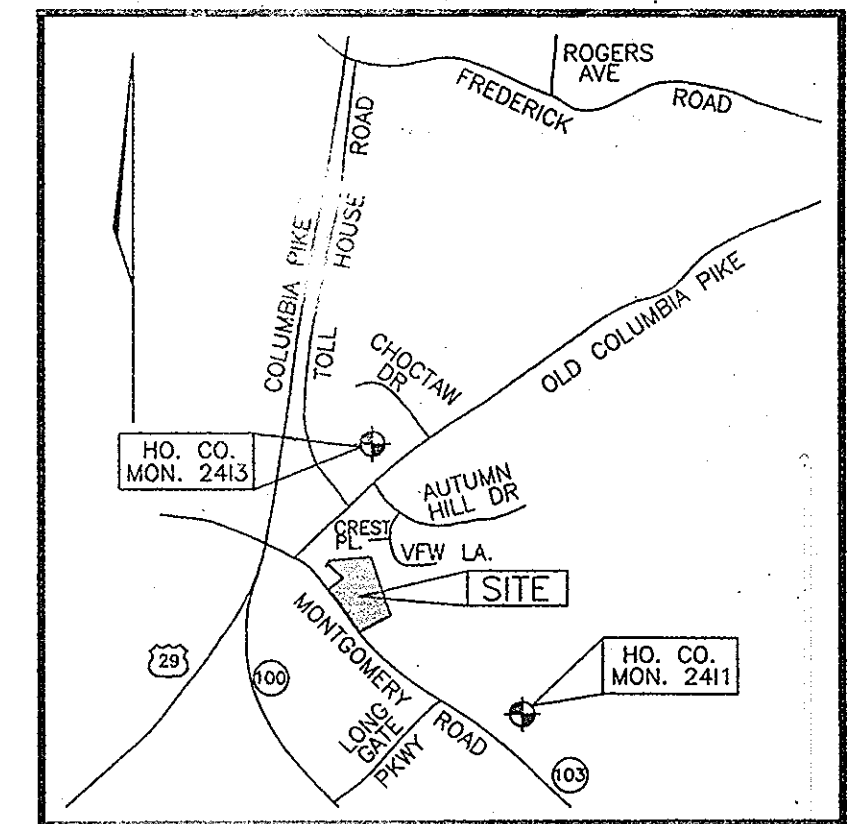


GENERAL NOTES

- SUBJECT PROPERTY ZONED R-SI PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 2411 N 577298.654 E 1366075.133
STATION 2413 N 580648.904 E 1364974.471
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2004 BY ROBERT VOGEL ENGINEERING, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS SITE.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THERE ARE NO HISTORIC SITES ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IS 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
- WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JULY 2004 AND APPROVED UNDER S-05-04.
- THE FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY 2004 AND APPROVED UNDER S-05-04.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS OR THEIR BUFFERS.
- FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT HAVE BEEN FULFILLED BY SDP-06-005. AS FEE IN LIEU PAYMENT FOR 1.09 ACRES IN THE AMOUNT OF \$23,740.20 (afforestation)
- STORM WATER MANAGEMENT REQUIREMENTS WILL BE MET AT THE DEVELOPMENT PHASE, SEE SDP-06-005.
- WATER SERVICE WILL BE PUBLIC AND PROVIDED BY CONTRACT NUMBER 12-W.
- SEWER SERVICE WILL BE PUBLIC AND PROVIDED UNDER CONTRACT NO. 20-1081.



VICINITY MAP
SCALE 1" = 2000'

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 12/9/05
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR NO. 10884
Ned Howe 12/4/06
NED HOWE, VICE PRESIDENT DATE

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-461-7666

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 1
TOTAL AREA OF LOTS AND/OR PARCELS 6.99504 ACRES
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0.28080 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED 7.27584 ACRES

OWNER/DEVELOPER
BEAZER HOMES CORP.
8965 GUILFORD ROAD, SUITE 209
COLUMBIA, MARYLAND
21046-2384

OWNER'S CERTIFICATE

BEAZER HOMES CORP., BY NED HOWE, VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET 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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 4 DAY OF Dec., 2006.

