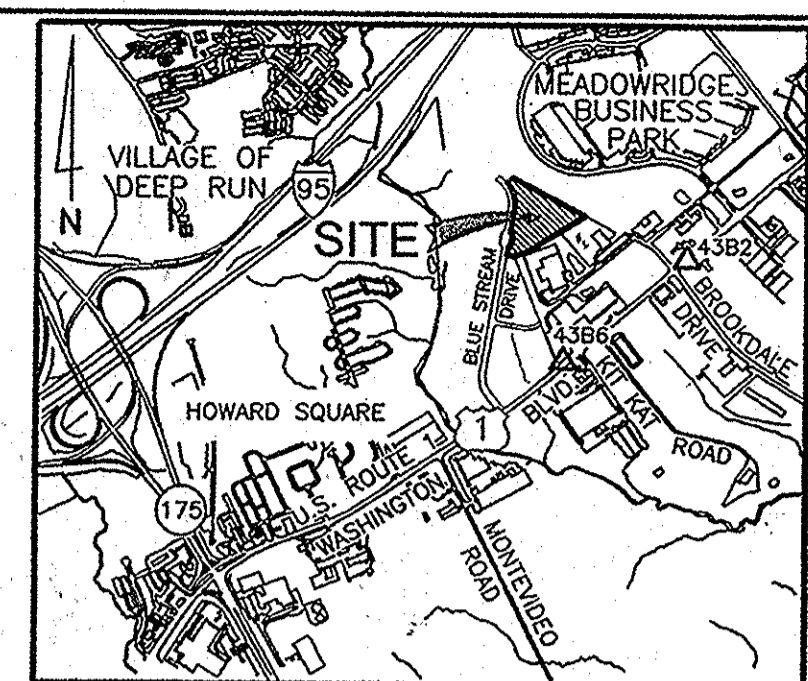


GENERAL NOTES

- 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-CLU 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 1,378,886.047'
- 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.
- ⊙ DENOTES ANGULAR 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 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 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-2, C-1, D-1, AND D-2 UNDER F-10-055. THEREFORE, A FOREST CONSERVATION EASEMENT ABANDONMENT FEE IN-LIEU 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 PLAT.
- STORMWATER MANAGEMENT FOR PARCEL L-1 IS TO BE ACCOMMODATED BY THE POND LOCATED ON OPEN SPACE PARCEL G-2. THE POND HAS BEEN CONSTRUCTED WITH THE BLUE STREAM PROJECT (F-02-035).
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 14-4837-D. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 14-4837-D.
- PREVIOUS HOWARD COUNTY REFERENCES: F-00-126, F-02-35, F-03-35, F-10-055, F-11-082, F-12-056, F-13-051, F-14-088, P-00-20, P-08-11, P-09-004, P-10-005, P-11-003, P-12-003, P-13-004, PLATS 14421-14422, PLATS 17020-17026, PLATS 21559-21564, PLATS 22991-22992, S-09-008, S-08-018, 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-09-118, WP-10-120, WP-11-201, WP-12-091, WP-12-132, WP-12-133, WP-12-146, WP-13-042, WP-13-070, WP-13-142, WP-14-046 & WP-14-081.
- THERE ARE NO WETLANDS OR WETLAND BUFFERS, STREAMS OR STREAM BUFFERS, 100 YR FLOODPLAIN, OR STEEP SLOPES LOCATED ON "PARCEL L-1".
- THIS SITE IS SUBJECT TO WP-99-80 APPROVED 3-29-99 TO SECTION 16.116(a)(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(a)(1) OF THE HOWARD COUNTY SUBDIVISION 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 LOTS 1-106, 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 LIES 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.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
THE REQUIRED LANDSCAPING FOR PARCEL L-1 WILL BE ADDRESSED UNDER SDP-14-029.
- THE OPEN SPACE REQUIREMENTS FOR THE BLUE STREAM SUBDIVISION IS 12.75 AC, WHICH IS 20% OF THE NET AREA FOR THIS DEVELOPMENT (75.67 AC. GROSS AREA - 10.07 AC. FLOODPLAIN - 1.85 AC. STEEP SLOPE = 63.71 NET AC. + 20% OF NET ACREAGE = 12.75 AC.), AND HAS BEEN PROVIDED UNDER F-10-055, OPEN SPACE LOTS G-1 AND G-2 (TOTAL 18.10 AC.). THIS PROJECT PROVIDES 4.28 AC. OF OPEN SPACE (LOT 106).

29. 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 WITH A RECORDED PUBLIC EASEMENT.
2. BLUE STREAM DRIVE AS SHOWN ON SDP-14-029, NORTH OF THE CLU-DE-SAC, SHALL BE PUBLIC UP TO THE TEE TURBOUNDER 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 FED AND OPS 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/FOLIO 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.



