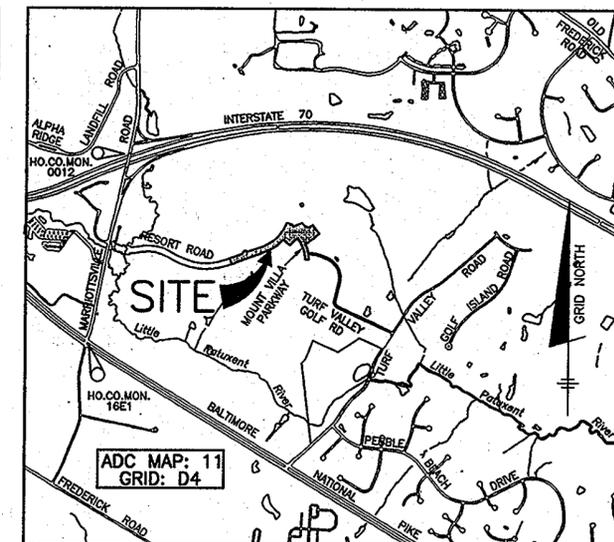
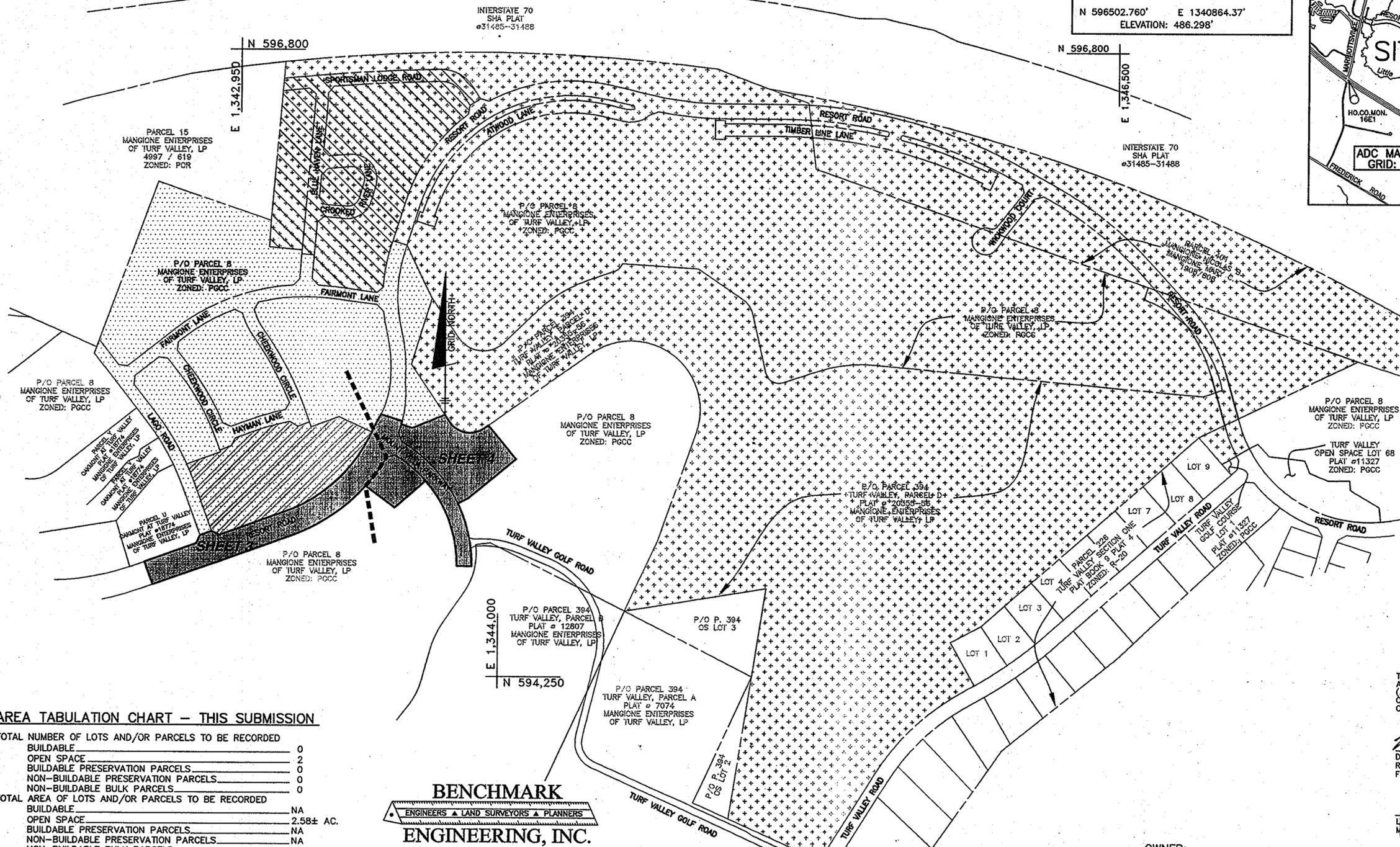


