

**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. 43B2 AND 43B6.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC., DATED FEBRUARY, 1998.
- BRL DENOTES BUILDING RESTRICTION LINE.
- # DENOTES REBAR WITH FWA#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 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 0.01 AC., AND THE TOTAL AFFORESTATION WAS INCREASED BY 0.05 AC.

NETTING THE FOLLOWING:

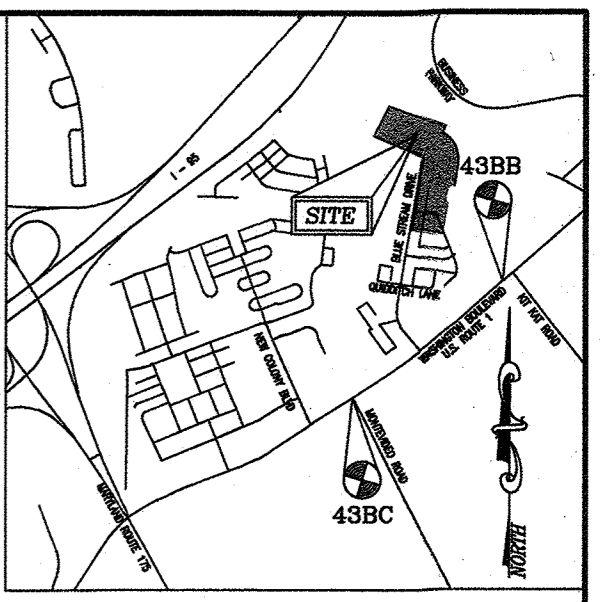
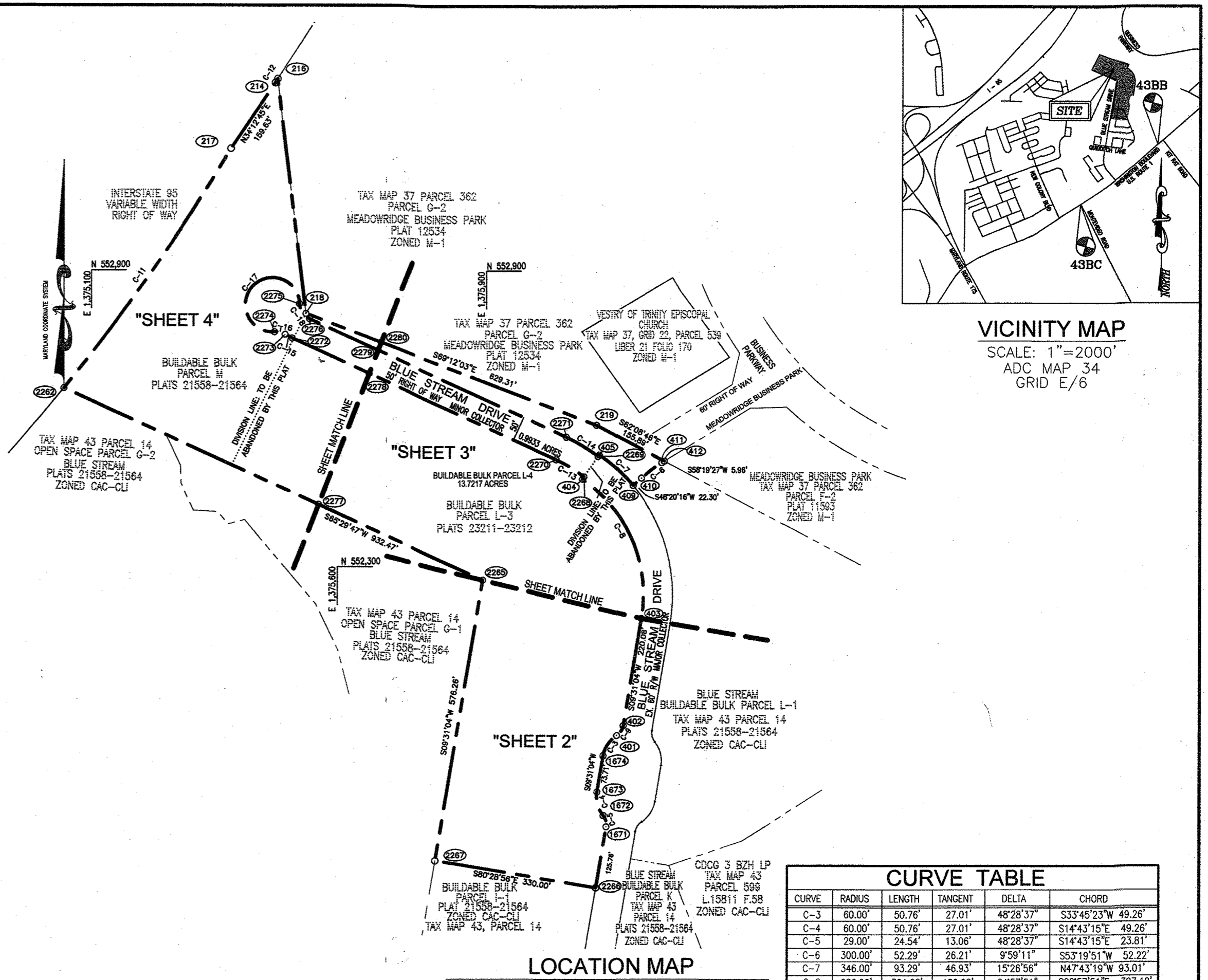
ON-SITE FOREST RETENTION PROVIDED	1.06 AC.
ON-SITE AFFORESTATION PROVIDED	6.91 AC.
ON-SITE REFORESTATION PROVIDED	0.16 AC.