VICINITY MAP

SCALE 1" = 2000'
ADC MAP : 34 E6

CURVE TABLE

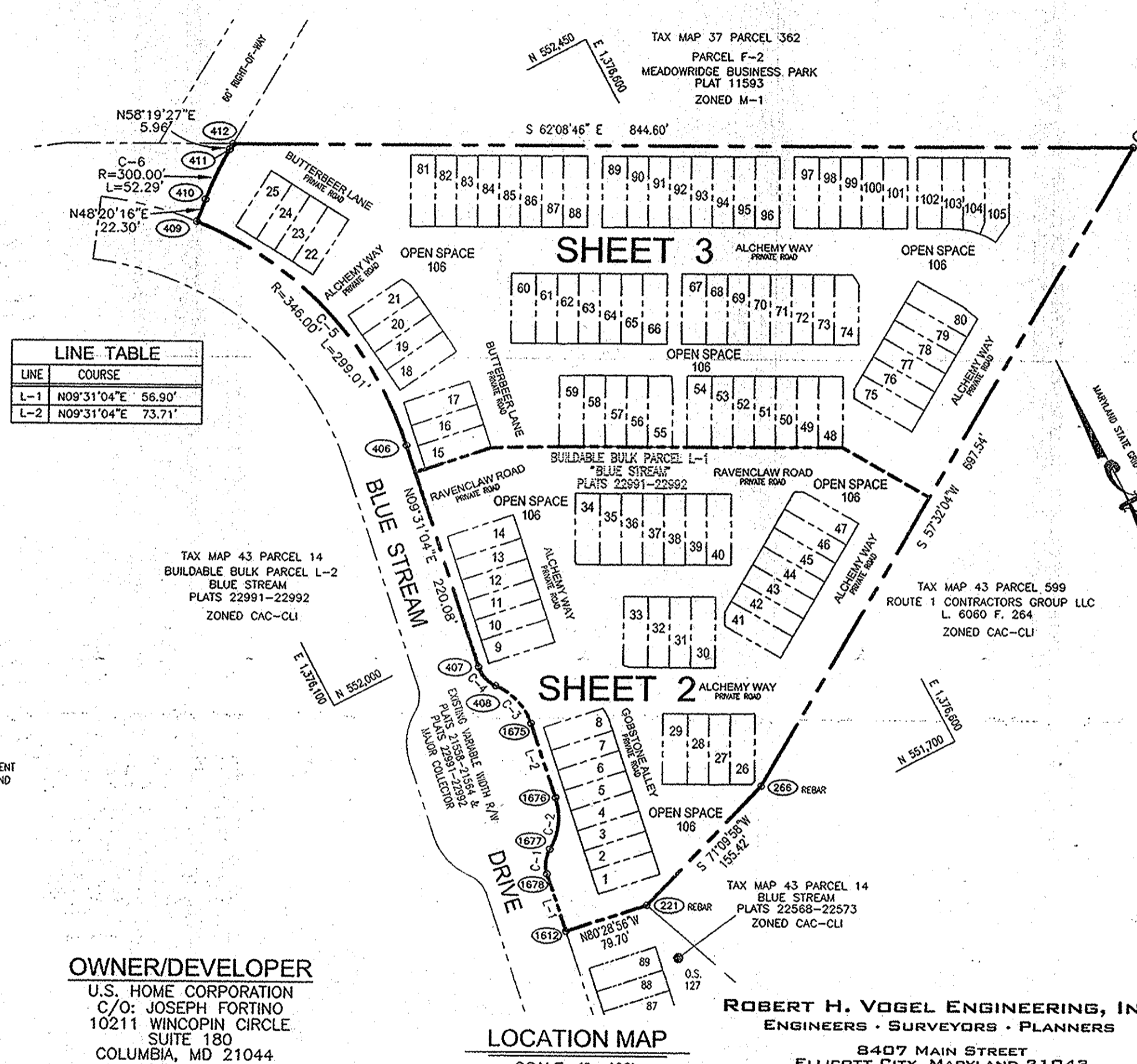
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-1	28.00'	24.54'	13.06'	48°28'37"	N33°45'22"E 23.81'
C-2	60.00'	50.76'	27.01'	48°28'37"	N33°45'23"E 49.26'
C-3	60.00'	50.76'	27.01'	48°28'37"	N14°43'15"W 49.26'
C-4	29.00'	24.54'	13.06'	48°28'37"	N14°43'15"W 23.81'
C-5	346.00'	299.01'	159.56'	49°30'54"	N15°14'23"W 289.80'
C-6	300.00'	92.29'	26.21'	9°59'11"	N53°19'51"E 92.22'

