

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-3	5679.58'	407.25'	203.71'	4°06'30"	S54°04'29"E 407.16'
C-4	52.00'	12.77'	6.42'	14°04'26"	N48°00'09"E 12.74'
C-5	90.00'	77.50'	41.33'	49°20'10"	N79°42'18"E 75.13'
C-6	23.00'	32.60'	19.72'	81°12'47"	N63°48'09"E 29.84'
C-7	33.00'	6.48'	3.25'	11°15'23"	N46°35'38"E 6.47'

AREA TABULATION	THIS SHEET
NUMBER OF BUILDABLE LOTS TO BE RECORDED	47
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O 1
NUMBER OF BUILDABLE PARCELS TO BE RECORDED	0
NUMBER OF PARCELS TO BE RECORDED	0
NUMBER OF LOTS AND PARCELS TO BE RECORDED	47 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	1.6391 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	1.9875 AC
AREA OF BUILDABLE PARCELS TO BE RECORDED	0.0000 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	3.6267 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	3.6267 AC

PT.	NORTH	EAST	PT.	NORTH	EAST
218	577805.4125	1364215.9085	230	577431.2376	1364880.9190
219	577859.7456	1364263.9231	231	577670.1304	1364351.2064
220	577868.2704	1364273.3918	232	577738.8300	1364263.2093
221	577902.9624	1364323.0099	275	577788.3215	1364260.3718
222	577914.3884	1364396.9255			
223	577914.5846	1364403.9631			
224	577927.8176	1364430.8195			
225	577856.5878	1364519.9843			
226	577894.6807	1364736.4876			
227	577637.1858	1364771.5964			
228	577585.5467	1364872.1071			
229	577375.3825	1364764.1316			

**LEGEND**

- EXISTING 5' PUBLIC SIDEWALK EASEMENT PLATS 25274-25278
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 25274-25278
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-39, 80-100, BUILDABLE PARCELS A&B AND BETHEL BAPTIST CHURCH - PARCEL A
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- RECREATION OPEN SPACE AMENITY AREA

**OWNER LOT 80**  
 LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC.  
 6085 MARSHALE DRIVE, SUITE 350  
 ELKRIEDE, MD 21076  
 443-539-9248

**OWNER / DEVELOPER**  
 BEAZER HOMES  
 ATTN: J. MARTIN SHAFFER, AREA PRESIDENT  
 AUTHORIZED SIGNATURE - EAST REGION  
 6085 MARSHALE DRIVE, SUITE 350  
 ELKRIEDE, MD 21076  
 443-539-9248

**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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.**

**OWNER'S CERTIFICATE**  
 WE, BEAZER HOMES LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOWARD COUNTY, MARYLAND AND LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., OWNER(S) 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- 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 DAY OF 2021

J. MARTIN SHAFFER, AREA PRESIDENT  
 AUTHORIZED SIGNATURE - EAST REGION

LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC.  
 AUTHORIZED SIGNATURE

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

*Adrian for Maura Rossman 3/2/21*  
 HOWARD COUNTY HEALTH OFFICER H.O., DATE

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

*David Blum* 3-19-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David Blum* 3/2/21  
 DIRECTOR DATE

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

*Adrian for Maura Rossman 3/2/21*  
 HOWARD COUNTY HEALTH OFFICER H.O., DATE

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

*David Blum* 3-19-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David Blum* 3/2/21  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 26, 2020, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19201 FOLIO 486. 2. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC. A MARYLAND NONSTOCK CORPORATION BY DEED DATED JUNE 21, 2018, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19105 FOLIO 287.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

*Eric David Salmi* 2/6/21  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

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

RECORDED AS PLAT No. 25705 ON 4-19-21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**LONG GATE OVERLOOK**  
 LOTS 1-39, 82-99, BUILDABLE PARCELS A & B  
 AND OPEN SPACE LOT 100  
 A RESUBDIVISION OF LONG GATE OVERLOOK  
 LOTS 40-79 AND OPEN SPACE LOT 80  
 PLATS 25274-25278

DPZ REF'S: AA-14-014, AA-15-003, ECP-14-009, F-15-018, SDP 14-074, SDP-15-011, WP-15-036  
 WP-16-043, F-16-048, WP-17-058, WP-17-120, WP-18-032, WP-18-039, WP-18-082  
 CB-56-2018, CB-20-2019, CR-123-2019 AND WP-21-013

TAX MAP 24 - BLK: 24 - PARCEL 322  
 HOWARD COUNTY, MARYLAND  
 2ND ELECTION DISTRICT,  
 SCALE: 1" = 40' - ZONED R-A-15 - JANUARY 2021  
 GRAPHIC SCALE

SHEET 2 OF 7

K:\Projects\08-48\SURVEY.dwg\RECORD PLATS\0123-2019\RP\PLAT2 ED5.DWG

**GENERAL NOTES**

CONTINUED.