BENCHMARKS NAD'83 HORIZONTAL
 HO. CO. #16E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.
 N 593250.960' E 1340192.70' ELEVATION: 463.981'
 HO. CO. #0012 (AKA: 3439001)
 STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37' ELEVATION: 486.298'



VICINITY MAP
 SCALE: 1" = 2000'



PHASING LEGEND

[Pattern]	PHASE 1 SECTION 1 F-10-026
[Pattern]	PHASE 1 SECTION 2 F-08-060
[Pattern]	FUTURE PHASE 2 F-08-084
[Pattern]	FUTURE PHASE 3 F-08-085
[Pattern]	FUTURE PHASE 4 F-08-086

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.

Donald Mason 5/9/12
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351
Louis Mangione 5/16/12
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	NA
BUILDABLE	2.58± AC.
OPEN SPACE	NA
BUILDABLE PRESERVATION PARCELS	NA
NON-BUILDABLE PRESERVATION PARCELS	NA
NON-BUILDABLE BULK PARCELS	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	3.67± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.25± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 418 A ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CIVILENGINEERING.COM

PLAN VIEW
 SCALE: 1" = 300'

OWNER:
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
 410-825-8400

RECORDED AS PLAT NO. **22187** ON **12/20/12** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Belton for Maurea Restman 12/14/2012
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 4/30/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 12/19/12
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED OCTOBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE AND WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald Mason 5/9/12
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
 "MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16th DAY OF MAY, 2012."
[Signature] 5/16/12
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
[Signature] 5/16/12
 WITNESS DATE

VILLAGES AT TURF VALLEY
PHASE 1 SECTION 1
 OPEN SPACE LOTS 68 thru 69
 WP-10-159, WP-11-168, WP-12-129, WP-13-084
 S-86-13, S-03-01, P-06-013, WP-05-074, WP-08-009,
 WP-09-211
 THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 11 DATE: MAY, 2012
 PARCEL: 8 SHEET: 1 OF 4
 ZONED: PGCC

GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED SUBURBAN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG DATED MARCH, 2006.
- 3.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 16E1 AND 0012 WERE USED FOR THIS PROJECT.
- 4.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 44-4645-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 5.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 44-4645-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 6.) STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED WITHIN THE EXTENDED DETENTION FACILITY WITH MICROPOOL AND THE OFFLINE RECHARGE CHAMBER. THE POND SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED. THE RECHARGE CHAMBER SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- 7.) THERE ARE NO WETLANDS OR 100-YEAR FLOODPLAIN LOCATED WITHIN THE BOUNDARIES OF PHASE 1, SECTION 1 OF VILLAGES AT TURF VALLEY.
- 8.) WETLANDS LOCATIONS SHOWN ARE BASED ON APPROVED STUDIES AS SHOWN ON COMPREHENSIVE SKETCH PLAN OF TURF VALLEY. WETLANDS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH FOR S-86-13 AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2002 AND APRIL 2004 (FOR DEVELOPMENT IN AND AROUND PODS I, K, L, M, N, O, P, Q, & S).
- 9.) A NOISE STUDY IS NOT REQUIRED FOR VILLAGES AT TURF VALLEY, PHASE 1, SECTION 1.
- 10.) THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOCIATES, INC. IN MARCH, 2006 AND SUPPLEMENTED IN AUGUST, 2007.
- 11.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- 12.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 13.) 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, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA.
- 14.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 15.) LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THIS ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9,750.00 (\$6,000.00 FOR 20 SHADE TREES, \$3,750.00 FOR 25 EVERGREENS).
- 16.) THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) OF THE COUNTY CODE SINCE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- 17.) RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOTS 68-69, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 18.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT #44-4645-D WAS FILED AND ACCEPTED.
- 19.) WP-13-05A, A REQUEST TO WAIVE SECTIONS 16.121(c)(5) AND 16.121(c)(7) TO ALLOW OPEN SPACE LOTS TO BE CONVEYED BY THE DEVELOPER TO THE HOA AFTER RECORDED OF THE FINAL PLAN AND TO ALLOW DPZ STAFF REVIEW AND APPROVAL OF OPEN SPACE OWNERSHIP AND MAINTENANCE DOCUMENTS FOLLOWING PLAT RECORDED WAS APPROVED ON NOVEMBER 2, 2012 SUBJECT TO THE FOLLOWING CONDITIONS:
 a) PETITIONER SHALL REVISE GENERAL NOTES TO REFLECT APPROVAL OF THIS WAIVER AND ANY SUBSEQUENT REVISION, RESUBDIVISION OR CORRECTION PLAT SHALL INCLUDE THE STANDARD GENERAL NOTE FOR CONVEYANCE.
 b) PETITIONER SHALL SUBMIT TO DPZ DLD WITHIN 60 DAYS OF PLAT RECORDED; ONE COPY OF THE 'MASTER' HOA DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE 'MASTER' HOA; ONE COPY OF THE 'NEIGHBORHOOD' HOA DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE 'NEIGHBORHOOD' HOA; RECORDING REFERENCES FOR THE DEEDS CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE HOA.
 c) PETITIONER SHALL SUBMIT TO DPZ DLD WITHIN 60 DAYS OF PLAT RECORDED A DENSITY TABULATION REFLECTING; 1) PREVIOUSLY RECORDED SUBDIVISIONS 2) RESIDENTIAL UNITS OF COMMERCIAL AREA 3) GROSS AREA REQUIRED PER SUBDISTRICT DENSITY CALL 4) GROSS AREA PROVIDED 5) OPEN SPACE REQUIRED 6) OPEN SPACE PROVIDED 7) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.

- 20.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- 21.) WP-05-074 A REQUEST TO WAIVE SECTION 16.116(a)(2)(ii) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES; WITHIN 75 FEET STREAM BUFFER FOR THE PURPOSE OF A RETAINING WALL FOR RESORT ROAD AT STATION 39+00 WAS DENIED ON MARCH 10, 2005. THE REMAINING DISTURBANCES IDENTIFIED ON THESE PLANS BY THEIR ENVIRONMENTAL IMPACT ID NUMBER WERE DEEMED AS NECESSARY BY DPZ DURING THE REVIEW OF 5-03-01.
- 22.) WP-08-009, A WAIVER PETITION TO SECTION 16.145(a) AND 16.146 (c) WHICH REQUIRES A SUBMISSION OF A SKETCH PLAN AND PRELIMINARY PLAN, RESPECTIVELY TO ALLOW THE ADDITION OF 21 UNITS TO THIS PROJECT WAS APPROVED ON 12-12-2007 WITH THE FOLLOWING CONDITIONS:
 1. PETITIONER SHALL COMPLY WITH ALL RELEVANT PARKING REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION FOR ALL DEVELOPMENT PROPOSED ON LOT 103 OF "VILLAGES AT TURF VALLEY, PHASE 2" (F-08-084).
 2. PETITIONER SHALL COMPLY WITH ALL RELEVANT STORMWATER MANAGEMENT REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION FOR PROPOSED DEVELOPMENT OF LOT 103 OF "VILLAGES AT TURF VALLEY, PHASE 2" (F-08-084).
- 23.) THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH 2004.
- 24.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- 25.) THE VILLAGES AT TURF VALLEY SUBDIVISION (PHASES 1-3) CONSTITUTED 241 TOTAL UNITS WHICH MET THE SKETCH PLAN MILESTONE DATE OF JANUARY 1, 2001 THROUGH JUNE 30, 2002 FOR BOTH PHASE IVA (131 UNITS) & IVB (110 UNITS) AS ESTABLISHED BY THE REVISED PHASING PLAN DATED JUNE 21, 2000. UNDER P-06-013, 42 CONDOMINIUM UNITS THAT WERE APPROVED WERE USED FOR OAKMONT AT TURF VALLEY (F-02-082). THESE 42 CONDOMINIUM UNITS WERE NOT PREVIOUSLY INCLUDED WITH THE OAKMONT AT TURF VALLEY (F-02-82) PLANS. IN ORDER TO RECEIVE BUILDING ALLOCATIONS, THESE 42 CONDOMINIUM UNITS WERE SHOWN AND APPROVED ON THE PRELIMINARY PLAN FOR THE VILLAGES AT TURF VALLEY (P-06-013). THE SECOND AMENDMENT TO THE TURF VALLEY MULTI-USE FINAL DEVELOPMENT PLAN WAS RECORDED ON NOVEMBER 30, 2007. INCREASING THE PROJECTED UNITS IN THE OAKMONT AT TURF VALLEY AREA FROM 150 TO 200. AS A RESULT, THOSE 42 UNITS ARE NO LONGER A PART OF THE VILLAGES AT TURF VALLEY WHICH LEAVES UNIT TOTAL AT 199. HOWEVER, WITH THE APPROVAL OF WP-08-009 AN ADDITIONAL 21 UNITS WERE ADDED TO THE VILLAGES AT TURF VALLEY. THE FINAL UNIT TOTAL FOR THIS SUBDIVISION COMES TO 220.
- 26.) THE ARTICLES OF INCORPORATION FOR THE TURF VALLEY PROPERTY OWNER'S ASSOCIATION, INC. WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON JUNE 30, 2006 ID# 00D1809551.
- 27.) OPEN SPACE DEDICATION:
 OPEN SPACE LOT 68 SHOWN HEREON IS HEREBY DEDICATED TO THE TURF VALLEY PROPERTY OWNER'S ASSOCIATION, INC. WILL GRANT A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR THE BENEFIT OF THE VILLAGES OF TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. AND ITS OWNERS FOR THE PURPOSES OF ACCESS AND DRAINAGE OVER, UPON AND THROUGH OPEN SPACE LOT 68 AS WELL AS MAINTENANCE, DRAINAGE, REPAIR AND REPLACEMENT OF THE RECHARGE CHAMBER LOCATED UPON SAID LOT.
 OPEN SPACE LOT 69 SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGES OF TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. AND THE OWNERS IN THIS SUBDIVISION. THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION ARE SHOWN HEREON.