COORDINATES

PT.	NORTH	EAST
220	552121.0013	1377007.8328
221	551696.3944	1376272.2102
266	551746.5683	1376419.3087
406	552186.8684	1376273.6343
407	551969.8186	1376237.2434
408	551946.7891	1376243.2939
409	552468.4728	1376197.4590
410	552481.2956	1376214.1178
411	552512.4825	1376256.0054
412	552515.6150	1376261.0820
1612	551709.5726	1376193.6101
1675	551899.1419	1376255.8123
1676	551826.4434	1376243.6236
1677	551785.4846	1376216.2494
1678	551765.6878	1376203.0185

LINE TABLE

LINE	COURSE
L-1	N09°31'04"E 56.90'
L-2	N09°31'04"E 73.71'



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. 5-5-15
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR MD REG. NO. 267
Joseph Fortino 5-8-15
JOSEPH FORTINO, VICE PRESIDENT DATE
U.S. HOME CORPORATION

AREA TABULATION

	SHEET 2	SHEET 3	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED	36	69	105
NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0	0	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O 1	P/O 1	1
NUMBER OF PARCELS AND LOTS TO BE RECORDED	36 & P/O 1	69 & P/O 1	106
AREA OF BUILDABLE LOTS TO BE RECORDED	1.1324 AC	2.2209 AC	3.3533 AC
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	1.8569 AC	2.4259 AC	4.2828 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	2.9893 AC	4.6468 AC	7.6361 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC
AREA TO BE RECORDED	2.9893 AC	4.6468 AC	7.6361 AC

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

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

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PARCEL L-1, "BLUE STREAM", PLATS 22991-22992, CREATE LOTS 1-105 & OPEN SPACE LOT 106, AND CREATE A VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.
Wilson for Maurea Roseman 5/18/15
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Edman 5-20-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter S. ... 5-21-15
DIRECTOR DATE

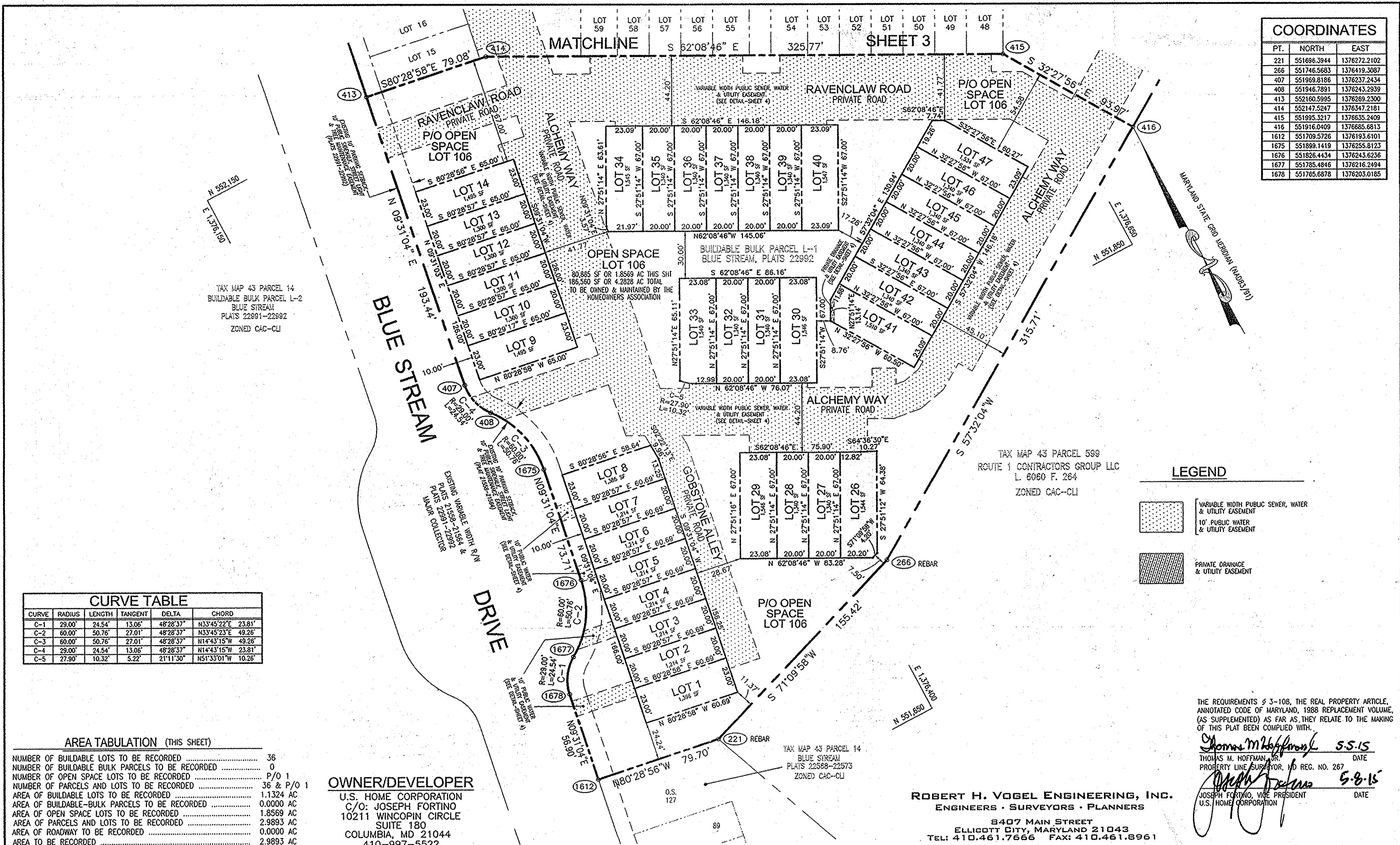
OWNER'S CERTIFICATE
U.S. HOME CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:
1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.
WITNESS OUR HANDS THIS 24th DAY OF MAY, 2015
Joseph Fortino 5-8-15
JOSEPH FORTINO, VICE PRESIDENT DATE
U.S. HOME CORPORATION
WITNESS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED MARCH 6, 2015 AND RECORDED IN LIBER 16054 AT FOLIO 8 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, 2016.
Thomas M. Hoffman, Jr. 5-5-15
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 23338 ON 5/21/15
ALONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF RE-SUBDIVISION
BLUE STREAM TOWNS, SECTION 2
LOTS 1 - 105, OPEN SPACE LOT 106
A RE-SUBDIVISION OF BUILDABLE BULK PARCEL L-1
"BLUE STREAM", PLATS 22991-22992
ZONED CAC-CLU
TAX MAP NO. 43 BLK: 4 PARCEL 14
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE : 1" = 100'
MAY 5, 2015
GRAPHIC SCALE
100' 0 100' 200' 300'
SHEET 1 OF 5
F-14-089

