

**General Notes Continued:**

- 28. The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Has Been Fulfilled By Providing 3.81 Acres Of On-Site Forest Retention And 5.28 Acres Of On-Site Reforestation For A Total Of 9.09 Acres. There Is No Surety Required For On-Site Forest Retention. Surety For On-Site Reforestation @ \$0.50/Sq. Ft. For 229,997 Sq. Ft. = \$114,998.50 Was Posted Under F-14-002.
- 29. Historic Structure Exists On Lot 84. The Historic District Commission Met On June 7, 2012 For Advisory Comments On Case No. H0401. Squirrel Hill And Recommended Retaining The Existing House. No New Building Extensions To The House On Lot 84 Are To Be Constructed At A Regrade Less Than The Zoning Regulations Allow.
- 30. Perimeter Landscaping And Planting Shall Be Provided In Accordance With Section 16.124 Of The Landscape Manual. Surety In The Amount Of \$16,650.00 For 32 Shade Trees And 7 Evergreens Shall Be Provided With The Developers Agreement For This Final Plan, F-14-081.
- 31. Open Space Tabulation: See This Sheet.
- 32. Recreational Open Space Tabulations:
  - a) The Recreational Open Space Required For Section One And Section Two = 27,900 Sq. Ft. 300 Sq. Ft./Lot x 93 Lots = 27,900 Sq. Ft.
  - b) Recreational Open Space Provided = 28,449 Square Feet (Open Space Lot 104).
- 33. There Is Steep Slope Area Of 0.460 Acres, As Defined By The Howard County Subdivision And Land Development Regulations, Section 16.116(b) Within Open Space Lot 99.
- 34. During The Installation Process Of Public Water And Sewer For The Resubdivision Of Bulk Parcel 'A' Into Residential Lots In Section Two, Contract No. 24-4764-D, The Well And Septic At 9725 Annapolis Road And At 9725-A Annapolis Road, Elliott City, Maryland 21042 Will Be Properly Abandoned/Sealed And The Howard County Health Department Will Be Notified. Documentation Of Proper Abandonment Of The Well By A Licensed Well Driller And Proper Abandonment Of The Septic System Will Be Forwarded To The Howard County Health Department. Water Meters Will Not Be Released By Howard County To Any New Building In The Resubdivision Of Bulk Parcel 'A' Into Residential Lots In Section Two, Contract No. 24-4764-D.
- 35. This Plan Is Subject To Water Permittals WP-13-096 To Allow For The Removal Of 15 Specimen Trees (No. 1, 9, 10, 12-16, 18-20, 23, 24, 37 & 39) Within The Project Boundary And For Waiver To The Final Plat To Allow An Adjoining Deed Transfer Between Parcels. The Waiver Was Approved On January 14, 2013 With The Following Conditions:
  - 1) Approval Is Given For A Readjustment Of The Parcel Lot Line Between The First And Second Parcels Of Land As Described In Deeds Identified Under Liber 0729, Folio 329 And Liber 1801, Folio 400 For Parcel 86 Located On Tax Map No. 30. A New Deed Shall Be Recorded In The Land Records Office Of Howard County Identifying The Parcel Line Adjustment And A Copy Of The Recorded Deed Forwarded To This Department For File Retention.
  - 2) Approval Is Given For Removal Of 15 Specimen Trees As Shown And Identified On The Revised Water Permittal Exhibit Dated January 9, 2013. Proposed Perimeter Landscaping, On-Site Forest Conservation Retention And Planting Easement Areas, Street Tree Planting And Retention Of Over Half The Remaining Specimen Trees Will Serve To Mitigate Specimen Tree Removal.
- 36. On June 27, 2013 The Planning Board Issued A Decision And Order Approving The Preliminary Equivalent Sketch Plan (SP-13-004) For The Mason Property.
- 37. This R-20 Zoned Subdivision Is Being Developed Pursuant To Section 107.E Of The R-ED Zoning District Regulations And Criteria For Section 100.3.5 Of The Zoning Regulations.
- 38. All Structures Are Required To Be Set Back 75 Feet From The Project Boundaries Adjoining Single Family Detached Development In Accordance With Section 108.F.3.b. Of The Zoning Regulations.
- 39. The Homeowners Association Covenants And Restrictions Were Previously Recorded With F-14-002 As Liber 15564 At Folio 111, On April 8, 2014. Supplemental Declarations Are Recorded Simultaneously With This Plat, F-14-081.
- 40. Using The Neighborhood Preservation Exchange Option Described In Section 128.L Of The Zoning Regulations The Rights For 7 Of The Residential Lots Shown On The Subdivision Plan For Centennial Lake Overlook, Section Two, Has Been Transferred From The Following Properties:
  - (1) Waterly Investments, LLC = 1 Density Unit (F-14-081-B1) Tax Map 29, Grid 12, Parcel 89, Liber 5664 At Folio 111
  - (2) Edward J. Levin Property = 3 Density Units (F-14-081-C2) Tax Map 29, Grid 20, Parcel 88, Liber 1243 At Folio 61, Liber 1494 At Folio 694
  - (3) Lauren Property = 3 Density Units (F-14-081-D3) Tax Map 17, Grid 8, Parcel 677, Liber 2991 At Folio 188
- 41. This Plan Is Subject To A Design Manual Waiver To Appendix A, Volume III, Section 2.3, To Reduce The Minimum Horizontal Curve Radius For Access Places Approved September 14, 2012.
- 42. The Lots Created By This Subdivision Plat Area Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
- 43. Subject Property Zoned R-20, Using The R-ED Regulations, This Property Is Subject To Council Bill No. 2, "Section 128.A.1.J. Of The Zoning Regulations (CB-2-2013) Which Allows Sunroom And Room Extensions Not More Than 10 Feet Into The Rear Setback Along Not More Than 60% Of The Rear Face Of The Dwelling On A Lot Which Adjoins Open Space Along A Majority Of The Rear Lot Line For R-ED Lots Recorded After The Effective Date Of 5/13/12."

Density Exchange Tabulation			
Description	Total Site	Section One	Section Two
Receiving Parcel Information	Centennial Lake Overlook, F-14-081 Tax Map 30, Grid 2, Parcel 86	-----	-----
Gross Area	46,487 Ac.	14,328 Ac.	32,159 Ac.
Area Of Steep Slopes	0.460 Ac.	0.000 Ac.	0.460 Ac.
Area Of Floodplain	3.046 Ac.	3.046 Ac.	0.000 Ac.
Net Area Of Subdivision	42,981 Ac.	11,282 Ac.	31,699 Ac.
Allowed Base Density	(42,981 Ac. x 2 Units/Net Acre)	22 Units (22,564)	63 Units (63,398)
Bonus Density Units (Up To 10% Additional Units)	0 Units	2 Units (22 Units x 10%)	6 Units
Proposed Density Units	93 Units	23 Units (22 Units + 1 Bonus Unit)	70 Units (63 Units + 7 Bonus Units)
Number Of Neighborhood Density Rights Required Per Dwelling Unit	1 Right = 1 Dwelling Unit	1 Right = 1 Dwelling Unit	1 Right = 1 Dwelling Unit
Sending Parcel Information	0 Density Units	1 Density Unit Tax Map 31, Parcel 703, Brewer Property Liber 5023 At Folio 661 F-14-061(S)	7 Density Units See General Note No. 40*

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 1/22/15, On Which Date Developer Agreement 24-4764-D Was Filed And Accepted.