44. THIS PROJECT IS SUBJECT TO WP-17-120. ON JUNE 8, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING TWO SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: SECTION 16.102 AND 16.147 OF THE AMENDED FIFTH EDITION - ALL DIVISIONS OF LAND SHALL BE IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS REQUIRING A FINAL SUBDIVISION PLAT. THIS ALTERNATIVE COMPLIANCE REQUEST IS TO RECONFIGURE/COMBINE 8 CONTIGUOUS PARCELS BY DEED IN LIEU OF A SUBDIVISION PLAT TO CREATE TWO PARCELS. APPROVAL IS SUBJECT TO THE FOLLOWING FIVE (5) CONDITIONS:
- 1) A DEED OF CONSOLIDATION OR PARCEL RECONFIGURATION FOR THE 12.68 ACRES BETWEEN THE AFFECTED 8 PARCELS STATED IN THIS REQUEST MUST BE RECORDED WITH THE HOWARD COUNTY LAND RECORDS WITHIN 120 DAYS OF THE DATE OF THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL (ON OR BEFORE OCTOBER 6, 2017).
  - 2) APPROVAL OF THIS ALTERNATIVE COMPLIANCE PETITION IS FOR THE STATED 8 PARCELS INCLUDED IN THIS PETITION; NO NEW LOTS OR PARCELS ARE TO BE CREATED OR ENDORSED UNDER THIS REQUEST.
  - 3) THE NEW DEEDS OF ADJOINER OR CONSOLIDATION SHALL MAKE REFERENCE TO THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER (WP-17-120).
  - 4) THE APPLICANT SHALL ENSURE THAT SDP-14-074, SDP-15-011, F-15-018 AND F-16-048 ARE CONSISTENT WITH THE PROPERTY BOUNDARIES ESTABLISHED BY THE RECORDING OF THE ADJOINER OR CONSOLIDATION DEEDS.
  - 5) PROVIDE AS A GENERAL NOTE ON ALL RELATED PLATS AND SDP'S FOR THESE SUBJECT PARCELS, THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
45. THIS PROJECT IS SUBJECT TO WP-18-032. ON SEPTEMBER 27, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING TWO SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTIONS 16.144(O) AND (P) OF THE AMENDED FIFTH EDITION - WITHIN 180 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY; AND SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC IMPROVEMENTS. WITHIN 180 DAYS OF FINAL PLAN APPROVAL THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION. APPROVAL IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:
- 1) WITHIN 90 DAYS FROM THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTER (ON OR BEFORE DECEMBER 26, 2017), THE PROPERTY DEVELOPER/OWNER SHALL FILE THE NECESSARY DEVELOPER AGREEMENT DOCUMENTS AND SURETIES WITH THE REAL ESTATE SERVICES OFFICE AND SUBMIT THE FINAL PLAT ORIGINALS (F-16-048) TO THE DEPARTMENT OF PLANNING AND ZONING.
  - 2) PROVIDE AS A GENERAL NOTE ON THE FINAL PLAN (F-16-048) THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
46. THIS PROJECT IS SUBJECT TO WP-18-036. ON OCTOBER 6, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING TWO SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTIONS 16.102 AND 16.147 OF THE AMENDED FIFTH EDITION - ALL DIVISIONS OF LAND SHALL BE IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS REQUIRING A FINAL SUBDIVISION PLAT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- 1) A DEED OF CONSOLIDATION OR PARCEL RECONFIGURATION FOR THE 12.68 ACRES BETWEEN THE AFFECTED 8 PARCELS STATED IN THIS REQUEST MUST BE RECORDED WITH THE HOWARD COUNTY LAND RECORDS WITHIN 120 DAYS OF THE DATE OF THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL (ON OR BEFORE FEBRUARY 3, 2018). A COPY OF THE RECORDED DEED WITH AN EXHIBIT THAT DISPLAYS THE RECONFIGURED PARCELS MUST BE SUBMITTED TO THE DIVISION OF LAND DEVELOPMENT WITHIN 30 DAYS OF RECORDING THE DEED. THE APPLICANT IS ADVISED THAT THE ADJOINER OR CONSOLIDATION DEEDS MUST BE RECORDED PRIOR TO SUBMISSION OF THE PLAN ORIGINALS FOR SDP-14-074, SDP-15-011, F-15-018 OR F-16-048.
  - 2) COMPLIANCE WITH PREVIOUS CONDITIONS OF APPROVAL NUMBERS 2-4 AS REQUIRED UNDER WP-17-120 (APPROVAL LETTER OF JUNE 8, 2017).
  - 3) PROVIDE AS A GENERAL NOTE ON ALL RELATED PLATS AND SDP'S FOR THESE SUBJECT PARCELS, THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.

**COORDINATES**

PT.	NORTH	EAST
1805	577831.8315	1364998.6915
1806	577843.9701	1364975.2595
1807	577881.2878	1364982.0047
1808	577885.1517	1364959.8385
1809	577858.5020	1364955.0218
1810	577921.8314	1364923.1218
1811	577929.8804	1364910.0913
1812	577953.8972	1364898.0060
1813	578001.8485	1364812.8930
1814	578005.3080	1364811.4267
1815	578019.0945	1364851.2523
1816	578033.2804	1364846.3386

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.

ERIC DAVID SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
DATE 4/19/21

MARTIN SHAFER, AREA PRESIDENT  
DATE 3/19/21  
AUTHORIZED SIGNATURE - EAST REGION

LONG GATE OVERLOOK  
HOMEOWNERS ASSOCIATION INC.,  
AUTHORIZED SIGNATURE

**COORDINATES**

PT.	NORTH	EAST
224	577927.8176	1364430.8195
225	577856.5878	1364519.9643
226	577694.6607	1364736.4876
227	577637.1858	1364771.5964
228	577585.5467	1364872.1071
233	577939.9511	1364436.0106
234	577964.8619	1364436.4385
235	577973.7578	1364432.9890
236	578031.9135	1364618.2069
237	577962.9830	1364643.3895

**GENERAL NOTES**

CONTINUED.

47. THIS PROJECT IS SUBJECT TO WP-18-082. ON MARCH 12, 2018, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING TWO SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTIONS 16.144(O) OF THE AMENDED FIFTH EDITION - WITHIN 180 DAYS OF FINAL PLAN APPROVAL THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION. SECTIONS 16.156(L) AND (M) OF THE AMENDED FIFTH EDITION - WITHIN 180 DAYS OF RECEIVING APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY AND POST ALL MONIES AND/OR FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED IMPROVEMENTS. WITHIN 180 DAYS OF APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER SHALL SUBMIT THE ORIGINAL MYLAR PLANS CORRECTED TO MEET THE REQUIREMENTS OF THE VARIOUS STATE AND COUNTY AGENCIES APPROVAL IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:
- 1) WITHIN 60 DAYS FROM THE APRIL 29, 2018 DEADLINE DATE (ON OR BEFORE JUNE 28, 2018), THE DEVELOPER/PROPERTY OWNER SHALL SUBMIT THE FINAL PLAT ORIGINAL MYLARS TO DPZ. WITHIN 60 DAYS FROM THE MAY 7, 2018 DEADLINE DATE (ON OR BEFORE JULY 6, 2018) THE DEVELOPER/PROPERTY OWNER SHALL COMPLETE THE DEVELOPER'S AGREEMENT PROCESS, PAY REQUIRED SURETIES AND SUBMIT THE SDP ORIGINAL MYLARS TO DPZ.
  - 2) PROVIDE AS A GENERAL NOTE ON THE FINAL PLAT AND THE SDP THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
48. AN INGRESS / EGRESS EASEMENT HAS BEEN CONVEYED TO BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC. IN A DEED DATED MARCH 15, 2018 AND RECORDED AT LIBER 18121, PAGE 293. BETHEL OVERLOOK (PRIVATE ROAD) SHALL BE OWNED AND MAINTAINED BY THE LONG GATE OVERLOOK PROJECT H.O.A. REFER TO GENERAL NOTE 28.
49. THIS PROJECT IS SUBJECT TO AN EMAIL FROM THE CHIEF OF THE DEPARTMENT OF PLANNING AND ZONING DATED JUNE 25, 2018 STATING HOWARD COUNTY REJECTED THE PROCESSING OF THE PLAN ORIGINALS UNTIL THEY ARE REVISED TO PROVIDE ON-SITE 100-YEAR STORMWATER MANAGEMENT. IN ACCORDANCE WITH SECTION 16.144 / SECTION 16.156 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, REVISED ORIGINALS MUST BE MADE ON OR BEFORE AUGUST 28, 2018 OR THE PLAN SUBMISSION WILL BECOME NULL AND VOID AND ALL PREVIOUS APPROVALS WILL BE RECORDED.
50. IN A LETTER DATED SEPTEMBER 12, 2018, HOWARD COUNTY NOTIFIED THE OWNER THAT F-16-048 CANNOT RECEIVE SIGNATURE APPROVAL DUE TO COUNCIL BILL 56-2018 ADOPTED JULY 27, 2018, WHICH TEMPORARILY PROHIBITS ISSUING CERTAIN PERMITS, DEVELOPMENT PLAN APPROVALS AND ZONING CHANGES FOR PROPERTIES LOCATED WITHIN THE TIBER BRANCH AND PLUMTREE BRANCH WATERSHEDS.
- SEE SHEET 4 FOR ADDITIONAL NOTES

