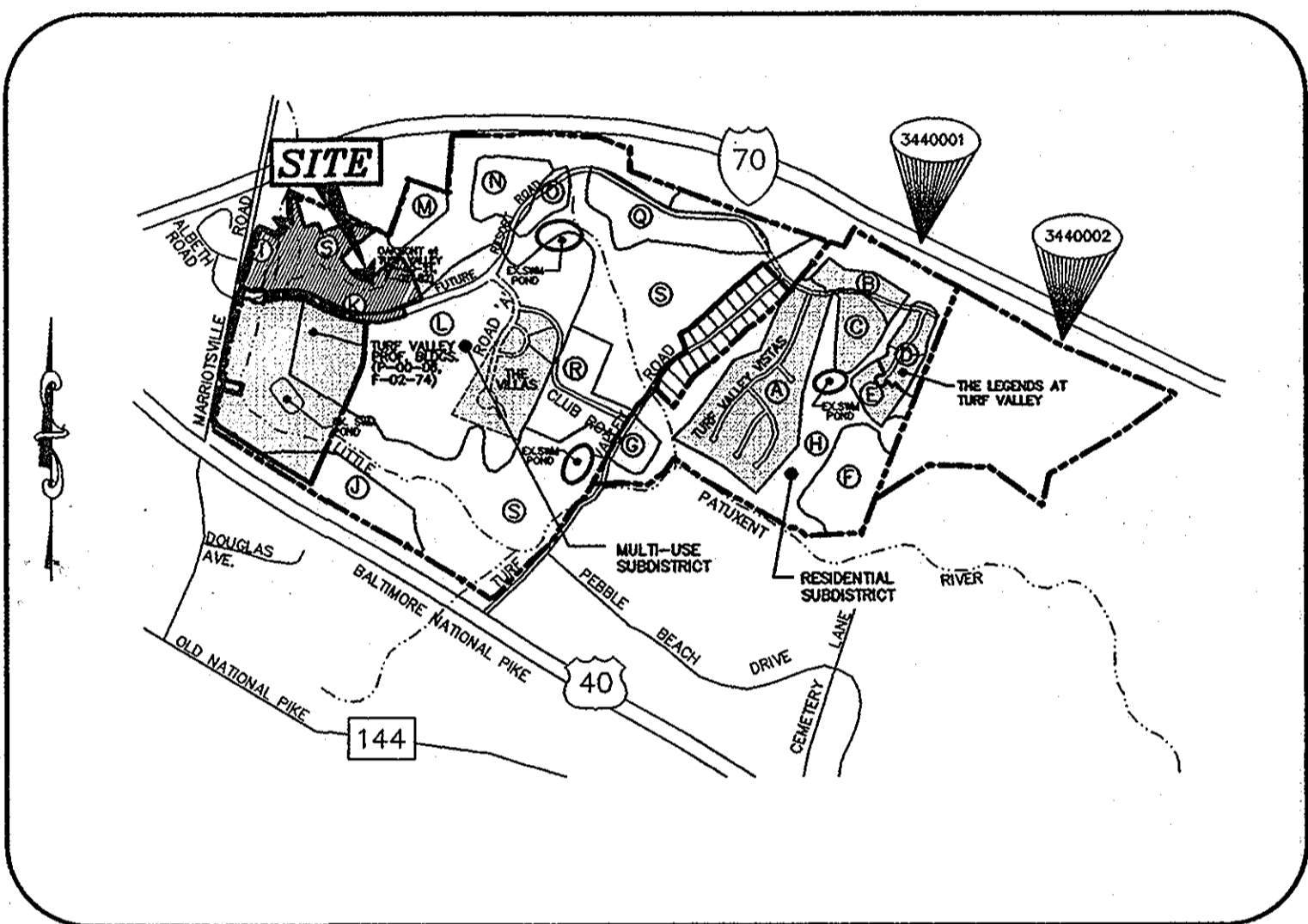


DENSITY TABULATION

# PROPOSED UNITS = # ALLOWED UNITS	TURF VALLEY VILLAS SECTION ONE (F-97-86) 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. 12738 & 13965-13966 (RESIDENTIAL SUBDISTRICT)		THE LEGENDS AT TURF VALLEY PHASES 2&3 (F-96-151 & F-98-91) PLAT NOS. 12738 & 13965-13964 (RESIDENTIAL SUBDISTRICT)		TURF VALLEY PROF. BLDGS. (F-02-074) PLAT NOS. XXXXX (MULTI-USE SUBDISTRICT)		OAKMONT at TURF VALLEY (F-02-82) PLAT NOS. XXXXX (MULTI-USE SUBDISTRICT)		PGCC DISTRICT TOTALS	
	# UNITS	DESCRIPTION	# 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	150,000sqft COMMERCIAL	F-02-074	150	F-02-82			
162	SUBTOTAL	74	SUBTOTAL	32	SUBTOTAL	30	SUBTOTAL			150	SUBTOTAL	136 UNITS	312 UNITS	
GROSS AREA REQUIRED		17.75 AC. GROSS AC. = 77.7 AC.		22.50 AC. GROSS AC. = 156.0 AC.		9.95 AC. GROSS AC. = 63.40 AC.		68.27 AC. GROSS AC. = 437.7 AC.		36.48 AC. GROSS AC. = 231.1 AC.		136 UNITS	312 UNITS	
