

CURVE TABLE

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°46'09"E 29.94'
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	1
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	1 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0362 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	2.0237 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	2.0237 AC

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.

OWNER LOT 100
 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 LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR AN 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.

- LEGEND**
- EXISTING 5' PUBLIC SIDEWALK EASEMENT PLATS 25274-25278
 - EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 25274-25278
 - EXISTING VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT PLATS 25704-25710
 - EXISTING PRIVATE WATER-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-39, 82-99, BUILDABLE PARCELS A&B AND BETHEL BAPTIST CHURCH - PARCEL A PLATS 25704-25710
 - EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 25704-25710
 - EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLATS 25704-25710
 - EXISTING RECREATION OPEN SPACE AMENITY AREA PLATS 25704-25710
 - PRIVATE MONUMENT AND LANDSCAPING EASEMENT

COORDINATES

PT.	NORTH	EAST	PT.	NORTH	EAST
218	577805.4125	1364215.9085	230	577431.2376	1364680.9190
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	577768.3215	1364260.3718
222	577916.3884	1364396.9255			
223	577914.5846	1364403.9631			
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			
229	577375.3825	1364764.1316			

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

[Signature] 8/5/21
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8-11-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature]
 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:

- 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 15th DAY OF JUNE 2021

[Signature]
 J. 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 - 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.

[Signature] 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. 25822 ON 9-9-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
LONG GATE OVERLOOK
 LOT 1 AND OPEN SPACE LOT 100

A REVISION OF LONG GATE OVERLOOK
 LOT 1 AND OPEN SPACE LOT 100
 PLATS 25704-25710

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, WP-21-013 AND F-21-008

TAX MAP 24 - BLK: 24 - PARCEL 322
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' - ZONED R-A-15 - JUNE 2021

GRAPHIC SCALE
 40' 0 40' 80' 120'

SHEET 2 OF 3

GENERAL NOTES

CONTINUED.

48. 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.
49. 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(Q) AND (P) OF THE AMENDED FIFTH EDITION - WITHIN 120 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 28, 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.
50. THIS PROJECT IS SUBJECT TO WP-18-039. 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	577831.9315	1364998.8915
1806	577843.9701	1364975.2995
1807	577881.2876	1364982.0047
1808	577885.1517	1364959.8385
1809	577858.5020	1364955.0216
1810	577921.6314	1364923.1218
1811	577929.6804	1364910.0913
1812	577953.5972	1364898.0060
1813	578001.6485	1364812.6930
1814	578005.3080	1364811.4267
1815	578019.0945	1364851.2523
1816	578033.2804	1364846.3386

COORDINATES

PT.	NORTH	EAST
224	577927.8176	1364430.8195
225	577856.5878	1364736.4876
226	577894.6607	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	578037.9135	1364618.2089
237	577962.9830	1364643.3895

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.

E.D.S. 7/19/24
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

J. MARTIN SHAFFER, AREA PRESIDENT
KATHLEEN M. EAST, REGION
DATE: 6-15-21
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC., AUTHORIZED SIGNATURE