FINANCIAL SURETY IN THE AMOUNT OF \$173,867.30 HAS BEEN POSTED WITH THE FOREST CONSERVATION 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.
- STORMWATER MANAGEMENT FOR THE BLUE STREAM DRIVE EXTENSION AND PARCEL L-4 IS ACCOMMODATED BY THE EXISTING POND LOCATED ON OPEN SPACE PARCEL G-1. THE EXISTING POND HAS BEEN CONSTRUCTED WITH THE BLUE STREAM PROJECT (F-02-035) AND ALSO PROVIDES STORMWATER MANAGEMENT FOR P/O PARCEL "I", P/O PARCEL "K", AND PARCEL "L-1". THE EXISTING POND WILL REMAIN AS ORIGINALLY DESIGNED AND HAS BEEN APPROVED AS A WET POND WHICH PROVIDES 2 YR. AND 10 YR. DETENTION AND WATER QUALITY. THIS FACILITY IS TO BE PRIVATELY OWNED AND MAINTAINED.
- WATER AND SEWER SERVICE TO PARCEL L-4 WILL BE GRANTED UNDER THE PROVISION 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. 14-4083-D. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 14-4083-D.
- REFERENCE PREVIOUS HOWARD COUNTY REFERENCES: S-99-08, WP-99-80, P-00-20, F-00-126, WP-00-116, F-02-35, WP-03-66, S-06-018, WP-06-003, WP-06-116, P-06-011, P-09-004, F-10-055, WP-10-120, P-10-005, P-11-000, SDP-11-032, SDP-11-040, WP-11-201, F-11-082, P-12-003, F-12-056, WP-12-071, WP-12-133, WP-12-132, WP-12-146, WP-13-142, WP-13-070, F-13-051, P-13-004, P-14-002, WP-14-046, WP-13-142, WP-14-081, F-14-050, F-14-088, F-14-089, SDP-14-029, SDP-14-077, WP-14-121, WP-15-063, WP-15-064, WP-15-100, WP-15-101, WP-16-039, WP-16-153, WP-16-153, WP-17-077, WP-18-053, P-18-002, SDP-18-022, F-18-082 (PLAT), WP-19-042, WP-19-084.
- THERE ARE NO WETLANDS, STREAMS, 100 YR FLOODPLAIN, OR STEEP SLOPES LOCATED ON PARCEL L-4.
- 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 PARCEL L-4, 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.
- APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MAY 30, 2006, REV. JUNE 5, 2008 (APPROVED UNDER THE F-02-035 (REDLINE)); UPDATED FEBRUARY 27, 2018 (APPROVED 04/26/18 UNDER SDP-18-022).
- THE UNMITIGATED NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING DATED JUNE 2006. THE UNMITIGATED 65DBA NOISE CONTOUR WAS GENERATED BY U.S. ROUTE 1 AND I-95 TRAFFIC.
- 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.
- THIS PROJECT COMPLIES WITH THE ROUTE 1 MANUAL IN REGARDS TO THE CAC-CL ZONING DISTRICT REQUIREMENTS.
- INGRESS/EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY BLUE STREAM DRIVE.
- 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.
- THE REQUIRED LANDSCAPING FOR PARCEL L-4 WILL BE ADDRESSED UNDER SDP-18-022.
- EXISTING BLUE STREAM DRIVE IS CLASSIFIED AS A MAJOR COLLECTOR.
- TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
- THE OPEN SPACE REQUIREMENTS FOR THE BLUE STREAM SUBDIVISION (20% OF NET ACREAGE = 12.75 AC.) HAS BEEN PREVIOUSLY FULFILLED UNDER F-10-055, OPEN SPACE LOTS G-1 AND G-2 (TOTAL 18.10 AC.).

**COORDINATES**

PT.	NORTH	EAST
214	553278.9115	1375472.8206
216	553287.0632	1375477.6489
217	553146.9059	1375383.0673
218	552811.9120	1375534.9580
219	552588.4488	1376123.2542
401	551959.9431	1376164.8384
402	551979.7398	1376178.0893
403	552196.7896	1376214.4602
404	552479.6290	1376094.6101
405	552529.0447	1376128.6408
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
2262	552661.2191	1375044.3901
2265	552274.4746	1375892.8790
2266	551651.5817	1376123.0498
2267	551706.1484	1375797.5924
2268	552484.4078	1376097.9011
2269	552525.6643	1376126.3129
2270	552519.0489	1376041.1839
2271	552564.5560	1376061.8987
2272	552762.0563	1375507.3360
2273	552769.7132	1375493.0512
2274	552774.8814	1375471.6458
2275	552831.6092	1375522.0470
2276	552800.9746	1375542.5254
2277	552425.7857	1375560.9105
2278	552691.0979	1375663.2200
2279	552737.8312	1375681.2412
2280	552753.9810	1375687.4689



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 34  
GRID E/6

**LOCATION MAP**

SCALE= 1" = 200'

**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'
C-11	3969.72'	592.58'	296.83'	08°33'14"	N34°53'19"E 592.11'
C-12	11299.16'	9.47'	4.74'	0°02'53"	N30°38'19"E 9.47'
C-13	275.00'	66.62'	33.48'	13°52'50"	N58°35'05"W 66.46'
C-14	325.00'	75.41'	37.88'	13°17'42"	N58°52'39"W 75.24'
C-15	125.00'	16.22'	8.12'	07°26'03"	N61°48'28"W 16.21'
C-16	35.00'	22.40'	11.60'	36°40'14"	N76°25'34"W 22.02'
C-17	102.13'	77.75'	40.87'	43°37'06"	N41°37'13"E 75.88'
C-18	35.00'	38.81'	21.67'	63°31'37"	S33°45'42"E 36.85'

**AREA TABULATION CHART**

	SHEET 2	SHEET 3	TOTAL
BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1	P/O 1	1
OPEN SPACE LOTS TO BE RECORDED	0	0	0
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 1	P/O 1	1
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	8,8214 AC (5.1003 AC (3,7217 AC		
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC (0.0000 AC (0.0000 AC		
AREA OF LOTS/PARCELS TO BE RECORDED	8,8214 AC (5.1003 AC (3,7217 AC		
AREA OF ROADWAY TO BE RECORDED	0.5699 AC (0.4334 AC (0.9933 AC		
TOTAL AREA TO BE RECORDED	9.1813 AC (5.5337 AC (4.7150 AC		

**OWNER/DEVELOPER**  
U.S. HOME CORPORATION D/B/A LENNAR  
7035 ALBERT EINSTEIN DRIVE, SUITE 200  
COLUMBIA, MD 21046  
410-423-0407

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.