GROSS AREA PROVIDED		49.55 AC. GROSS AC. = 319.7 AC.		22.50 AC. GROSS AC. = 145.5 AC.		9.95 AC. GROSS AC. = 63.40 AC.		68.27 AC. GROSS AC. = 437.7 AC.		36.48 AC. GROSS AC. = 231.1 AC.		136 UNITS	312 UNITS	
GOLF COURSE/OPEN SPACE REQUIRED		15.72 AC. GROSS AC. = 100.8 AC.		15.72 AC. GROSS AC. = 100.8 AC.		15.72 AC. GROSS AC. = 100.8 AC.		15.72 AC. GROSS AC. = 100.8 AC.		15.72 AC. GROSS AC. = 100.8 AC.		15.72 AC. GROSS AC. = 100.8 AC.	15.72 AC. GROSS AC. = 100.8 AC.	
GOLF COURSE/OPEN SPACE PROVIDED		29.54 AC. GROSS AC. = 190.24 AC.		1.96 AC. GROSS AC. = 12.56 AC.		0.07 AC. GROSS AC. = 0.44 AC.		26.32 AC. GROSS AC. = 168.64 AC.		1.07 AC. GROSS AC. = 6.84 AC.		15.72 AC. GROSS AC. = 100.8 AC.	15.72 AC. GROSS AC. = 100.8 AC.	
98.27 AC. SUBTOTAL		13.48 AC. SUBTOTAL		17.61 AC. SUBTOTAL		6.61 AC. SUBTOTAL		26.32 AC. SUBTOTAL		23.22 AC. SUBTOTAL		37.70 AC.	147.81 AC.	

