

FLOODPLAIN			
LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
F1	N48°50'08"W 5.97'	F54	N66°00'07"W 94.50'
F2	N09°29'27"W 37.72'	F55	N79°18'13"W 116.18'
F3	N11°26'35"E 38.27'	F56	N75°31'12"W 30.02'
F4	N10°42'09"E 72.53'	F57	S78°24'15"W 54.15'
F5	N08°51'23"E 69.96'	F58	S63°34'39"W 73.04'
F6	N07°07'52"W 28.30'	F59	S81°32'57"W 60.43'
F7	S59°02'39"W 12.03'	F60	N57°10'37"W 54.69'
F8	S13°02'56"W 20.38'	F61	N46°35'35"W 67.72'
F9	S38°21'25"W 11.46'	F62	S60°06'45"E 21.01'
F10	N38°14'42"W 54.33'	F63	S83°20'15"E 15.30'
F11	N12°21'04"W 97.49'	F64	S88°23'21"E 14.36'
F12	N71°04'00"W 73.47'	F65	S73°40'05"E 14.02'
F13	S89°54'18"W 19.98'	F66	S35°04'30"E 9.04'
F14	S27°30'23"W 17.05'	F67	S15°48'10"E 9.49'
F15	S08°01'29"W 107.97'	F68	S02°45'53"W 22.52'
F16	S03°30'21"E 47.29'	F69	S10°14'08"E 45.52'
F17	S19°24'52"E 32.27'	F70	S35°32'51"E 33.74'
F18	S46°53'13"E 30.61'	F71	S82°37'59"E 31.08'
F19	S68°47'23"E 49.52'	F72	N68°56'55"E 22.82'
F20	S00°39'36"E 14.01'	F73	N69°35'12"E 81.63'
F21	S88°04'06"W 35.61'	F74	N74°06'37"E 39.31'
F22	S23°55'41"E 32.93'	F75	N88°26'29"E 43.88'
F23	S75°43'51"W 23.13'	F76	S71°38'35"E 106.99'
F24	S43°36'02"W 20.90'	F77	S76°06'16"E 63.94'
F25	S85°58'31"W 38.02'	F78	S79°50'07"E 102.32'
F26	S87°40'28"W 4.30'	F79	S85°44'21"E 54.43'
F27	S05°50'18"W 3.45'	F80	S71°35'22"E 47.11'
F28	S49°25'30"W 24.66'	F81	S33°32'51"E 43.84'
F29	N85°16'13"W 48.00'	F82	S58°37'05"E 30.98'
F30	N40°16'13"W 24.16'	F83	S77°06'44"E 37.40'
F31	S89°38'22"W 46.60'	F84	S47°32'09"E 105.14'
F32	S85°34'13"W 56.36'	F85	S65°24'48"E 47.23'
F33	S81°50'41"W 37.91'	F86	S74°49'49"E 67.00'
F34	N09°57'45"E 22.48'	F87	N81°26'42"E 41.82'
F35	N89°45'19"W 14.78'	F88	N52°40'21"E 68.85'
F36	N21°34'28"E 20.89'	F89	S20°54'54"W 67.35'
F37	N10°00'11"W 16.31'	F90	S00°31'02"W 66.45'
F38	N36°48'48"E 43.11'	F91	S28°28'04"E 65.30'
F39	N29°55'40"W 40.61'	F92	S43°14'35"E 86.40'
F40	N10°58'59"E 86.48'	F93	S15°04'27"E 82.11'
F41	N11°19'52"E 176.79'	F94	S20°57'16"E 54.63'
F42	N15°31'48"E 152.36'	F95	S28°44'06"E 62.70'
F43	N13°43'16"E 90.74'	F96	S22°38'27"E 111.66'
F44	N02°56'48"W 63.24'	F97	S08°10'43"W 161.06'
F45	N09°08'27"W 74.59'	F98	S13°30'40"W 114.71'
F46	N09°48'32"E 52.40'	F99	S10°07'07"W 104.53'
F47	N29°22'02"W 52.89'	F100	S36°31'26"E 15.87'
F48	N47°04'56"W 52.95'	F101	S06°28'22"E 125.54'
F49	N49°14'46"W 80.24'	F102	S03°06'10"W 109.89'
F50	N57°17'22"W 184.58'	F103	S11°03'09"W 107.46'
F51	N54°47'13"W 130.00'	F104	S20°45'23"W 93.37'
F52	N43°36'43"W 28.26'	F105	S02°15'51"W 33.54'
F53	N72°08'30"W 98.48'	F107	S23°21'06"E 12.14'

OWNER/DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP &
NICHOLAS B. MANGIONE & MARY MANGIONE
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
(410) 825-8400