**LEGEND**

- WETLANDS PLAT 25278
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 1B - RETENTION PLAT 25278
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO.2 RETENTION - PLAT 18014
- PRIVATE TENNIS COURT ACCESS EASEMENT TO BENEFIT PARCEL A BETHEL BAPTIST CHURCH TM, 24 - PARCEL 588 L 18121 F. 307 / PLATS 25274-25278
- EXISTING RECREATION OPEN SPACE AMENITY AREA PLATS 25274-25278
- RECREATION OPEN SPACE AMENITY AREA
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-39, 81-109, BUILDABLE PARCELS A&B AND BETHEL BAPTIST CHURCH - PARCEL A
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

**AREA TABULATION**

	THIS SHEET
NUMBER OF BUILDABLE LOTS TO BE RECORDED	10
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O 1
NUMBER OF BUILDABLE PARCELS TO BE RECORDED	2
NUMBER OF PARCELS TO BE RECORDED	0
NUMBER OF LOTS AND PARCELS TO BE RECORDED	12 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.3475 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	2.2132 AC
AREA OF BUILDABLE PARCELS TO BE RECORDED	0.5094 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	3.0701 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	3.0701 AC

**OWNER LOT 80**  
LONG GATE OVERLOOK  
HOMEOWNERS ASSOCIATION INC.  
6085 MARSHALLEE DRIVE, SUITE 350  
ELKridge, MD 21075  
443-538-9248

**OWNER / DEVELOPER**  
BEAZER HOMES  
ATTN: J. MARTIN SHAFER, AREA PRESIDENT  
AUTHORIZED SIGNATURE - EAST REGION  
6085 MARSHALLEE DRIVE, SUITE 350  
ELKridge, MD 21075  
443-538-9248

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-8	33.00'	25.55'	13.45'	44°21'25"	N00°59'03"E 24.91'
C-20	88.00'	103.83'	58.92'	67°36'18"	S80°38'37"E 97.91'

THE LOTS AND COMPARTMENTAL UNITS CREATED BY THIS PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COSTS OF THE INSTALLATION OF THE WATER AND SEWER FACILITIES, PURSUANT TO THE DEVELOPER'S OBLIGATION UNDER 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.

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

*Maureen Roseman* 3/2/21  
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Eric David Salmi* 3/19/21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Eric David Salmi* 3/24/21  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, BEAZER HOMES LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOWARD COUNTY, MARYLAND AND LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., OWNER(S) 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 19th DAY OF MARCH 2021

*Martin Shaffer*  
MARTIN SHAFER, AREA PRESIDENT  
AUTHORIZED SIGNATURE - EAST REGION

*Eric David Salmi*  
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC.,  
AUTHORIZED SIGNATURE

*Maureen Roseman*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM 1. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 26, 2020, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19201 FOLIO 486. 2. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., A MARYLAND NONSTOCK CORPORATION BY DEED DATED JUNE 21, 2018, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19105 FOLIO 287.

I ALSO 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 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

*Eric David Salmi* 4/5/21  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.451.7666 F: 410.451.9961 www.timmons.com

RECORDED AS PLAT No. 25706 ON 4-19-21  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
**LONG GATE OVERLOOK**  
LOTS 1-39, 82-99, BUILDABLE PARCELS A & B  
AND OPEN SPACE LOT 100  
A RESUBDIVISION OF LONG GATE OVERLOOK  
LOTS 40-79 AND OPEN SPACE LOT 80  
PLATS 25274-25278

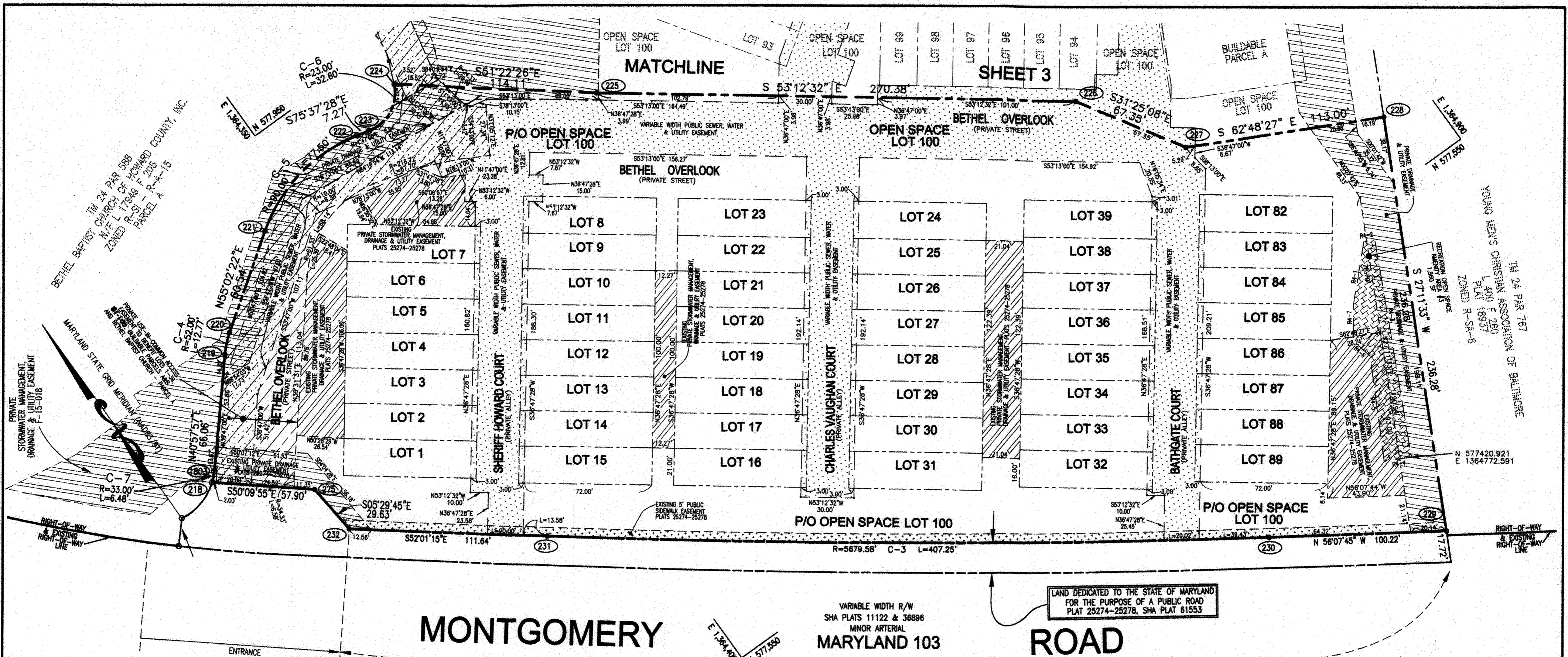
DPZ REF: AA-14-014, AA-15-003, EOP-14-009, F-15-018, SDP-14-074, SDP-15-011, WP-15-036  
WP-16-043, F-16-048, WP-17-056, WP-17-120, WP-18-032, WP-18-039, WP-18-082  
CB-56-2018, CB-20-2019, CR-123-2019 AND WP-21-013