- 26. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE OCTOBER 20, 2004 ON WHICH DATE DEVELOPER AGREEMENT # 24-42360 WAS FILED AND ACCEPTED.
- 27. NO PUBLIC WATER OR SEWER SERVICE CONNECTION MAY BE MADE TO ANY LAND WITHIN PARCELS Q, MAP 16, BLOCK 8, UNTIL THE PARCEL HAS BEEN INCLUDED IN THE METROPOLITAN DISTRICT FOR PUBLIC WATER AND SEWER.
- 28. THE APPROVED COMMERCIAL SPACE ON PAR-06 IS 150,000 SQ. FT. UP TO 20,000 SQ. FT. WILL BE DEVELOPED ON PARCEL Q (F-02-82), WITH THE BALANCE ON PARCEL J (F-02-74).
- 29. PUBLIC WATER AND SEWAGE ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- TAX MAP: 16, P/O PARCEL: 8, BLOCK: 10.
- SUBJECT PROPERTY ZONED PGCC PER THE APRIL 13, 2004, COMPREHENSIVE ZONING PLAN & THE JULY 28, 2006 AMENDMENT.
- BOUNDARY INFORMATION IS BASED ON FINAL DEVELOPMENT PLAN FOR TURF VALLEY, PGCC DISTRICT, MULTI-USE SUBDISTRICT (PLAT # 3054-A-1510).
- COORDINATES BASED ON NAD'27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO: 3440001 & 3440002.
STA. No. 3440001 N 534,735.478 E 836,286.297 EL. 486.341
STA. No. 3440002 N 533,593.800 E 837,983.249 EL. 462.306
- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 20-3601-D FOR SEWER AND CAPITAL PROJECT W-8195 FOR WATER.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- FLOODPLAIN SHOWN ON THESE PLANS IS FROM FLOODPLAIN STUDY PERFORMED UNDER TURF VALLEY PROFESSIONAL BUILDINGS, F-02-074, AND APPROVED ON APRIL 23, 2006.
- THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13. PER HOWARD COUNTY GENERAL PLAN OF HIGHWAYS AND COMPREHENSIVE SKETCH PLAN, RESORT ROAD IS A MAJOR COLLECTOR.
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE BECAUSE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- THIS PROJECT IS SUBJECT TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- W DENOTES WETLANDS.
- A. OAKMONT SITE SPECIFIC INFORMATION:
AREA OF SUBDIVISION = 36.48 ACRES ±
OPEN SPACE REQUIRED FOR OAKMONT: 15% OF 36.48 ACRES OR 5.47 ACRES
OPEN SPACE PROVIDED: 14.01 ACRES (PARCELS V, W & X)
B. DENSITY AT OAKMONT RESIDENTIAL CONDOMINIUMS (150 UNITS) IS SUPPORTED BY PROFESSIONAL BUILDINGS (F-02-74):
AREA OF PROFESSIONAL BLDGS (F-02-74): 68.27 ACRES ± (USED FOR DENSITY ONLY)
TOTAL ACREAGE OF OAKMONT & PROFESSIONAL BUILDINGS: 104.75 ACRES ±
NUMBER OF UNITS ALLOWED: 150 UNITS (REFERENCE PB 351 AMENDMENT TO THE COMPREHENSIVE SKETCH PLAN)
NUMBER OF UNITS PROPOSED: 150 UNITS
ACREAGE REQUIRED FOR DENSITY FOR OAKMONT: 75.00 ACRES ±
ACREAGE AVAILABLE FOR DENSITY FOR FUTURE SUBDIVISIONS: 29.75 ACRES ±
TOTAL OPEN SPACE REQUIRED FOR OAKMONT & PROFESSIONAL BUILDINGS: 15.72 ACRES ±
TOTAL OPEN SPACE PROVIDED FOR OAKMONT & PROFESSIONAL BUILDINGS: 49.54 ACRES ± (PARCELS K THRU P & V THRU X)
DPZ REFERENCE: S-86-13; P-00-021; PLAT # 3054-A-1510 & WP-02-96.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122E OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. WATER AND SEWER WILL BE PROVIDED UNDER CONTRACT NO 24-42360.
- LANDSCAPING FOR PARCELS R-U (OAKMONT AT TURF VALLEY) AND PARCELS V&W (SWM) WILL BE PROVIDED AT THE SDP STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- 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 REDUCE THE WIDTH OF PAVING TO 24 FEET APPROVED ON APRIL 1, 2002.
- RESORT ROAD IS A GENERAL PLAN ROAD, SHOWN ON THE TRANSPORTATION MAP 2000 - 2020 AS A MAJOR COLLECTOR CONNECTION TO MARIOTTSTVILLE ROAD. THE BUILDING RESTRICTION LINES (BRL'S) ON PARCELS ADJACENT TO THIS SECTION OF RESORT ROAD ARE THE BRL'S FOR THE MAJOR COLLECTOR.
- 'POD' AS 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
I	All permitted uses in the PGCC Multi-use Subdistrict
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

NOTE: THE PURPOSE OF THIS PLAT IS TO CREATE PARCELS Q THRU X, RIGHT-OF-WAY FOR THE EXTENSION OF RESORT ROAD, AND A PUBLIC SEWER, WATER AND UTILITY EASEMENT ON PARCELS R, S, T & U.

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 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] 7/14/06
DATE
NICHOLAS B. MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER

TOTAL AREA TABULATION

NUMBER OF BUILDABLE PARCELS	5
NUMBER OF OPEN SPACE/GOLF SPACE PARCELS	3
NUMBER OF PARCELS	9
AREA OF BUILDABLE PARCELS	18.46 AC ±
AREA OF OPEN SPACE PARCELS	16.30 AC ±
AREA OF 100 YEAR FLOODPLAIN	6.69 AC ±
AREA OF ROADWAY	1.72 AC ±
AREA	36.48 AC ±

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

- OWNER 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 Q THRU X, 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 DELIVER 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.
- AN AMENDMENT TO THE TURF VALLEY FDP MULTI-USE SUBDISTRICT PLAT (PLAT NO. 3054-A-1510) HAS BEEN APPROVED ON MARCH 16, 2005, AND INCREASES THE PROJECTED RESIDENTIAL UNITS FOR POD K TO 150 AND MODIFIES THE POD K BOUNDARY.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT, AT SITE DEVELOPMENT PLAN STAGE. THE DESIGN SHALL BE IN ACCORDANCE WITH CURRENT DESIGN CRITERIA AT THAT TIME.
- 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, AND GP-02-090.