K:\PROJECTS\06-26 SURVEY\RECORD PLATS\RESUB PARCEL L-1\PLAT1.DWG

COORDINATES		
PT.	NORTH	EAST
221	551686.3944	1376272.2102
266	551746.5683	1376419.3087
407	551969.8186	1376237.2434
408	551946.7891	1376243.2939
413	552160.5995	1376269.2300
414	552147.5247	1376347.2181
415	551995.3217	1376635.2409
416	551916.0409	1376685.6813
1612	551709.5726	1376193.6101
1675	551899.1419	1376255.8123
1676	551826.4434	1376243.6236
1677	551785.4846	1376216.2494
1678	551765.6878	1376203.0185



TAX MAP 43 PARCEL 14
 BUILDABLE BULK PARCEL L-2
 BLUE STREAM
 PLATS 22991-22992
 ZONED CAC-CL1

TAX MAP 43 PARCEL 599
 ROUTE 1 CONTRACTORS GROUP LLC
 L. 6060 F. 264
 ZONED CAC-CL1

LEGEND

- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 10' PUBLIC WATER & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT

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'	50.76'	27.01'	48°28'37"	N14°43'15"W 49.26'
C-4	29.00'	24.54'	13.06'	48°28'37"	N14°43'15"W 23.81'
C-5	27.90'	10.32'	5.22'	21°11'30"	N51°33'01"W 10.26'

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS TO BE RECORDED	36
NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O 1
NUMBER OF PARCELS AND LOTS TO BE RECORDED	36 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	1,1324 AC
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	1,8569 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	2,9893 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	2,9893 AC

OWNER/DEVELOPER
 U.S. HOME CORPORATION
 C/O: JOSEPH FORTINO
 10211 WINGOPIN CIRCLE
 SUITE 180
 COLUMBIA, MD 21044
 410-997-5522

ROBERT H. VOGEL ENGINEERING, INC.
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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. 5-5-15
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
Joseph Fortino 5-8-15
 JOSEPH FORTINO, VICE PRESIDENT DATE
 U.S. HOME CORPORATION

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

Maureen Roseman 5/18/15
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Edwards 5-20-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ken Edwards 5-11-15
 DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 8th DAY OF MAY, 2015
Joseph Fortino 5-8-15
 JOSEPH FORTINO, VICE PRESIDENT DATE
 U.S. HOME CORPORATION

 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED MARCH 6, 2015 AND RECORDED IN LIBER 16054 AT FOLIO 8 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. 5-5-15
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 23339 ON 5/21/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

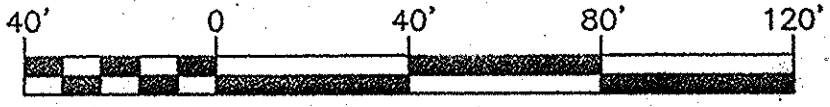
**PLAT OF RE-SUBDIVISION
 BLUE STREAM TOWNS, SECTION 2
 LOTS 1 - 105, OPEN SPACE LOT 106**

A RE-SUBDIVISION OF BUILDABLE BULK PARCEL L-1
 "BLUE STREAM", PLATS 22991-22992

ZONED CAC-CL1

TAX MAP No. 43 BLK: 4 PARCEL 14
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