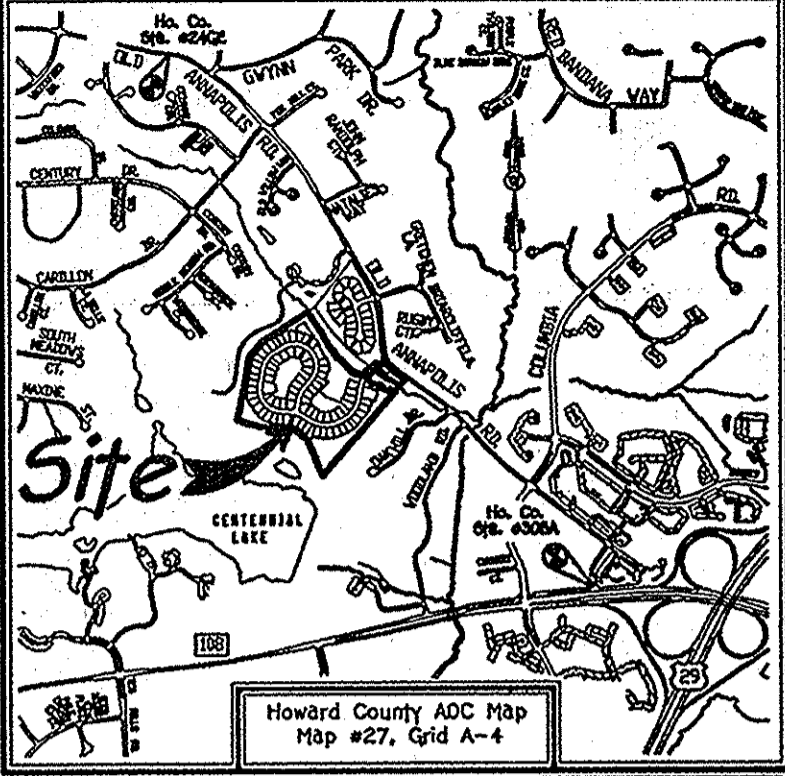
The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 2/20/15  
 Terrell A. Fisher, L.L.C. #10692  
 Registered Land Surveyor  
 Date

*Ed Gold* 1/16/2015  
 Beazer Homes Corp.  
 By: Ed Gold, President  
 Date

**Reservation Of Public Utility And Forest Conservation Easements**

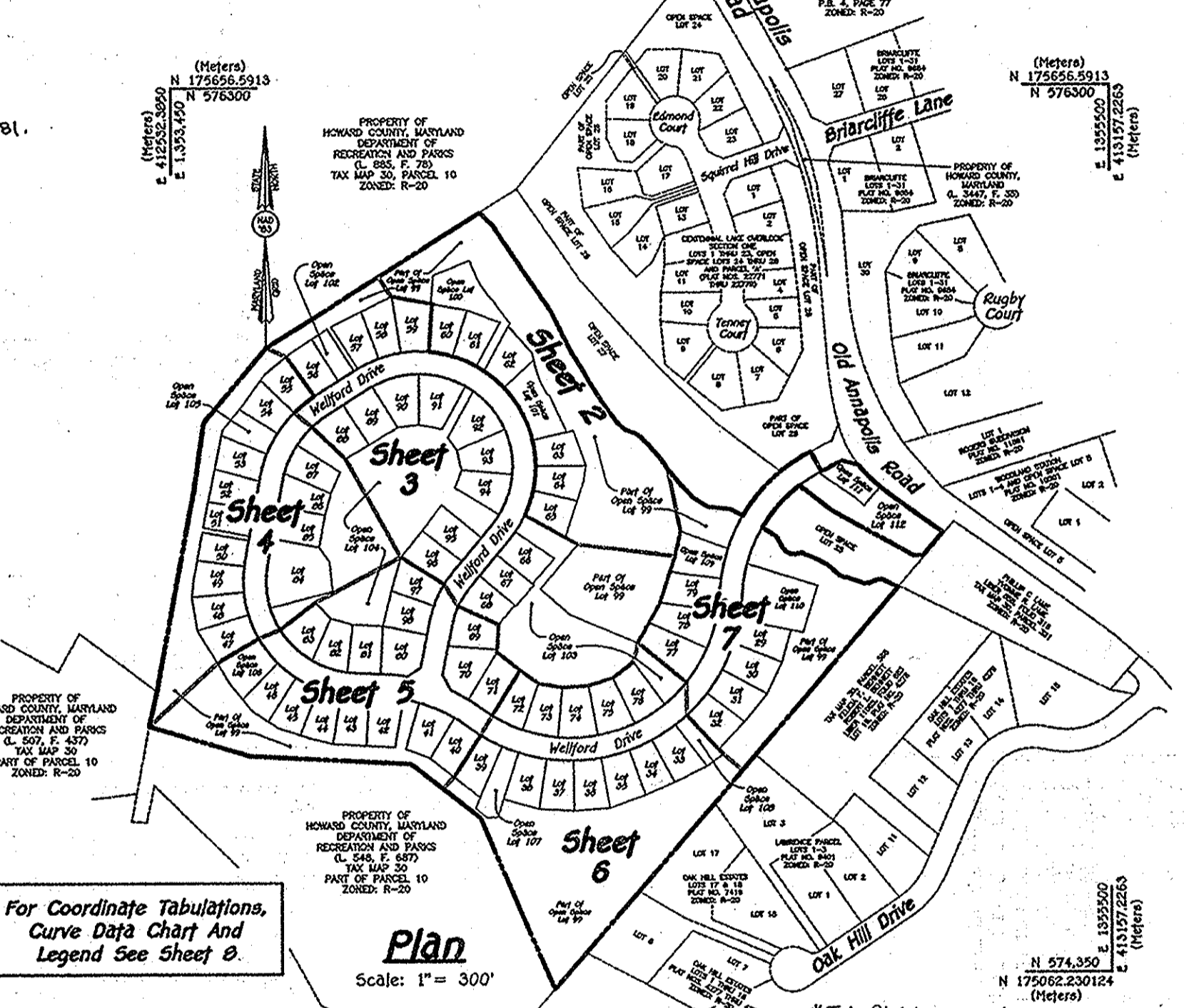
\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lot 29 Thru 98 And Open Space Lots 99 Thru 112. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements 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 The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety, Filled With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.\*



**Vicinity Map**  
 Scale: 1" = 2,000'

**General Notes:**

1. Subject Property Is Zoned R-20 Per The 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Regulation Amendments Effective 07/20/06.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 249E And No. 308A.  
 59A, 249E N 578,705.5244 E 1,352,699.6680 Elevation 445.695  
 59A, 308A N 573,149.0939 E 1,357,063.1735 Elevation 397.140
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2012, By Fisher, Collins And Carter, Inc.
4. B.C.L. Denotes Building Restriction Line.
5. Denotes Iron Pin Set Clipped "F.C.C. 106".
6. Denotes Iron Pipe Or Iron Bar Found.
7. O Denotes Angular Change In Bearing Or Rights-Of-Way.
8. C Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
9. Denotes Concrete Monument Or Stone Found.
10. All Areas Are More Or Less L-3.
11. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
12. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
13. 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 Serving More Than One Residence);
  - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum);
  - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Lodging);
  - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - f) Structure Clearances - Minimum 12 Feet;
  - g) Maintenance - Sufficient To Ensure All Weather Use.
14. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
15. Property Subject To Prior Department Of Planning And Zoning File Nos: ECP-12-53, SP-13-004, WP-13-096, PB 399, F-14-002 And F-14-081(B).
16. To The Best Of Our Knowledge, No Cemeteries Exist On Site By Both Visual Observation And Review Of Available Howard County Information.
17. The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By McCarthy & Associates, Inc. Dated March, 2012 And Was Approved On March 14, 2013.
18. The Floodplain Study Shown Hereon Was Prepared By Fisher, Collins & Carter, Inc. Dated March, 2012 And Was Approved On March 14, 2013.
19. No Noise Study Is Required For This Project.
20. Traffic Study Was Prepared By The Traffic Group, Inc. Dated January, 2012 And Was Approved On March 14, 2013.
21. No Clearing, Grading Or Construction Is Permitted Within The Wetlands, Streams Or Their Required Buffers, Unless The Activities Are Considered Necessary Or Waivers Are Approved By The Department Of Planning And Zoning. Road Construction For Wellford Drive And Installation Of Sewer And/Or Storm Drains In The Floodplain, Stream Buffer And/Or Wetland Buffer shall be Considered Essential Disturbance By DEP In Accordance With Section 16.116(c) Of The Subdivision And Land Development Regulations For Centennial Lake Overlook, Section Two.
22. Stormwater Management Will Be Provided In Accordance With The 2010 MDE, Chapter 5 Regulations And The Latest Howard County Design Manual, Vol. 1, Chapter 5, Adopted On Or Around May 4, 2010. Groundwater Recharge Volume Will Be Provided Through The Use Of Stone Reservoir Located Beneath The Various ESD Facilities. The Required ESD Volumes Will Be Provided By Bio-Retention (F-6), Micro Bio-Retention (H-6), and Infiltration Berms (H-4). Overbank Flood Protection Volume And Extreme Flood Volumes Are Not Required For This Site. The Stormwater Management Facilities (Bio-Retention And Micro Bio-Retention) Will Be Privately Owned By The H.O.A. And Jointly Maintained By The H.O.A. And Howard County. The Stormwater Management Facilities (Drywells & Infiltration Berms) Will Be Privately Owned And Maintained By The Homeowner Or The H.O.A.
23. This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 2004 Zoning Regulations Per Council Bill No. 45-2003 And The Zoning Regulations As Amended By Council Bill No. 78-2003 And The "Comp-Lite" Zoning Regulation Amendments Effective 7/28/06. Development Or Construction On These Lots Or Parcels Must Comply With Setbacks And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
24. This Property Is Located Within The Metropolitan District.
25. Articles Of Incorporation For The Centennial Lake Overlook Homeowners' Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On April 9, 2014. Receipt No. D157913.
26. Open Space Lots 100 Thru 111 Are Owned And Maintained By Centennial Lake Overlook Homeowners' Association, Inc. And Have Been Conveyed To The Homeowner's Association For Residents Of This Subdivision.
27. Open Space Lots 99 And 112 Have Been Conveyed To Howard County, Maryland, Department Of Recreation And Parks Simultaneously With The Recording Of This Plat.