OWNER'S STATEMENT

I, MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET 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 BY HAND THIS 14th DAY OF July, 2006

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

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 UBER NO. 920 AT FOLIO 250 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]
STATE OF MARYLAND
JOHN W. MILDENBERG, L.S. NO. 10718
DATE 7/14/06

RECORDED AS PLAT 18773 ON 7-19-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OAKMONT at TURF VALLEY
TURF VALLEY, PGCC DISTRICT,
MULTI-USE SUBDISTRICT,
PODS I AND P/O K, L, & S,
PARCELS Q THRU Y

SHEET 1 OF 3

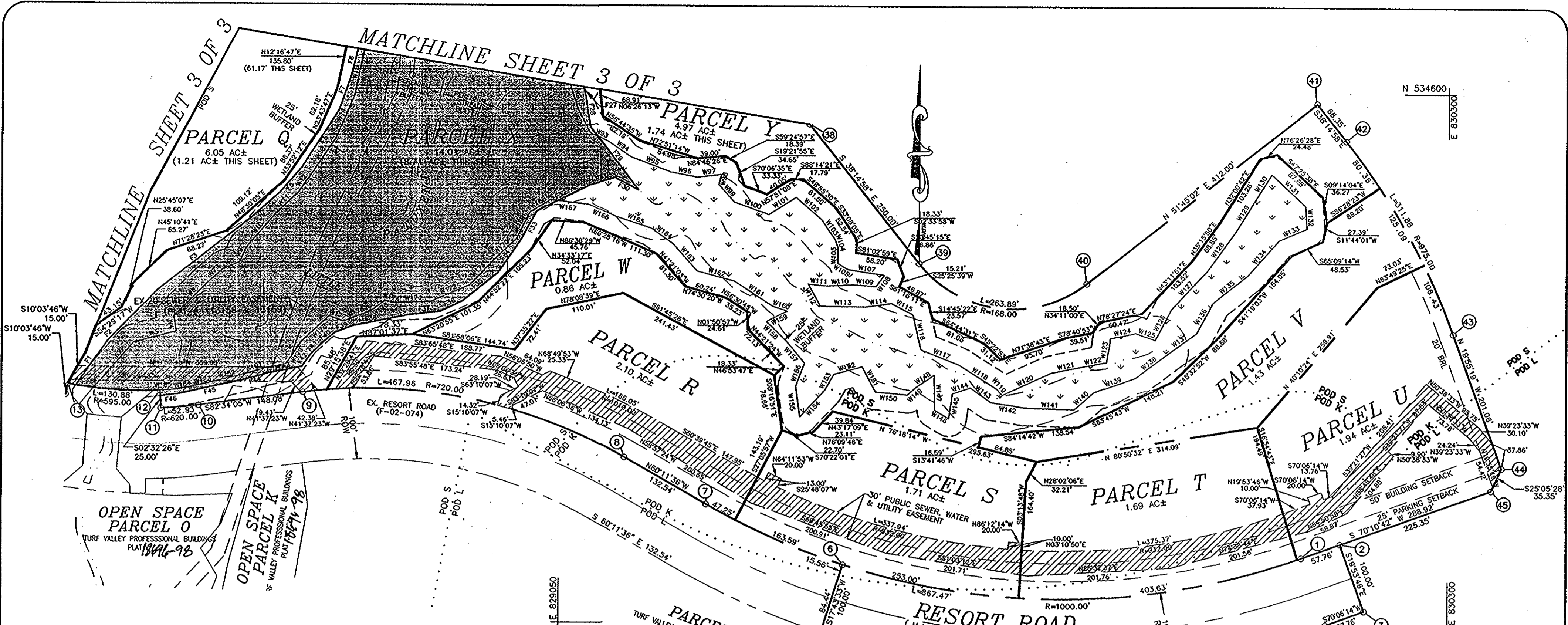
TAX MAP 16 P/O PARCEL 8 BLOCK 10	THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING PGCC	SCALE: AS SHOWN DATE: JUNE 2006 DPZ FILE NOS. S-86-13; PLAT #3054-A-1510; S-98-19; S-99-02; S-00-18; P-00-06; P-00-21; F-02-74; WP-02-96.
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MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

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

F-02-082

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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 COMPLETED.

