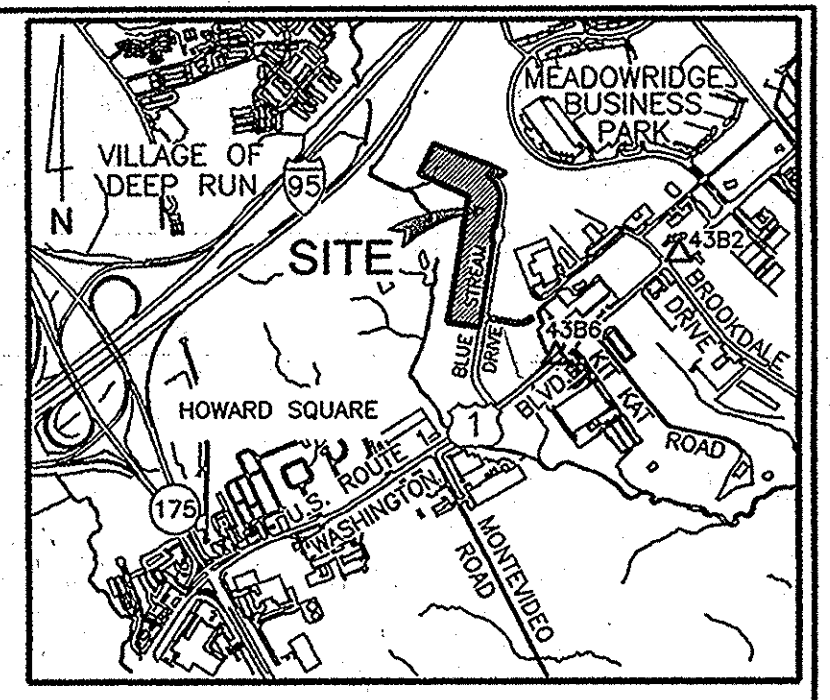
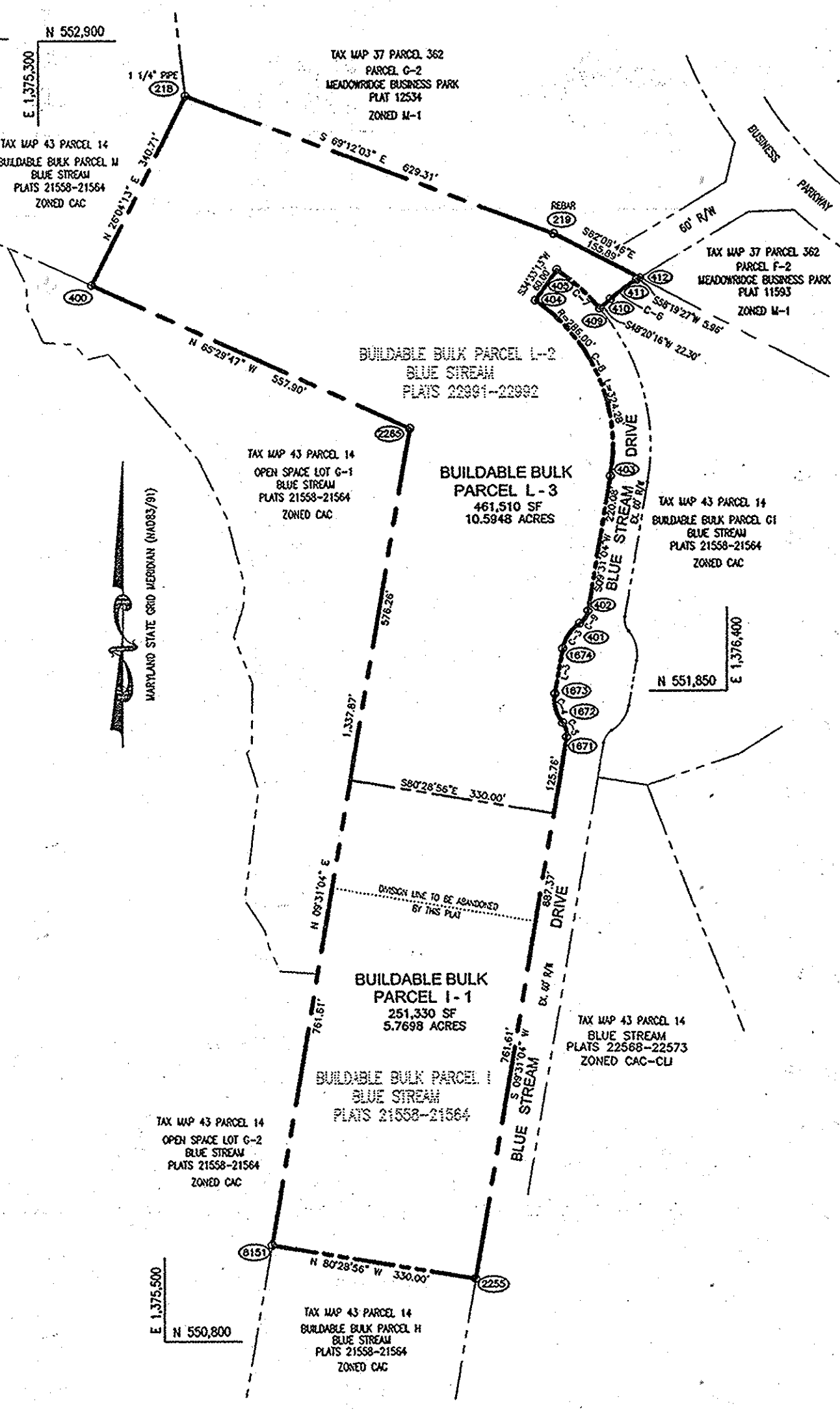