**Owner And Developer**  
 Beazer Homes Corp.  
 8965 Guilford Road-Suite 290  
 Columbia, Maryland 21046  
 Ph# 410-720-5071

\*This Plat Is Exempt From MHU Requirement Due To Signature Of SP-13-004 on 7-11-13.  
**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2855

**Owner's Certificate**  
 Beazer Homes Corp., By Ed Gold, President, Owner Of The Property Shown And Described Hereon, Hereby Adopt This 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 Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And 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 Streets And/Or Roads And Floodplains, 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way, Witness My Hand This 16th Day Of January, 2015.

**Surveyor's Certificate**  
 I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Mason Family I, LLC To Beazer Homes Corp. By Deed Dated November 6, 2014 And Recorded Among The Aforesaid Land Records In Liber 15901 At Folio 207; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

**Purpose Statement**  
 The Purpose Of This Plat Is To Resubdivide Bulk Parcel 'A', As Shown On Plats Entitled "Centennial Lake Overlook, Section One, Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Bulk Parcel 'A' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22771 Thru 22779 Creating Lots 29 Thru 98 And Open Space Lots 99 Thru 112.

RECORDED AS PLAT NO. 23291 ON 4/21/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
**Section Two**  
**Lots 29 Thru 98 And Open Space**  
**Lots 99 Thru 112**  
 (Being A Resubdivision Of Bulk Parcel 'A', As Shown On Plats Entitled "Centennial Lake Overlook, Section One, Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22771 Thru 22779)

Zoned: R-20  
 Tax Map: 30, Grid: 2, Parcel: 86,  
 Second Election District - Howard County, Maryland  
 Date: October 14, 2014 Scale: As Shown Sheet 1 Of 9

Open Space Tabulation			
Description	Total Site	Section One	Section Two
Open Space Required: (50% Of Gross Area)	23,244 Ac. (0.50 x 46,487 Ac.)	7,164 Ac. (0.50 x 14,328 Ac.)	16,080 Ac. (0.50 x 32,159 Ac.)
Total Area Of Open Space Provided:	23,527 Ac.	7,282 Ac.* (Lots 24 + 25 + 26 + 27 + 28) (0.898 Ac. + 0.030 Ac. + 3.131 Ac. + 2.454 Ac. + 0.809 Ac.)	16,245 Ac.* (Lots 99 Thru 112)
Total Area Of Non-Credited Open Space Provided:	0.276 Ac.	0.057 Ac.* (Lots 24 + 25 + 26 + 27 + 28) (0.000 Ac. + 0.030 Ac. + 0.023 Ac. + 0.000 Ac. + 0.004 Ac.)	0.194 Ac.* (Lots 99 + 100 + 104 + 108) (3,194 Sq. Ft. + 2,190 Sq. Ft. + 2,384 Sq. Ft. + 685 Sq. Ft.)
Total Area Of Credited Open Space Provided:	23,276 Ac.	7,225 Ac.* (Lots 24 + 25 + 26 + 27 + 28) (0.898 Ac. + 0.000 Ac. + 3.108 Ac. + 2.454 Ac. + 0.805 Ac.)	16,051 Ac.* (Lots 99 Thru 112)

**Area Tabulation For This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	70
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	14
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	84
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	12,109 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	16,245 Ac.*
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	28,354 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	3,205 Ac.*
TOTAL AREA TO BE RECORDED	32,159 Ac.*

APPROVED: For Public Water And Public Sewerage Systems.  
 Howard County Health Department.

*William for Maura Reardon* 3/20/2015  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chf Edmde* 3-25-15  
 Chief, Development Engineering Division Date

*Walt Schaefer* 3-30-15  
 Director Date

*Ed Gold*  
 Beazer Homes Corp.  
 By: Ed Gold, President

Witness

*Terrell A. Fisher* 2/20/15  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

**F-14-081**

This Subdivision is Subject To Section 10.1228 Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 1/23/15 On Which Date Developer Agreement 24-4764-01 Was Filed And Accepted.

**Property Line Line Chart**

LINE	BEARING	LENGTH
PL1	S 45°13'27" E	42.07'
PL2	S 33°41'59" E	110.73'
PL3	S 34°19'24" E	110.59'
PL4	S 26°19'45" E	105.67'
PL5	S 33°32'09" E	13.61'
PL6	S 31°54'33" E	33.99'
PL7	S 29°28'49" E	27.41'
PL8	S 31°31'16" E	32.19'
PL9	S 37°42'23" E	26.91'
PL10	S 36°58'12" E	20.39'
PL11	S 36°39'33" E	9.99'
PL12	S 42°10'47" E	10.81'
PL13	S 50°16'34" E	13.30'
PL14	S 68°39'19" E	23.49'
PL15	S 59°04'19" E	12.29'
PL16	S 44°57'10" E	26.72'
PL17	S 40°24'24" E	12.37'
PL18	S 41°16'11" E	12.81'
PL19	S 38°29'02" E	14.79'
PL20	S 33°29'37" E	28.20'
PL21	S 22°12'41" E	19.40'
PL22	S 23°37'55" E	19.69'
PL23	S 29°12'48" E	21.94'
PL24	S 34°59'02" E	27.54'
PL25	S 44°30'10" E	13.47'
PL26	S 30°32'10" E	62.90'
PL27	S 09°19'20" E	17.02'
PL28	S 15°49'46" E	11.66'
PL29	S 15°49'07" E	8.90'
PL30	S 17°40'51" E	12.45'
PL31	S 21°27'14" E	22.26'
PL32	S 30°09'02" E	24.18'
PL33	S 40°46'12" E	11.40'

