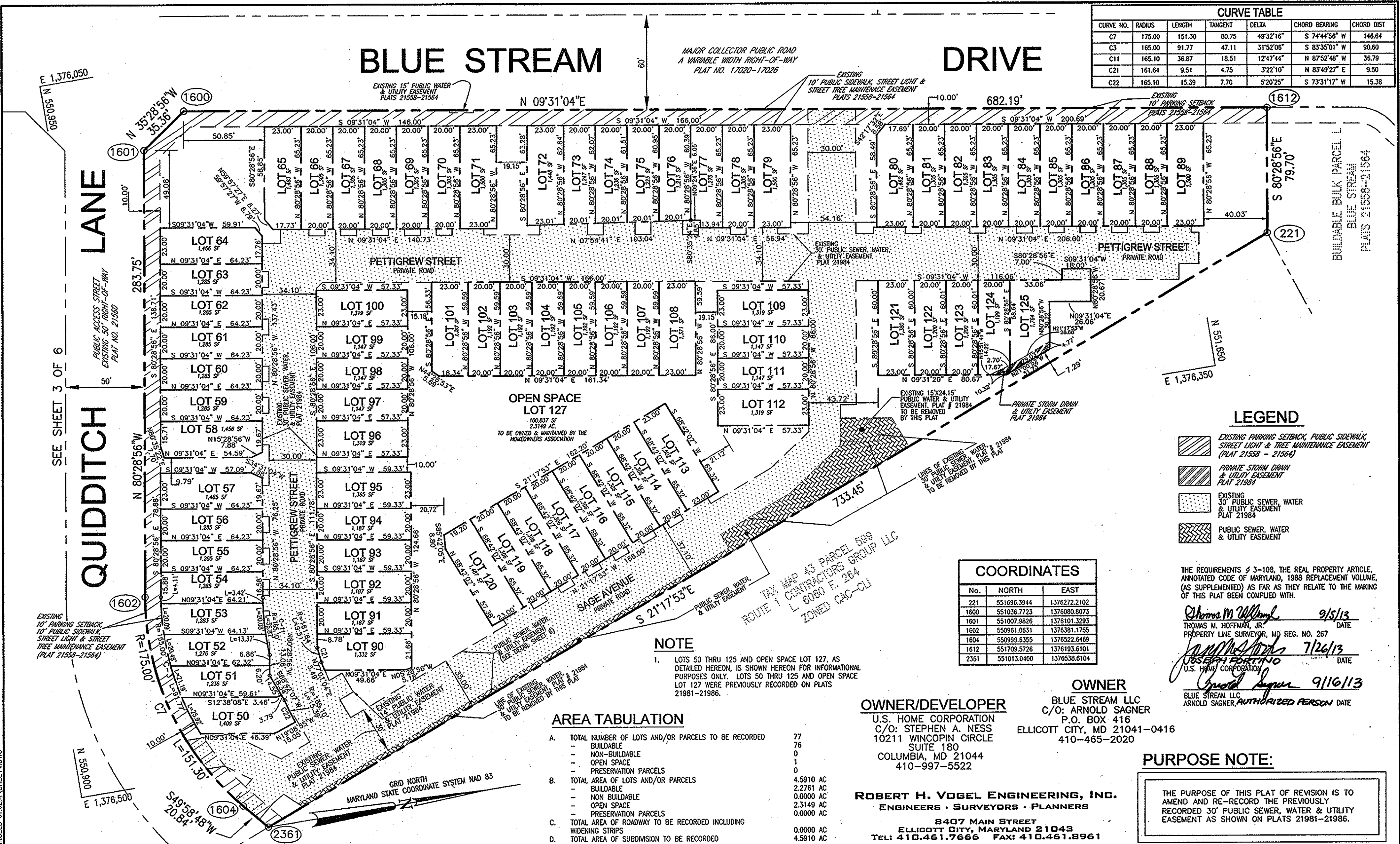
RECORDED AS PLAT No. 22520 ON 11/8/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

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 3, 2013

GRAPHIC SCALE
 40' 0 40' 80' 120'

SHEET No. 3 OF 6



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

Richard M. Moore 10/31/13
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 10-27-13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Veit Island 11-04-13
DIRECTOR DATE

OWNER'S CERTIFICATE

WE U.S. HOME CORPORATION AND BLUE STREAM LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF REVISION, 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 PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 19 DAY OF SEPTEMBER 2013.