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

ERICK R. QUINTANILLA 12/13/2019 DATE  
MD PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21408

Matthew S. Wineman 12/18/19 DATE  
MATTHEW S. WINEMAN  
U.S. HOME CORPORATION D/B/A LENNAR

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO:  
1. RE-SUBDIVIDE PARCELS L-3 AND M, "BLUE STREAM", PLATS 23211-23212, 21558-21564, CREATE PARCEL L-4.  
2. CREATE A 20' PUBLIC WATER & UTILITY EASEMENT.  
3. CREATE A PUBLIC SEWER, WATER & UTILITY EASEMENT.  
4. CREATE A 10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT.  
5. CREATE BLUE STREAM DRIVE EXTENSION OF RIGHT OF WAY.

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

*Christina Roseman* 12/13/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edmonson* 12.17.19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION HSP DATE

*J. Wineman* 12-18-19  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

U.S. HOME CORPORATION D/B/A LENNAR, 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 13 DAY OF December 2019.

*Matthew S. Wineman* 12/18/19 DATE  
MATTHEW S. WINEMAN  
U.S. HOME CORPORATION D/B/A LENNAR

*Chad Edmonson* DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION HSP

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND FROM BLUE STREAM 3 LLC TO U.S. HOME CORPORATION D/B/A LENNAR BY DEED DATED AUGUST 14, 2019 AND RECORDED IN LIBER 18332 FOLIO 245 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, EXPIRATION/RENEWAL DATE: JUNE 15, 2021.

*ERICK R. QUINTANILLA* 12/13/2019  
ERICK R. QUINTANILLA  
MD PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21408



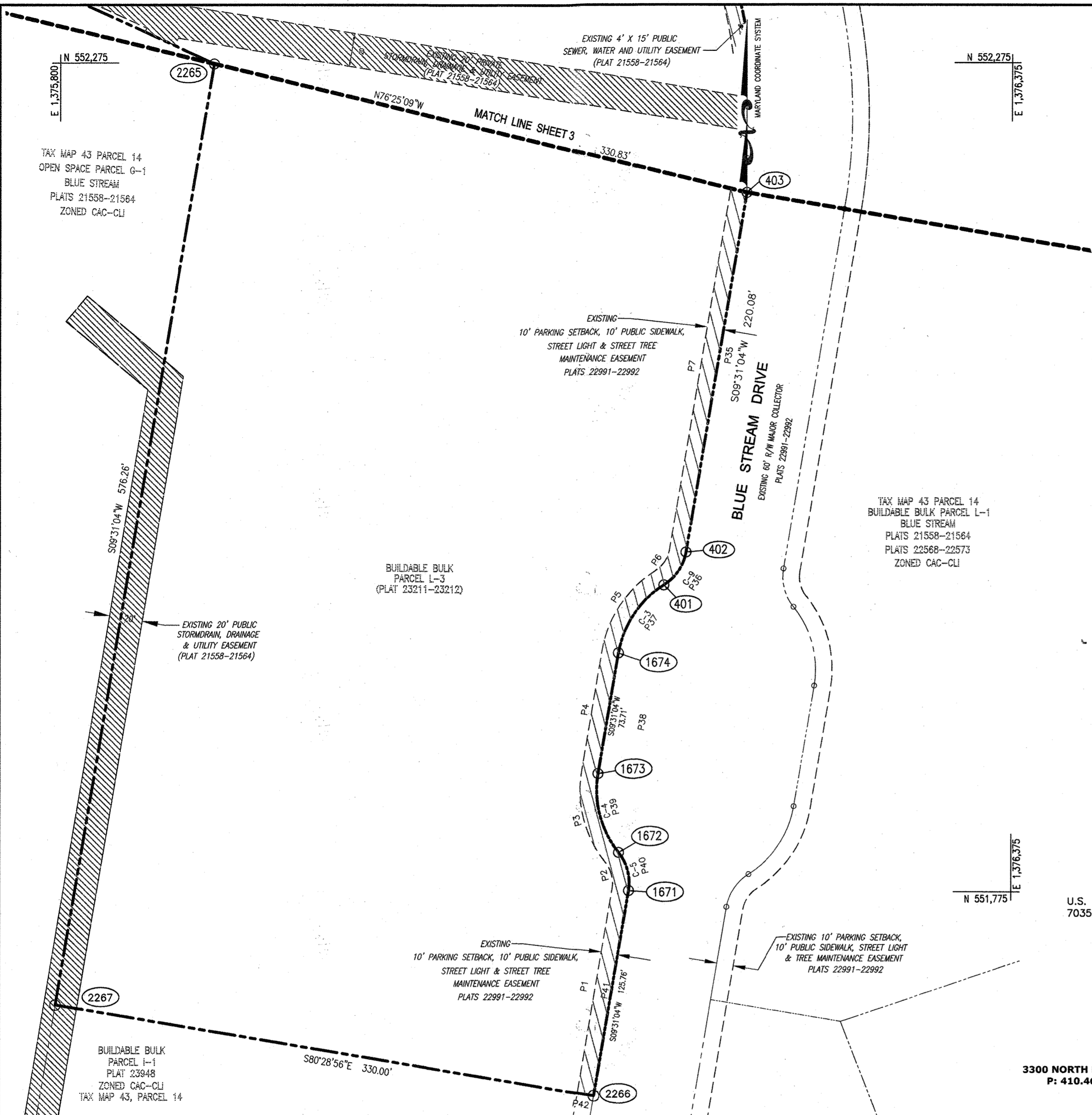
RECORDED AS PLAT No. 25244 ON 12/19/19  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**BLUE STREAM**  
**BUILDABLE BULK PARCEL L-4**  
A RESUBDIVISION OF BUILDABLE BULK PARCEL L-3, "BLUE STREAM", PLATS 23211-23212 AND BUILDABLE BULK PARCEL M, "BLUE STREAM", PLATS 21558-21564.