CURVE TABLE

CURVE NO./COORDINATES	RADIUS	LENGTH	TANGENT	CHORD	DELTA
32-36	1100.00'	553.27'	282.62'	N74°38'09"W 547.44'	282.49°05'
36-35	620.00'	218.96'	110.64'	N134°12'21"E 217.84'	207.41°07'
30-31	1000.00'	502.97'	256.83'	S74°38'09"E 497.69'	284.05°05'
37-38	620.00'	402.96'	208.89'	N78°48'46"W 395.91'	371.41°19'
28-29	720.00'	467.96'	242.58'	N78°48'46"W 459.76'	371.41°19'
26-27	620.00'	52.93'	26.48'	N88°02'50"E 52.92'	043.30°00'
24-25	825.00'	130.88'	65.71'	S86°42'02"E 130.82'	123.32°12'
22-23	610.00'	125.84'	63.14'	S74°01'39"E 125.61'	114°19'11"
43-44	720.00'	179.91'	90.42'	S73°33'29"E 179.44'	141.85°59"
39-40	720.00'	87.37'	43.74'	N86°02'40"E 87.32'	085°71'11"
41-42	740.00'	126.09'	63.20'	S89°35'01"E 125.94'	084.45°46"
CT	570.00'	201.32'	101.72'	N134°12'21"E 208.27'	207.41°07'

DENSITY TABULATION

# PROPOSED UNITS = # ALLOWED UNITS	TURF VALLEY VILLAS SECTION ONE (F-97-69) PLAT NOS. 12607-12609 (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) (RESIDENTIAL SUBDISTRICT)		THE LEGENDS AT TURF VALLEY PHASE 2 (F-96-151 & F-98-91) (RESIDENTIAL SUBDISTRICT)		TURF VALLEY PROF. BLDGS. (MULTI-USE SUBDISTRICT) PLAT NOS. XXXXX (F-02-074)		PGCC DISTRICT TOTALS	
	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	RESIDENTIAL SUBDISTRICT	MULTI-USE SUBDISTRICT
162		40	F-96-107	32	F-96-150	30	F-96-151			136 UNITS	312 UNITS	
162	SUBTOTAL	74	SUBTOTAL	32	SUBTOTAL	30	SUBTOTAL			136 UNITS	312 UNITS	
GROSS AREA REQUIRED												
		ACREAGE	DESCRIPTION	ACREAGE	DESCRIPTION	ACREAGE	DESCRIPTION	ACREAGE	DESCRIPTION	ACREAGE	DESCRIPTION	
		12.08 AC.	PARCEL B	49.55 AC.	F-94-06	22.50 AC.	F-96-150	68.97 AC.	PARCELS I-J, O.S. LOTS 1-4, & RESORT ROAD R/W (F-02-074)	175.00 GROSS AC.	20.00 GROSS AC.	
		29.54 AC.	PARCEL C	---	---	---	---	---	---	---	---	
		68.73 AC.	PARCEL D	---	---	---	---	---	---	---	---	
		110.35	SUBTOTAL	49.55 AC.	SUBTOTAL	22.50 AC.	SUBTOTAL	9.95 AC.	SUBTOTAL	68.97 AC.	SUBTOTAL	
GOLF COURSE/OPEN SPACE REQUIRED												
		ACREAGE	DESCRIPTION	ACREAGE	DESCRIPTION	ACREAGE	DESCRIPTION	ACREAGE	DESCRIPTION	ACREAGE	DESCRIPTION	
		29.54 AC.	PARCEL C	9.96 AC.	LOT 147 (F-96-107)	0.07 AC.	LOT 1 (F-96-150)	1.08 AC.	LOT 122 (F-98-91)	1.58 AC.	PARCEL K	
		68.73 AC.	PARCEL D	1.96 AC.	LOT 104 (F-96-49)	0.67 AC.	LOT 2 (F-96-150)	1.61 AC.	LOT 123 (F-98-91)	1.92 AC.	LOT 1	
		---	---	1.49 AC.	LOT 88 (F-94-06)	0.71 AC.	LOT 19 (F-96-150)	3.82 AC.	LOT 124 (F-98-91)	5.8 AC.	LOT 2	
		---	---	0.07 AC.	LOT 1 (F-94-06)	16.16 AC.	PARCEL F (F-96-150)	0.30 AC.	LOT 125 (F-98-91)	1.98 AC.	LOT 3	
		98.27 AC.	SUBTOTAL	13.48 AC.	SUBTOTAL	17.61 AC.	SUBTOTAL	6.61 AC.	SUBTOTAL	24.33 AC.	SUBTOTAL	

THE REQUIREMENTS OF §§ 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 4/15/06
DATE

[Signature] 6/7/06
DATE

[Signature] 6/7/06
DATE

[Signature] 6/7/06
DATE

MARY MANGIONE
DATE

39. NO PUBLIC WATER OR SEWER SERVICE CONNECTION MAY BE MADE TO ANY LAND WITHIN PARCEL 50 BY TAX MAP 16, UNTIL THE PARCEL HAS BEEN INCLUDED IN THE METROPOLITAN DISTRICT FOR PUBLIC WATER AND SEWER.