Joseph Fortino 7/26/13 DATE
JOSEPH FORTINO
U.S. HOME CORPORATION

Arnold Sagner 9/16/13 DATE
ARNOLD SAGNER, AUTHORIZED PERSON
BLUE STREAM LLC

David Jacques 7/26/13 DATE
DAVID JACQUES
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF REVISION 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 98 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND INTERCOSTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 199 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.

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Thomas M. Hoffman, Jr. 9-5-13 DATE
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

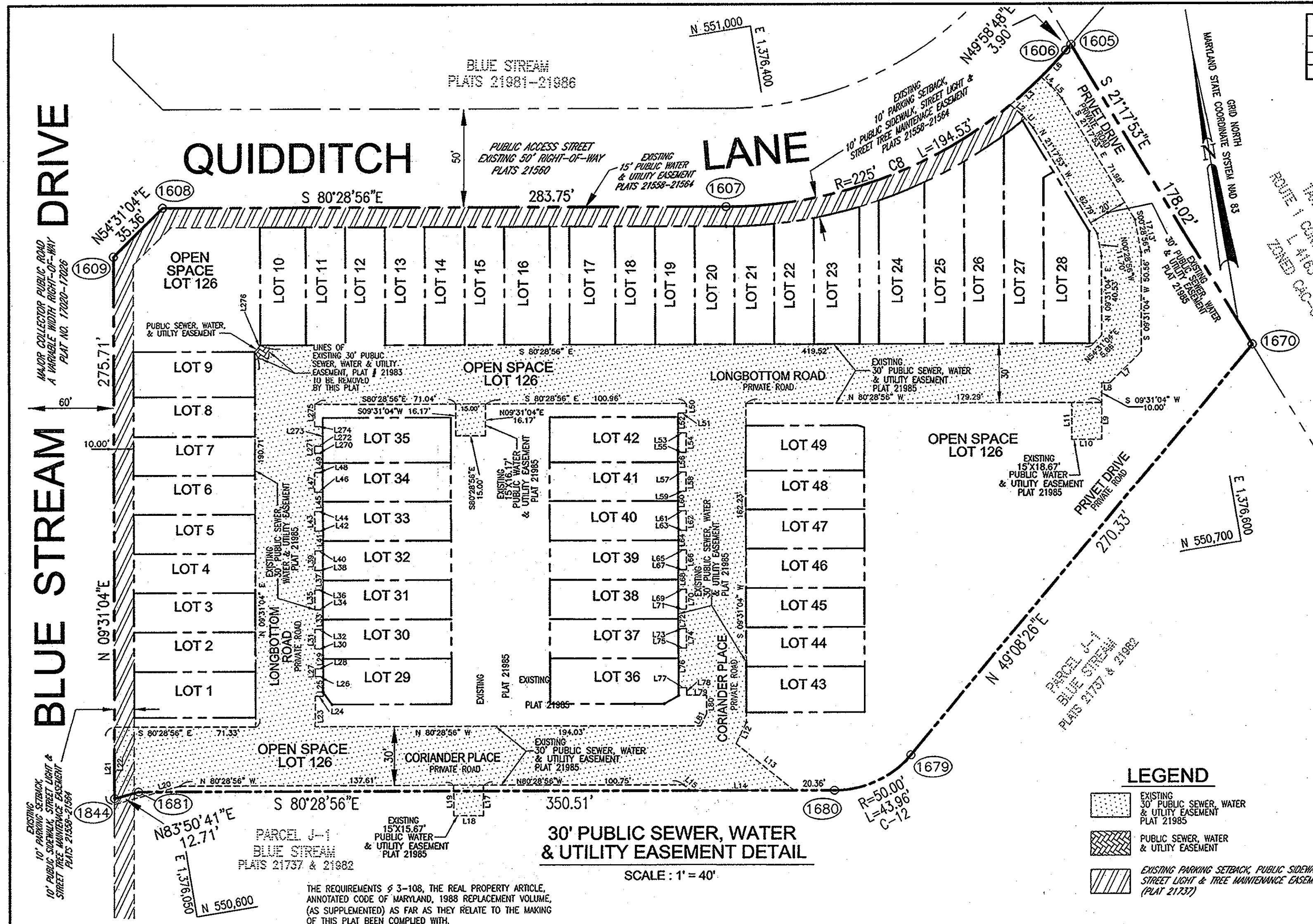
RECORDED AS PLAT No. 20571 ON 11/16/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