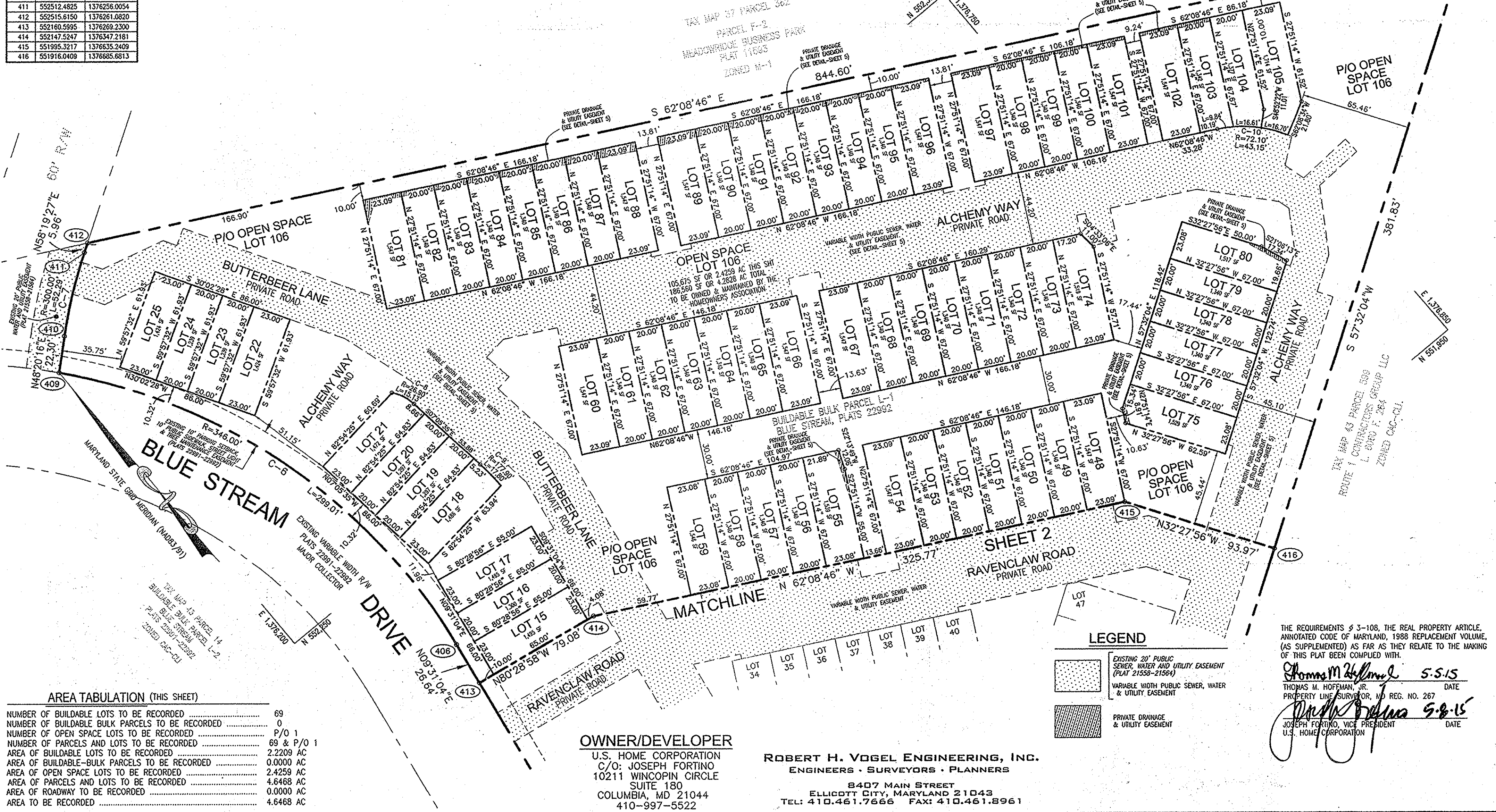
SCALE: 1" = 40' GRAPHIC SCALE MAY 5, 2015



K:\PROJECTS\06-26 SURVEY RECORD PLATS\RESUB PARCEL L-1\PLAT.2.DWG

COORDINATES		
PT.	NORTH	EAST
220	552121.0013	1377007.8328
406	552186.8894	1376273.6343
409	552466.4728	1376197.4590
410	552481.2956	1376214.1178
411	552512.4825	1376256.0054
412	552515.6150	1376261.0820
413	552160.5995	1376269.2300
414	552147.5247	1376347.2181
415	551995.3217	1376635.2409
416	551916.0409	1376685.6813