[Signature]
 NICHOLAS B. MANGIONE, SURVEYOR
 DATE 7/14/06
 NICHOLAS M. MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER
 DATE 7/14/06

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE PARCELS	4
NUMBER OF OPEN SPACE/GOLF COURSE PARCELS	3
NUMBER OF PARCELS	7
AREA OF BUILDABLE PARCELS	7.44 AC±
AREA OF OPEN SPACE PARCELS	13.95 AC±
AREA OF 100 YEAR FLOODPLAIN	3.95 AC±
AREA OF ROADWAY	1.72 AC±
AREA	23.11 AC±

CURVE TABLE

CURVE NO./COORDINATES	RADIUS	LENGTH	TANGENT	BEARING	DELTA
1-7	1000.00'	867.47'	463.15'	S85°02'41"E	49°42'10"
4-5	1100.00'	722.29'	374.71'	N88°54'54"E	37°37'19"
8-9	720.00'	467.96'	242.58'	N78°48'46"W	37°14'19"
10-11	620.00'	52.93'	26.48'	N85°00'50"E	04°53'30"
12-13	595.00'	130.88'	65.71'	S86°14'20"E	12°36'12"
14-15	610.00'	125.84'	63.14'	S74°01'39"E	11°49'11"
29-30	58.00'	42.67'	22.35'	S85°53'05"E	42°09'03"
32-33	375.00'	118.13'	59.56'	S77°05'29"E	18°02'57"
39-40	168.00'	263.89'	168.00'	S83°14'58"E	90°00'00"
42-43	975.00'	311.88'	157.28'	N29°05'09"W	18°19'39"

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

[Signature] 12/6/06
 ROBERT J. WELLS, HOWARD COUNTY HEALTH OFFICER
 DATE 5/19/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/13/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE 1/3/07
 DIRECTOR

OWNER'S STATEMENT

I, MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET 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 FLOODPLANS 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 FLOODPLANS, 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 14th DAY OF July, 2006

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

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 USER No. 920 AT FOLIO 250 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]
 NICHOLAS B. MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 DATE 7/14/06

RECORDED AS PLAT 18774 ON 1-19-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

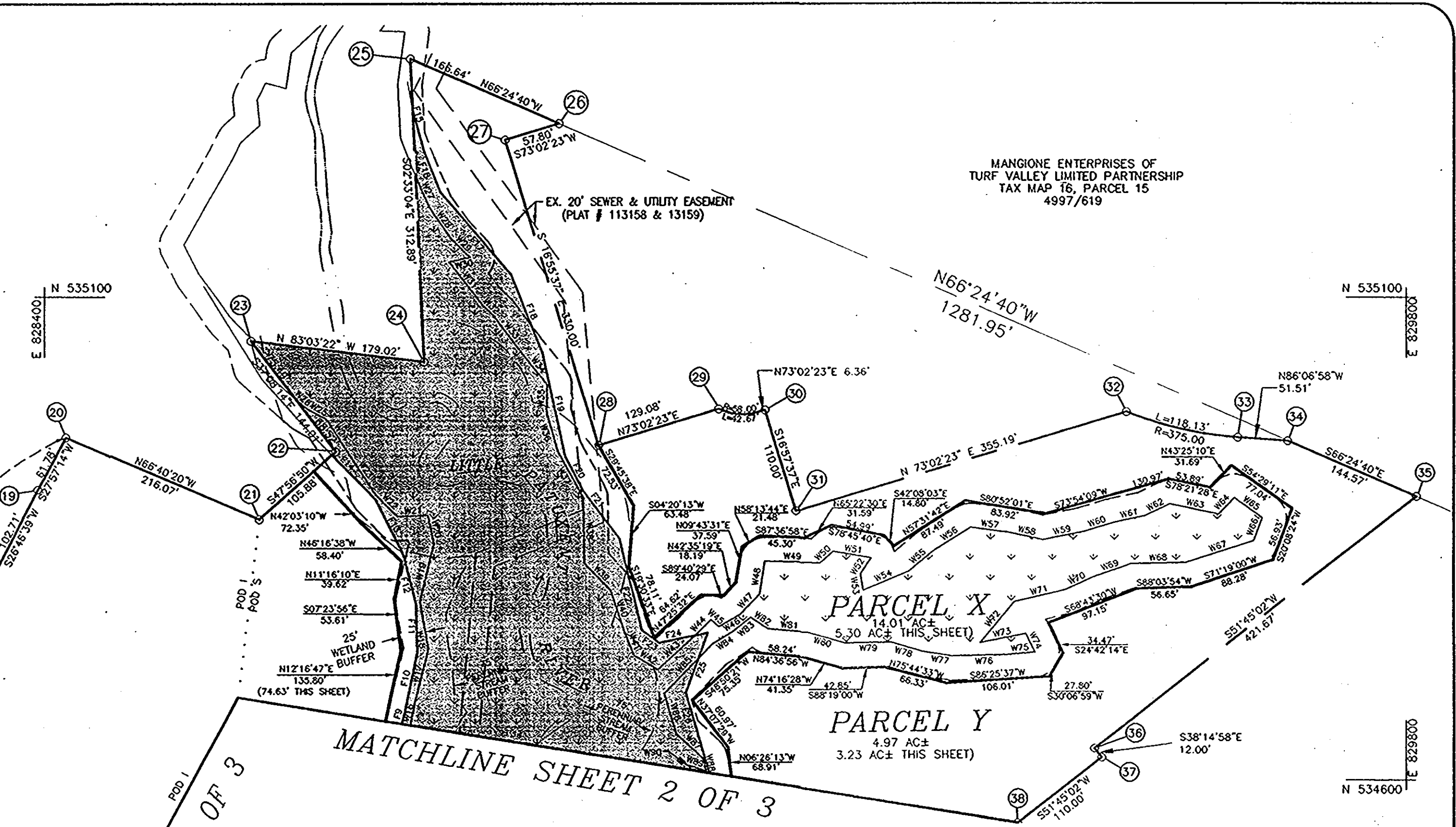
OAKMONT at TURF VALLEY
 TURF VALLEY, PGCC DISTRICT,
 MULTI-USE SUBDISTRICT,
 PODS I, P/O K, L, & S,
 PARCELS Q THRU Y