GENERAL NOTES

- SUBJECT PROPERTY IS ZONED CAC-CL 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 1,376,176.941'
4386 N 550,601.593' E 1,376,868.047'
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC. DATED JANUARY 1998.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊙ DENOTES REBAR WITH #4 CAP SET.
- ⊙ 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 STAND DELINEATION PLAN WAS PREPARED BY KOPECK AND ASSOCIATES DATED NOVEMBER, 1998.
- 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 0.02 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 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.
STORMWATER MANAGEMENT FOR PARCELS I-1 & L-3 IS ACCOMMODATED BY THE UNDERGROUND STORMWATER MANAGEMENT FACILITY ON PARCEL I-1 AND THE POUD ON OPEN SPACE LOT G-2. BOTH FACILITIES EXIST PER F-02-035.
- WATER AND SEWER SERVICE TO PARCELS I-1 & L-3 WILL BE GRANTED UNDER THE PROMOTION OF 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. PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 14-4869-D. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 14-4083-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, F-14-089, P-10-020, P-08-11, P-09-004, P-10-005, P-11-003, P-13-004, P-14-002, PLATS 14421-14422, PLATS 17020-17026, PLATS 21558-21564, S-99-08, S-06-018, SDP-11-032, SDP-11-040, SDP-14-028, WP-99-80, WP-10-116, WP-08-036, WP-08-003, WP-12-132, WP-09-116, WP-10-120, WP-11-201, WP-12-003, 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-14-121 & WP-14-081.
- THERE ARE NO WETLANDS, STREAMS, 100 YR FLOODPLAIN, OR STEEP SLOPES LOCATED ON PARCELS I-1 OR L-3.
- 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 I-1 AND L-3, 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 METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL EXCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MAY 30, 2006, REVISED JUNE 5, 2008, APPROVED UNDER F-02-035 (REDLINE).
- THE UNMITIGATED NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL, INC. DATED JUNE 2006. THE UNMITIGATED 65DBA NOISE CONTOUR GENERATED BY U.S. ROUTE 1 AND I-95 TRAFFIC DOES NOT IMPACT THE REAR YARDS OR ADJACENT AREAS ASSOCIATED WITH THIS PROJECT (REFERENCE S-06-018). THE NOISE LINE IS NOT IN THE VICINITY OF THIS PROJECT.
- 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 COMPLEX 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.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR SDP-14-077 IN THE AMOUNT OF \$36,510.00 FOR THE REQUIRED 113 SHADE TREES, 14 EVERGREENS, AND 17 SHRUBS. THE EXISTING PUBLIC STREET TREES WERE PROVIDED UNDER F-02-35.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F. STRUCTURE CLEARANCES - MINIMUM 12 FEET
G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- 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 - 1.86 AC. STEEP SLOPE = 63.71 NET AC. x 20% OF NET ACREAGE = 12.75 AC.). THE OPEN SPACE REQUIREMENTS HAVE BEEN PREVIOUSLY FULFILLED UNDER F-10-055, OPEN SPACE LOTS G-1 AND G-2 (TOTAL 18.10 AC.).



