

GENERAL NOTES

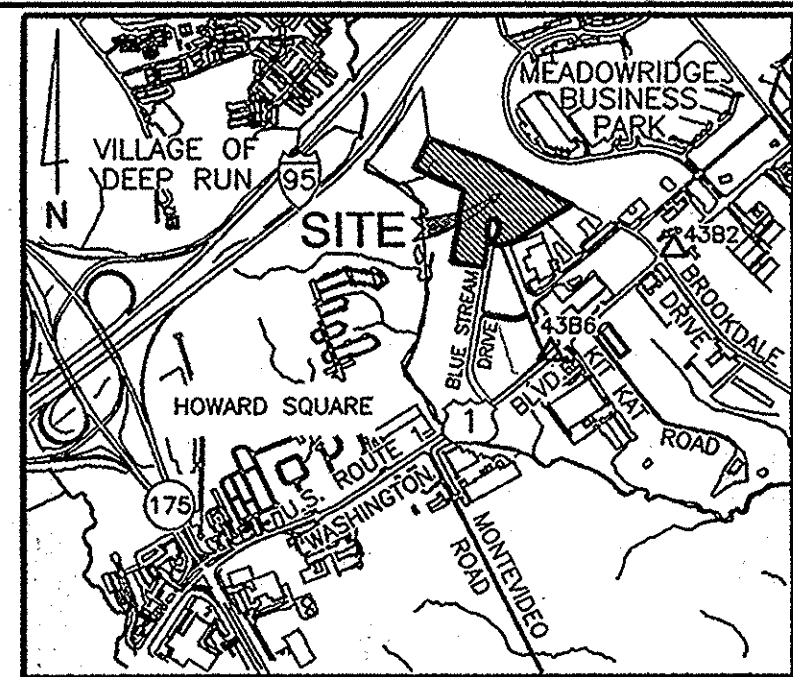
- THE LOTS SHOWN HEREON COMPLY WITH THE LAMBDA OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY IS ZONED CAC-CU PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS NO. 4382 AND 4386.
4382 N 551,655.009' E 1,378,176.941'
4386 N 550,601.593' E 1,376,866.047'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. DATED JANUARY 1998.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH #4 CAP SET.
- Ø DENOTES IRON PIPE OR IRON BAR FOUND.
- Ø DENOTES ANGLE 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 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 PROVIDED TO HOWARD COUNTY WINKLER CONSERVATION BANK (PLAT 17020-17026) 5.29 AC.
OUTSTANDING AFFORESTATION FEE-IN-LIEU (PAID UNDER APPROVED F-02-35) 871.2 SF (\$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 0.15 AC.
WITH PLAT F-13-051 THE TOTAL RETENTION WAS REDUCED BY 0.03 AC., THE TOTAL REFORESTATION WAS INCREASED BY 0.01 AC., AND THE TOTAL AFFORESTATION WAS INCREASED BY 0.05 AC.
NETTING THE FOLLOWING:
ON-SITE FOREST RETENTION PROVIDED 1.06 AC.
ON-SITE AFFORESTATION PROVIDED 6.91 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-02-35 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 \$31581.00 WAS PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER F-10-055. FOREST CONSERVATION EASEMENT A-2 AND B-3 WERE ESTABLISHED UNDER F-13-051.
THERE ARE NO SURETIES OR FEES FOR FOREST CONSERVATION ASSOCIATED WITH THIS PLAN.
SINCE PARCELS L-1 & L-2 IS ACCOMPANIED BY THE RECORDED STORMWATER MANAGEMENT PLAN, CONSTRUCTED WITH THE BLUE STREAM PROJECT (F-02-035) PARCEL C-1.
- WATER AND SEWER SERVICE TO PARCELS L-1 & L-2 WILL BE GRANTED UNDER SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 36-W & ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 544-S. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JULY 13, 2004, ON WHICH DATE DEVELOPER AGREEMENT # F-02-35 WAS FILED AND ACCEPTED.
- PREVIOUS HOWARD COUNTY REFERENCES: F-10-126, F-02-35, F-03-35, F-10-055, F-14-089, P-00-20, P-08-11, P-09-004, P-10-005, PLATS 14421-14422, PLATS 17020-17026, PLATS 21558-21564, S-99-08, SDP-11-032, SDP-11-040, SDP-14-029, WP-99-80, WP-00-116, WP-03-66, WP-08-003, WP-08-126, WP-09-116, WP-10-120, & WP-14-081.
- THERE ARE NO WETLANDS, STREAMS, 100 YR FLOODPLAIN, OR STEEP SLOPES LOCATED ON "PARCEL L".
- 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. 98MT-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 PARCELS L-1 AND L-2, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENTS. ANY AND ALL CONVEYANCES OF THE AFORESAID OPEN SPACE LOTS PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY, WITH A NOTES 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 STAND DELINEATION PLAN WAS PREPARED BY KOPECK AND ASSOCIATES DATED NOVEMBER, 1998.
- 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 OR HISTORIC STRUCTURES 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.
- INGRESS/EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY BLUE STREAM DRIVE.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING STREET TREES, PEDESTRIAN STREET LIGHTS AND SIDEWALKS WITHIN THE STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY.
- THE REQUIRED LANDSCAPING FOR PARCEL L-1 WILL BE ADDRESSED UNDER SDP-14-029.