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-6	346.00'	299.01'	159.55'	49°30'54"	N15°14'23"W 289.80'
C-7	300.00'	52.29'	26.21'	9°59'11"	N53°19'51"E 52.22'
C-8	26.90'	15.13'	7.77'	32°13'05"	S23°12'08"E 14.93'
C-9	177.90'	17.80'	8.91'	5°44'03"	S04°13'33"E 17.80'
C-10	72.10'	43.15'	22.24'	34°17'20"	N45°00'06"W 42.51'



AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS TO BE RECORDED	69
NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O 1
NUMBER OF PARCELS AND LOTS TO BE RECORDED	69 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	2.2209 AC
AREA OF BUILDABLE-BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	2.4259 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	4.6468 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	4.6468 AC

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

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

LEGEND

- EXISTING 20' PUBLIC SEWER, WATER AND UTILITY EASEMENT (PLAT 21558-21564)
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE DRAINAGE & 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 BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 5.5.15
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Joseph Fortino 5.8.15
 JOSEPH FORTINO, VICE PRESIDENT DATE
 U.S. HOME CORPORATION

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

Manu Roman 5/18/15
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chubb 5.20.15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

West 5.21.15
 DIRECTOR DATE

OWNER'S CERTIFICATE

U.S. HOME CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 24th DAY OF MAY, 2015

Joseph Fortino 5.8.15
 JOSEPH FORTINO, VICE PRESIDENT DATE
 U.S. HOME CORPORATION

 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED MARCH 6, 2015 AND RECORDED IN LIBER 16054 AT FOLIO 8 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, 2016.

Thomas M. Hoffman, Jr. 5.5.15
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 23340 ON 5/21/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
BLUE STREAM TOWNS, SECTION 2
LOTS 1 - 105, OPEN SPACE LOT 106

A RE-SUBDIVISION OF BUILDABLE BULK PARCEL L-1
 "BLUE STREAM", PLATS 22991-22992

ZONED CAC-CL1
 TAX MAP No. 43 BLK: 4 PARCEL 14
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 40'
 MAY 5, 2015

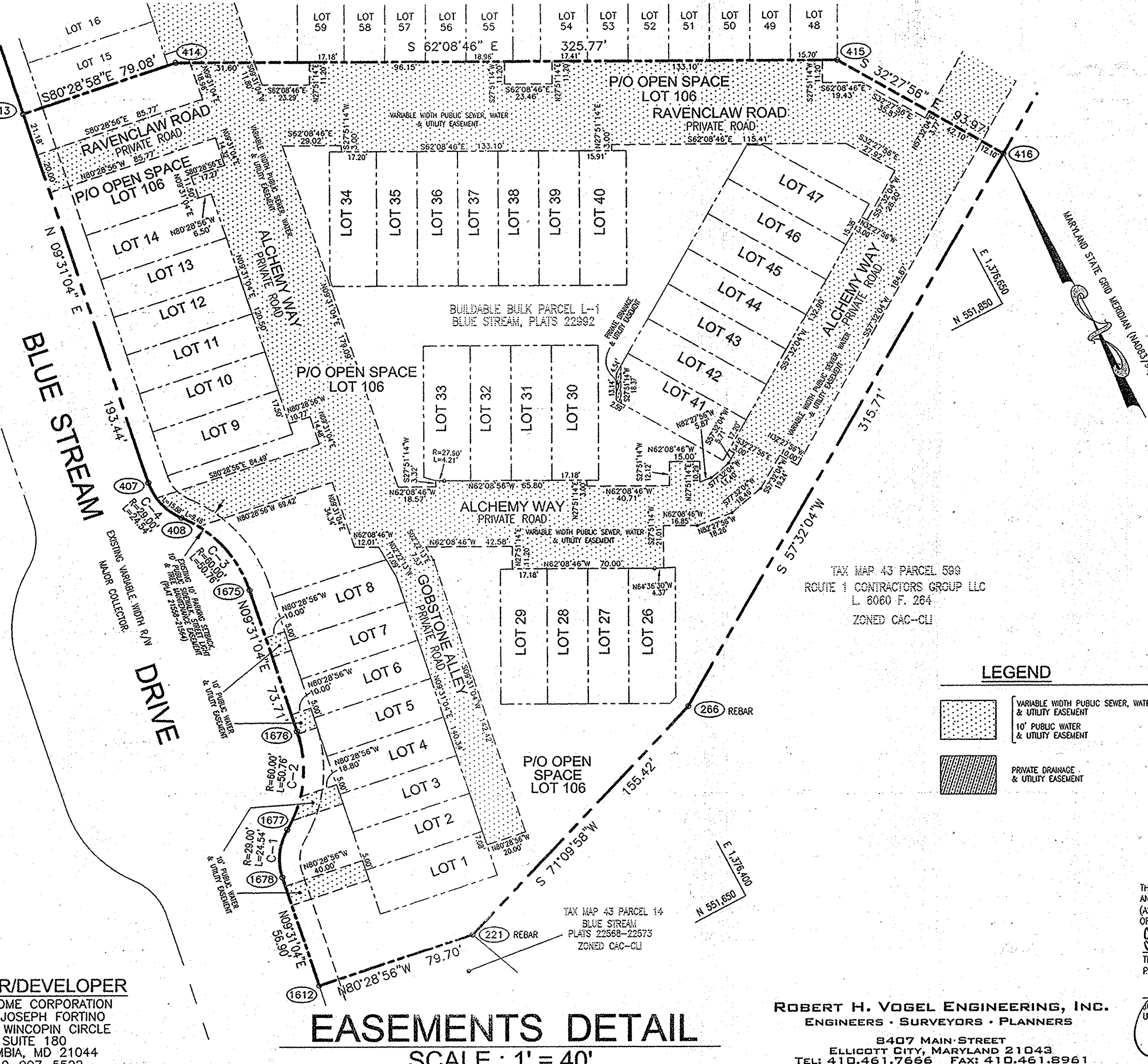
GRAPHIC SCALE
 40' 0 40' 80' 120'