33. APPLICATION WAS ACCEPTED ON JANUARY 8, 2002, BY THE MDE NON-TIDAL WETLANDS & WATERWAYS DIVISION FOR THE DISTURBANCE OF THE WETLANDS, STREAM, AND THEIR BUFFERS ASSOCIATED WITH CONSTRUCTION OF THE RESORT ROAD CROSSING OF LITTLE PATUXENT RIVER. MDE TRACKING NO. 200261454. THE MITIGATION OBLIGATION ASSOCIATED WITH THIS PERMIT HAS BEEN DETERMINED TO BE 67,125 SQ. FT., CALCULATED AS FOLLOWS:

Impact Cover Type	Impact Area (sq. ft.)	Mitigation Replacement Ratio	Mitigation Obligation
Forest	26,550	2:1	53,100
Herbaceous	14,025	1:1	14,025
Totals	40,575		67,125

34. 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 11/1/06, ON WHICH DATE DEVELOPER AGREEMENT # 20-4049 WAS FILED AND ACCEPTED. See Note 29.

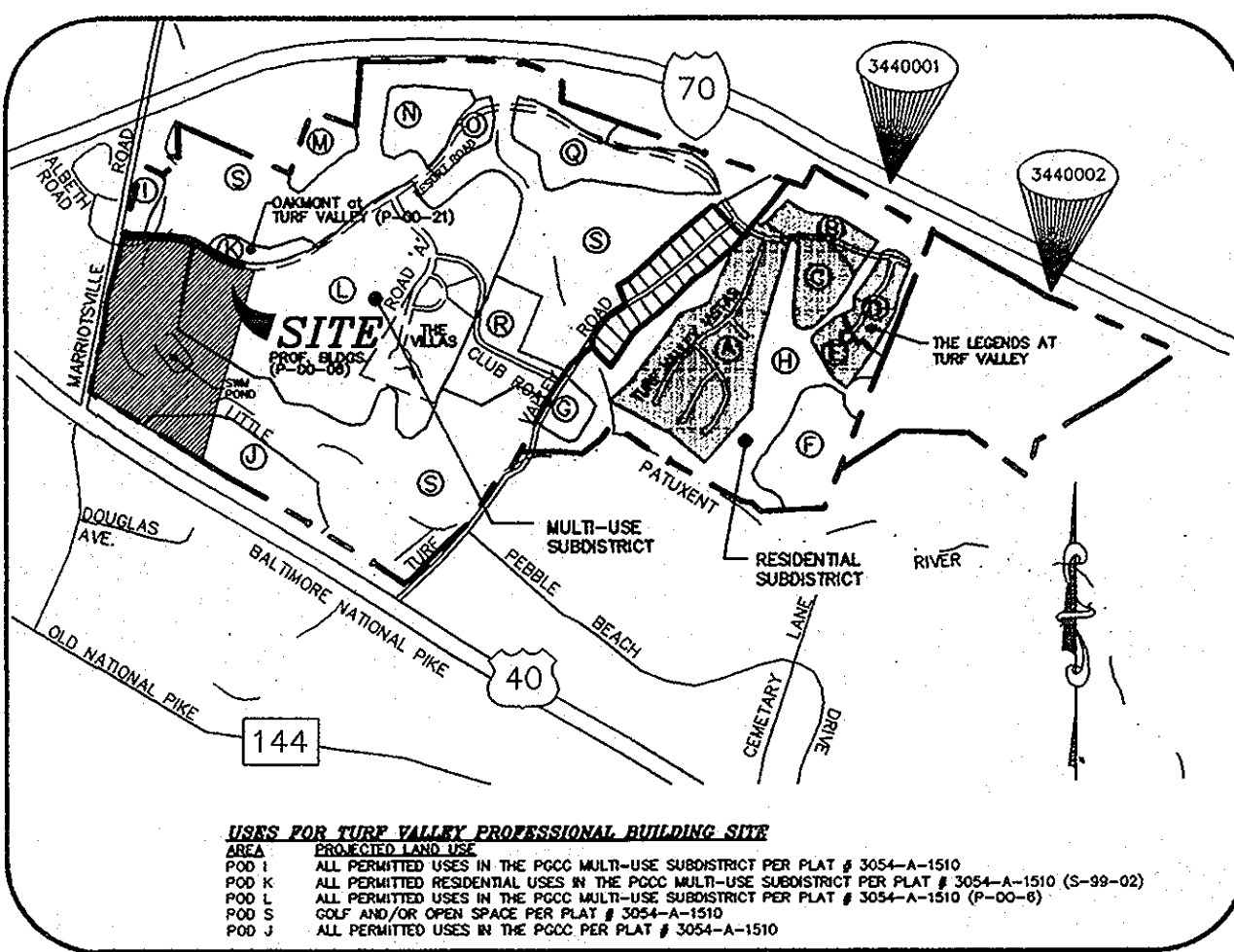
35. MASS GRADING FOR RESORT ROAD IN SUPPORT OF HOWARD COUNTY CAPITAL PROJECT W-8195 (ALBETH HEIGHTS WATER MAIN EXTENSION) APPROVED UNDER WP-02-96 ON NOVEMBER 1, 2002. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) THE PETITIONER SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROPOSED WORK, FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AND (2) ON ALL APPLICABLE SUBSEQUENT PLAN SUBMISSIONS, INDICATE THE MASS GRADING AS THE EXISTING CONDITION.