ZONED CAC-CL  
TAX MAP 43 BLOCK 4 PARCEL 14  
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE : 1" = 200' OCTOBER, 2019

GRAPHIC SCALE  
200' 0 200' 400' 600'

SHEET 1 OF 4



PT.	NORTH	EAST
401	551959.9431	1376164.8384
402	551979.7398	1376178.0693
403	552196.7896	1376214.4602
1671	551775.6091	1376143.8444
1672	551798.6386	1376137.7939
1673	551846.2858	1376125.2755
1674	551918.9844	1376137.4642
2265	552274.4746	1375892.8790
2266	551651.5817	1376123.0498
2267	551708.1484	1375797.5924

LEGEND	
	EXISTING 20' PRIVATE STORM DRAIN, DRAINAGE & UTILITY EASEMENT (PLAT 21558-21564)
	10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT
	EXISTING 20' PUBLIC FIRE & ACCESS EASEMENT (PLAT 21558-21564)
	EXISTING 20' PUBLIC WATER & UTILITY EASEMENT (PLAT 21558-21564)
	EXISTING 20' PUBLIC SEWER, WATER & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT
	EXISTING 15' PUBLIC WATER & UTILITY EASEMENT (PLAT 21558-21564)
	EXISTING 10' PUBLIC TEE TURN-AROUND EASEMENT (PLAT 22991-22992) TO BE ABANDONED BY THIS PLAT
	VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
	EXISTING 4' X 15' PUBLIC SEWER, WATER & UTILITY EASEMENT (PLAT 21558-21564)
	EXISTING 50' PRIVATE ACCESS EASEMENT (PLAT 11593)

AREA TABULATION CHART	
BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 1
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	4.4474 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	4.4474 AC
AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	4.4474 AC

LINE TABLE	
LINE	COURSE
P1	N09°31'04"E 125.76'
P4	N09°31'04"E 73.71'
P7	N09°31'04"E 220.08'
P35	S09°31'04"W 220.08'
P38	S09°31'04"W 73.71'
P41	S09°31'04"W 125.76'
P42	W87°28'56"W 10.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
P2	19.00'	16.08'	8.55'	48°28'37"	N14°43'15"W 15.60'
P3	70.00'	59.23'	31.52'	48°28'37"	N14°43'15"W 57.47'
P5	70.00'	59.23'	31.52'	48°28'37"	N33°45'32"E 57.48'
P6	19.00'	16.07'	8.55'	48°27'27"	N33°44'48"E 15.59'
P36	29.00'	24.54'	13.06'	48°28'36"	S33°45'23"W 23.81'
P37	60.00'	50.76'	27.01'	48°28'37"	S33°45'23"W 49.26'
P39	60.00'	50.76'	27.01'	48°28'37"	S14°43'15"E 49.26'
P40	29.00'	24.54'	13.06'	48°28'36"	S14°43'15"E 23.81'

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C-5	29.00'	24.54'	13.06'	48°28'37"	S14°43'15"E 23.81'
C-9	29.00'	24.54'	13.06'	48°28'37"	S33°45'23"W 23.81'

**OWNER/DEVELOPER**  
 U.S. HOME CORPORATION D/B/A LENNAR  
 7035 ALBERT EINSTEIN DRIVE, SUITE 200  
 COLUMBIA, MD 21046  
 410-423-0407

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21103  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

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.  
 ERICK R. QUINTANILLA 12/13/2019 DATE  
 MD PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21408  
 MATTHEW S. WINEMAN 12/13/19 DATE  
 U.S. HOME CORPORATION D/B/A LENNAR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.  
 Approved for Maura Rossman 12/13/2019  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division 12-17-19 DATE  
 Director 12-18-19 DATE

**OWNER'S CERTIFICATE**  
 U.S. HOME CORPORATION D/B/A LENNAR, 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 13 DAY OF December 2019.  
 Matthew S. Wineman 12/13/19 DATE  
 U.S. HOME CORPORATION D/B/A LENNAR  
 Witness

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND FROM BLUE STREAM 3 LLC TO U.S. HOME CORPORATION D/B/A LENNAR BY DEED DATED AUGUST 14, 2019 AND RECORDED IN LIBER 18332 FOLIO 245 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, EXPIRATION/RENEWAL DATE JUNE 15, 2021.  
 Erick R. Quintanilla 12/13/2019  
 MD PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21408

RECORDED AS PLAT No. 25245 ON 12/19/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**PLAT OF RESUBDIVISION**  
**BLUE STREAM**  
**BUILDABLE BULK PARCEL L - 4**  
 A RESUBDIVISION OF BUILDABLE BULK PARCEL L-3, "BLUE STREAM", PLATS PLATS 23211-23212 AND BUILDABLE BULK PARCEL M, "BLUE STREAM", PLATS 21558-21564  
 ZONED CAC-CL1  
 TAX MAP 43 BLOCK 4 PARCEL 14  
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE : 1" = 50'  
 OCTOBER, 2019  
 SHEET 2 OF 4

K:\Projects\06-26\SURVEY\RECORD PLATS\SDP TOWNS 3\RP\PLAT.5 PAGE 2 R1.dwg

10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT AND STREET TREE MAINTENANCE EASEMENT		
LINE	COURSE	
P9	N34°33'13"E 5.78'	
P11	N65°31'30"W 586.55'	
P18	S65°31'30"E 532.56'	
P20	N34°33'13"E 4.09'	
P22	S48°20'16"W 9.74'	
P24	S34°33'14"W 4.10'	
P26	N65°31'30"W 570.65'	
P31	S65°31'30"E 586.55'	
P33	S34°33'13"W 5.80'	