TAX MAP 24 - BLK: 24 - PARCEL 322  
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 40' - ZONED R-A-15 - JANUARY 2021  
GRAPHIC SCALE

SHEET 3 OF 7

K:\Projects\08-48\SURVEY\dwg\RECORD PLATS CR123-2019\RPPLAT3.EDS.DWG



**GENERAL NOTES**

51. IN A LETTER DATED OCTOBER 29, 2019, HOWARD COUNTY NOTIFIED THE OWNER OF THE EXPIRATION OF THE TEMPORARY PLAN PROCESSING MORATORIUM FOR CERTAIN PERMITS, DEVELOPMENT PLAN APPROVALS AND ZONING CHANGES FOR PROPERTIES LOCATED WITHIN THE TIGER BRANCH AND PLUMTREE BRANCH WATERSHEDS IN ACCORDANCE WITH COUNCIL BILLS, CB-20-2019 AND CB-56-2018. THE LETTER STATED THE F-16-048 AND SDP-14-074 PLANS CAN PROCEED THROUGH THE SUBDIVISION/DEVELOPMENT PLAN REVIEW PROCESS. PLANS ARE SUBJECT TO COUNCIL RESOLUTION NO. 123-2019.

52. THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE PETITION WP-21-013, APPROVED SEPTEMBER 22, 2020; THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.120(c)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THAT REQUIRES ALL COMMERCIAL, INDUSTRIAL OR APARTMENT (CONDO) LOTS TO HAVE A MINIMUM FRONTAGE OF 80 FEET ON AN APPROVED PUBLIC ROAD WHICH PROVIDES ACCESS TO THE PROPERTY. THE PROJECT PROPOSES TO CONSTRUCT TWO CONDOMINIUM BUILDINGS (STACKED TOWNHOMES) WITHIN TWO BUILDABLE PARCELS (PARCELS A AND B) OF THE PROJECT THAT WILL FRONT ON A PRIVATE ROAD. THE TWO PARCELS ARE TO BE PLATTED AND DESIGNED AS PART OF THE FINAL PLAT, F-21-008 AND SITE DEVELOPMENT PLAN, SDP-14-074 (REDLINE REVISION). APPROVAL IS SUBJECT TO THE FOLLOWING THREE (3) CONDITIONS:

1. THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE PETITION SHALL APPLY ONLY TO THE TWO (2) PROPOSED APARTMENT/CONDOMINIUM BUILDINGS THAT SHALL BE SITUATED ON PROPOSED BUILDABLE PARCELS A AND B.
2. THE PROPOSED PRIVATE ROADS THAT SHALL PROVIDE ACCESS FOR THE TWO CONDOMINIUM BUILDINGS MUST COMPLY WITH THOSE DESIGN STANDARDS REQUIRED BY THE DESIGN MANUAL.
3. INCLUDE THIS ALTERNATIVE COMPLIANCE PETITION DECISION AS A GENERAL NOTE ON THE FINAL PLAN AND SITE DEVELOPMENT PLAN. THIS NOTE SHALL INCLUDE THE ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, THE REGULATORY SECTION, THE DECISION DATE, AND THE CONDITIONS OF APPROVAL.

53. IN ACCORDANCE WITH SECTION 112.0.D.1.E. OF THE ZONING REGULATIONS LIMITS THE LENGTH OF SINGLE-FAMILY ATTACHED OR APARTMENT BUILDINGS TO 120 FEET. HOWEVER, THIS SECTION GRANTS THE DIRECTOR OF DPZ THE AUTHORITY TO APPROVE A GREATER LENGTH, UP TO A MAXIMUM OF 300 FEET, BASED ON DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH. IN A LETTER DATED OCTOBER 5, 2020, THE DIRECTOR APPROVED THE REQUEST TO ALLOW A "STACKED" SINGLE-FAMILY ATTACHED BUILDING WITH A MAXIMUM BUILDING LENGTH AT 168 FEET.

54. THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR AN ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPERS 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.

**MONTGOMERY ROAD**

**EASEMENTS DETAIL**

SCALE: 1" = 40'

**LEGEND**

- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-39, 81-100, BUILDABLE PARCELS A&B AND BETHEL BAPTIST CHURCH - PARCEL A
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- RECREATION OPEN SPACE AMENITY AREA
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 25274-25278
- EXISTING 5' PUBLIC SIDEWALK EASEMENT PLATS 25274-25278

**OWNER LOT 80**  
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC.  
6085 MARSHALL DRIVE, SUITE 350  
ELKRIEVE, MD 21075  
443-539-9249

**OWNER / DEVELOPER**  
BEAZER HOMES  
ATTN: J. MARTIN SHAFFER, AREA PRESIDENT  
AUTHORIZED SIGNATURE - EAST REGION  
6085 MARSHALL DRIVE, SUITE 350  
ELKRIEVE, MD 21075  
443-539-9249

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.