28.) THE ORIGINAL MILESTONE DATE TO SUBMIT THE PLAT ORIGINAL FOR RECORDED WAS AUGUST 3, 2010 AS ESTABLISHED BY THE TECHNICALLY COMPLETE LETTER FROM DPZ DATED OCTOBER 22, 2009. WP-10-159 WAS APPROVED ON JUNE 2, 2010 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2011; WP-11-168 WAS APPROVED ON MAY 26, 2011 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2012; AND WP-12-129 WAS APPROVED ON APRIL 10, 2012 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2013.

BULK REGULATIONS :

PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, SECOND AMENDMENT, PLATS 19578-19580. (46 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)

PROPOSED USE : SINGLE FAMILY ATTACHED

PERMITTED HEIGHT : SINGLE-FAMILY ATTACHED - 34 FEET
 APARTMENT BUILDINGS - 80 FEET
 OTHER - 34 FEET
 ACCESSORY STRUCTURES - 15 FEET

MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.
 MAXIMUM UNITS PER STRUCTURE:
 1. SINGLE FAMILY ATTACHED 8 UNITS PER STRUCTURE
 2. APARTMENTS LESS THAN 40 FEET IN HEIGHT 24 UNITS PER STRUCTURE
 3. APARTMENTS 40 FEET OR GREATER IN HEIGHT 120 UNITS PER STRUCTURE

MINIMUM LOT SIZE REQUIREMENTS :
 SINGLE FAMILY DETACHED 6,000 SQ.FT.
 EXCEPT ZERO LOT LINE DWELLINGS 4,000 SQ.FT.
 SINGLE FAMILY SEMI-DETACHED 4,000 SQ.FT.

MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:
 SINGLE FAMILY DETACHED 50 FEET
 EXCEPT ZERO LOT LINE DWELLINGS 40 FEET
 SINGLE FAMILY SEMI-DETACHED 40 FEET

MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE = 120 FEET, UNLESS APPROVED BY PLANNING BOARD TO A MAXIMUM OF 300 FEET.