TAX MAP 16
 P/O PARCEL 8
 BLOCK 10
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING PGCC
 SCALE: 1" = 100'
 DATE: JUNE 2006
 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; F-02-74; WP-02-98.

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WETLAND LINE TABLE			WETLAND LINE TABLE (CONT'D)			WETLAND LINE TABLE (CONT'D)		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W1	33.39'	S41°15'33"W	W80	40.14'	S74°32'26"E	W159	32.99'	S63°52'48"W
W2	51.35'	S41°00'13"W	W81	40.87'	S85°16'59"E	W160	22.08'	S71°24'24"E
W3	63.31'	S75°09'06"W	W82	21.97'	S56°30'40"E	W161	63.67'	S56°40'19"E
W4	21.91'	S10°18'48"E	W83	24.13'	N51°44'04"E	W162	55.33'	S75°04'49"E
W5	16.19'	S44°47'05"W	W84	24.63'	N59°13'10"E	W163	52.34'	S41°14'09"E
W6	51.03'	S44°51'23"W	W85	70.56'	N43°57'26"E	W164	35.65'	S54°32'10"E
W7	28.98'	S48°12'01"W	W86	42.87'	N16°25'29"W	W165	51.65'	S71°48'26"E
W8	24.83'	S67°11'40"W	W87	38.14'	N46°49'24"W	W166	42.66'	S65°27'20"E
W9	24.42'	S24°36'17"W	W88	13.84'	N12°42'40"W	W167	54.97'	S83°28'28"E
W10	60.49'	S40°36'15"W	W89	18.22'	S70°21'53"E	W168	33.37'	N58°38'51"E
W11	44.47'	S46°31'08"W	W90	5.08'	N18°32'31"W	W169	43.13'	N26°26'37"E
W12	34.53'	S34°31'16"W	W91	36.62'	N18°32'31"W	W170	44.78'	N46°16'26"E
W13	60.00'	S33°56'42"W	W92	36.01'	N27°02'07"W	W171	48.26'	N43°20'30"E
W14	65.00'	S23°20'52"W	W93	31.39'	N62°42'22"W	W172	58.57'	N66°34'37"E
W15	65.63'	S12°08'57"W	W94	37.05'	N55°10'23"W	W173	49.10'	N87°09'32"E
W16	23.81'	S12°08'57"W	W95	58.71'	N69°25'17"W	W174	15.84'	S77°51'23"E
W17	57.15'	S13°55'32"W	W96	38.37'	N79°42'42"W	W175	24.69'	N52°43'12"E
W18	49.53'	S10°04'00"E	W97	33.78'	S83°51'19"W	W176	41.20'	N68°50'14"E
W19	61.33'	S13°27'09"W	W98	14.86'	N13°44'06"E	W177	21.13'	S69°29'34"E
W20	29.97'	S11°31'56"E	W99	32.83'	N42°34'33"W	W178	54.19'	N47°16'24"E
W21	31.39'	N88°23'51"E	W100	51.25'	N70°19'24"W	W179	38.31'	N34°03'34"E
W22	33.23'	S44°14'52"E	W101	45.54'	S57°50'09"W	W180	28.71'	N79°19'05"E
W23	53.34'	S32°47'28"E	W102	47.11'	N48°53'33"W	W181	31.43'	N73°21'20"E
W24	38.69'	S32°39'28"E	W103	35.55'	N34°12'26"W	W182	46.72'	N76°01'35"E
W25	23.52'	S61°02'17"E	W104	11.57'	N18°13'19"W	W183	27.98'	N77°43'12"E
W26	15.01'	S48°19'41"E	W105	21.52'	N01°49'54"E	W184	25.32'	N79°29'17"E
W27	36.64'	N23°12'49"W	W106	17.60'	N58°01'22"W	W185	29.63'	N86°18'43"E
W28	35.64'	N35°11'28"W	W107	51.32'	N81°30'17"W			
W29	29.63'	N44°11'16"W	W108	19.89'	N36°19'55"E			
W30	21.85'	N78°13'05"E	W109	32.15'	S85°44'20"E			