ERIC DAVID SALMI, DATE 3/18/21, PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., DATE 1/24/21, AUTHORIZED SIGNATURE

J. MARTIN SHAFFER, DATE 1/24/21, AUTHORIZED SIGNATURE - EAST REGION

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

*Maureen Rossman* 3/18/21  
HOWARD COUNTY HEALTH OFFICER u.o. 2 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 3-18-21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Stacy*  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, BEAZER HOMES LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOWARD COUNTY, MARYLAND AND LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF FEBRUARY 28, 2020, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19201 FOLIO 486. 2. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC. A MARYLAND NONSTOCK CORPORATION BY DEED DATED JUNE 21, 2018, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19105 FOLIO 287.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

- 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 DAY OF 2021

*J. Martin Shaffer*  
J. MARTIN SHAFFER, AREA PRESIDENT  
AUTHORIZED SIGNATURE - EAST REGION

*Eric David Salmi*  
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC.,  
AUTHORIZED SIGNATURE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM 1. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 28, 2020, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19201 FOLIO 486. 2. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC. A MARYLAND NONSTOCK CORPORATION BY DEED DATED JUNE 21, 2018, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19105 FOLIO 287.

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*Eric David Salmi* 3/18/21  
ERIC DAVID SALMI, DATE 3/18/21, PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**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

RECORDED AS PLAT No. 25707 ON 4-19-21  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

**LONG GATE OVERLOOK**  
LOTS 1-39, 82-99, BUILDABLE PARCELS A & B  
AND OPEN SPACE LOT 100  
A RESUBDIVISION OF LONG GATE OVERLOOK  
LOTS 40-79 AND OPEN SPACE LOT 80  
PLATS 25274-25278

DPZ REF'S: AA-14-014, AA-15-003, ECP-14-009, F-15-018, SDP-14-074, SDP-15-011, WP-15-036  
WP-16-043, F-16-048, WP-17-056, WP-17-120, WP-18-032, WP-18-039, WP-18-082  
CB-56-2018, CB-20-2019, CR-123-2019 AND WP-21-013

TAX MAP 24 - BLK: 24 - PARCEL 322

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 40' - ZONED R-A-15 - JANUARY 2021

GRAPHIC SCALE  
40' 0 40' 80' 120'

SHEET 4 OF 7

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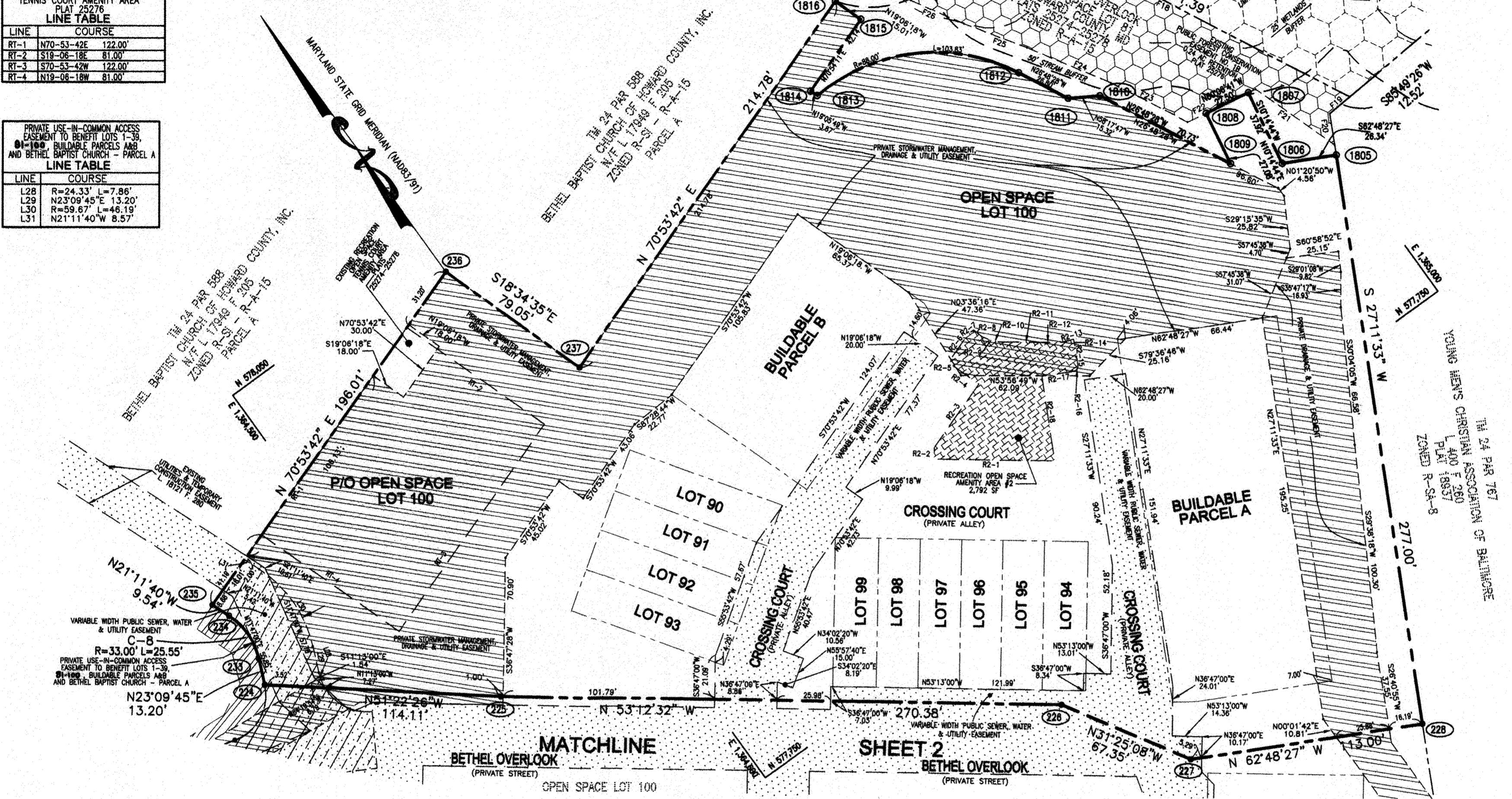
WETLANDS PLAT 25278 LINE TABLE			EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO.18 - PLAT 25278 LINE TABLE			
LINE	COURSE		LINE	COURSE	LINE	COURSE
W43	N70°53'42"E 26.73'		F17	N70°53'42"E 53.55'	F23	N27°10'53"W 41.39'
W44	S26°48'28"E 118.65'		F18	S26°48'28"E 231.39'	F24	N31°34'30"W 43.80'
W45	N39°25'52"W 31.31'		F19	S85°49'26"W 12.52'	F25	N33°18'27"W 32.59'
W46	N30°17'57"W 28.51'		F20	S27°11'33"W 15.38'	F26	N30°36'54"W 27.94'
W47	S87°14'18"W 21.33'		F21	N18°52'04"W 46.80'	F27	N20°50'10"W 29.57'
W48	N40°33'57"W 24.41'		F22	N80°06'41"W 36.35'		
W49	N13°20'07"W 31.69'					