VICINITY MAP
SCALE 1" = 2000'
ADC MAP : 34 E6

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-3	60.00'	50.76'	27.01'	48°28'37"	S33°45'23"W 49.26'
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	300.00'	52.29'	26.21'	9°59'11"	S53°19'51"W 52.22'
C-7	346.00'	93.29'	46.93'	15°26'56"	N47°43'19"W 93.01'
C-8	286.00'	324.28'	182.08'	64°57'51"	S22°57'51"E 307.18'
C-9	29.00'	24.54'	13.06'	48°28'37"	S33°45'23"W 23.81'

LINE TABLE

LINE	BEARING	DISTANCE
L-3	S09°31'04"W	73.71'

COORDINATES

PT.	NORTH	EAST
218	552811.9120	1375534.9580
219	552588.4488	1376123.2542
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	1376128.0408
409	552466.4728	1376197.4590
410	552481.2956	1376214.1178
411	552512.4825	1376256.0054
412	552515.6150	1376261.0820
1671	551775.6091	1376143.8444
1672	551798.6386	1376137.7939
1673	551846.2858	1376125.2755
1674	551918.9844	1376137.4642
2255	550900.4584	1375997.1152
2265	552274.4746	1375892.8790
8151	550955.0251	1375671.6579

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. 11-24-14
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Arnold Sagner
ARNOLD SAGNER, AUTHORIZED PERSON
BLUE STREAM LLC

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	16.3646 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	16.3646 AC
AREA OF ROADWAY TO BE RECORDED	0.8107 AC
AREA TO BE RECORDED	16.3646 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 I, "BLUE STREAM", PLATS 21558-21564, AND PARCEL L-2, "BLUE STREAM", PLATS 22991-22992, CREATE PARCELS I-1 AND L-3, AND CREATE 20' PUBLIC WATER & UTILITY EASEMENT.

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

Michael J. Davis 2/23/15
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clum 2-19-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION HSP DATE

Kate Schindler 2-24-15
DIRECTOR TH DATE

OWNER'S CERTIFICATE

BLUE STREAM LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, 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 19 DAY OF JANUARY, 2015

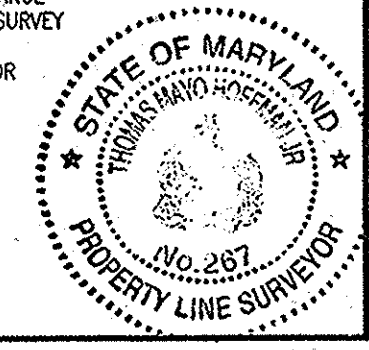
Arnold Sagner 1/19/15
ARNOLD SAGNER, AUTHORIZED PERSON DATE
Michael J. Davis
WITNESS

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) P/O 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 DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 438, & (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. 11-24-14
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 23211 ON 2/27/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

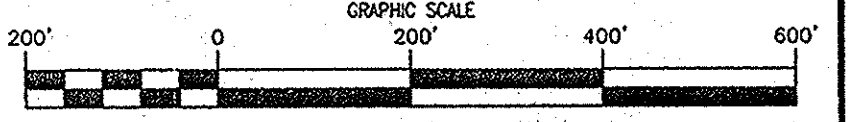
PLAT OF RE-SUBDIVISION

BLUE STREAM
BUILDABLE BULK PARCELS I-1 AND L-3

A RE-SUBDIVISION OF BUILDABLE BULK PARCEL I, "BLUE STREAM", PLATS PLATS 21558-21564 AND BUILDABLE BULK PARCEL L-2, "BLUE STREAM", PLATS 22991-22992