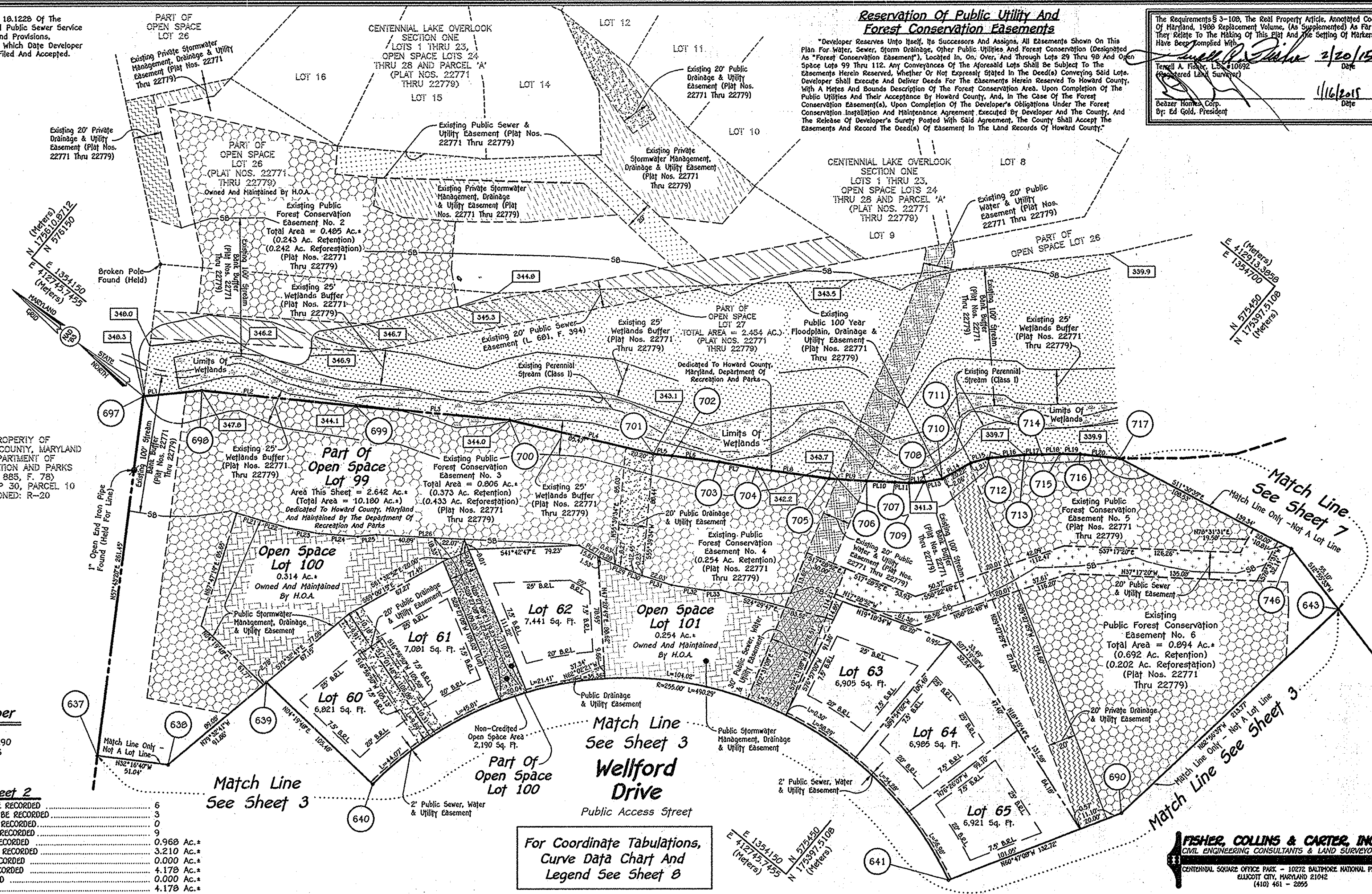
**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 29 Thru 98 And Open Space Lots 99 Thru 112. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lots. Developer Shall Escrow And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Meter And Boundary Description Of The Forest Conservation Area, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

The Requirements S 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.

*Terrill A. Fisher* 2/20/15  
Date  
TERRILL A. FISHER, L.S. #10692  
(REGISTERED LAND SURVEYOR)  
Beazer Homes Corp.  
By: Ed Gold, President  
1/16/2015  
Date

PROPERTY OF HOWARD COUNTY, MARYLAND DEPARTMENT OF RECREATION AND PARKS (L. 885, F. 78) TAX MAP 30, PARCEL 10 ZONED: R-20



**Owner And Developer**  
Beazer Homes Corp.  
2965 Guilford Road-Suite 290  
Columbia, Maryland 21046  
Ph: 410-720-5071

**Area Tabulation For Sheet 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.968 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.210 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.178 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	4.178 Ac.±

APPROVED: For Public Water And Public Sewerage Systems.  
Howard County Health Department.

*Julian M. Rose* 3/30/2015  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Clum* 3-25-15  
Chief, Development Engineering Division Date

*Karl S. ...* 3-30-15  
Director Date

**Owner's Certificate**

Beazer Homes Corp., By Ed Gold, President, Owner Of The Property Shown And Described Hereon, Hereby Adopt This 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 Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads 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 Streets And/Or Roads And Floodplains, 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 16<sup>th</sup> Day Of January, 2015.

*Ed Gold*  
Beazer Homes Corp.  
By: Ed Gold, President

Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Mason Family I, LLC To Beazer Homes Corp. By Deed Dated November 6, 2014 And Recorded Among The Aforesaid Land Records In Liber 15901 At Folio 207; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrill A. Fisher* 2/20/15  
TERRILL A. FISHER, L.S. #10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23292 ON 4/21/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
Section Two  
Lots 29 Thru 98 And Open Space  
Lots 99 Thru 112

(Being A Resubdivision Of Bulk Parcel 'A', As Shown On Plats Entitled "Centennial Lake Overlook, Section One, Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22771 Thru 22779)

Zoned: R-20  
Tax Map: 30, Grid: 2; Parcel: 86  
Second Election District - Howard County, Maryland  
Date: October 14, 2014 Scale: 1"=50' Sheet 2 Of 8

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 2/20/15 Date  
(Registered Land Surveyor)

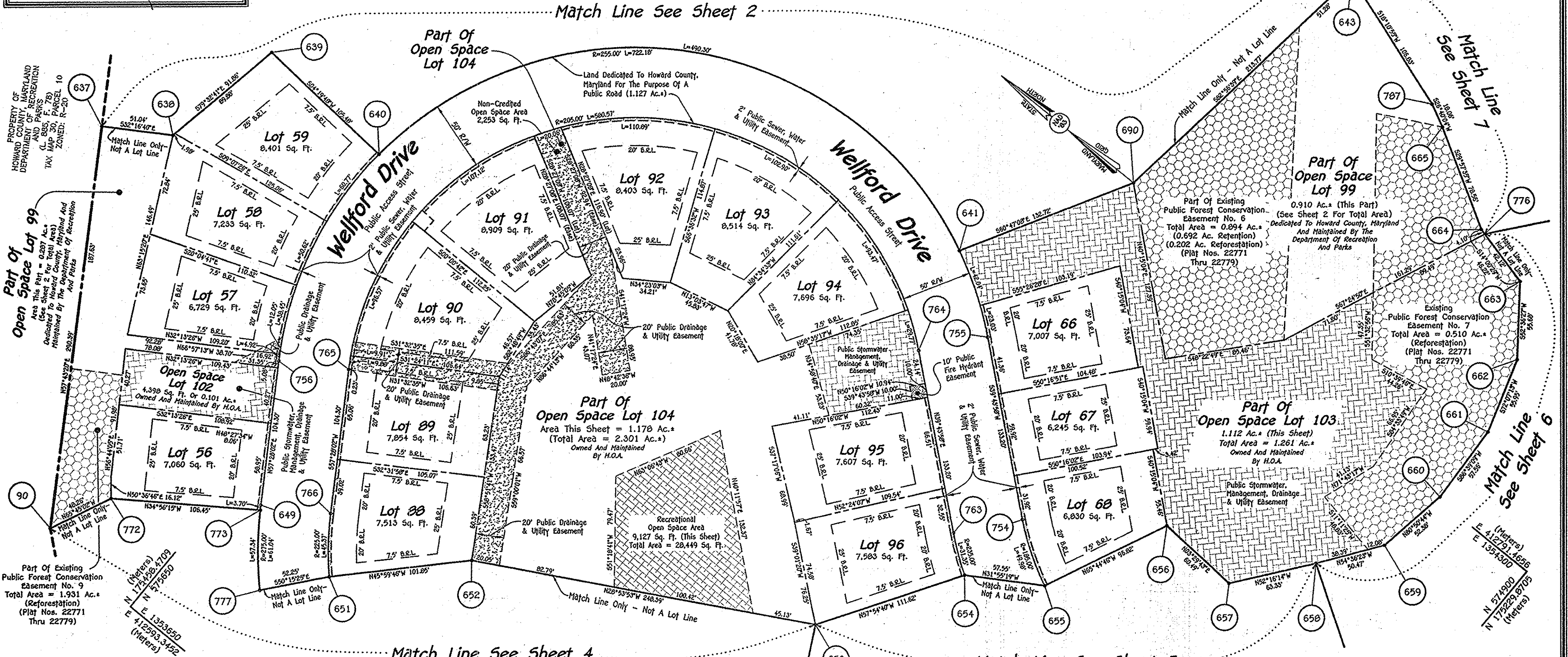
Beazer Homes Corp. 1/16/2015 Date  
By: Ed Gold, President