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 3, 2013

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	L45	S 09°31'04" W 10.00
L4	CH=N57°20'18"E 20.82	L46	S 80°28'56" E 4.10
L5	S 40°01'12" E 6.40	L47	S 09°31'04" W 10.00
L6	S 31°22'57" E 8.61	L48	N 80°28'56" W 4.10
L7	R=225.00 L=18.48	L49	S 09°31'04" W 10.00
L8	CH=N52°20'00"E 18.48	L50	N 09°31'04" E 4.82
L9	S 54°31'04" W 22.43	L51	S 80°28'56" E 4.10
L10	N 80°28'56" W 4.26	L52	N 80°28'56" W 4.10
L11	S 09°31'04" W 18.67	L53	N 80°28'56" W 4.10
L12	N 80°28'56" W 15.00	L54	N 09°31'04" E 10.00
L13	S 09°31'04" E 18.67	L55	S 80°28'56" E 4.10
L14	S 34°58'58" W 11.86	L56	N 09°31'04" E 10.00
L15	S 41°01'02" E 37.78	L57	N 80°28'56" W 4.10
L16	N 80°28'56" W 51.92	L58	N 09°31'04" E 10.00
L17	N 41°01'02" W 4.72	L59	S 80°28'56" E 4.10
L18	S 09°31'04" W 15.67	L60	N 09°31'04" E 10.00
L19	N 80°28'56" W 15.00	L61	N 80°28'56" W 4.10
L20	N 09°31'04" E 15.67	L62	N 09°31'04" E 10.00
L21	S 83°50'41" W 34.76	L63	S 80°28'56" E 4.10
L22	N 09°31'04" E 39.39	L64	N 09°31'04" E 10.00
L23	N 09°31'04" E 36.43	L65	N 80°28'56" W 4.10
L24	N 09°31'04" W 15.21	L66	N 09°31'04" E 10.00
L25	N 80°28'56" W 4.10	L67	S 80°28'56" E 4.10
L26	S 09°31'04" W 10.00	L68	N 09°31'04" E 10.00
L27	S 80°28'56" E 4.10	L69	N 80°28'56" W 4.10
L28	S 09°31'04" W 3.90	L70	N 09°31'04" E 10.00
L29	N 80°28'56" W 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	S 80°28'56" E 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	N 80°28'56" W 4.10	L75	S 80°28'56" E 4.10
L34	S 09°31'04" E 10.00	L76	N 09°31'04" E 20.02
L35	S 80°28'56" E 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	N 80°28'56" W 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	S 80°28'56" E 4.10
L41	N 80°28'56" W 4.10	L83	S 09°31'04" W 3.57
L42	S 80°28'56" E 4.10	L84	N 80°28'56" W 4.10
		L85	S 09°31'04" W 10.00
		L86	S 80°28'56" E 4.10
		L87	S 09°31'04" W 11.24
		L88	N 49°50'44" E 4.25

30' PUBLIC SEWER, WATER & UTILITY EASEMENT DETAIL

SCALE: 1" = 40'

LEGEND

- EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 21985
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- EXISTING PARKING SETBACK, PUBLIC SIDEWALK, STREET LIGHT & TREE MAINTENANCE EASEMENT (PLAT 21737)

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. 9/5/13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 Joseph Fortino 7/26/13
 JOSEPH FORTINO DATE
 U.S. HOME CORPORATION
 Arnold Sagner 9/16/13
 BLUE STREAM LLC AUTHORIZED PERSON DATE

OWNER/DEVELOPER

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

OWNER

BLUE STREAM LLC
 C/O: ARNOLD SAGNER
 P.O. BOX 416
 SUITE 180
 ELLICOTT CITY, MD 21041-0416
 410-465-2020

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
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PURPOSE NOTE:

THE PURPOSE OF THIS PLAT OF REVISION IS TO AMEND AND RE-RECORD THE PREVIOUSLY RECORDED 30' PUBLIC SEWER, WATER & UTILITY EASEMENT AS SHOWN ON PLATS 21981-21986.