SHEET 3 OF 5
 F-14-089

K:\PROJECTS\06-26\SURVEY\RECORD PLATS\RESUB PARCEL L-1\PLAT.3.DWG

COORDINATES

PT.	NORTH	EAST
221	551696.3944	1376272.2102
266	551746.5683	1376419.3087
407	551989.8186	1376237.2434
408	551946.7891	1376243.2938
413	552160.5995	1376269.2300
414	552147.5247	1376347.2181
415	551995.3217	1376635.2409
416	551916.0409	1376885.6813
1612	551709.5726	1376193.6101
1675	551898.1419	1376255.8123
1676	551826.4434	1376243.6236
1677	551785.4846	1376216.2494
1678	551765.6878	1376203.0185



TAX MAP 43 PARCEL 14
BUILDABLE BULK PARCEL L-2
BLUE STREAM
PLATS 22891-22992
ZONED CAC-CL1

TAX MAP 43 PARCEL 599
ROUTE 1 CONTRACTORS GROUP LLC
L. 6060 F. 264
ZONED CAC-CL1

TAX MAP 43 PARCEL 14
BLUE STREAM
PLATS 22868-22973
ZONED CAC-CL1

LEGEND

- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 10' PUBLIC WATER & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-1	28.00'	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'	50.76'	27.01'	48°28'37"	N14°43'15"W 49.26'
C-4	29.00'	24.54'	13.06'	48°28'37"	N14°43'15"W 23.81'

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

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

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. 5.5.15
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Joseph Fortino 5.8.15
JOSEPH FORTINO, VICE PRESIDENT DATE
U.S. HOME CORPORATION

EASEMENTS DETAIL
SCALE : 1" = 40'

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

Richard M. Rossman 5/18/15
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Chiles 5-20-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kat Shee Doolittle 5-21-15
DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 28th DAY OF MAY, 2015
Joseph Fortino 5.8.15 DATE
JOSEPH FORTINO, VICE PRESIDENT U.S. HOME CORPORATION
[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED MARCH 6, 2015 AND RECORDED IN LIBER 16054 AT FOLIO 8 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, 2016.

Thomas M. Hoffman, Jr. 5.5.15
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