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 1/22/15 On Which Date Developer Agreement 24-4784-D Was Filed And Accepted.

(Meters)  
N 172°29'47.09" E 412701.4656  
E 57°58'50" E 1354300

**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 29 Thru 98 And Open Space Lots 99 Thru 112. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements 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 The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.\*



**Area Tabulation For Sheet 3**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	16
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	19
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,202 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,528 Ac.*
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5,730 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	1.127 Ac.*
TOTAL AREA TO BE RECORDED	7,517 Ac.*

**Owner And Developer**

Beazer Homes Corp.  
8965 Guilford Road-Suite 290  
Columbia, Maryland 21046  
Ph# 410-720-5071

For Coordinate Tabulations,  
Curve Data Chart And  
Legend See Sheet 8

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2255

APPROVED: For Public Water And Public Sewerage Systems.  
Howard County Health Department.

*William M. Moore* 3/20/2015 Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chief* 3-25-15 Date  
Chief, Development Engineering Division

*Ed Gold* 3-30-15 Date  
Director

**Owner's Certificate**

Beazer Homes Corp., By Ed Gold, President, Owner Of The Property Shown And Described Hereon, Hereby Adopt This 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 Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And 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 Streets And/Or Roads And Floodplains, 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 16<sup>th</sup> Day Of January, 2015.

*Ed Gold*  
Beazer Homes Corp.  
By: Ed Gold, President

Witness

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Mason Family I, LLC To Beazer Homes Corp. By Deed Dated November 6, 2014 And Recorded Among The Aforesaid Land Records In Liber 15901 At Folio 207; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 2/20/15 Date  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23293 ON 4/2/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
Section Two  
Lots 29 Thru 98 And Open Space  
Lots 99 Thru 112

(Being A Resubdivision Of Bulk Parcel 'A', As Shown On Plats Entitled "Centennial Lake Overlook, Section One, Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22771 Thru 22779)

Zoned: R-20  
Tax Map: 30, Grid: 2; Parcel: 06  
Second Election District - Howard County, Maryland  
Date: October 14, 2014 Scale: 1"=50' Sheet 3 Of 8

R:\2011\1104\RECORD PLATS\Section Two-Mason Property\1104-3001 Plat 3-Section Two.dwg, PLAT 3, 1/15/2015 11:07:30 AM, 11



The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 2/20/15  
Date

Terrell A. Fisher, L.S. #10692  
Registered Land Surveyor

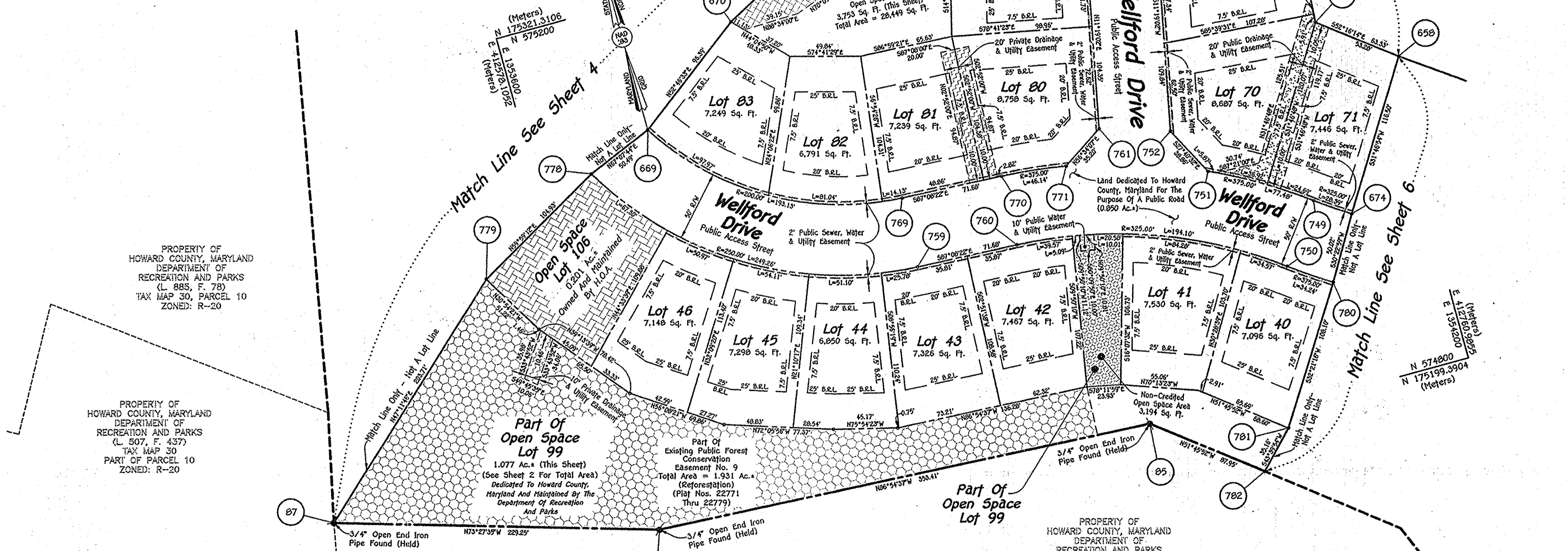
Beazer Homes Corp.  
By: Ed Gold, President

1/16/2015  
Date

This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions. Thereof, Effective 1/22/15 On Which Date Developer Agreement 24-4754-D Was Filed And Accepted.

**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 29 Thru 98 And Open Space Lots 99 Thru 112. Any Conveyance Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements 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 The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.



PROPERTY OF HOWARD COUNTY, MARYLAND  
DEPARTMENT OF RECREATION AND PARKS  
(L. 888, F. 78)  
TAX MAP 30, PARCEL 10  
ZONED: R-20

PROPERTY OF HOWARD COUNTY, MARYLAND  
DEPARTMENT OF RECREATION AND PARKS  
(L. 507, F. 437)  
TAX MAP 30  
PART OF PARCEL 10  
ZONED: R-20

**Area Tabulation For Sheet 5**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	16
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	17
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,704 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,599 Ac.*
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4,303 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.850 Ac.*
TOTAL AREA TO BE RECORDED	5,153 Ac.*

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2895

**Owner And Developer**  
Beazer Homes Corp.  
2965 Guilford Road-Suite 290  
Columbia, Maryland 21046  
Ph# 410-720-5071

For Coordinate Tabulations,  
Curve Data Chart And  
Legend See Sheet 8

APPROVED: For Public Water And Public Sewerage Systems.  
Howard County Health Department.