36. THE TERM "POD" USED HEREIN REFERS TO LAND USE AREAS ESTABLISHED IN THE FINAL DEVELOPMENT PLAN FOR TURF VALLEY. A SUMMARY OF THE APPLICABLE LAND USE AREAS IS SHOWN BELOW:

POD NO.	PROJECTED LAND USE
K	All permitted residential uses in the PGCC Multi-use Subdistrict
L	All permitted uses in the PGCC Multi-use Subdistrict
S	Golf and/or Open Space

37. OPEN SPACE LOT 1, 2, AND 3 TO BE OWNED BY HOMEOWNERS ASSOCIATION. PARCEL K (OPEN SPACE/ GOLF COURSE) IS TO BE OWNED BY MANGIONE ENTERPRISES AT TURF VALLEY LIMITED PARTNERSHIP.

38. THE APPROVED COMMERCIAL SPACE ON P-00-06 IS 150,000 SQUARE FEET. UP TO 50,000 SQUARE FEET WILL BE DEVELOPED ON PARCEL Q (F-02-82), WITH THE BALANCE ON PARCEL J ON F-02-74.



VICINITY MAP
SCALE: 1" = 200'

26. LANDSCAPING WILL BE PROVIDED AT THE SDP STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED SWM POND LANDSCAPING ONLY (10 SHADE TREES & 15 EVERGREENS), HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$4,950.00.
27. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS I THRU P, ANY CONVEYANCE OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND FURNISH DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
28. AREA OF PARCELS AND ROADWAY SHOWN ON THIS PLAT (68.27 ACRES) WILL BE USED TO SATISFY DENSITY REQUIREMENTS FOR FUTURE RESIDENTIAL PARCELS.
29. PARCEL I IS TO BE RECORDED TO SUPPORT DENSITY REQUIREMENTS AT F-02-84, OAKMONT AT TURF VALLEY. PARCEL I SHALL HAVE NO RESIDENTIAL DEVELOPMENT UNTIL SUCH TIME AS ADDITIONAL LAND IS RECORDED TO SUPPORT SUCH DEVELOPMENT.
30. THIS PROJECT IS SUBJECT TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND TO THE 1993 ZONING REGULATIONS.
31. RESORT ROAD IS A GENERAL PLAN ROAD, SHOWN ON THE TRANSPORTATION MAP 2000 - 2020 AS A MAJOR COLLECTOR CONNECTION TO MARRIOTTVILLE ROAD. THE BUILDING RESTRICTION LINES (BRL'S) ON PARCELS ADJACENT TO THIS SECTION OF RESORT ROAD ARE THE BRL'S FOR THE MAJOR COLLECTOR.
32. WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.4.1, FIGURE 2.13, TO MODIFY THE TYPICAL SECTION OF A DIVIDED INTERMEDIATE ARTERIAL ROADWAY TO DECREASE BETWEEN SIDEWALK AND PAVING ON BOTH SIDES AND TO DECREASE WIDTH OF PAVING TO 24 FEET, APPROVED ON APRIL 1, 2002.