EXISTING RECREATION OPEN SPACE TENNIS COURT AMENITY AREA PLAT 25276 LINE TABLE		
LINE	COURSE	
RT-1	N70-53-42E	122.00'
RT-2	S19-06-18E	81.00'
RT-3	S70-53-42W	122.00'
RT-4	N19-06-18W	81.00'

PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-39, 61-106, BUILDABLE PARCELS A&B AND BETHEL BAPTIST CHURCH - PARCEL A LINE TABLE		
LINE	COURSE	
L28	R=24.33' L=7.86'	
L29	N23°09'45"E 13.20'	
L30	R=59.67' L=46.19'	
L31	N21°11'40"W 8.57'	

LEGEND	
	WETLANDS (PLATS 25274 - 25278)
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 18 RETENTION PLAT 25278
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO.2 - RETENTION - PLAT 18014
	EXISTING RECREATION OPEN SPACE AMENITY AREA PLATS 25274-25278
	RECREATION OPEN SPACE AMENITY AREA
	VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
	PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-39, 61-106, BUILDABLE PARCELS A&B AND BETHEL BAPTIST CHURCH - PARCEL A
	PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

RECREATION OPEN SPACE AMENITY AREA #2 LINE TABLE		
LINE	COURSE	
R2-1	N63-12-32W	58.23'
R2-2	N36-47-28E	5.50'
R2-3	N70-53-42E	37.34'
R2-4	N19-06-18W	15.67'
R2-5	R=2.33' ARC LEN=3.66'	
	Chord: N25-53-42E	3.30'
R2-6	N70-53-42E	14.37'
R2-7	S89-52-50E	3.31'
R2-8	S14-50-17E	4.63'
R2-9	S31-11-48E	5.16'
R2-10	S43-08-05E	4.44'
R2-11	S53-44-10E	19.07'
R2-12	S54-20-09E	10.97'
R2-13	S70-01-39E	5.67'
R2-14	S23-04-02W	3.39'
R2-15	S27-11-33W	9.67'
R2-16	R= 2.33' ARC LEN=3.66'	
	Chord: S72-11-33W	3.30'
R2-17	N62-48-27W	15.67'
R2-18	S27-11-33W	41.22'



## EASEMENTS DETAIL

SCALE : 1" = 40'

THE REQUIREMENTS § 3-106, 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.

*Eric David Salmi* DATE 3/24/21  
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Martin Shaffer* DATE 3/24/21  
 MARTIN SHAFFER AREA PRESIDENT AUTHORIZED SIGNATURE - EAST REGION

**OWNER LOT 80**  
 LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC.  
 6085 MARSHALEE DRIVE SUITE 350  
 ELICOTT CITY, MD 21075  
 443-539-9249

**OWNER / DEVELOPER**  
 BEAZER HOMES  
 ATTN: J. MARTIN SHAFFER, AREA PRESIDENT  
 AUTHORIZED SIGNATURE - EAST REGION  
 6085 MARSHALEE DRIVE SUITE 350  
 ELICOTT CITY, MD 21075  
 443-539-9249

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

*Howard County Health Officer* DATE 3/24/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* DATE 3/18/21

*Director* DATE 3/24/21

**OWNER'S CERTIFICATE**

WE, BEAZER HOMES LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOWARD COUNTY, MARYLAND AND LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., OWNER(S) 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- 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 DAY OF 2021

*J. Martin Shaffer* DATE 3/24/21  
 J. MARTIN SHAFFER, AREA PRESIDENT AUTHORIZED SIGNATURE - EAST REGION

*Eric David Salmi* WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM 1. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 26, 2020, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19201 FOLIO 486. 2. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC. A MARYLAND NONSTOCK CORPORATION BY DEED DATED JUNE 21, 2018, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19105 FOLIO 287.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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*Eric David Salmi* DATE 3/24/21  
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7668 F: 410.461.8981 www.timmons.com

RECORDED AS PLAT No. 25708 ON 4-19-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
**LONG GATE OVERLOOK**  
 LOTS 1-39, 82-99, BUILDABLE PARCELS A & B AND OPEN SPACE LOT 100  
 A RESUBDIVISION OF LONG GATE OVERLOOK LOTS 40-79 AND OPEN SPACE LOT 80 PLATS 25274-25278