- THIS PROJECT IS SUBJECT TO WP-14-081, APPROVED 2-19-14, TO WAIVE SECTION 16.120(c)(4), TO ALLOW FEE SIMPLE SINGLE FAMILY ATTACHED LOTS ON A PRIVATE ROAD BEYOND 200 FEET FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE HOME OWNER'S ASSOCIATION WILL BE THE RESPONSIBLE PARTY FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORM WATER CONVEYANCE AND MANAGEMENT FACILITIES. WATER AND SEWER SHALL BE PUBLIC AND MAINTENANCE FOR EACH UNIT WITHIN A RECORDED PUBLIC EASEMENT.
2. BLUE STREAM DRIVE AS SHOWN ON SDP-14-029, NORTH OF THE CUL-DE-SAC, SHALL BE PUBLIC UP TO THE TEE TURNAROUND PER THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION.
3. THE PROPOSED, PRIVATE, INTERNAL ROADS WITHIN THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF OED AND DERS AS PART OF SDP-14-029.
4. A GENERAL NOTE SHALL BE ADDED TO SDP-14-029 THAT CLEARLY STATES THAT ALL INTERNAL ROADS IN THIS DEVELOPMENT ARE PRIVATELY OWNED AND TO BE MAINTAINED BY THE HOA, WHICH WILL PROVIDE PRIVATE TRASH COLLECTION AND SNOW REMOVAL SERVICES.
5. THE DEVELOPER SHALL RECORD ANY NECESSARY "CROSS-EASEMENTS" FOR SHARED ACCESS AND PARKING FOR THIS DEVELOPMENT AND REFERENCE THE RECORDED EASEMENT LIBER/FOUO AS A GENERAL NOTE ON SDP-14-029 AND THE ASSOCIATED FINAL PLAT(S).
30. SOILS AND TOPOGRAPHY INFORMATION CAN BE FOUND ON SDP-14-029.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-1	29.00'	24.54'	13.06'	48°28'37"	N33°45'22"E 23.81'
C-2	60.00'	50.76'	27.01'	48°28'37"	N33°45'23"E 49.26'
C-3	60.00'	188.50'	NONE	180°00'00"	N80°28'56"W 120.00'
C-4	60.00'	50.76'	27.01'	48°28'37"	S14°43'15"E 49.26'
C-5	29.00'	24.54'	13.06'	48°28'37"	S14°43'15"E 23.81'