TOTAL AREA TABULATION

NUMBER OF BUILDABLE PARCELS (PARCELS I & J)	2
NUMBER OF OPEN SPACE/GOLF COURSE PARCELS/LOTS (PARCEL K & LOTS 1-3)	4
NUMBER OF PARCELS/LOTS	6
AREA OF BUILDABLE PARCELS (PARCELS I & J)	40.71 AC±
AREA OF OPEN SPACE PARCELS (PARCEL K & LOTS 1-3)	24.33 AC±
AREA OF 100 YEAR FLOODPLAIN	19.62 AC±
AREA OF ROADWAY	3.93 AC±
AREA	68.97 AC±

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

[Signature] 11/15/06
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/13/06
DATE

[Signature] 12/1/06
DATE

OWNER'S STATEMENT

WE, MANGIONE ENTERPRISES OF TURF VALLEY, LP (OWNER OF PARCEL 8) AND NICHOLAS B. MANGIONE & MARY MANGIONE (OWNER OF PARCEL 50), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 7th DAY OF June, 2006

[Signature] NICHOLAS B. MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP

[Signature] NICHOLAS B. MANGIONE

[Signature] MARY MANGIONE

[Signature] WITNESS

[Signature] WITNESS

[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP TO MANGIONE ENTERPRISES OF TURF VALLEY, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 920 AT FOLIO 250 AND THAT LAND CONVEYED BY ROUTE 708-40 JOINT VENTURE, GP TO NICHOLAS B. MANGIONE AND MARY MANGIONE BY DEED DATED JUNE 28, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 1263 AT FOLIO 724 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
JOHN BINN MILDENBERG, L.S. NO. 10738

4/15/06
DATE

RECORDED AS PLAT 18696 ON 11/15/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TURF VALLEY PROFESSIONAL BUILDINGS
TURF VALLEY, PGCC DISTRICT,
MULTI-USE SUBDISTRICT,
P/O PODS I, J, K, L, & S,
PARCELS I THRU K & OPEN SPACE LOTS 1-3

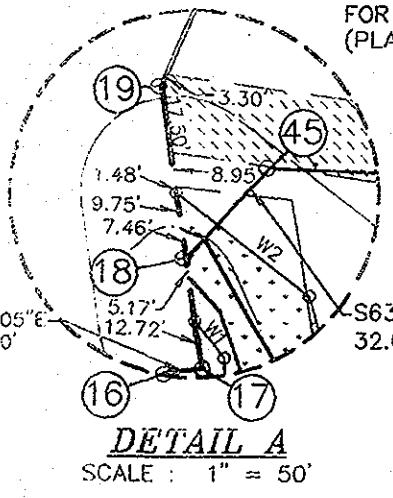
SHEET 1 OF 3

TAX MAP 16	THIRD ELECTION DISTRICT	SCALE: AS SHOWN
P/O PARCELS 8 & 50 4445	HOWARD COUNTY, MARYLAND	DATE: APR 2006
BLOCKS 10 & 16	EX. ZONING PGCC	DPZ FILE NOS. S-86-13;
		PLAT #3054-A-1510; S-98-19;
		S-99-02; S-00-18; P-00-06;
		F-00-21.

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsch Mill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0298 Fax (301) 621-5521 Wash. (410) 997-0298 Fax

F-02-74



THE REQUIREMENTS OF §§ 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Nicholas B. Mangione 4/13/06
 SURVEYOR DATE

Nicholas B. Mangione 6/7/06
 NICHOLAS B. MANGIONE DATE

Nicholas B. Mangione 6/7/06
 NICHOLAS B. MANGIONE DATE

Mary Mangione 6/7/06
 MARY MANGIONE DATE

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE PARCELS (PARCELS I & J)	2
NUMBER OF OPEN SPACE PARCELS/LOTS (PARCEL K & LOT 1)	2
NUMBER OF PARCELS/LOTS	4
AREA OF BUILDABLE PARCELS	25.27 AC±
AREA OF OPEN SPACE PARCELS/LOTS	8.03 AC±
AREA OF 100 YEAR FLOODPLAIN	6.29 AC±
AREA OF ROADWAY	3.93 AC±
AREA	37.23 AC±

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

Robert J. ... 11/15/06
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVE: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

... 6/7/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 6/7/06
 DIRECTOR DATE

OWNER'S STATEMENT

WE, MANGIONE ENTERPRISES OF TURF VALLEY, LP (OWNER OF PARCEL 8) AND NICHOLAS B. MANGIONE & MARY MANGIONE (OWNER OF PARCEL 50), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 7th DAY OF June, 2006

Nicholas B. Mangione
 NICHOLAS B. MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP