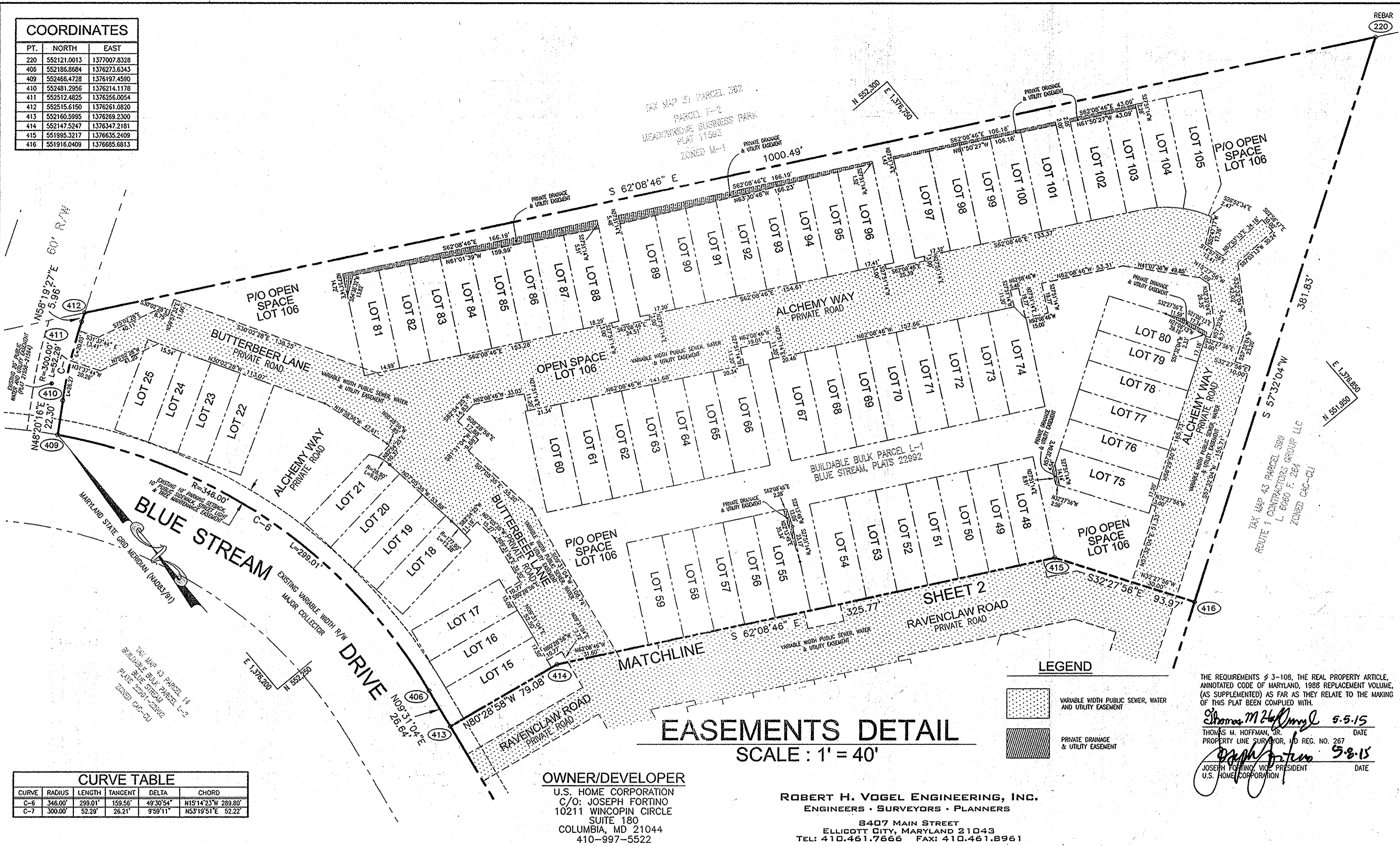
RECORDED AS PLAT No. 23341 ON 5/21/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RE-SUBDIVISION
BLUE STREAM TOWNS, SECTION 2
LOTS 1 - 105, OPEN SPACE LOT 106**

A RE-SUBDIVISION OF BUILDABLE BULK PARCEL L-1 "BLUE STREAM", PLATS 22991-22992
ZONED CAC-CL1
TAX MAP NO. 43 BLK: 4 PARCEL 14
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE : 1" = 40' MAY 5, 2015
GRAPHIC SCALE
40' 0 40' 80' 120'
SHEET 4 OF 5
F-14-089

K:\PROJECTS\06-26\SURVEY\RECORD PLATS\RESUB PARCEL L-1\RP.L2.DWG

COORDINATES		
PT.	NORTH	EAST
220	552121.0013	1377007.8328
406	552186.8684	1376273.6343
409	552466.4728	1376197.4590
410	552481.2956	1376214.1178
411	552512.4825	1376256.0054
412	552515.6150	1376261.0820
413	552160.5995	1376269.2300
414	552147.5247	1376347.2181
415	551995.3217	1376635.2409
416	551916.0409	1376685.6813



K:\PROJECTS\08-26\SURVEY\RECORD PLATS\RESUB PARCEL L-1\RP\PLAT.3.DWG

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

Benjamin for Maureen Roszman 5/18/15
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edman 5-20-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Schaeffer 5-21-15
DIRECTOR DATE

OWNER'S CERTIFICATE

U.S. HOME CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT 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 20th DAY OF MAY, 2015

Joseph Fortino 5-8-15
JOSEPH FORTINO, VICE PRESIDENT U.S. HOME CORPORATION DATE

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY BLUE STREAM LLC TO U.S. HOME CORPORATION, BY DEED DATED MARCH 6, 2015 AND RECORDED IN LIBER 16054 AT FOLIO 8 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, 2016.

Thomas M. Hoffman, Jr. 5-5-15
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 23342 ON 5/21/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
BLUE STREAM TOWNS, SECTION 2
LOTS 1 - 105, OPEN SPACE LOT 106

A RE-SUBDIVISION OF BUILDABLE BULK PARCEL L-1
"BLUE STREAM", PLATS 22991-22992

ZONED CAC-CLI
TAX MAP No. 43 BLK: 4 PARCEL 14
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 40' MAY 5, 2015

GRAPHIC SCALE
40' 0 40' 80' 120'

SHEET 5 OF 5
F-14-089

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. 5-5-15
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Joseph Fortino 5-8-15
JOSEPH FORTINO, VICE PRESIDENT U.S. HOME CORPORATION DATE