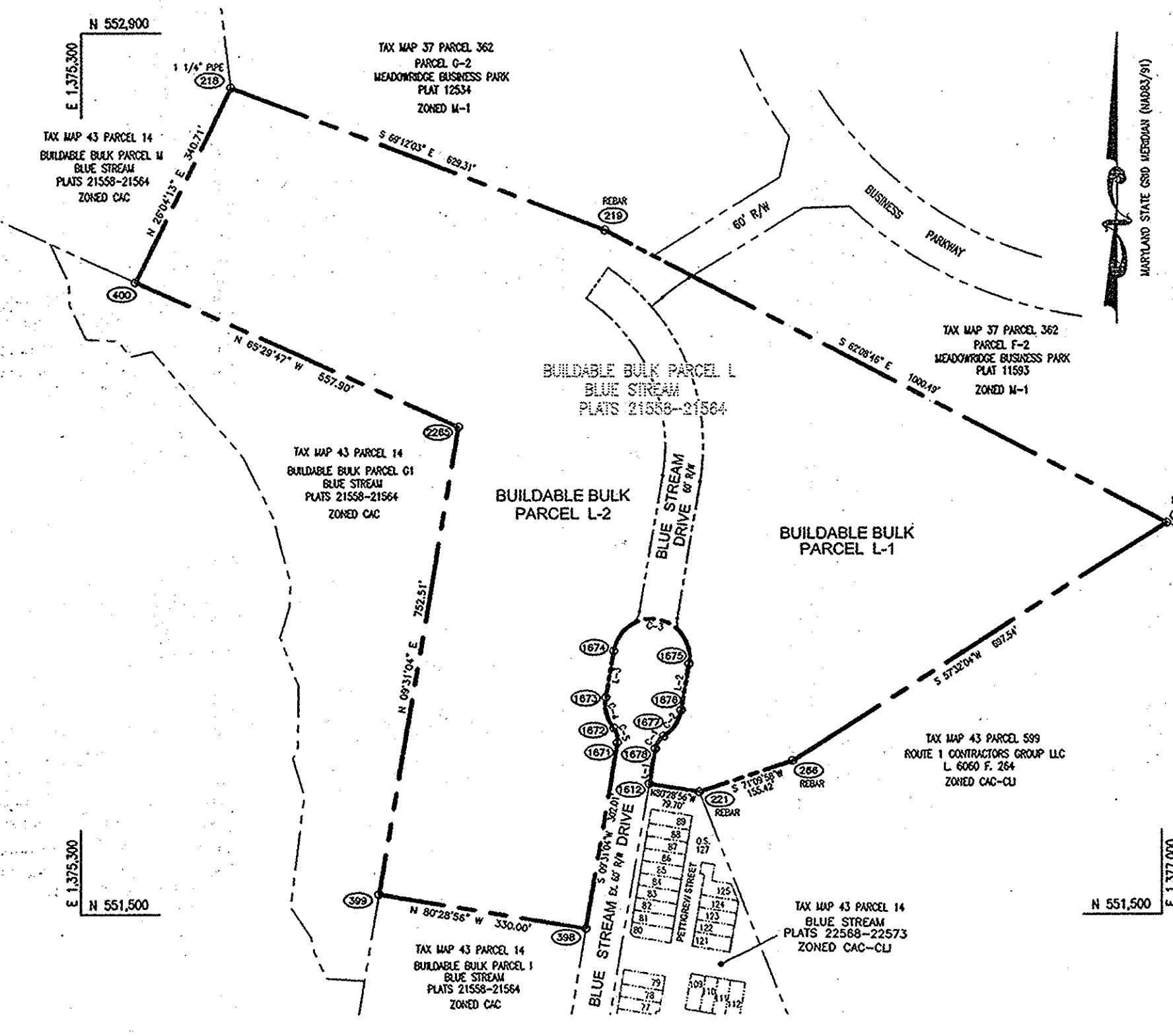
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N09°31'04"E	56.90'
L-2	N09°31'04"E	73.71'
L-3	S09°31'04"W	73.71'

COORDINATES		
PT.	NORTH	EAST
218	552811.9120	1375534.9580
219	552588.4488	1376123.2542
220	552121.0013	1377007.8328
221	551696.3944	1376272.2102
266	551746.5683	1376419.3087
398	551477.7587	1376993.9063
399	551532.3254	1375768.4490
400	552505.8638	1375385.2236
1612	551709.5728	1376193.6101
1671	551775.6091	1376143.8444
1672	551798.6386	1376137.7939
1673	551846.2858	1376125.2755
1674	551918.9844	1376137.4642
1675	551899.1419	1376255.8123
1676	551826.4434	1376243.6236
1677	551785.4846	1376216.2494
1678	551765.6878	1376203.0185
2265	552274.4746	1375992.8790