ZONED CAC-CL1

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



SHEET 1 OF 2

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

20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE

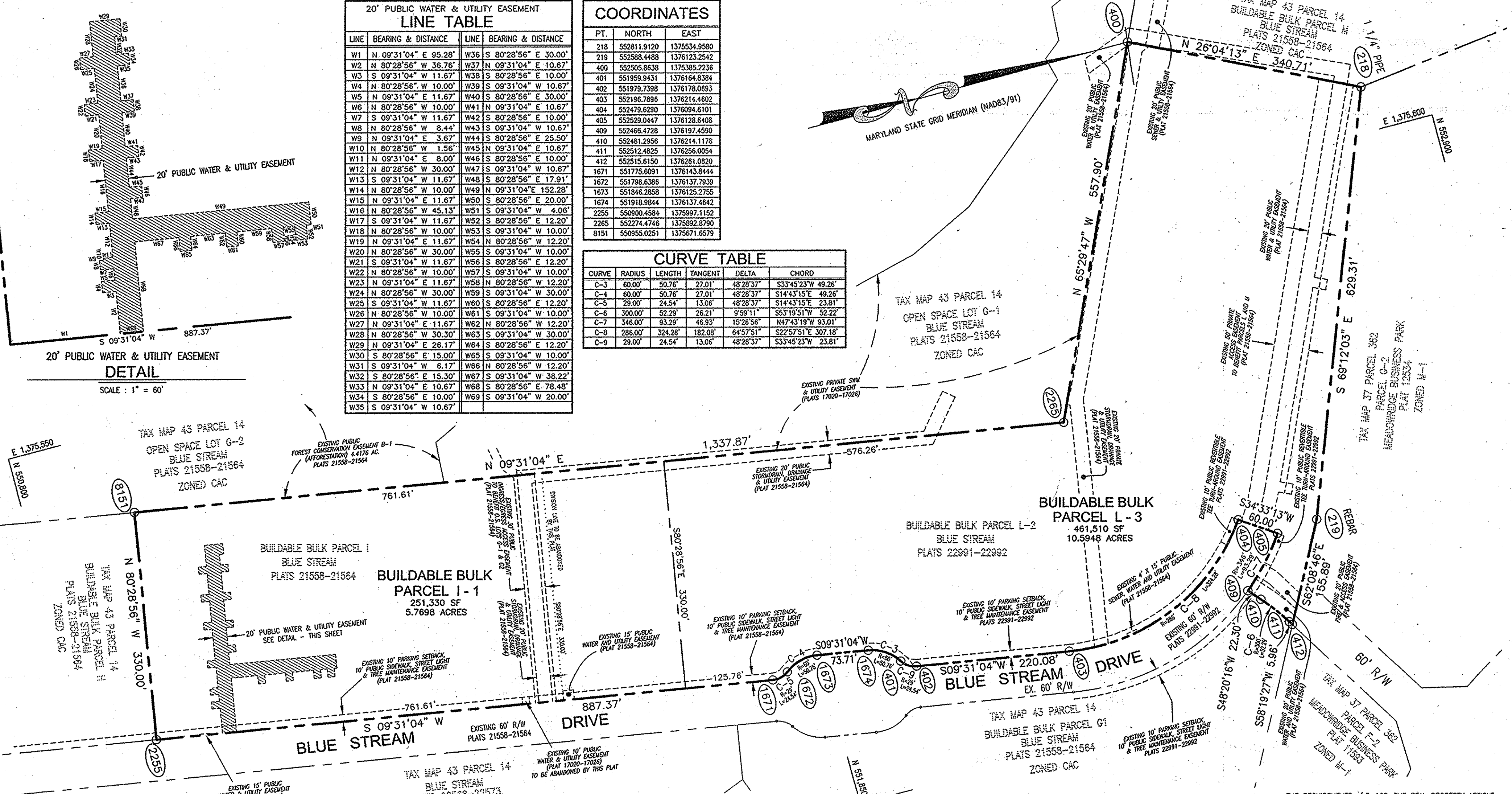
LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
W1	N 09°31'04" E 95.28'	W36	S 80°28'56" E 30.00'
W2	N 80°28'56" W 36.76'	W37	N 09°31'04" E 10.67'
W3	S 09°31'04" W 11.67'	W38	S 80°28'56" E 10.00'
W4	N 80°28'56" W 10.00'	W39	S 09°31'04" W 10.67'
W5	N 09°31'04" E 11.67'	W40	S 80°28'56" E 30.00'
W6	N 80°28'56" W 10.00'	W41	N 09°31'04" E 10.67'
W7	S 09°31'04" W 11.67'	W42	S 80°28'56" E 10.00'
W8	N 80°28'56" W 8.44'	W43	S 09°31'04" W 10.67'
W9	N 09°31'04" E 3.67'	W44	S 80°28'56" E 25.50'
W10	N 80°28'56" W 1.56'	W45	N 09°31'04" E 10.67'
W11	N 09°31'04" E 8.00'	W46	S 80°28'56" E 10.00'
W12	N 80°28'56" W 30.00'	W47	S 09°31'04" W 10.67'
W13	S 09°31'04" W 11.67'	W48	S 80°28'56" E 17.91'
W14	N 80°28'56" W 10.00'	W49	N 09°31'04" E 152.28'
W15	N 09°31'04" E 11.67'	W50	S 80°28'56" E 20.00'
W16	N 80°28'56" W 45.13'	W51	S 09°31'04" W 4.06'
W17	S 09°31'04" W 11.67'	W52	S 80°28'56" E 12.20'
W18	N 80°28'56" W 10.00'	W53	S 09°31'04" W 10.00'
W19	N 09°31'04" E 11.67'	W54	N 80°28'56" W 12.20'
W20	N 80°28'56" W 30.00'	W55	S 09°31'04" W 10.00'
W21	S 09°31'04" W 11.67'	W56	S 80°28'56" E 12.20'
W22	N 80°28'56" W 10.00'	W57	S 09°31'04" W 10.00'
W23	N 09°31'04" E 11.67'	W58	N 80°28'56" W 12.20'
W24	N 80°28'56" W 30.00'	W59	S 09°31'04" W 30.00'
W25	S 09°31'04" W 11.67'	W60	S 80°28'56" E 12.20'
W26	N 80°28'56" W 10.00'	W61	S 09°31'04" W 10.00'
W27	N 09°31'04" E 11.67'	W62	N 80°28'56" W 12.20'
W28	N 80°28'56" W 30.30'	W63	S 09°31'04" W 30.00'
W29	N 09°31'04" E 26.17'	W64	S 80°28'56" E 12.20'
W30	S 80°28'56" E 15.00'	W65	S 09°31'04" W 10.00'
W31	N 09°31'04" W 6.17'	W66	N 80°28'56" W 12.20'
W32	S 80°28'56" E 15.30'	W67	S 09°31'04" W 38.22'
W33	N 09°31'04" E 10.67'	W68	S 80°28'56" E 78.48'
W34	S 80°28'56" E 10.00'	W69	S 09°31'04" W 20.00'
W35	S 09°31'04" W 10.67'		