W31	54.62'	N37°43'57"W	W110	36.07'	N87°05'12"E			
W32	17.43'	N45°42'33"W	W111	26.76'	S84°27'59"E			
W33	46.65'	N36°46'36"W	W112	35.08'	N27°59'56"W			
W34	43.66'	N38°44'34"W	W113	63.79'	N88°59'39"W			
W35	27.88'	N02°08'24"E	W114	37.36'	S82°20'30"W			
W36	43.43'	N15°46'14"W	W115	33.73'	N62°16'02"W			
W37	54.99'	N28°31'55"W	W116	50.02'	N12°47'35"W			
W38	67.79'	N00°40'42"W	W117	59.27'	N68°01'31"W			
W39	39.11'	N43°30'33"W	W118	60.39'	N57°37'54"W			
W40	42.98'	N18°53'43"W	W119	12.88'	N42°15'08"W			
W41	28.16'	N21°28'52"W	W120	76.19'	S65°30'53"W			
W42	28.53'	N58°50'39"W	W121	42.32'	S78°46'16"W			
W43	50.56'	S47°49'58"W	W122	36.45'	S79°00'49"W			
W44	24.48'	S44°40'50"W	W123	34.62'	S09°27'19"W			
W45	11.00'	N50°24'31"W	W124	36.35'	S78°43'51"W			
W46	24.22'	S60°31'48"W	W125	28.77'	N71°07'36"W			
W47	29.66'	S43°44'11"W	W126	48.83'	S27°26'05"W			
W48	34.50'	S08°44'16"W	W127	71.95'	S43°01'58"W			
W49	57.14'	N88°37'02"W	W128	70.16'	S35°40'46"W			
W50	17.76'	S47°44'50"W	W129	57.88'	S31°43'18"W			
W51	39.74'	N80°29'58"W	W130	38.26'	S31°51'43"W			
W52	19.39'	N32°53'33"E	W131	65.14'	N47°01'30"W			
W53	17.80'	N07°43'51"W	W132	31.97'	N03°18'46"W			
W54	50.57'	S67°13'47"W	W133	43.29'	N66°16'28"E			
W55	34.82'	S50°17'15"W	W134	68.48'	N41°19'36"E			
W56	43.80'	S57°23'43"W	W135	60.03'	N51°39'21"E			
W57	39.63'	N82°29'32"W	W136	48.81'	N28°09'19"E			
W58	36.31'	N77°38'31"W	W137	49.55'	N54°28'36"E			
W59	42.26'	S78°36'00"W	W138	57.05'	N52°50'44"E			
W60	33.47'	S72°46'43"W	W139	61.60'	N70°45'47"E			
W61	32.71'	S78°10'12"W	W140	36.80'	N48°41'16"E			
W62	28.36'	S64°03'09"W	W141	70.20'	S88°12'03"E			
W63	50.79'	N77°52'04"W	W142	46.89'	S80°51'17"E			
W64	23.79'	S43°30'10"W	W143	35.92'	S54°56'23"E			
W65	35.38'	N54°28'39"W	W144	26.84'	N71°47'14"E			
W66	25.85'	N20°47'46"E	W145	35.31'	N08°12'27"E			
W67	73.01'	N71°51'29"E	W146	22.74'	S59°03'45"E			
W68	56.47'	N88°33'13"E	W147	49.13'	S01°17'24"E			
W69	41.85'	N70°27'39"E	W148	30.35'	N56°10'48"E			
W70	30.83'	N64°54'21"E	W149	16.57'	N48°45'28"E			
W71	54.83'	N76°31'23"E	W150	45.29'	S84°48'31"E			
W72	54.31'	N39°31'55"E	W151	39.78'	S27°53'04"E			
W73	48.29'	S78°48'38"W	W152	41.43'	N74°35'11"E			
W74	21.16'	N25°11'30"W	W153	26.58'	N29°50'34"E			
W75	30.12'	N85°12'08"E	W154	49.91'	N43°04'32"E			
W76	55.46'	N88°33'01"E	W155	43.28'	S07°48'09"E			
W77	30.77'	S81°02'55"E	W156	34.98'	S20°19'25"W			
W78	33.74'	S73°13'33"E	W157	42.79'	S40°12'21"E			
W79	46.58'	N88°50'55"E	W158	36.56'	S45°36'26"E			