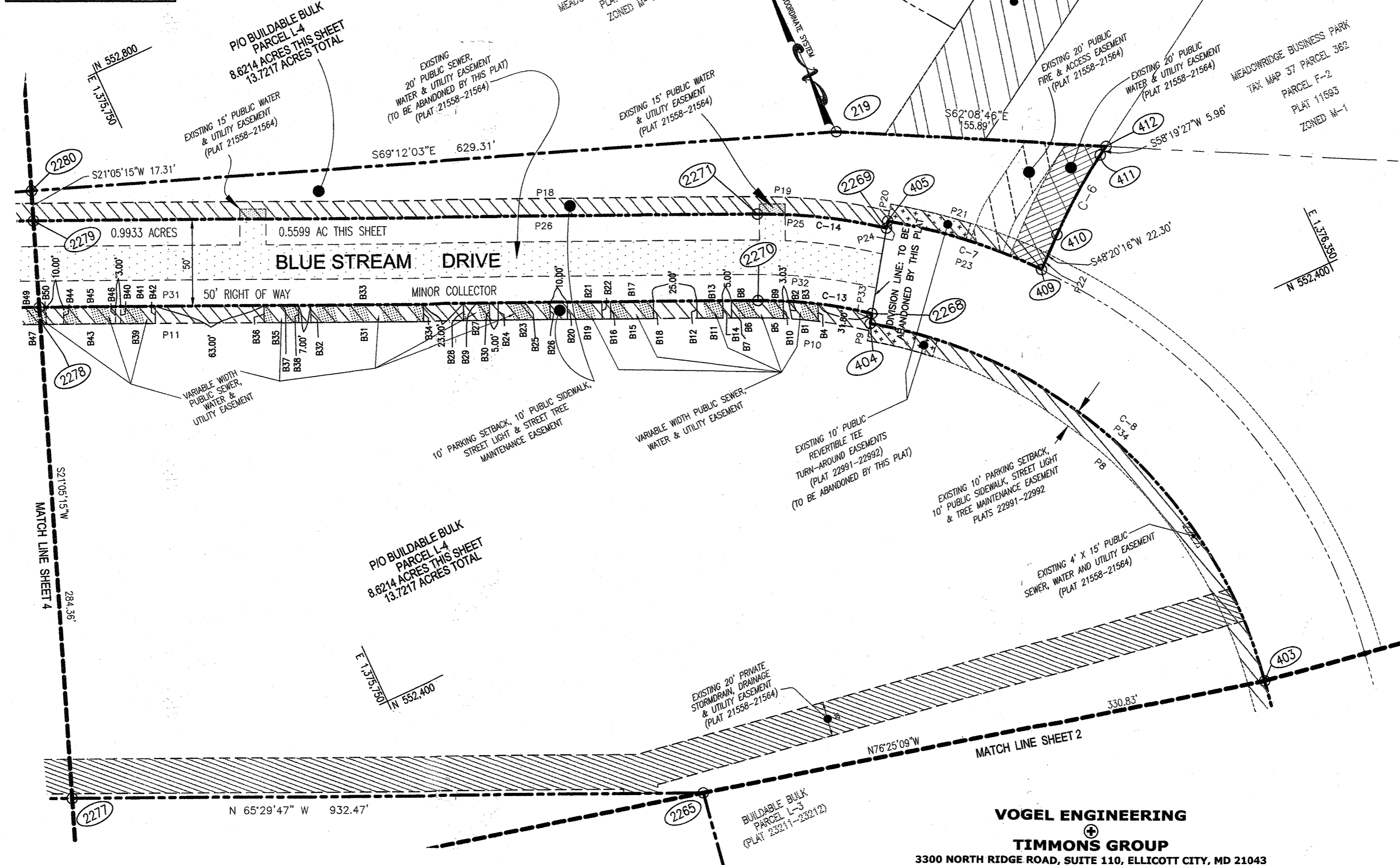
COORDINATES		
PT.	NORTH	EAST
219	552588.4488	1376123.2542
403	552196.7896	1376214.4602
404	552479.6290	1376094.6101
405	552529.0447	1376128.6408
409	552466.4728	1376197.4590
410	552481.2956	1376214.1178
411	552512.4825	1376256.0054
412	552515.6150	1376261.0820
2265	552274.4746	1375992.8790
2268	552484.4077	1367097.9011
2269	552525.6643	1376126.3129
2270	552519.0489	1376041.1839
2271	552564.5560	1376061.8987
2277	552425.7857	1375560.9105
2278	552691.0979	1375663.2200
2279	552737.8312	1375681.2412
2280	552753.9810	1375687.4689

VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
B1	265.00'	15.24'	7.62'	03°17'42"	N59°38'30"W 15.24'
B3	275.00'	17.06'	8.53'	03°33'17"	S60°02'46"E 17.06'
B5	265.00'	14.74'	7.37'	03°11'11"	N63°55'54"W 14.74'
B9	275.00'	14.74'	7.37'	03°04'16"	S63°59'22"E 14.74'

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
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-13	275.00'	66.62'	33.48'	13°52'50"	N58°35'05"W 66.46'
C-14	325.00'	75.41'	37.88'	13°17'42"	N58°52'39"W 75.24'

AREA TABULATION CHART	
THIS SHEET	
BUILDABLE BULK PARCELS TO BE RECORDED	P/0 1
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	P/0 1
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	4.1740 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	4.1740 AC
AREA OF ROADWAY TO BE RECORDED	0.5599 AC
TOTAL AREA TO BE RECORDED	4.7339 AC

VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT	
LINE	COURSE
B2	N14°18'30"E 10.31'
B4	S24°29'32"W 10.08'
B6	N65°31'30"W 15.27'
B7	N24°29'32"E 10.00'
B8	S65°31'30"E 15.27'
B10	S24°29'32"W 10.01'
B11	N65°31'30"W 15.00'
B12	N24°29'54"E 10.00'
B13	S65°31'30"E 15.00'
B14	S24°29'32"W 10.00'
B15	N65°31'30"W 25.00'
B16	N24°29'32"E 10.00'
B17	S65°31'30"E 25.00'
B18	S24°29'54"W 10.00'
B19	N65°31'30"W 20.00'
B20	N24°29'32"E 10.00'
B21	S65°31'30"E 20.00'
B22	S24°28'30"W 10.00'
B23	N65°31'30"W 30.00'
B24	N24°29'32"E 10.00'
B25	S65°31'30"E 30.00'
B26	S24°29'32"W 10.00'
B27	N65°31'30"W 15.00'
B28	N24°29'54"E 10.00'
B29	S65°31'30"E 15.00'
B30	S24°28'30"W 10.00'
B31	N65°31'30"W 65.00'
B32	N24°28'24"E 10.00'
B33	S65°31'30"E 65.00'
B34	S24°29'54"W 10.00'
B35	N65°31'30"W 20.00'
B36	N24°28'30"E 10.00'
B37	S65°31'30"E 20.00'
B38	S24°29'52"W 10.00'
B39	N65°31'30"W 20.00'
B40	N24°28'30"E 10.00'
B41	S65°31'30"E 20.00'
B42	S24°29'54"W 10.00'
B43	N65°31'30"W 30.00'
B44	N24°29'24"E 10.00'
B45	S65°31'30"E 30.00'
B46	S24°28'30"W 10.00'
B47	N65°31'30"W 30.00'
B49	S65°31'30"E 30.00'
B50	S24°29'16"W 10.00'