PERMITTED SETBACKS:

FROM ARTERIAL ROADS:
 RESIDENTIAL STRUCTURES 50 FEET
 ACCESSORY USES 30 FEET
 PARKING 25 FEET

FROM COLLECTORS AND LOCAL STREETS:
 RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES 30 FEET FROM A 60 FT. ROW
 20 FEET FROM A 50 FT. ROW

ACCESSORY USES 10 FEET

FROM NON-PGCC ADJACENT PROPERTIES:
 FROM RESIDENTIAL DISTRICTS 75 FEET
 FROM ALL OTHER DISTRICTS 30 FEET

FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT:
 SINGLE FAMILY DETACHED SIDE 7.5 FEET
 ZERO TO LINE AND ALL OTHER USES - SIDE 0 FEET
 A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
 RESIDENTIAL - REAR 20 FEET

BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS :
 FACE TO FACE 30 FEET
 FACE TO SIDE/REAR TO SIDE 30 FEET
 SIDE TO SIDE 15 FEET
 REAR TO REAR 60 FEET
 REAR TO FACE 100 FEET

THERE IS A 60% MAXIMUM LOT COVERAGE REQUIREMENT FOR SFA LOTS AND NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.

OPEN SPACE CALCULATIONS

	Phase 1 Section 1
Gross Area	6.25
Open Space Required 15% of gross	0.94
Open Space Provided	2.58
Non-Credited (less than 35' in width)	0.00
Total Credited	2.58
Open Spaces Provided Above Requirement	1.64

DEVELOPER'S DECLARATION

TURF VALLEY VILLAS SECTION ONE (F-97-59) PLAT NOS. 12807-12809 (MULTI-USE SUBDISTRICT)	TURF VALLEY VISTAS (F-94-06, F-95-49 & F-96-107) PLAT NOS. 12530-12532 (RESIDENTIAL SUBDISTRICT)		THE LEGENDS AT TURF VALLEY PHASE 1 (F-96-150 & F-99-107) PLAT NOS. 13968 & 13965-13966 (RESIDENTIAL SUBDISTRICT)		THE LEGENDS AT TURF VALLEY PHASES 2&3 (F-96-151 & F-98-91) PLAT NOS. 12758 & 13963-13964 (RESIDENTIAL SUBDISTRICT)		TURF VALLEY PROFESSIONAL BLDG (F-02-074) PLAT NOS. 18600-18698 (MULTI-USE SUBDISTRICT)		OAKMONT AT TURF VALLEY (F-02-82) PLAT NOS. 1773-18775 (MULTI-USE SUBDISTRICT)		VILLAGES AT TURF VALLEY PHASE 1 SECTION 1, F-10-026 (MULTI-USE SUBDISTRICT)		PGCC DISTRICT TOTALS -				
	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	RESIDENTIAL SUBDISTRICT	MULTI-USE SUBDISTRICT	TOTAL DISTRICT
162		40		32		30		150		0		136		136 UNITS	312 UNITS	448 UNITS	
162	SUBTOTAL	40	SUBTOTAL	32	SUBTOTAL	30	SUBTOTAL	150	SUBTOTAL	0	SUBTOTAL	136	SUBTOTAL	136 UNITS	312 UNITS	448 UNITS	
	GROSS AREA REQUIRED		GROSS AREA REQUIRED		GROSS AREA REQUIRED		GROSS AREA REQUIRED		GROSS AREA REQUIRED		GROSS AREA REQUIRED		GROSS AREA REQUIRED				
	GROSS AREA PROVIDED		GROSS AREA PROVIDED		GROSS AREA PROVIDED		GROSS AREA PROVIDED		GROSS AREA PROVIDED		GROSS AREA PROVIDED		GROSS AREA PROVIDED				
	GOLF COURSE/OPEN SPACE REQUIRED		GOLF COURSE/OPEN SPACE REQUIRED		GOLF COURSE/OPEN SPACE REQUIRED		GOLF COURSE/OPEN SPACE REQUIRED		GOLF COURSE/OPEN SPACE REQUIRED		GOLF COURSE/OPEN SPACE REQUIRED		GOLF COURSE/OPEN SPACE REQUIRED				
	GOLF COURSE/OPEN SPACE PROVIDED		GOLF COURSE/OPEN SPACE PROVIDED		GOLF COURSE/OPEN SPACE PROVIDED		GOLF COURSE/OPEN SPACE PROVIDED		GOLF COURSE/OPEN SPACE PROVIDED		GOLF COURSE/OPEN SPACE PROVIDED		GOLF COURSE/OPEN SPACE PROVIDED				
	98.27 AC. SUBTOTAL	13.48 AC. SUBTOTAL	14.95 AC. SUBTOTAL	22.50 AC. SUBTOTAL	22.50 AC. SUBTOTAL	22.50 AC. SUBTOTAL	22.50 AC. SUBTOTAL	24.33 AC. SUBTOTAL	24.33 AC. SUBTOTAL	2.58 AC. SUBTOTAL	2.58 AC. SUBTOTAL	37.70 AC. SUBTOTAL	37.70 AC. SUBTOTAL	152*82.0 AC. = 12.30 AC.	152*22.5 AC. = 33.31 AC.	186.10 AC.	