*Maureen Rossmore* 3/20/2015  
Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Edman* 3-25-15  
Date  
Chief, Development Engineering Division

*Karl Schaefer* 3-30-15  
Date  
Director

**Owner's Certificate**

Beazer Homes Corp., By Ed Gold, President, Owner Of The Property Shown And Described Hereon, Hereby Adopt This 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 Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And 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 Streets And/Or Roads And Floodplains, 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 16th Day Of January, 2015.

*Ed Gold*  
Beazer Homes Corp.  
By: Ed Gold, President

Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Mason Family I, LLC To Beazer Homes Corp. By Deed Dated November 6, 2014 And Recorded Among The Aforesaid Land Records In Liber 15901 At Folio 207; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 2/20/15  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23295 ON 4/8/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
Section Two  
Lots 29 Thru 98 And Open Space  
Lots 99 Thru 112

(Being A Resubdivision Of Bulk Parcel 'A', As Shown On Plats Entitled "Centennial Lake Overlook, Section One, Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22771 Thru 22779)

Zoned: R-20  
Tax Map: 30, Grid: 2; Parcel: 86  
Second Election District - Howard County, Maryland  
Date: October 14, 2014 Scale: 1"=50' Sheet 5 Of 8



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 And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 2/20/15  
Date

Terrell A. Fisher, L.S. 10692  
Registered Land Surveyor

Beazer Homes Corp.  
By: Ed Gold, President

1/16/2015  
Date

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 1/22/15, On Which Date Developer Agreement 24-4762-D Was Filed And Accepted.

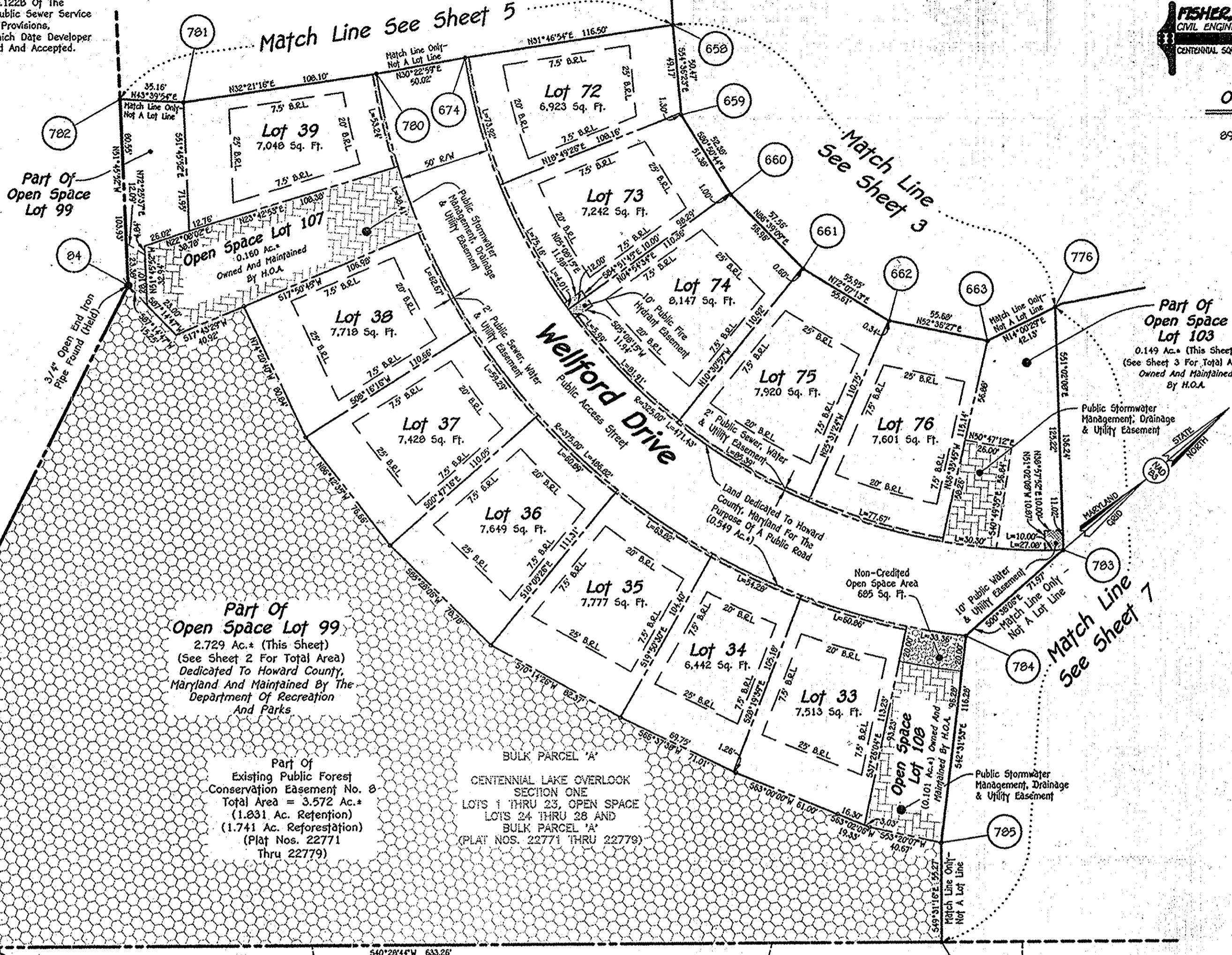
**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2995

**Owner And Developer**

Beazer Homes Corp.  
8965 Guilford Road-Suite 290  
Columbia, Maryland 21046  
Ph# 410-720-5071

**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 29 Thru 98 And Open Space Lots 99 Thru 112. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements 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 The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.\*



PROPERTY OF HOWARD COUNTY, MARYLAND DEPARTMENT OF RECREATION AND PARKS (L. 548, F. 687) TAX MAP 30 PART OF PARCEL 10 ZONED: R-20

Part Of Open Space Lot 99 2.729 Ac.\* (This Sheet) (See Sheet 2 For Total Area) Dedicated To Howard County, Maryland And Maintained By The Department Of Recreation And Parks

Part Of Existing Public Forest Conservation Easement No. 8 Total Area = 3.572 Ac.\* (1.031 Ac. Retention) (1.741 Ac. Reforestation) (Plat Nos. 22771 Thru 22779)

PROPERTY OF BOARD OF COMMISSIONERS OF HOWARD COUNTY, MARYLAND DEPARTMENT OF RECREATION AND PARKS (L. 471, F. 758) TAX MAP 30, PARCEL 249 ZONED: R-20

PROPERTY OF CHI HING WEI AND WEI KUANG WEI (L. 5417, F. 456) TAX MAP 30 PART OF PARCEL 368 LOT 8 OAK HILL ESTATES, LOTS 4 THRU 10 (PLAT NO. 4278) ZONED: R-20

PROPERTY OF STEVE F. MCKAY AND MARY E. MCKAY (L. 1840, F. 687) TAX MAP 30 PART OF PARCEL 368 LOT 17 OAK HILL ESTATES, LOTS 17 AND 18 (PLAT NO. 7418) ZONED: R-20

PROPERTY OF ANDREW J. ALPERT AND STACEY J. KEEN (L. 11323, F. 492) TAX MAP 30 PART OF PARCEL 11 LOT 3 "LAWRENCE PARCEL" (PART OF OAK HILL ESTATES) (PLAT NO. 8401) ZONED: R-20

**Area Tabulation For Sheet 6**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	12
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	14
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.053 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.139 Ac.*
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.192 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.549 Ac.*
TOTAL AREA TO BE RECORDED	5.741 Ac.*

For Coordinate Tabulations, Curve Data Chart And Legend See Sheet 8

APPROVED: For Public Water And Public Sewerage Systems. Howard County Health Department.

*Maura Rossman* 3/20/2015  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Phil Edwards* 3-25-15  
Chief, Development Engineering Division Date

*Ketshen...* 3-30-15  
Director Date

**Owner's Certificate**

Beazer Homes Corp., By Ed Gold, President, Owner Of The Property Shown And Described Hereon, Hereby Adopts This 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 Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And 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 Streets And/OR Roads And Floodplains, 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 16th Day Of January, 2015.