10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
P8	276.00'	312.94'	175.71'	64°57'51"	N22°57'51"W 296.44'
P10	265.00'	64.86'	32.59'	14°01'27"	N58°30'46"W 64.70'
P19	335.00'	77.17'	38.76'	13°11'56"	S58°55'32"E 77.00'
P21	356.00'	95.70'	48.14'	15°24'08"	S47°44'43"E 95.41'
P23	346.00'	93.29'	46.93'	15°26'57"	N47°43'19"W 93.01'
P25	325.00'	75.41'	37.88'	13°17'42"	N58°52'39"W 75.24'
P32	275.00'	66.62'	33.47'	13°52'50"	S58°35'05"W 66.46'
P34	286.00'	324.28'	182.08'	64°57'51"	S22°57'51"E 307.18'

### LEGEND

- EXISTING 20' PRIVATE STORM DRAIN, DRAINAGE & UTILITY EASEMENT (PLAT 21558-21564)
- 10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT
- EXISTING 20' PUBLIC FIRE & ACCESS EASEMENT (PLAT 21558-21564)
- EXISTING 20' PUBLIC WATER & UTILITY EASEMENT (PLAT 21558-21564)
- EXISTING 20' PUBLIC SEWER, WATER & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT
- EXISTING 15' PUBLIC WATER & UTILITY EASEMENT (PLAT 21558-21564)
- EXISTING 10' PUBLIC TEE TURN-AROUND EASEMENT TO BE ABANDONED BY THIS PLAT
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- EXISTING 4' X 15' PUBLIC SEWER, WATER & UTILITY EASEMENT (PLAT 21558-21564)
- EXISTING 50' PRIVATE ACCESS EASEMENT (PLAT 11593)

**OWNER/DEVELOPER**  
 U.S. HOME CORPORATION D/B/A LENNAR  
 7035 ALBERT EINSTEIN DRIVE, SUITE 200  
 COLUMBIA, MD 21046  
 410-423-0407

THE REQUIREMENTS OF 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.

*Erick R. Quintanilla* 12/13/2019  
 ERICK R. QUINTANILLA DATE  
 MD PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21408  
*Matthew S. Wineman* 12/13/19  
 MATTHEW S. WINEMAN DATE  
 U.S. HOME CORPORATION D/B/A LENNAR

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.  
*Madhira for Marissa Rosaman* 12/13/2019  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Edinger* 12.17.19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION HSP DATE  
*J. Ma* 12.18.19  
 DIRECTOR DATE

### OWNER'S CERTIFICATE

U.S. HOME CORPORATION D/B/A LENNAR, 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 13 DAY OF December 2019.

*Matthew S. Wineman* 12/13/19 DATE  
 MATTHEW S. WINEMAN U.S. HOME CORPORATION D/B/A LENNAR  
*[Signature]* WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND FROM BLUE STREAM 3 LLC TO U.S. HOME CORPORATION D/B/A LENNAR BY DEED DATED AUGUST 14, 2019 AND RECORDED IN LIBER 18332 FOLIO 245 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, EXPIRATION/RENEWAL DATE JUNE 15, 2021.

*Erick R. Quintanilla* 12/13/2019  
 ERICK R. QUINTANILLA  
 MD PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21408

RECORDED AS PLAT No. 25246 ON 12/19/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### PLAT OF RESUBDIVISION

## BLUE STREAM

### BUILDABLE BULK PARCEL L - 4

A RESUBDIVISION OF BUILDABLE BULK PARCEL L-3, "BLUE STREAM", PLATS PLATS 23211-23212 AND BUILDABLE BULK PARCEL M, "BLUE STREAM", PLATS 21558-21564

ZONED CAC-CL1  
 TAX MAP 43 BLOCK 4 PARCEL 14  
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' OCTOBER, 2019

GRAPHIC SCALE  
 50' 0 100' 200'

SHEET 3 OF 4

VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT					
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
A547	55.00'	30.72'	15.77'	32°00'05"	S73°52'34"E 30.32'

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-11	3969.72'	592.58'	296.83'	08°33'14"	N34°53'19"E 592.11'
C-12	11299.16'	9.47'	4.74'	0°02'53"	N30°38'19"E 9.47'
C-15	125.00'	16.22'	8.12'	07°26'03"	N61°48'28"W 16.21'
C-16	35.00'	22.40'	11.60'	36°40'14"	N76°25'34"W 22.02'
C-17	55.00'	261.83'	52.41'	72°45'48"	N41°37'13"E 75.88'
C-18	35.00'	38.81'	21.67'	63°31'57"	S33°45'42"E 36.85'