VICINITY MAP

SCALE 1" = 200'
ADC MAP : 34 EG



LOCATION MAP

SCALE = 1" = 200'

AREA TABULATION

NUMBER OF BUILDABLE-BULK PARCELS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF PARCELS AND LOTS TO BE RECORDED	2
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED	19.5661 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	19.5661 AC
AREA OF ROADWAY TO BE RECORDED	0.8107 AC
AREA TO BE RECORDED	20.3768 AC

OWNER/DEVELOPER

BLUE STREAM LLC
P.O. BOX 416
ELLCOTT CITY, MD 21041
C/O: ARNOLD SAGNER
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 RE-SUBDIVIDE PARCEL L, "BLUE STREAM", PLATS 21558-21564, CREATE PARCELS L-1 AND L-2, CREATE TWO 10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT, AND TREE MAINTENANCE EASEMENTS, AND CREATE TWO 10' PUBLIC REVERTIBLE TEE TURN-AROUND EASEMENTS.

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

Signature for Maria Rossman 9/16/2014
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature 8-29-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature 9-22-14
DIRECTOR

OWNER'S CERTIFICATE

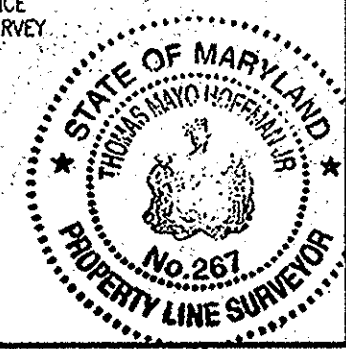
BLUE STREAM LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS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

WITNESS OUR HANDS THIS 25 DAY OF JUNE, 2014
Signature 6-25-14
ARNOLD SAGNER, AUTHORIZED PERSON
Signature
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE AGGREGATE OF THE FOLLOWING CONVEYANCES: (1) BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156, (2) INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 438 AND 453, & (3) ALEXANDER HAMILTON LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 443, ALL RECORDED AMONG 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.

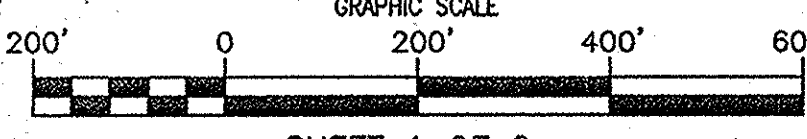
Signature 6-25-14
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 20991 ON 9/25/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
BLUE STREAM
BUILDABLE BULK PARCELS L-1 AND L-2
A RE-SUBDIVISION OF BUILDABLE BULK PARCEL L
"BLUE STREAM", PLATS PLATS 21558-21564