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

B. Nijon for Maria Rosman 10/31/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 10-28-13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 Kurt Schuchman 11-04-13
 DIRECTOR DATE

OWNER'S CERTIFICATE

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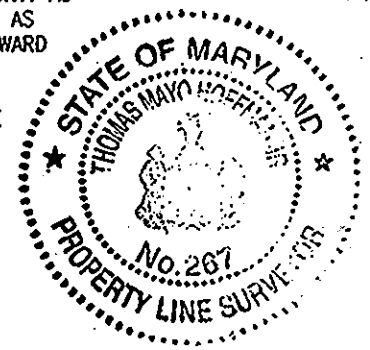
WITNESS OUR HANDS THIS 16 DAY OF SEPTEMBER 2013.
 Joseph Fortino 7/26/13 DATE
 JOSEPH FORTINO U.S. HOME CORPORATION
 Arnold Sagner 9/16/13 DATE
 ARNOLD SAGNER AUTHORIZED PERSON
 David Sagner 7/26/13 WITNESS
 Megan Brest WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF REVISION 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 98 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND INTERCOLLATERAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 199 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 Thomas M. Hoffman, Jr. 9-5-13 DATE
 THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 22572 ON 11/8/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

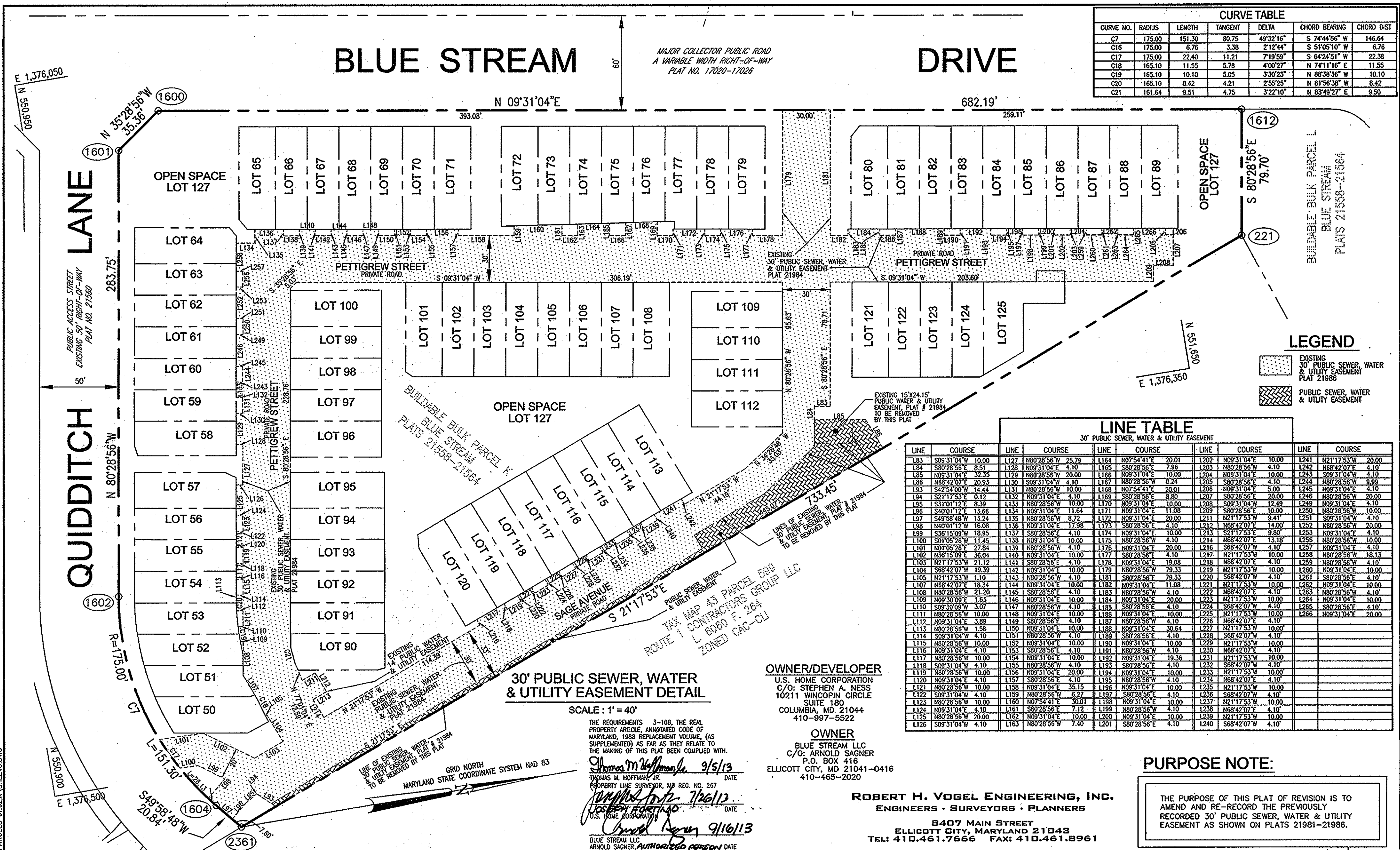
ZONED CAC-CL1
 TAX MAP No. 43 BLK: 4 PARCELS P/O 558 & P/O 5
 1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' APRIL 3, 2013
 GRAPHIC SCALE
 40' 0 40' 80' 120'
 SHEET No. 5 OF 6