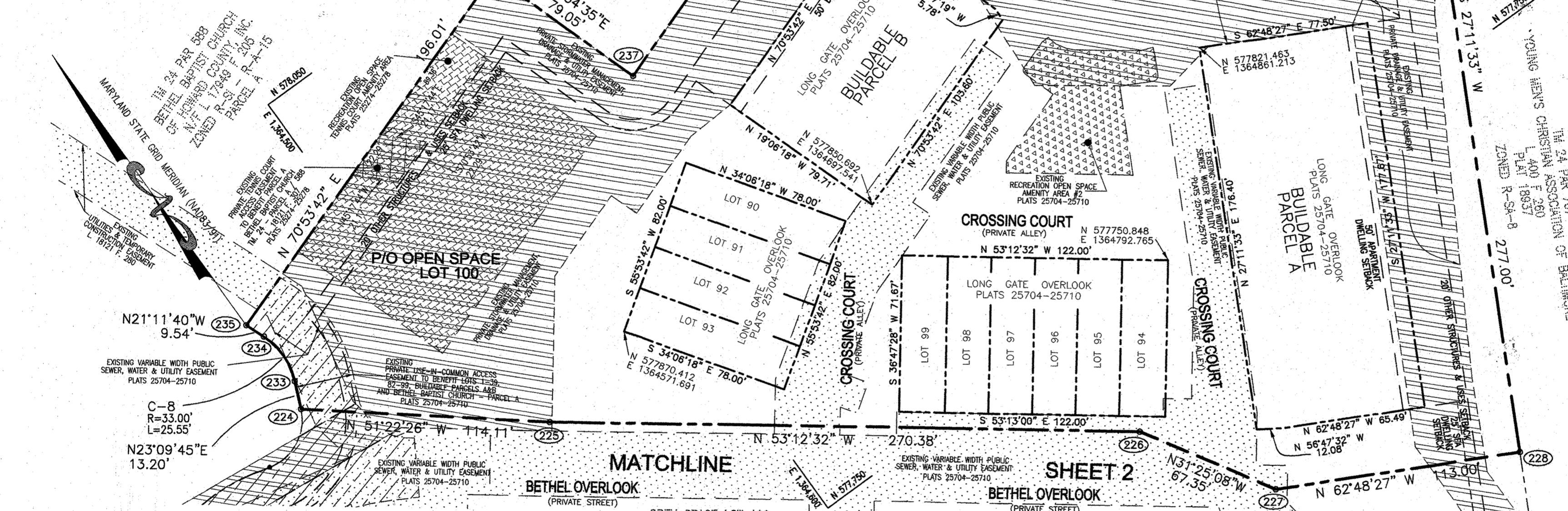
GENERAL NOTES

CONTINUED.

51. 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(Q) 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 25, 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.
52. AN INGRESS / EGRESS EASEMENT HAS BEEN CONVEYED TO BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC. IN A DEED DATED MARCH 15, 2018 AND RECORDED IN LIBER 15121, 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.
53. 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 RECONSIDERED.
54. 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.

LEGEND

- WETLANDS PLAT 25278
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 1B - RETENTION PLAT 25278
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 2 RETENTION - PLAT 18014
- EXISTING PRIVATE TENNIS COURT ACCESS EASEMENT TO BENEFIT PARCEL A - BETHEL BAPTIST CHURCH - PARCEL A 18121 F. 307 / PLATS 25274-25278
- EXISTING RECREATION OPEN SPACE AMENITY AREA PLATS 25274-25278
- EXISTING RECREATION OPEN SPACE AMENITY AREA PLATS 25704-25710
- EXISTING VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT PLATS 25704-25710
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-39, 82-99, BUILDABLE PARCELS A&B AND BETHEL BAPTIST CHURCH - PARCEL A PLATS 25704-25710
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 25704-25710



AREA TABULATION

	THIS SHEET
NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/0 1
NUMBER OF BUILDABLE PARCELS TO BE RECORDED	0
NUMBER OF PARCELS TO BE RECORDED	0
NUMBER OF LOTS AND PARCELS TO BE RECORDED	P/0 1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	2.2132 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	2.2132 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	2.2132 AC

OWNER LOT 100
LONG GATE OVERLOOK HOMEOWNERS ASSOCIATION INC.
6085 MARSHALEE DRIVE, SUITE 350
ELKridge, MD 21075
443-539-9249

OWNER / DEVELOPER
BEAZER HOMES
ATTN: J. MARTIN SHAFFER, AREA PRESIDENT
KATHLEEN M. EAST, REGION
6085 MARSHALEE DRIVE, SUITE 350
ELKridge, MD 21075
443-539-9249

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"	S60°36'37"E 97.91'

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.

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

[Signature] 8/15/21
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/11/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/19/21
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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 15th DAY OF JUNE 2021

J. MARTIN SHAFFER, AREA PRESIDENT
KATHLEEN M. EAST, REGION
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 15105 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.

[Signature] 7/19/24
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 210, ELLICOTT CITY, MD 21043
P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 25823 ON 9-9-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
LONG GATE OVERLOOK
LOT 1 AND OPEN SPACE LOT 100
A REVISION OF LONG GATE OVERLOOK
LOT 1 AND OPEN SPACE LOT 100
PLATS 25704-25710

DPZ REF'S: 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, OR-123-2019, WP-21-013 AND F-21-008

TAX MAP 24 - BLK: 24 - PARCEL 322
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' - ZONED R-A-15 - JUNE 2021

40' 0 40' 80' 120'
GRAPHIC SCALE

SHEET 3 OF 3

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