Nicholas B. Mangione
 NICHOLAS B. MANGIONE

Mary Mangione
 MARY MANGIONE

Edolph Voelker
 WITNESS

Edolph Voelker
 WITNESS

Edolph Voelker
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP TO MANGIONE ENTERPRISES OF TURF VALLEY, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 920 AT FOLIO 250 AND THAT LAND CONVEYED BY ROUTE 70N-40 JOINT VENTURE, GP TO NICHOLAS B. MANGIONE AND MARY MANGIONE BY DEED DATED JUNE 28, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1263 AT FOLIO 724 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Nicholas B. Mangione
 NICHOLAS B. MANGIONE
 SURVEYOR

4/13/06
 DATE

RECORDED AS PLAT 18697 ON 4/13/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TURF VALLEY PROFESSIONAL BUILDINGS
 TURF VALLEY, PGCC DISTRICT,
 MULTI-USE SUBDISTRICT,
 P/O PODS I, J, K, L, & S,
 PARCELS I THRU K & OPEN SPACE LOTS 1-3

SHEET 2 OF 3

TAX MAP 16 THIRD ELECTION DISTRICT SCALE: 1" = 100'
 P/O PARCELS 8 & 50 #445 HOWARD COUNTY, MARYLAND DATE: APR 2006
 BLOCKS 10 & 16 EX. ZONING PGCC DPZ FILE NOS. S-86-13;
 PLAT #3054-A-1510; S-98-19;
 S-99-02; S-00-18; P-00-06;
 P-00-21.

**MILDENBERG,
 BOENDER & ASSOC., INC.**

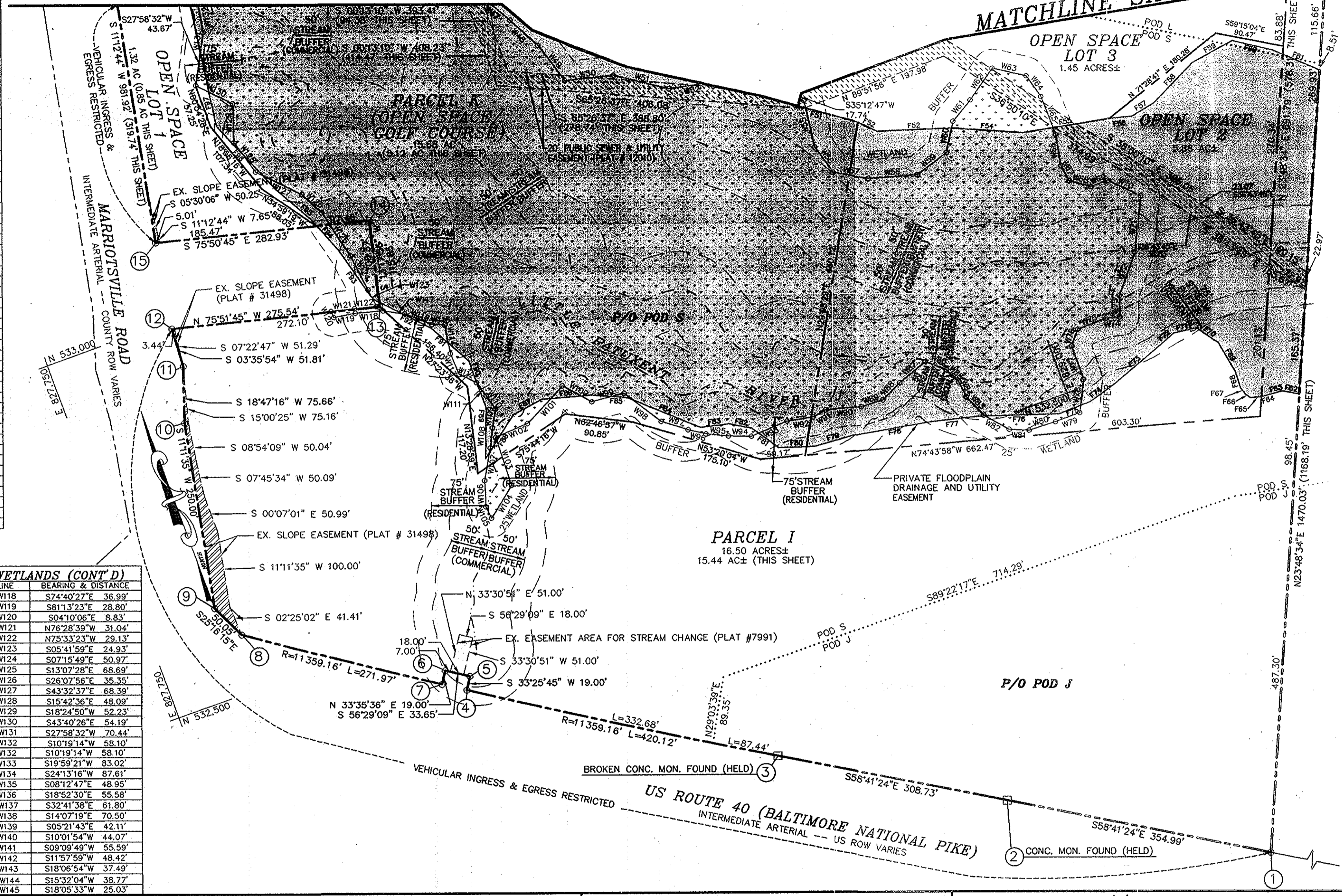
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