K:\PROJECTS\06-261\SURVEY\RECORDS\PLATS\REV 1212 RESUB PARCELS J1-J2\K1 SHEETS.DWG

BLUE STREAM

DRIVE

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	21°2'44"	S 51°05'10" W	6.76
C17	175.00	22.40	11.21	71°59'59"	S 64°24'51" W	22.38
C18	165.10	11.55	5.78	47°02'27"	N 74°11'16" E	11.55
C19	165.10	10.10	5.05	33°30'23"	N 85°38'36" W	10.10
C20	165.10	8.42	4.21	25°52'25"	N 81°56'38" W	8.42
C21	161.84	9.51	4.75	32°21'0"	N 83°49'27" E	9.50



LINE TABLE		30' PUBLIC SEWER, WATER & UTILITY EASEMENT	
LINE	COURSE	LINE	COURSE
L83	S09°31'04" W 10.00	L127	N80°28'56" W 25.79
L84	S80°28'56" E 8.51	L128	N09°31'04" E 4.10
L85	N09°31'04" E 32.35	L129	N80°28'56" W 20.00
L86	N88°42'07" E 20.93	L130	S09°31'04" W 4.10
L87	S25°54'00" W 14.44	L131	N80°28'56" W 10.00
L88	S21°17'53" E 0.12	L132	N09°31'04" E 4.10
L89	S31°01'12" E 8.39	L133	N80°28'56" W 10.00
L90	S40°01'12" E 13.66	L134	N09°31'04" E 11.64
L91	S49°58'48" W 13.24	L135	N80°28'56" W 8.72
L92	N40°01'12" W 16.08	L136	N09°31'04" E 17.98
L93	S36°15'09" W 18.95	L137	S80°28'56" E 4.10
L94	S07°05'28" W 11.42	L138	N09°31'04" E 10.00
L95	N01°05'26" E 22.84	L139	N80°28'56" W 4.10
L96	N36°15'09" E 36.04	L140	N09°31'04" E 10.00
L97	N21°17'53" W 21.12	L141	N80°28'56" E 4.10
L98	S68°42'07" W 19.39	L142	N09°31'04" E 10.00
L99	N21°17'53" W 1.10	L143	N80°28'56" W 4.10
L100	N68°42'07" E 18.34	L144	N09°31'04" E 10.00
L101	N80°28'56" W 21.20	L145	N80°28'56" E 4.10
L102	N09°31'04" E 4.10	L146	N09°31'04" E 10.00
L103	N80°28'56" W 10.00	L147	N80°28'56" W 4.10
L104	N09°31'04" E 4.10	L148	N80°28'56" E 4.10
L105	N80°28'56" W 10.00	L149	N09°31'04" E 10.00
L106	N09°31'04" E 4.10	L150	N80°28'56" W 4.10
L107	N80°28'56" W 10.00	L151	N80°28'56" E 4.10
L108	N09°31'04" E 4.10	L152	N80°28'56" W 10.00
L109	N80°28'56" W 10.00	L153	N09°31'04" E 10.00
L110	N09°31'04" E 4.10	L154	N80°28'56" W 4.10
L111	N80°28'56" W 10.00	L155	N80°28'56" E 4.10
L112	N09°31'04" E 4.10	L156	N09°31'04" E 10.00
L113	N80°28'56" W 10.00	L157	N80°28'56" W 4.10
L114	N09°31'04" E 4.10	L158	N09°31'04" E 10.00
L115	N80°28'56" W 10.00	L159	S80°28'56" E 4.10
L116	N09°31'04" E 4.10	L160	N07°54'41" E 0.01
L117	N80°28'56" W 10.00	L161	S80°28'56" E 7.12
L118	N09°31'04" E 4.10	L162	N09°31'04" E 10.00
L119	N80°28'56" W 10.00	L163	N80°28'56" W 7.40
L120	N09°31'04" E 4.10	L164	N07°54'41" E 20.01
L121	N80°28'56" W 10.00	L165	S80°28'56" E 4.10
L122	N09°31'04" E 4.10	L166	N80°28'56" W 10.00
L123	N80°28'56" W 10.00	L167	N80°28'56" W 4.10
L124	N09°31'04" E 4.10	L168	N80°28'56" W 4.10
L125	N80°28'56" W 10.00	L169	N80°28'56" W 4.10
L126	S09°31'04" W 4.10	L170	N80°28'56" W 4.10