Ned Howe
BEAZER HOMES CORP.
NED HOWE, VICE PRESIDENT

K. S. BOFCHIKOV
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JAMES P. KRECKEL TO BEAZER HOMES CORP. BY DEED DATED FEBRUARY 14, 2005 RECORDED IN LIBER 9008 FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY REGINA D. MCMANUS TO BEAZER HOMES CORP. BY DEED DATED FEBRUARY 14, 2005 RECORDED IN LIBER 9008 FOLIO 393 AND ALL OF THE LAND CONVEYED BY JOSEPH M. DUNN BY DEED DATED FEBRUARY 14, 2005 RECORDED IN LIBER 9008 FOLIO 387 AND ALL OF THE LAND CONVEYED BY WILLIAM REX NAZELROD AND TINA CHARLENE NAZELROD TO BEAZER HOMES CORP. BY DEED DATED FEBRUARY 14, 2004 RECORDED IN LIBER 9008 FOLIO 399 AND ALL OF THE LAND CONVEYED BY DOROTHY NAZELROD KERWIN AND WILLIAM R. NAZELROD TO BEAZER HOMES CORP. BY DEED DATED FEBRUARY 14, 2004 RECORDED IN LIBER 9008 FOLIO 406 AND ALL OF THE LANDS CONVEYED BY DOROTHY NAZELROD KERWIN TO BEAZER HOMES CORP. BY DEED DATED FEBRUARY 14, 2005 RECORDED IN LIBER 9008 FOLIO 411 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

I HEREBY CERTIFY THAT 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 MONTGOMERY CODE OF MARYLAND, AS AMENDED AND THAT THE BOUNDARIES IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS

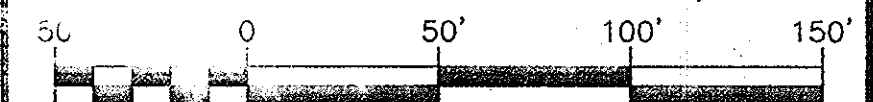
Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM PARCELS 319, 320 AND 731 AND RESUBDIVIDE LOTS 1 AND 2, REX'S ACRE (TM PARCEL 318) TO CREATE PARCEL A, THE GATHERINGS AT JEFFERSON PLACE, CREATE A 20' PUBLIC WATER AND UTILITY EASEMENT AND 25' WETLAND BUFFER, DEDICATE A PUBLIC ROAD R/W WIDENING AREA, ABANDON THE EXISTING VEHICULAR ACCESS RESTRICTIONS AND USE IN COMMON EASEMENT, AND CREATE NEW VEHICULAR ACCESS RESTRICTIONS.

RECORDED AS PLAT No. 18872 ON 2/20/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE GATHERINGS AT JEFFERSON PLACE

PARCEL A
A SUBDIVISION OF TM PARCELS 319, 320 AND 731 AND A RESUBDIVISION OF LOTS 1 AND 2, REX'S ACRES (TM PARCEL 318)
SDP-06-005, S-05-04, WP-05-103, F-89-197
WP-06-033
TAX MAP 24, GRID 24, PARCELS 318, 319, 320, 731
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1" = 50'
DECEMBER 4, 2006

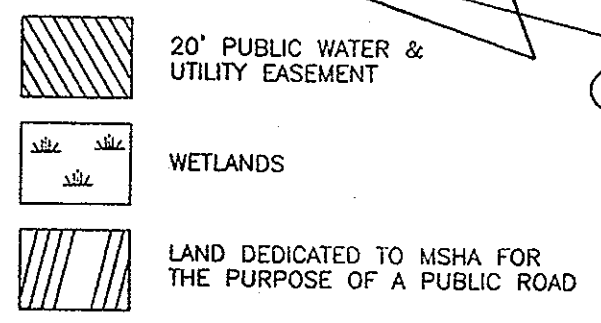


F-06-195

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	170.68'	1251.69'	85.47'	07°48'47"	N34°56'06"W 170.55'
C2	173.41'	1275.69'	86.84'	07°47'19"	S34°26'36"E 173.28'
C3	32.39'	35.59'	17.41'	52°09'12"	N40°49'18"W 31.29'
C4	40.21'	59.95'	20.89'	38°26'03"	N06°46'46"E 39.47'