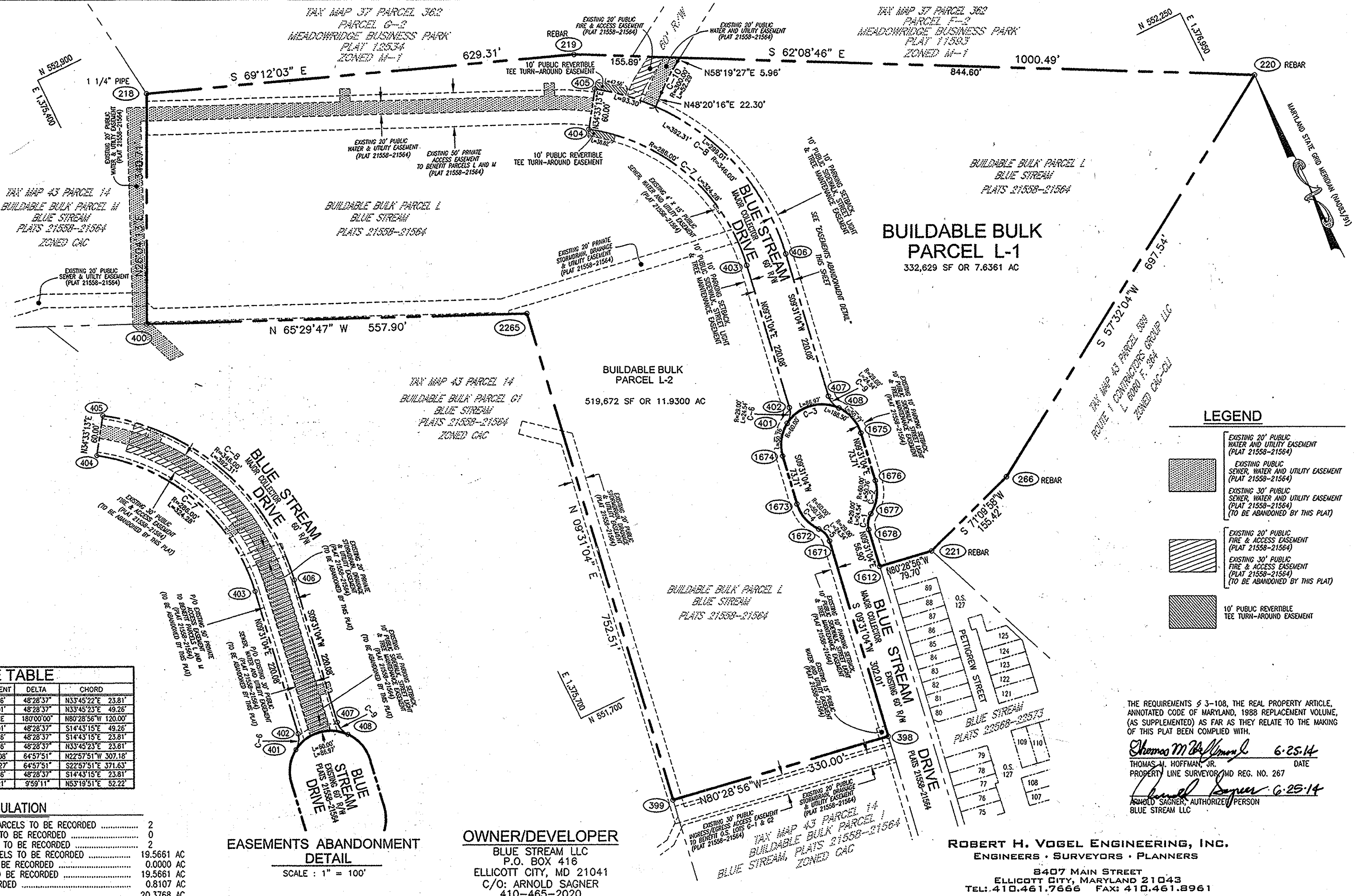
ZONED CAC-CU
TAX MAP No. 43 BLK: 4 PARCEL 14
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE : 1" = 200' JUNE 24, 2014



SHEET 1 OF 2
F-14-088

K:\PROJECTS\06-26\SURVEY\RECORD PLATS\RESUB PARCEL L\PLAT1.DWG

PT.	NORTH	EAST
218	552811.9120	1375534.9580
219	552588.4488	1376123.2542
220	552121.0013	1377007.8328
221	551696.3944	1376272.2102
266	551746.5683	1376419.3087
398	551477.7587	1376093.9063
399	551532.3254	1375768.4490
400	552505.8638	1375385.2236
401	551959.9431	1376164.8384
402	551979.7398	1376178.0693
403	552196.7896	1376214.4602
404	552479.6290	1376094.6101
405	552529.0447	1376128.6408
406	552186.8684	1376273.6343
407	551969.8186	1376237.2434
408	551946.7891	1376243.2939
1612	551709.5726	1376193.6101
1671	551775.6091	1376143.8444
1672	551798.6386	1376137.7939
1673	551846.2858	1376125.2755
1674	551918.9844	1376137.4642
1675	551899.1419	1376255.8123
1676	551826.4434	1376243.6236
1677	551785.4846	1376216.2494
1678	551765.6878	1376203.0185
2265	552274.4748	1375892.8790



CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-1	29.00'	24.54'	13.06'	48°28'37"	N33°45'22"E 23.81'
C-2	60.00'	50.76'	27.01'	48°28'37"	N33°45'23"E 49.26'
C-3	60.00'	188.50'	NONE	180°00'00"	N80°28'56"W 120.00'
C-4	60.00'	50.76'	27.01'	48°28'37"	S14°43'15"E 49.26'
C-5	29.00'	24.54'	13.06'	48°28'37"	S14°43'15"E 23.81'
C-6	29.00'	24.54'	13.06'	48°28'37"	N33°45'23"E 23.81'
C-7	286.00'	324.28'	182.08'	64°57'51"	N22°57'51"W 307.18'
C-8	346.00'	392.31'	220.27'	64°57'51"	S22°57'51"E 371.63'
C-9	29.00'	24.54'	13.06'	48°28'37"	S14°43'15"E 23.81'
C-10	300.00'	52.29'	26.21'	9°59'11"	N53°19'51"E 52.22'

AREA TABULATION	
NUMBER OF BUILDABLE-BULK PARCELS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF PARCELS AND LOTS TO BE RECORDED	2
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED	19.5661 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	19.5661 AC
AREA OF ROADWAY TO BE RECORDED	0.8107 AC
AREA TO BE RECORDED	20.3768 AC

EASEMENTS ABANDONMENT DETAIL
 SCALE: 1" = 100'

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

LEGEND	
[Pattern]	EXISTING 20' PUBLIC WATER AND UTILITY EASEMENT (PLAT 21558-21564)
[Pattern]	EXISTING PUBLIC SEWER, WATER AND UTILITY EASEMENT (PLAT 21558-21564)
[Pattern]	EXISTING 30' PUBLIC SEWER, WATER AND UTILITY EASEMENT (PLAT 21558-21564) (TO BE ABANDONED BY THIS PLAT)
[Pattern]	EXISTING 20' PUBLIC FIRE & ACCESS EASEMENT (PLAT 21558-21564)
[Pattern]	EXISTING 30' PUBLIC FIRE & ACCESS EASEMENT (PLAT 21558-21564) (TO BE ABANDONED BY THIS PLAT)
[Pattern]	10' PUBLIC REVERSIBLE TEE TURN-AROUND 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 BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 6-25-14
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Arnold Sagner 6-25-14
 ARNOLD SAGNER, AUTHORIZED PERSON
 BLUE STREAM LLC

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

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

Maureen Roseman 9/16/2014
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 8-29-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin Schindler 9-22-14
 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 25 DAY OF JUNE 2014.

Arnold Sagner DATE
 ARNOLD SAGNER, AUTHORIZED PERSON
 BLUE STREAM LLC

Megan Brett WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE AGGREGATE OF THE FOLLOWING CONVEYANCES: (1) BLUE STREAM LLP TO BLUE STREAM LLC, BY DEED DATED APRIL 28, 1998 AND RECORDED IN LIBER 4389 AT FOLIO 156, (2) INTERCOASTAL ASSOCIATES LLC TO BLUE STREAM LLC, BY DEEDS DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 438 AND 453, & (3) ALEXANDER HAMILTON LLC TO BLUE STREAM LLC, BY DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIO 443, ALL RECORDED AMONG 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. 6-25-14
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

STATE OF MARYLAND
 THOMAS M. HOFFMAN, JR.
 No. 267
 PROPERTY LINE SURVEYOR

RECORDED AS PLAT No. 22992 ON 9/25/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
BLUE STREAM
 BUILDABLE BULK PARCELS L-1 AND L-2
 A RE-SUBDIVISION OF BUILDABLE BULK PARCEL L
 "BLUE STREAM", PLATS PLATS 21558-21564

ZONED CAC-CL1
 TAX MAP No. 43 BLK: 4 PARCEL 14
 1ST ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 JUNE 24, 2014

GRAPHIC SCALE
 100' 0 100' 200' 300'

SHEET 2 OF 2
 F-14-088

K:\PROJECTS\06-26-SURVEY\RECORD PLATS\RESUB PARCEL L\PLAT.2.DWG