Donald A. Mason 5/9/12
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 5/16/12
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3508
 WWW.BE-CVLENGINEERING.COM

OWNER:
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 410-825-8400

SEE DPZ FILE FOR DENSITY TABULATION.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Barbara for Maureen Rossman 12/11/2012
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Kevin P. ... 11/30/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kate ... 12/19/12
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED NOVEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 5/9/12
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
 "MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16TH DAY OF MAY, 2012."

Louis Mangione 5/16/12
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Barbara Rossman 5/16/2012
 WITNESS DATE

RECORDED AS PLAT NO. 22188 ON 12/20/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

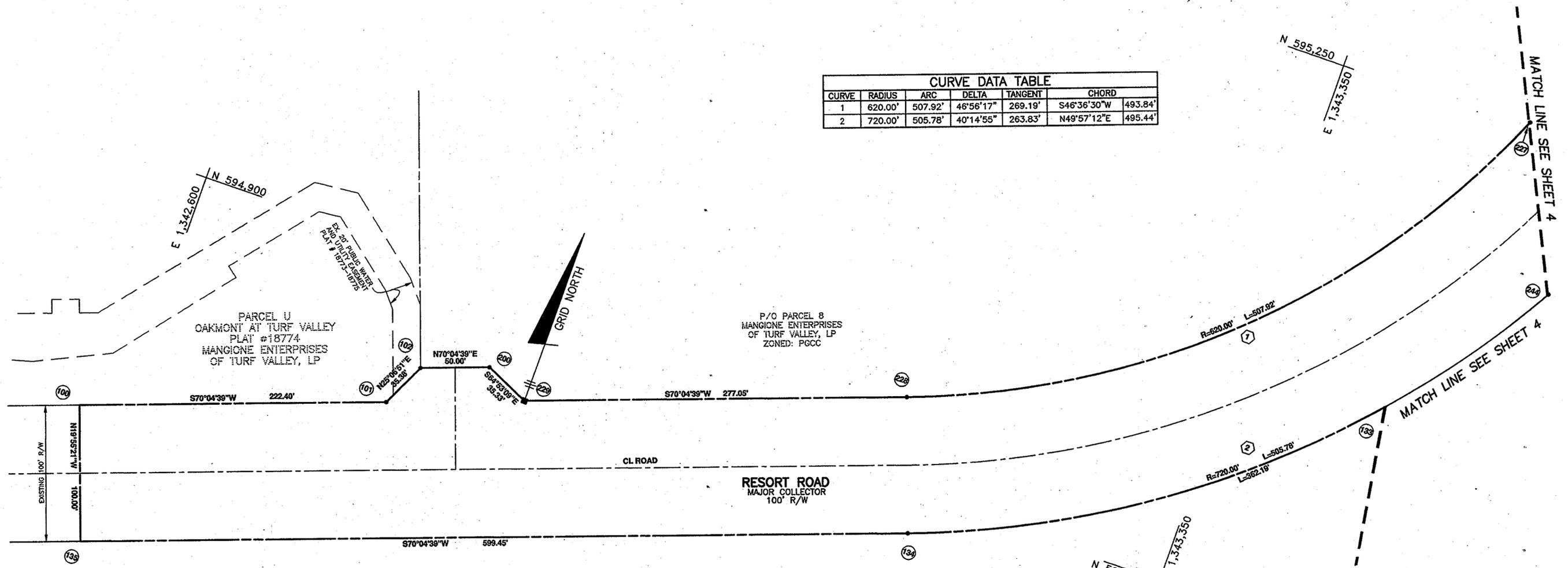
VILLAGES AT TURF VALLEY PHASE 1 SECTION 1 OPEN SPACE LOTS 68 thru 69

WP-10-159, WP-11-168, WP-12-129, WP-13-054
 S-86-13, S-03-01, P-06-013, WP-05-074, WP-08-009, WP-09-211

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: NONE
 GRID: 11 DATE: MAY, 2012
 PARCEL: 8 SHEET: 2 OF 4
 ZONED: PGCC

F-10-026

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	620.00'	507.92'	46°56'17"	269.19'	S46°36'30"W 493.84'
2	720.00'	505.78'	40°14'55"	263.83'	N49°57'12"E 495.44'



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.