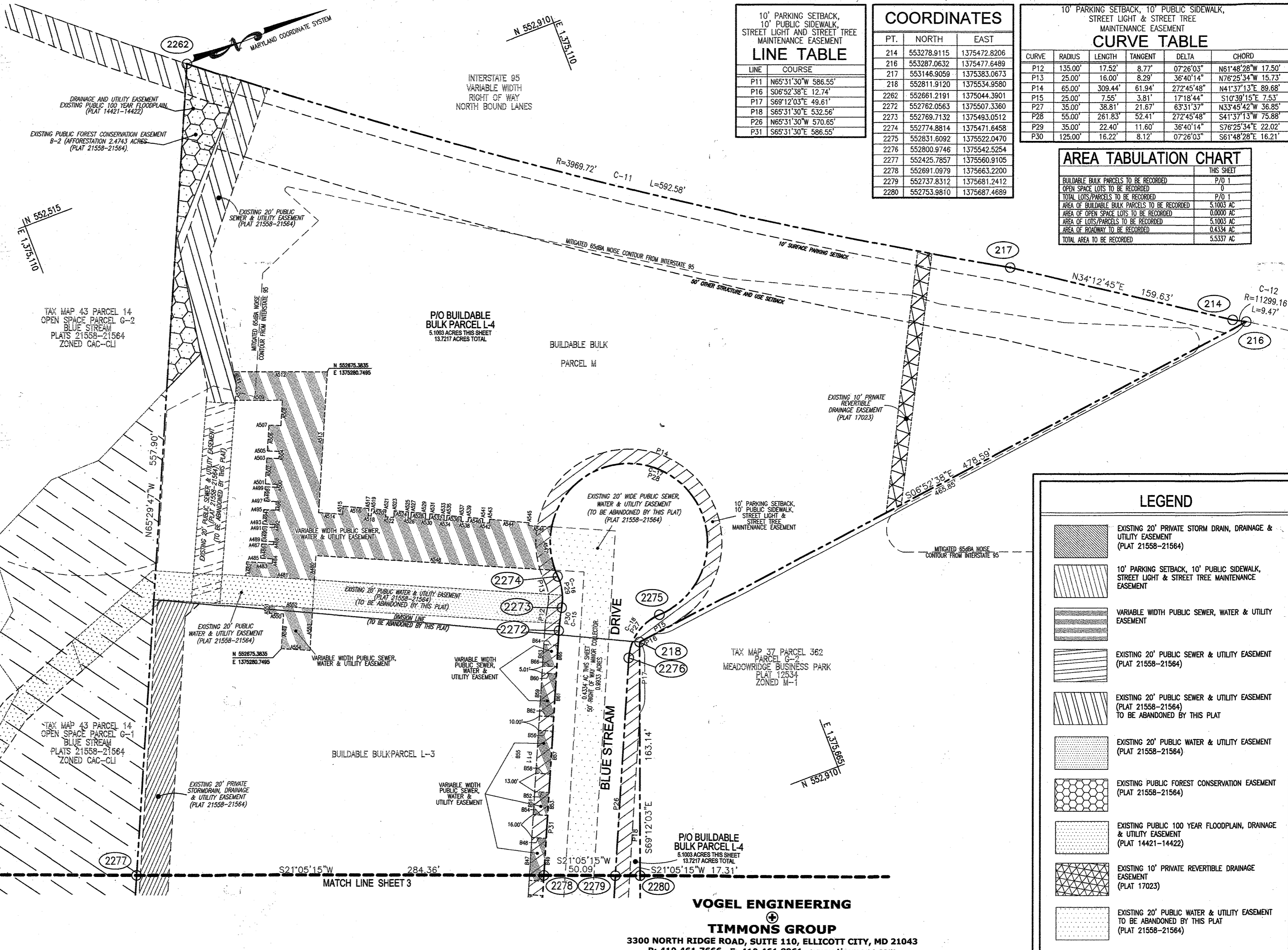
VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT			
LINE TABLE			
LINE	COURSE	LINE	COURSE
B47	N65°31'30"W 30.00'	A508	N65°30'20"W 17.64'
B48	N24°29'16"E 10.00'	A509	S21°18'17"W 32.97'
B49	S65°31'30"E 30.00'	A510	N64°46'31"W 10.70'
B51	N65°31'30"W 16.00'	A511	N80°20'35"W 9.52'
B52	N24°29'49"E 10.00'	A512	N21°18'17"E 65.32'
B53	S65°31'30"E 16.00'	A513	S65°29'54"E 98.34'
B54	S24°29'16"W 10.00'	A514	N24°28'30"E 16.84'
B55	N65°31'30"W 30.00'	A515	N65°31'30"W 5.59'
B56	N24°29'24"E 10.00'	A516	N26°04'13"E 18.01'
B57	S65°31'30"E 30.00'	A517	S65°31'30"E 5.09'
B58	S24°29'24"W 10.00'	A518	N24°28'30"E 1.98'
B59	N65°31'30"W 30.00'	A519	N65°31'30"W 5.03'
B60	N24°29'24"E 10.00'	A520	N26°04'13"E 10.00'
B61	S65°31'30"E 30.00'	A521	S65°31'30"E 4.75'
B62	S24°29'24"W 10.00'	A522	N24°28'30"E 6.00'
B63	N65°31'30"W 15.00'	A523	N65°31'30"W 4.59'
B64	N24°30'27"E 10.00'	A524	N26°04'13"E 10.00'
B65	S65°31'30"E 15.00'	A525	S65°31'30"E 4.31'
B66	S24°28'53"W 10.00'	A526	N24°28'30"E 2.00'
A480	S65°29'47"E 16.98'	A527	N65°31'30"W 4.25'
A481	S24°28'30"W 47.92'	A528	N26°04'13"E 10.00'
A482	N65°29'47"W 9.89'	A529	S65°31'30"E 3.97'
A483	N24°30'13"E 17.93'	A530	N24°28'30"E 2.99'
A484	N65°29'54"W 3.11'	A531	N65°31'30"W 3.89'
A485	S24°30'13"W 8.36'	A532	N26°04'13"E 10.00'
A486	N65°29'47"W 10.00'	A533	S65°31'30"E 3.61'
A487	N24°30'13"E 8.36'	A534	N24°28'29"E 2.00'
A488	N65°29'54"W 2.00'	A535	N65°31'30"W 3.56'
A489	S24°30'31"W 8.36'	A536	N26°04'13"E 10.00'
A490	N65°29'48"W 10.00'	A537	S65°31'30"E 3.28'
A491	N24°30'13"E 8.36'	A538	N24°28'31"E 4.99'
A492	N65°29'54"W 2.00'	A539	N65°31'30"W 3.14'
A493	S24°30'12"W 8.36'	A540	N26°04'13"E 10.00'
A494	N65°29'48"W 10.00'	A541	S65°31'30"E 2.86'
A495	N24°30'12"E 8.35'	A542	N24°28'30"E 4.82'
A496	N65°29'54"W 6.00'	A543	N65°31'30"W 2.73'
A497	S24°30'13"W 8.35'	A544	N26°04'13"E 27.56'
A498	N65°29'47"W 10.00'	A545	S65°31'30"E 1.96'
A499	N24°30'13"E 8.35'	A546	N24°28'30"E 16.00'
A500	N65°29'54"W 2.00'	A548	S24°28'30"W 167.60'
A501	S24°30'13"W 8.35'	A554	S24°30'13"W 20.00'
A502	N65°29'49"W 18.00'	A549	N65°29'47"W 24.30'
A503	N24°30'12"E 8.35'	A550	S24°30'13"W 10.00'
A504	N65°29'54"W 5.00'	A551	N65°29'47"W 5.00'
A505	S24°30'11"W 8.35'	A552	N24°28'30"E 30.00'
A506	N65°29'45"W 18.00'	A553	S65°29'47"E 29.31'
A507	N24°30'13"E 8.35'		