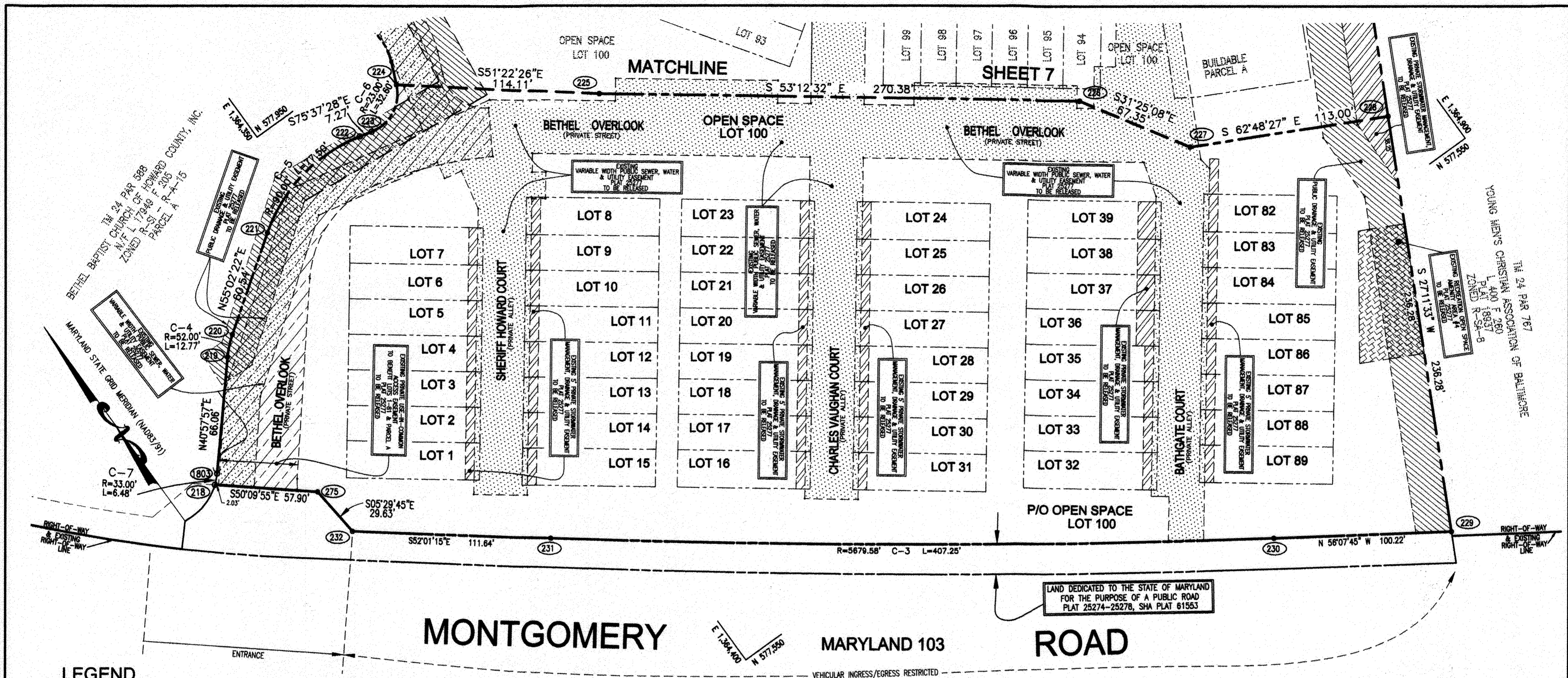
DPZ REF'S: AA-14-014, AA-15-003, ECP-14-009, F-15-018, SDP 14-074, SDP-15-011, WP-15-036 WP-18-043, F-18-048, WP-17-056, WP-17-120, WP-18-032, WP-18-039, WP-18-082 CB-56-2018, CB-20-2019, CR-123-2019 AND WP-21-013

TAX MAP 24 - BLK: 24 - PARCEL 322  
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE : 1" = 40' - ZONED R-A-15 - JANUARY 2021

GRAPHIC SCALE  
 40' 0 40' 80' 120'

SHEET 5 OF 7

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**LEGEND**

- EXISTING VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT - PLAT 25277 TO BE RELEASED
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-81 & PARCEL A PLAT 25277 TO BE RELEASED
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 25277 TO BE RELEASED
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 25277 TO BE RELEASED
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 25277 TO BE RELEASED
- EXISTING RECREATION OPEN SPACE AMENITY AREA PLAT 25277 TO BE RELEASED

**EXISTING EASEMENTS  
PLATS 25274 - 25278  
TO BE RELEASED**

SCALE : 1" = 40'

**NOTE:**  
THE PURPOSE OF THIS SHEET IS TO SHOW VARIOUS EASEMENTS PREVIOUSLY RECORDED ON PLATS 25274-25278 WHICH ARE TO BE RELEASED BY THIS PLAT OF RESUBDIVISION.

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.

*Eric David Salmi* 2/15/21 DATE  
ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
*Martin Shaffer* DATE 2/24/21  
MARTIN SHAFFER AREA PRESIDENT AUTHORIZED SIGNATURE - EAST REGION

**OWNER LOT 80**  
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
6085 MARSHALEE DRIVE, SUITE 350  
ELK RIDGE, MD 21075  
443-539-9249

**OWNER / DEVELOPER**  
BEAZER HOMES  
ATTN: J. MARTIN SHAFFER, AREA PRESIDENT  
AUTHORIZED SIGNATURE - EAST REGION  
6085 MARSHALEE DRIVE, SUITE 350  
ELK RIDGE, MD 21075  
443-539-9249

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

*Maureen Rossman* 3/2/21  
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 3-18-21 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 3/24/21 DATE  
DIRECTOR

**OWNER'S CERTIFICATE**

WE, BEAZER HOMES LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOWARD COUNTY, MARYLAND AND LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., OWNER(S) 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:

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- 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;
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- 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 DAY OF 2021

*[Signature]*  
MARTIN SHAFFER, AREA PRESIDENT AUTHORIZED SIGNATURE - EAST REGION

*[Signature]*  
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION, INC. AUTHORIZED SIGNATURE

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM 1. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 26, 2020, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19201 FOLIO 486. 2. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC. A MARYLAND NONSTOCK CORPORATION BY DEED DATED JUNE 21, 2018, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19105 FOLIO 287.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

*Eric David Salmi* 2/15/21 DATE  
ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**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

RECORDED AS PLAT No. 25709 ON 4-19-21  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
LONG GATE OVERLOOK**  
LOTS 1-39, 82-99, BUILDABLE PARCELS A & B  
AND OPEN SPACE LOT 100  
A RESUBDIVISION OF LONG GATE OVERLOOK  
LOTS 40-79 AND OPEN SPACE LOT 80  
PLATS 25274-25278

DPZ REF'S: AA-14-014, AA-15-003, ECP-14-009, F-15-018, SDP-14-074, SDP-15-011, WP-15-036  
WP-16-043, F-16-048, WP-17-056, WP-17-120, WP-18-032, WP-18-039, WP-18-082  
CB-56-2018, CB-20-2019, CR-123-2019 AND WP-21-013

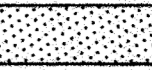
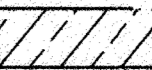




TAX MAP 24 - BLK: 24 - PARCEL 322  
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE : 1" = 40' - ZONED R-A-15 - JANUARY 2021  
GRAPHIC SCALE