LINE TABLE	
L1	S14°11'57"E 8.66'
L2	S75°48'03"W 10.00'
L3	N14°11'57"W 8.66'
L4	S75°48'03"W 7.23'

COORDINATE LIST		
POINT	NORTH	EAST
69	578043.81304	1364007.95646
98	578334.85238	1363822.40560
99	578334.85238	1363822.40560
100	578509.71917	1363703.71119
192	578748.69935	1363702.27440
817	578614.21292	1363862.61630
818	578762.30347	1363722.97167
819	578806.09275	1363736.59925
1789	578181.48748	1364327.31769
1790	578541.97260	1364236.78802
1791	578316.34642	1364293.43601
1793	578815.72813	1364168.03900
1795	578034.25441	1363985.78346
1858	578331.75153	1363816.67374
1888	578520.55215	1363720.18007
1889	578377.64835	1363818.18739



ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

TOTAL AREA TABULATIONS
 TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED...1
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 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS...0.28080 AC
 TOTAL AREA OF SUBDIVISION TO BE RECORDED...7.27584 ACRES

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

Robert H. Vogel 2/6/07
 HOWARD COUNTY HEALTH OFFICER (MGP) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Mark C. Martin 1/2/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert H. Vogel 2/5/07
 DIRECTOR DATE

OWNER'S CERTIFICATE

BEAZER HOMES CORP., BY NED HOWE, VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET 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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 4 DAY OF Dec, 2006.

Ned Howe
 BEAZER HOMES CORP.
 NED HOWE, VICE PRESIDENT

K. Stojanikov
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JAMES P. KRECKEL TO BEAZER HOMES CORP. BY DEED DATED FEBRUARY 14, 2005 RECORDED IN LIBER 9008 FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY REGINA D. MCMAHON TO BEAZER HOMES CORP. BY DEED DATED FEBRUARY 14, 2005 RECORDED IN LIBER 9008 FOLIO 393 AND ALL OF THE LAND CONVEYED BY JOSEPH M. DUNN BY DEED DATED FEBRUARY 14, 2005 RECORDED IN LIBER 9008 FOLIO 387 AND ALL OF THE LAND CONVEYED BY WILLIAM REX NAZELROD AND TINA CHARLENE NAZELROD TO BEAZER HOMES CORP. BY DEED DATED FEBRUARY 14, 2004 RECORDED IN LIBER 9008 FOLIO 399 AND ALL OF THE LAND CONVEYED BY DOROTHY NAZELROD KERWIN AND WILLIAM R. NAZELROD TO BEAZER HOMES CORP. BY DEED DATED FEBRUARY 14, 2004 RECORDED IN LIBER 9008 FOLIO 406 AND ALL OF THE LANDS CONVEYED BY DOROTHY NAZELROD KERWIN TO BEAZER HOMES CORP. BY DEED DATED FEBRUARY 14, 2005 RECORDED IN LIBER 9008 FOLIO 411 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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Mark C. Martin
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884
 DATE

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 12/9/06
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884
Ned Howe 12/14/06
 BEAZER HOMES CORP. DATE
 NED HOWE, VICE PRESIDENT

RECORDED AS PLAT No. 18873 ON 2/20/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE GATHERINGS AT JEFFERSON PLACE

PARCEL A
 A SUBDIVISION OF TM PARCELS 319, 320 AND 731 AND A RESUBDIVISION OF LOTS 1 AND 2, REX'S ACRES (TM PARCEL 318)
 SDP-06-005, S-05-04, WP-05-103, F-89-197
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 TAX MAP 24, GRID 24, PARCELS 318, 319, 320, 731
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE 1" = 50'
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