**OWNER/DEVELOPER**  
 U.S. HOME CORPORATION D/B/A LENNAR  
 7035 ALBERT EINSTEIN DRIVE, SUITE 200  
 COLUMBIA, MD 21046  
 410-423-0407

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.

*Erick R. Quintanilla* 12/13/2019  
 ERICK R. QUINTANILLA DATE  
 MD PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21408

*Matthew S. Wineman* 12/10/19  
 MATTHEW S. WINEMAN DATE  
 U.S. HOME CORPORATION D/B/A LENNAR



LINE TABLE	
LINE	COURSE
P11	N65°31'30"W 586.55'
P16	S06°52'38"E 12.74'
P17	S69°12'03"E 49.61'
P18	S65°31'30"E 532.56'
P26	N65°31'30"W 570.65'
P31	S65°31'30"E 586.55'

COORDINATES		
PT.	NORTH	EAST
214	553278.9115	1375472.8206
216	553287.0632	1375477.6489
217	553146.9059	1375383.0673
218	552811.9120	1375534.9580
2262	552661.2191	1375044.3901
2272	552762.0563	1375607.3360
2273	552769.7132	1375493.0512
2274	552774.8814	1375471.6458
2275	552831.6092	1375522.0470
2276	552800.9746	1375542.5254
2277	552425.7857	1375560.9105
2278	552691.0979	1375663.2200
2279	552737.8312	1375681.2412
2280	552753.9810	1375687.4689

10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT					
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
P12	135.00'	17.52'	8.77'	07°26'03"	N61°48'28"W 17.50'
P13	25.00'	16.00'	8.29'	36°40'14"	N76°25'34"W 15.73'
P14	65.00'	309.44'	61.94'	272°45'48"	N41°37'13"E 89.68'
P15	25.00'	7.55'	3.81'	17°18'44"	S10°39'15"E 7.53'
P27	35.00'	38.81'	21.67'	63°31'57"	N33°45'42"W 36.85'
P28	55.00'	261.83'	52.41'	72°45'48"	S41°37'13"W 75.88'
P29	35.00'	22.40'	11.60'	36°40'14"	S76°25'34"E 22.02'
P30	125.00'	16.22'	8.12'	07°26'03"	S61°48'28"E 16.21'

AREA TABULATION CHART	
BUILDABLE BULK PARCELS TO BE RECORDED	THIS SHEET
TOTAL LOT/PARCELS TO BE RECORDED	P/O 1
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 1
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	5.1003 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	5.1003 AC
AREA OF ROADWAY TO BE RECORDED	0.4334 AC
TOTAL AREA TO BE RECORDED	5.5337 AC

LEGEND	
	EXISTING 20' PRIVATE STORM DRAIN, DRAINAGE & UTILITY EASEMENT (PLAT 21558-21564)
	10' PARKING SETBACK, 10' PUBLIC SIDEWALK, STREET LIGHT & STREET TREE MAINTENANCE EASEMENT
	VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
	EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (PLAT 21558-21564)
	EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (PLAT 21558-21564) TO BE ABANDONED BY THIS PLAT
	EXISTING 20' PUBLIC WATER & UTILITY EASEMENT (PLAT 21558-21564)
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT 21558-21564)
	EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLAT 14421-14422)
	EXISTING 10' PRIVATE REVERSIBLE DRAINAGE EASEMENT (PLAT 17023)
	EXISTING 20' PUBLIC WATER & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT (PLAT 21558-21564)

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

*B. Wilson for Maura Rossman* 12/13/2019  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief Edmund* 12-17-19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION HSP DATE

*J. Man* 12-18-19  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

U.S. HOME CORPORATION D/B/A LENNAR, 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 13 DAY OF December 2019.

*Matthew S. Wineman* 12/13/19  
 MATTHEW S. WINEMAN DATE  
 U.S. HOME CORPORATION D/B/A LENNAR

*H. de*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND FROM BLUE STREAM 3 LLC TO U.S. HOME CORPORATION D/B/A/ LENNAR BY DEED DATED AUGUST 14, 2019 AND RECORDED IN LIBER 18332 FOLIO 245 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, EXPIRATION/RENEWAL DATE JUNE 15, 2021.

*Erick R. Quintanilla* 12/13/2019  
 ERICK R. QUINTANILLA  
 MD PROFESSIONAL LAND SURVEYOR, LICENSE NO. 21408

RECORDED AS PLAT No. 25247 ON 12/18/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
**BLUE STREAM**  
 BUILDABLE BULK PARCEL L - 4

A RESUBDIVISION OF BUILDABLE BULK PARCEL L-3, "BLUE STREAM", PLATS PLATS 23211-23212 AND BUILDABLE BULK PARCEL M, "BLUE STREAM", PLATS 21558-21564

ZONED CAC-CLI  
 TAX MAP 43 BLOCK 4 PARCEL 14  
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 OCTOBER, 2019

50' 0 50' 100' 200'  
 GRAPHIC SCALE

SHEET 4 OF 4