WETLANDS		WETLANDS (CONT'D)	
LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
W1	S172°11'14" E 12.36'	W60	S32°02'33" W 42.81'
W2	H32°09'49" W 42.37'	W61	S59°10'21" W 36.39'
W3	N04°41'23" E 57.44'	W62	S54°46'01" W 50.89'
W4	N17°23'34" E 38.71'	W63	N57°14'49" W 46.13'
W5	N12°20'58" E 37.26'	W64	N15°06'36" W 33.76'
W6	N08°29'00" E 39.36'	W65	N00°52'21" W 54.42'
W7	N36°11'30" W 74.74'	W66	N11°12'24" E 41.89'
W8	N11°39'48" W 41.74'	W67	N07°46'23" W 22.93'
W9	N13°15'01" W 50.06'	W68	N54°50'47" W 30.19'
W10	N69°59'52" W 73.82'	W69	S89°50'01" W 23.76'
W11	S52°23'50" W 24.85'	W70	N44°44'04" W 47.77'
W12	S23°54'50" W 24.53'	W71	N25°52'41" E 75.44'
W13	S05°55'13" W 66.81'	W72	N39°54'13" E 61.75'
W14	S06°55'13" W 62.90'	W73	N19°18'03" E 28.54'
W15	S04°18'55" E 61.59'	W74	S75°37'01" E 18.59'
W16	S09°50'13" W 62.18'	W75	N88°09'17" E 39.88'
W17	S47°54'07" W 37.10'	W76	N40°09'13" E 23.25'
W18	N49°25'30" E 35.22'	W77	N00°50'41" E 47.01'
W19	N04°43'47" E 73.50'	W78	N28°43'56" E 44.61'
W20	N40°03'37" W 18.12'	W79	N89°15'44" E 34.17'
W21	N39°30'48" E 31.28'	W80	S87°33'26" E 36.67'
W22	N49°44'07" E 59.28'	W81	S67°10'20" E 26.38'
W23	N04°43'47" E 73.50'	W82	S40°44'08" E 36.40'
W24	N40°16'02" W 28.77'	W83	S23°29'07" E 34.23'
W25	N02°30'25" W 13.03'	W84	S04°54'38" E 21.59'
W26	N87°28'04" W 34.77'	W85	S24°56'24" E 23.25'
W28	N88°09'10" W 27.82'	W86	S47°50'44" E 30.18'
W29	S87°48'55" W 81.28'	W87	N70°10'47" E 44.05'
W30	N20°25'55" E 44.15'	W88	N64°52'03" E 32.07'
W31	N38°37'50" E 45.81'	W89	S86°56'03" E 30.22'
W32	N30°23'02" W 45.46'	W90	S75°17'34" E 47.21'
W33	N21°16'27" E 47.05'	W91	N80°24'48" E 19.00'
W34	N18°58'35" W 37.00'	W92	S78°44'57" E 34.81'
W35	N33°45'04" E 37.31'	W93	N86°58'05" E 51.01'
W36	N21°21'52" E 42.59'	W94	S69°10'43" E 30.40'
W37	N00°18'13" W 55.49'	W95	S64°15'11" E 29.96'
W38	N14°36'07" E 46.86'	W96	S56°06'39" E 23.96'
W39	N12°29'27" E 66.89'	W97	S52°28'53" E 37.33'
W40	N15°25'06" E 49.69'	W98	S32°28'55" E 61.95'
W41	N02°21'25" W 29.45'	W99	S84°19'46" E 44.07'
W42	N14°54'48" E 63.34'	W100	S41°01'42" E 43.91'
W43	N27°02'34" E 39.10'	W101	N62°48'28" E 68.06'
W44	N21°17'35" E 64.09'	W102	N86°21'21" E 46.10'
W45	N15°51'47" W 47.22'	W103	N02°00'46" E 62.01'
W46	N08°29'30" W 51.43'	W104	N51°26'31" E 51.37'
W47	N29°39'55" W 52.29'	W105	S05°41'48" E 17.14'
W48	N27°35'57" W 49.78'	W106	S18°00'45" W 34.87'
W49	N17°10'27" W 59.05'	W107	S29°42'50" W 43.98'
W50	N76°25'46" W 63.94'	W108	S26°45'45" W 26.96'
W51	N56°12'46" W 75.86'	W109	S27°55'51" W 25.58'
W52	N78°02'16" W 60.27'	W110	S14°30'08" E 20.91'
W53	N71°16'33" W 66.93'	W111	S14°41'16" E 21.84'
W54	N42°26'08" W 58.19'	W112	S44°30'22" E 25.42'
W55	N07°08'29" E 63.21'	W113	S02°52'07" E 30.01'
W56	N15°21'37" W 41.76'	W114	S09°29'49" W 39.06'
W57	N59°29'37" W 47.14'	W115	S68°05'05" E 17.08'
W58	N74°10'09" W 65.10'	W116	S48°43'44" E 38.55'
W59	S72°28'36" W 48.56'	W117	S61°21'40" E 28.62'