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. Hoffmann 9/5/13
 THOMAS M. HOFFMANN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
Joseph Fortino 7/26/13
 JOSEPH FORTINO
 U.S. HOME CORPORATION
Arnold Sagner 9/16/13
 ARNOLD SAGNER, AUTHORIZED PERSON
 DATE

OWNER/DEVELOPER

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

OWNER

BLUE STREAM LLC
 C/O: ARNOLD SAGNER
 P.O. BOX 416
 ELLICOTT CITY, MD 21041-0416
 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

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT OF REVISION IS TO AMEND AND RE-RECORD THE PREVIOUSLY RECORDED 30' PUBLIC SEWER, WATER & UTILITY EASEMENT AS SHOWN ON PLATS 21981-21986.

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

Bryan for Maurea Rossman 10/31/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmister 10-28-13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin Schaefer 11/01/13
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, U.S. HOME CORPORATION AND BLUE STREAM LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF REVISION, 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 PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 16 DAY OF SEPTEMBER 2013.
Joseph Fortino 7/26/13 DATE
 JOSEPH FORTINO
 U.S. HOME CORPORATION
Arnold Sagner 9/16/13 DATE
 ARNOLD SAGNER, AUTHORIZED PERSON
 BLUE STREAM LLC
David Sagner 7/26/13 WITNESS
 DAVID SAGNER
 MEGAN BRIST

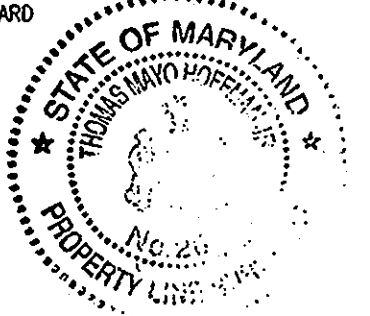
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF REVISION 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 98 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND INTERCOSTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 199 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, 2014.

Thomas M. Hoffmann 9-5-13
 THOMAS M. HOFFMANN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

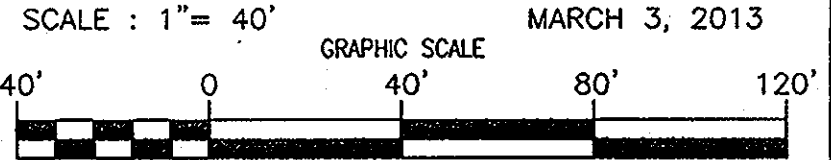


RECORDED AS PLAT No. 20573 ON 11/8/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

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' MARCH 3, 2013



SHEET No. 6 OF 6