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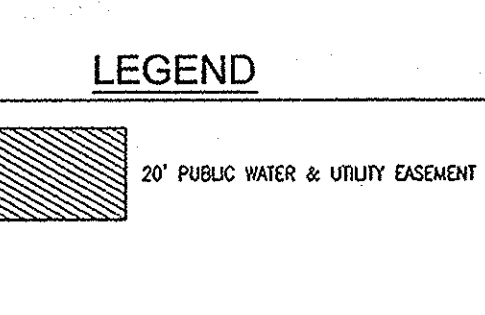
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AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
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AREA OF ROADWAY TO BE RECORDED	0.8107 AC
AREA TO BE RECORDED	16.3646 AC

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



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

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT BEEN COMPLIED WITH.
 Thomas M. Hoffman, Jr. 11-24-14
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 Arnold Sagner
 ARNOLD SAGNER, AUTHORIZED PERSON
 BLUE STREAM LLC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.
 Howard County Health Officer: *[Signature]* 2/23/15
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: *[Signature]* 2-19-15
 Director: *[Signature]* 2-24-15

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 19 DAY OF JANUARY, 2015
 Arnold Sagner, Authorized Person, Date: 1/19/15
 Witness: *[Signature]*

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) P/O 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 DEED DATED JANUARY 24, 2008 AND RECORDED IN LIBER 11086 AT FOLIOS 438, & (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 LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.
 Thomas M. Hoffman, Jr. 11-24-14
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT NO. 23212 ON 2/27/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF RE-SUBDIVISION
BLUE STREAM
 BUILDABLE BULK PARCELS I-1 AND L-3
 A RE-SUBDIVISION OF BUILDABLE BULK PARCEL I, "BLUE STREAM", PLATS PLATS 21558-21564 AND BUILDABLE BULK PARCEL L-2, "BLUE STREAM", PLATS 22991-22992
 ZONED CAC-CL1
 TAX MAP NO. 43 BLK: 4 PARCEL 14
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 NOVEMBER 24, 2014
 GRAPHIC SCALE: 0 100 200 300
 SHEET 2 OF 2