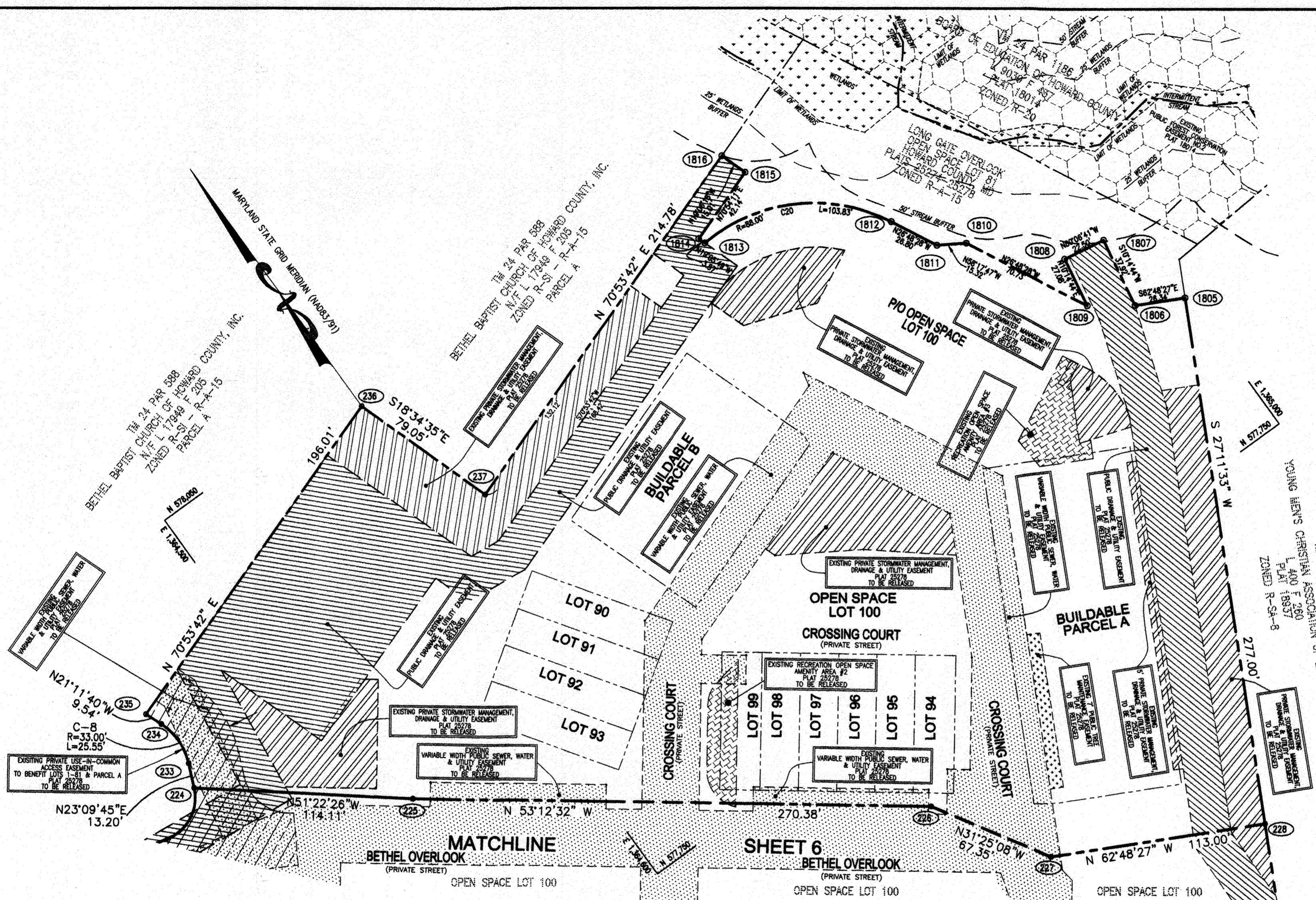
40' 0 40' 80' 120'

SHEET 6 OF 7

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**LEGEND**

-  EXISTING VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 25278 TO BE RELEASED
-  EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-81 & PARCEL A PLAT 25278 TO BE RELEASED
-  EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 25278 TO BE RELEASED
-  EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 25278 TO BE RELEASED
-  EXISTING 7' PUBLIC TREE MAINTENANCE EASEMENT PLAT 25278 TO BE RELEASED
-  EXISTING RECREATION OPEN SPACE AMENITY AREA PLAT 25278 TO BE RELEASED



**EXISTING EASEMENTS  
PLATS 25274 - 25278  
TO BE RELEASED**

SCALE : 1' = 40'

**NOTE:**  
THE PURPOSE OF THIS SHEET IS TO SHOW VARIOUS EASEMENTS PREVIOUSLY RECORDED ON PLATS 25274-25278 WHICH ARE TO BE RELEASED BY THIS PLAT OF RESUBDIVISION.

**OWNER LOT 80**  
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC.  
6085 MARSHALEE DRIVE, SUITE 350  
ELK RIDGE, MD 21075  
443-539-9249

**OWNER / DEVELOPER**  
BEAZER HOMES  
ATTN: J. MARTIN SHAFFER, AREA PRESIDENT  
AUTHORIZED SIGNATURE - EAST REGION  
6085 MARSHALEE DRIVE, SUITE 350  
ELK RIDGE, MD 21075  
443-539-9249

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.

*Eric David Salmi* DATE *4/3/21*  
ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Eric David Salmi* DATE *4/3/21*  
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., AUTHORIZED SIGNATURE

*J. Martin Shaffer* DATE *4/3/21*  
J. MARTIN SHAFFER AREA PRESIDENT AUTHORIZED SIGNATURE - EAST REGION

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

*Howan for Maura Reason* 3/2/2021  
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3-18-21 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 3/24/21 DATE  
DIRECTOR

**OWNER'S CERTIFICATE**

WE, BEAZER HOMES LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOWARD COUNTY, MARYLAND AND LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., OWNER(S) 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 DAY OF 2021

*[Signature]*  
J. MARTIN SHAFFER, AREA PRESIDENT AUTHORIZED SIGNATURE - EAST REGION

*[Signature]*  
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., AUTHORIZED SIGNATURE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN THE DEED CONVEYED FROM 1. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 26, 2020, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19201 FOLIO 486. 2. LONG GATE OVERLOOK - ELLICOTT CITY, L.P., A DELAWARE LIMITED PARTNERSHIP TO LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC. A MARYLAND NONSTOCK CORPORATION BY DEED DATED JUNE 21, 2018, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19105 FOLIO 287.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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*Eric David Salmi* DATE *4/3/21*  
ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7866 F: 410.461.8981 www.timmons.com

RECORDED AS PLAT No. 25710 ON 4-19-21  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
**LONG GATE OVERLOOK**  
LOTS 1-39, 82-99, BUILDABLE PARCELS A & B  
AND OPEN SPACE LOT 100  
A RESUBDIVISION OF LONG GATE OVERLOOK  
LOTS 40-79 AND OPEN SPACE LOT 80  
PLATS 25274-25278

DPZ REF'S: AA-14-014, AA-15-003, ECP-14-009, F-15-018, SDP 14-074, SDP-15-011, WP-15-036  
WP-16-043, F-16-048, WP-17-056, WP-17-120, WP-18-032, WP-18-038, WP-18-062  
CB-56-2018, CB-20-2019, CR-123-2019 AND WP-21-013

TAX MAP 24 - BLK: 24 - PARCEL 322  
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE : 1" = 40' - ZONED R-A-15 - JANUARY 2021  
GRAPHIC SCALE

SHEET 7 OF 7

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