*Ed Gold*  
Beazer Homes Corp.  
By: Ed Gold, President

Witness

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Mason Family I, LLC To Beazer Homes Corp. By Deed Dated November 6, 2014 And Recorded Among The Aforesaid Land Records In Liber 15901 At Folio 207; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 2/20/15  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23296 ON 4/21/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
Section Two  
Lots 29 Thru 98 And Open Space Lots 99 Thru 112

(Being A Resubdivision Of Bulk Parcel 'A', As Shown On Plats Entitled "Centennial Lake Overlook, Section One, Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22771 Thru 22779)

Zoned: R-20  
Tax Map: 30, Grid: 2, Parcel: 06  
Second Election, District - Howard County, Maryland  
Date: October 14, 2014 Scale: 1"=50' Sheet 6 Of 8

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1996 Replacement Volume (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 2/20/15  
Date  
Terrell A. Fisher, S. 10692  
(Registered Land Surveyor)

*Ed Gold* 1/16/2015  
Date  
Beazer Homes Corp.  
By: Ed Gold, President

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 1/22/15, On Which Date Developer Agreement 24-4264-D Was Filed And Accepted.

For Coordinate Tabulations,  
Curve Data Chart And  
Legend See Sheet 8

**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 29 Thru 99 And Open Space Lots 99 Thru 112. Any Conveyance Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements 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 The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

**Property Line Line Chart**

LINE	BEARING	LENGTH
PL1	S 39°42'22" E	45.94'
PL2	S 43°49'51" E	36.61'
PL3	S 57°08'21" E	37.00'
PL4	S 83°30'21" E	49.92'
PL5	S 62°45'53" E	31.11'
PL6	S 40°29'44" W	66.30'
PL7	N 09°16'30" W	21.60'
PL8	N 60°57'35" W	23.79'
PL9	N 82°20'52" W	28.02'
PL10	S 57°26'56" E	36.52'
PL11	S 29°22'56" E	29.53'
PL12	S 39°02'31" E	9.15'
PL13	S 64°25'17" E	10.70'
PL14	S 83°44'00" E	11.23'
PL15	N 77°43'19" E	14.02'
PL16	S 99°03'29" E	8.90'
PL17	S 69°43'09" E	12.37'
PL18	S 43°29'17" E	34.43'
PL19	S 49°26'19" E	36.59'
PL20	S 64°56'27" E	8.39'
PL21	S 82°50'34" E	9.40'
PL22	S 71°29'32" E	38.22'
PL23	N 05°50'00" E	11.80'
PL24	N 69°26'27" E	20.75'
PL25	S 87°49'37" E	9.69'
PL26	S 64°23'04" E	36.70'

**Owner And Developer**

Beazer Homes Corp.  
8965 Guilford Road-Suite 290  
Columbia, Maryland 21046  
Ph# 410-720-5071

**FISHER COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELKOTTS CITY, MARYLAND 21042  
(410) 461-2255

**Area Tabulation For Sheet 7**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	11
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.296 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.790 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.086 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.706 Ac.±
TOTAL AREA TO BE RECORDED	4.792 Ac.±

PROPERTY OF  
ANDREW J. ALPERT AND  
STACEY J. KEEN  
L 11323, F. 492  
LOT 5  
"LAWRENCE PARCEL"  
(PART OF OAK HILL ESTATES)  
PLAT NO. 9401  
ZONED: R-20

FELICIA F. BENNETT  
ROBERT L. BENNETT  
LIBER 11065, FOLIO 683  
TAX MAP 30, PARCEL 368  
LOT 16, PLAT NO. 4278  
ZONED: R-20

**Owner's Certificate**

Beazer Homes Corp., By Ed Gold, President, Owner Of The Property Shown And Described Hereon, Hereby Adopt This 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 Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And 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 Streets And/Or Roads And Floodplains, 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 16th Day Of January, 2015.

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Mason Family I, LLC To Beazer Homes Corp. By Deed Dated November 6, 2014; And Recorded Among The Aforesaid Land Records In Liber 15901 At Folio 207; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

RECORDED AS PLAT No. 23297 ON 4/21/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
Section Two  
Lots 29 Thru 98 And Open Space  
Lots 99 Thru 112

(Being A Resubdivision Of Bulk Parcel 'A', As Shown On Plats Entitled "Centennial Lake Overlook, Section One, Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22771 Thru 22779)

Zoned: R-20  
Tax Map: 30, Grid: 2; Parcel: 06  
Second Election District - Howard County, Maryland  
Date: October 14, 2014 Scale: 1"=50' Sheet 7 Of 8



APPROVED: For Public Water And Public Sewerage Systems.  
Howard County Health Department.

*Baifan for Mauna Roseman* 3/20/2015  
Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Ed Gold* 3-25-15  
Date  
Chief, Development Engineering Division

*Ed Gold* 3-30-15  
Date  
Director

*Ed Gold*  
Beazer Homes Corp.  
By: Ed Gold, President

Witness

*Terrell A. Fisher* 2/20/15  
Date  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