MATCHLINE SHEET 2

MATCHLINE SHEET 2



THE REQUIREMENTS OF §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John S. Mangione 4/13/06
Richard S. Mangione 6/7/06
Nicholas B. Mangione 6/7/06
Mary Mangione 6/7/06

WETLANDS (CONT'D)	
LINE	BEARING & DISTANCE
W118	S74°40'27" E 36.99'
W119	S81°13'23" E 28.80'
W120	S04°10'06" E 8.83'
W121	N76°28'39" W 31.04'
W122	N75°33'23" W 29.13'
W123	S05°41'59" E 24.93'
W124	S07°15'49" E 50.97'
W125	S13°07'28" E 68.69'
W126	S26°02'56" E 35.35'
W127	S43°32'37" E 68.59'
W128	S15°42'36" E 48.09'
W129	S18°24'50" W 52.23'
W130	S43°40'26" E 54.19'
W131	S27°58'32" W 70.44'
W132	S10°19'14" W 58.10'
W133	S19°59'21" W 83.02'
W134	S24°13'16" W 87.61'
W135	S08°12'47" E 48.95'
W136	S18°52'30" E 55.58'
W137	S32°41'38" E 61.80'
W138	S14°07'19" E 70.50'
W139	S05°21'43" E 42.11'
W140	S10°01'54" W 44.07'
W141	S09°09'49" W 55.59'
W142	S11°57'59" W 48.42'
W143	S18°06'54" W 37.49'
W144	S15°32'04" W 38.77'
W145	S18°05'33" W 25.03'

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE PARCELS	0
NUMBER OF OPEN SPACE/GOLF COURSE PARCELS (LOTS 2-4)	3
NUMBER OF PARCELS/LOTS	3
AREA OF BUILDABLE PARCELS	15.44 AC±
AREA OF OPEN SPACE PARCELS/LOTS	16.30 AC±
AREA OF 100 YEAR FLOODPLAIN	13.42 AC±
AREA OF ROADWAY	0 AC
AREA	31.74 AC±

OWNER'S STATEMENT

WE, MANGIONE ENTERPRISES OF TURF VALLEY, LP (OWNER OF PARCEL 8) AND NICHOLAS B. MANGIONE & MARY MANGIONE (OWNER OF PARCEL 50), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 7th DAY OF June, 2006

Nicholas B. Mangione NICHOLAS B. MANGIONE
Mary Mangione MARY MANGIONE
Philip Walker WITNESS
John S. Mangione WITNESS
Richard S. Mangione WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP TO MANGIONE ENTERPRISES OF TURF VALLEY, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 920 AT FOLIO 250 AND THAT LAND CONVEYED BY ROUTE 704-40 JOINT VENTURE, GP TO NICHOLAS B. MANGIONE AND MARY MANGIONE BY DEED DATED JUNE 28, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1263 AT FOLIO 724 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John S. Mangione
 JOHN S. MANGIONE, L.S. NO. 10711
 4/13/06

RECORDED AS PLAT 18698 ON 12/15/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TURF VALLEY PROFESSIONAL BUILDINGS
 TURF VALLEY, PGCC DISTRICT,
 MULTI-USE SUBDISTRICT,
 P/O PODS I, J, K, L & S,
 PARCELS I THRU K & OPEN SPACE LOTS 1-3

TAX MAP 16 P/O PARCELS 8 & 50±445 BLOCKS 10 & 16
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING PGCC
 SCALE: 1" = 100'
 DATE: APR 2006
 DPZ FILE NOS. S-86-13; S-88-19; S-89-02; S-90-18; P-00-08; P-00-21.

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Paz.

P:\03-029\dwg\1-plans\03029-rp2-feb05.dwg