Donald Mason 5-9-12
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 5/16/12
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

PLAN VIEW
 SCALE: 1" = 50'

No.	NORTH	EAST	No.	NORTH	EAST
100	594711.8981	1342568.8883	200	594836.7514	1342840.0014
101	594787.6805	1342777.9785	226	595285.9043	1343506.8984
102	594819.7139	1342792.9937	227	595255.4137	1343491.3183
123	595285.0342	1343799.3540	228	594916.1584	1343132.4602
124	595259.3019	1343940.4060	229	594821.7554	1342871.9940
125	595271.2779	1343957.2213	241	595240.2291	1343593.0561
126	595135.2341	1344070.0790	242	595205.0119	1343605.3748
127	594975.6066	1343877.6569	243	595150.5371	1343579.6364
128	594954.8589	1343836.2798	244	595140.9164	1343545.8058
129	594699.1096	1343893.3836			
130	594699.6011	1343833.3856			
131	595046.3813	1343704.6569			
132	594936.8509	1343579.5426			
133	595024.2726	1343462.4747			
134	594822.1429	1343166.5350			
135	594617.8827	1342602.9632			
136	595313.4186	1343521.8985			
137	595286.8426	1343607.8974			
138	595273.7693	1343604.3044			
139	595259.1621	1343648.5969			
140	595312.8549	1343780.6854			

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	2.58± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.58± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CIVILENGINEERING.COM

OWNER:
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
 410-825-8400

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Bridgette for Monica Rogerson 12/14/2012
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Donald Mason 4/30/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Karl Stalinski 12/13/12
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS AND MARKERS WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald Mason 5/16/12
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
 "MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16TH DAY OF MAY, 2012."
Louis Mangione 5/16/12
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 Witness: *[Signature]* 5/16/2012 DATE

RECORDED AS PLAT NO. 22189 ON 12/20/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY PHASE 1 SECTION 1 OPEN SPACE LOTS 68 thru 69
 WP-10-159, WP-11-168, WP-12-129, WP-13-054
 S-86-13, S-03-01, P-06-013, WP-05-074, WP-08-009, WP-09-211
 THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 11 DATE: MAY, 2012
 PARCEL: P/O 8 SHEET: 3 OF 4
 ZONED: PGCC

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
3	250.00'	34.27'	07°51'13"	17.16'	N27°03'58"E 34.24'
4	375.00'	31.35'	04°47'22"	15.68'	N28°35'53"E 31.34'
5	442.00'	48.94'	06°20'40"	24.50'	S17°39'40"W 48.92'
6	580.00'	609.85'	60°14'39"	336.51'	N29°39'10"W 582.14'
7	520.00'	541.58'	59°40'23"	298.25'	S29°22'02"E 517.43'

LEGEND

- PUBLIC MAINTENANCE, UTILITY OR ACCESS EASEMENTS
- PRIVATE MAINTENANCE, UTILITY OR ACCESS EASEMENTS
- PROJECT BOUNDARY
- 3/8" PIPE OR STEEL MARKER TO BE SET
- 4"x4" CONCRETE MONUMENT TO BE SET
- RCF REBAR & CAP FOUND
- IPF IRON PIPE FOUND
- CL STREAM

THE REQUIREMENTS § 5-108, 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.

Donald Mason 5/9/12
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 5/16/12
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	3
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	2.58± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.09± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.67± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maureen Robinson 12/14/2012
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
West 11/30/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
West 12/19/12
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED 08/20/1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE AND TO BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 5/9/12
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

PLAN VIEW
 SCALE: 1" = 50'

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

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OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16th DAY OF MAY, 2012."

Louis Mangione 5/16/12
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP

Witness 5/14/2012
 WITNESS DATE

RECORDED AS PLAT NO. 22190 - ON
12/20/12 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY
PHASE 1 SECTION 1
 OPEN SPACE LOTS 68 thru 69

WP-10-159, WP-11-168, WP-12-129, WP-13-054
 S-86-13, S-03-01, P-06-013, WP-05-074, WP-08-009,
 WP-09-211

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 11 DATE: MAY, 2012
 PARCEL: P/O 8 SHEET: 4 OF 4
 ZONED: PGCC

F-10-026