U.S. Equivalent Coordinate Table				Metric Coordinate Table					
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)	POINT	NORTH (feet)	EAST (feet)		
84	574695.9096	1354121.9518	175167.663595	412737.196435	721	575369.5550	1354669.3630	175372.686562	412904.047600
85	574814.6603	1353971.2399	175203.858875	412691.259343	722	575354.3181	1354667.0248	175368.346899	412912.479015
86	574975.7904	1353415.6081	175282.971445	412521.902349	723	575316.8902	1355133.5276	175356.877916	413045.823340
87	574998.9722	1353398.5843	175229.555392	412516.171357	724	575266.2619	1355090.4897	175341.507333	413032.407354
88	575568.0096	1353519.7809	175342.870611	412553.648267	725	575266.5227	1355068.8901	175341.506807	413025.823807
89	575415.8944	1353497.9321	175387.054545	412546.994829	726	575365.9240	1354869.8466	175371.884402	412971.251238
90	575729.7267	1353656.7206	175482.771886	412595.993664	727	575419.8781	1354820.1761	175388.286885	412950.015628
309	574833.7091	1353618.3443	175209.664971	412583.698562	728	575327.9556	1354739.5238	175380.311618	412925.432748
312	574315.9305	1354283.3757	175051.845746	412786.399532	729	575308.3065	1354770.3053	175354.322553	412934.814971
499	575441.9660	1354969.4087	175395.062047	412995.501808	730	575282.8997	1354765.0193	175346.517566	412939.299794
500	575398.0840	1355020.0508	175381.686793	413010.937554	731	575275.9935	1354790.7824	175344.351602	412941.056386
637	575804.8029	1353902.2378	175530.038988	412670.227461	732	575271.0802	1354800.4692	175342.969854	412944.008954
638	575841.6541	1353929.4918	175516.887231	412678.534511	733	575269.8349	1354811.6274	175342.596384	412947.409970
639	575824.9842	1354019.8286	175511.806206	412706.089167	734	575272.8173	1354825.3312	175343.505413	412951.586883
640	575719.8030	1354011.8647	175479.741929	412703.641762	735	575268.2422	1354832.9825	175342.110934	412953.611294
641	575557.5333	1354220.7585	175389.326913	412767.312775	736	575262.1940	1354849.2415	175340.267415	412958.874784
643	575266.4942	1354548.7580	175341.578129	412667.286313	737	575246.3698	1354860.9386	175335.444199	412968.636057
649	575624.6480	1353764.7906	175450.743619	412628.333475	738	575222.2331	1354908.1598	175328.007335	412976.803300
651	575554.4165	1353756.1396	175429.337020	412625.696634	739	575218.8801	1354915.7616	175327.004354	412979.150127
652	575483.6634	1353829.3967	175429.771427	412640.025465	740	575217.4548	1354925.0804	175326.630823	412981.990256
653	575266.2017	1353949.4331	175401.488965	412684.612620	741	575205.3214	1354961.3268	175323.932632	412993.038434
654	575208.9073	1354043.9970	175323.416005	412713.435754	742	575206.1790	1354973.0982	175323.194020	412996.626359
655	575158.0641	1354074.4253	175308.529560	412722.710317	743	575213.2892	1354992.5940	175325.359984	413002.568697
656	575118.2931	1354162.8977	175296.406363	412749.615792	744	575212.9176	1355002.2809	175325.247953	413005.521264
657	575075.9147	1354159.0097	175297.002971	412748.491707	745	575197.0706	1355035.3825	175324.417722	413015.610682
658	575019.1603	1354209.0990	175341.488948	412764.612578	746	575200.1974	1355051.0803	175327.946901	413021.043052
659	574989.9309	1354250.2385	175257.281466	412776.298294	747	575180.4364	1355064.9722	175325.347674	413026.613366
660	574981.5979	1354301.9474	175254.741581	412792.059181	748	575178.1157	1355069.9183	175314.640306	413021.836972
661	574984.9589	1354359.4086	175256.789997	412792.573404	749	574936.2375	1354124.3712	175240.155698	412731.933863
662	575002.1360	1354412.6542	175261.001586	412825.802697	750	574896.3477	1354094.2249	175228.757257	412728.745237
663	575035.9499	1354456.8931	175271.308077	412839.286749	751	574976.2576	1354058.1880	175253.113847	412717.761174
664	575060.7967	1354468.0814	175284.977412	412842.696950	752	575010.6728	1354040.1383	175263.603609	412712.258624
665	575148.8598	1354507.3140	175305.723092	412854.859580	753	575118.3729	1354001.8239	175321.408806	412730.756635
669	575109.4982	1353685.4202	175293.725630	412684.141283	754	575200.3213	1354100.8239	175321.408806	412730.756635
670	575167.8080	1353762.1730	175311.498502	412627.535576	755	575302.7565	1354185.9659	175352.636907	412756.707960
674	574920.1296	1354147.7410	175236.005967	412745.056942	756	575680.7407	1353882.7278	175467.840715	412855.136777
690	575292.7535	1354336.5993	175349.581984	412802.821114	757	575441.3502	1353642.0000	175394.874348	412890.906816
693	575495.0975	1354845.3364	175411.256568	412957.884496	758	575259.0615	1353609.3038	175339.312640	412880.941000
694	575450.8218	1354888.5669	175397.761291	412964.765174	759	574965.2361	1353842.9007	175249.754495	412652.141486
695	575474.3392	1354913.3885	175404.929411	412978.428800	760	574961.6590	135391.4.4920	175248.664168	412673.962561
696	575465.2722	1354949.5703	175402.165793	412989.455055	761	575025.8617	1353992.1866	175268.233193	412697.643917
697	576024.4215	1354123.2829	175572.594823	412737.602134	762	575128.1850	1354012.6649	175299.421413	412703.885719
698	575994.8089	1354153.0957	175563.578052	412746.689110	763	575232.2817	1354062.3722	175331.150128	412719.036512
699	575902.7112	1354214.5339	175535.497457	412765.415492	764	575334.7168	1354147.5141	175362.372428	412744.987837
700	575811.3108	1354276.8001	175507.638551	412784.394271	765	575638.5865	1353879.6188	175454.992079	412663.332572
701	575716.5456	1354323.5579	175478.754059	412798.646084	766	575582.4937	1353791.6796	175437.894982	412636.529270
702	575705.1993	1354331.0780	175475.295708	412800.938231	767	575432.5228	1353691.2146	175392.183761	412605.907458
703	575676.3757	1354349.0255	175466.510258	412806.408629	768	575250.2341	1353658.5184	175336.622052	412595.941642
704	575652.5110	1354362.4983	175459.236274	412810.515137	769	575015.1738	1353845.3959	175264.975536	412652.902031
705	575608.0555	1354389.7630	175445.686236	412818.825452	770	575011.5966	135391.6.9877	175263.885202	412674.723256
706	575586.2022	1354405.4709	175439.025324	412823.613208	771	575006.4688	1353962.8107	175262.322224	412688.690114
707	575569.9473	1354417.7065	175434.078826	412827.342636	772	575709.9047	1353700.7251	175476.729937	412688.806280
708	575561.9380	1354423.6639	175431.629992	412829.158460	773	575622.6392	1353761.6876	175450.131349	412627.387692
709	575553.9267	1354430.9211	175429.188358	412831.370469	774	575586.4054	1353717.3810	175439.087264	412613.883002
710	575545.3782	1354441.2117	175426.582137	412834.507024	775	575089.8745	1353638.8994	175287.744350	412589.961765
711	575536.8278	1354463.0918	175423.975960	412841.176095	776	575037.3887	1353548.0400	175271.746651	412562.267745
712	575529.7926	1354473.1855	175421.831649	412844.246563	777	574876.9802	1354122.4424	175222.854032	412737.345921
713	575510.8847	1354492.0422	175416.088513	412850.000192	778	574795.6636	1354064.5930	175195.028669	412719.713381
714	575501.4685	1354500.0579	175413.198436	412852.443394	779	574780.2309	1354040.3187	175187.268780	412712.314593
715	575491.8356	1354508.5065	175410.262344	412855.018546	780	574991.1641	1354573.0340	175257.857360	412874.686567
716	575480.2547	1354517.7137	175406.732473	412857.824890	781	574919.1808	1354573.8198	175235.716791	412874.926071
717	575456.7354	1354533.2771	175399.563774	412862.568613	782	574833.4946	1354652.4229	175209.599577	412898.884348
718	575420.6222	1354563.2653	175388.556432	412871.709038	783	574797.5128	1354694.4662	175198.662793	412911.699177
719	575394.2753	1354588.6912	175380.525893	412879.458881	784	575185.0029	1354515.4217	175310.643520	412897.126300
720	575374.2015	1354619.7670	175374.407384	412888.930812					

Curve Data Chart					
Pm-Pm	Radius	Arc Length	Tangent	Delta	Chord Bearing & Distance
696-499	255.96	30.62	15.33	06°51'19"	S 40°24'17" E 30.61
499-500	365.58	67.10	33.65	10°31'01"	S 49°09'28" E 67.01
640-641	255.00	490.29	365.28	110°09'45"	S 29°58'09" E 418.18
777-649	275.00	61.04	30.64	12°43'01"	N 51°06'32" E 60.91
773-649	275.00	3.70	1.85	08°43'13"	N 57°04'35" E 3.70
756-640	255.00	168.82	86.52	37°28'58"	N 78°12'31" E 163.88
640-641	255.00	493.05	369.52	110°48'57"	S 30°16'44" E 419.76
641-755	255.00	65.07	32.71	14°37'13"	S 32°25'21" W 64.89
754-655	185.00	49.98	25.14	15°28'42"	S 41°19'39" W 49.83
654-763	235.00	31.35	15.70	07°38'39"	N 35°54'38" E 31.33
764-765	205.00	580.57	1314.00	162°15'59"	N 41°24'00" W 405.10
766-691	225.00	46.37	22.78	11°33'12"	S 51°41'28" W 45.29
778-758	250.00	175.33	91.44	40°10'55"	N 69°55'20" W 171.76
757-777	275.00	165.98	85.60	34°33'54"	N 57°27'35" E 163.47
773-777	275.00	67.34	33.77	11°56'48"	N 50°43'26" E 57.24
757-773	275.00	223.32	118.53	46°31'42"	N 33°29'59" E 217.23
651-767	225.00	140.37	72.55	35°44'43"	S 28°02'29" W 138.11
669-768	200.00	146.54	76.73	41°58'50"	S 10°49'18" E 143.28
669-769	200.00	182.05	97.88	52°09'11"	S 61°03'47" E 175.83
770-771	375.00	46.14	23.10	07°02'58"	S 83°36'53" E 46.11
762-654	235.00	85.19	43.07	20°46'17"	N 21°42'11" E 84.73
695-753	185.00	41.77	20.98	12°58	