FLOODPLAIN LINE TABLE			FLOODPLAIN LINE TABLE (CONT'D)		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
F1	77.75'	N34°56'56"E	F24	50.50'	N78°34'02"E
F2	99.47'	N44°22'17"E	F25	65.20'	S20°05'08"W
F3	164.90'	N51°52'28"E	F26	87.09'	S16°07'44"E
F4	54.96'	N48°34'15"E	F27	9.05'	S16°07'44"E
F5	47.99'	N40°22'43"E	F28	47.80'	S08°15'09"E
F6	98.70'	N32°34'03"E	F29	112.16'	S37°17'15"E
F7	52.78'	N19°02'01"E	F30	37.05'	N62°32'36"W
F8	35.55'	N13°56'59"E	F31	37.88'	S73°53'02"W
F9	18.96'	N13°56'59"E	F32	82.33'	S63°27'08"W
F10	56.43'	N11°33'34"E	F33	48.85'	S28°18'07"W
F11	48.47'	N00°55'56"W	F34	55.80'	S34°38'28"W
F12	53.51'	N14°20'10"W	F35	61.85'	S50°47'03"W
F13	65.26'	N26°20'27"W	F36	35.89'	S64°55'26"W
F14	64.02'	N43°55'49"W	F37	42.44'	S83°11'46"W
F15	44.61'	S15°40'45"E	F38	81.91'	S78°25'34"W
F16	44.47'	S21°55'12"E	F39	25.76'	S68°42'36"W
F17	111.30'	S40°28'45"E	F40	26.33'	S50°33'39"W
F18	87.01'	S21°46'00"E	F41	21.03'	S44°43'10"W
F19	110.95'	S12°25'51"E	F42	20.92'	S35°21'15"W
F20	37.76'	S26°31'50"E	F43	47.27'	S78°57'34"W
F21	64.59'	S36°54'57"E	F44	33.44'	S74°16'47"W
F22	97.21'	S13°36'46"E	F45	97.92'	S77°35'10"W
F23	22.24'	S54°30'22"E	F46	24.02'	S82°54'50"W

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.

Nicholas Mangione
 NICHOLAS B. MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER
 DATE 7/14/06

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE PARCELS	1
NUMBER OF OPEN SPACE/GOLF COURSE PARCELS	1
NUMBER OF PARCELS	2
AREA OF BUILDABLE PARCELS	4.10 AC±
AREA OF OPEN SPACE PARCELS	9.27 AC±
AREA OF 100 YEAR FLOODPLAIN	2.74 AC±
AREA OF ROADWAY	0 AC
AREA	13.37 AC±

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

Robert J. Weber
 ROBERT J. WEBER
 HOWARD COUNTY HEALTH OFFICER
 DATE 12/6/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark J. Wagoner
 MARK J. WAGONER
 DIRECTOR
 DATE 1/3/07

OWNER'S STATEMENT

I, MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET 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 14th DAY OF July, 2006

Nicholas Mangione
 NICHOLAS B. MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 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 USER NO. 920 AT FOLIO 250 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 Mangione
 NICHOLAS B. MANGIONE
 SURVEYOR
 DATE 7/14/06

RECORDED AS PLAT 18715 ON 1-19-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OAKMONT at TURF VALLEY
 TURF VALLEY, PGCC DISTRICT,
 MULTI-USE SUBDISTRICT,
 PODS I AND P/O K, L, & S,
 PARCELS Q THRU Y

SHEET 3 OF 3

TAX MAP 16
 P/O PARCEL 8
 BLOCK 10

THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING PGCC

SCALE: 1" = 100'
 DATE: JUNE 2006
 DPZ FILE NOS. S-86-13;
 PLAT #3054-A-1510; S-88-19;
 S-99-02; S-00-18; P-00-06;
 P-00-21; F-02-74; W-02-96.

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0236 Balt. (301) 621-5521 Wash. (410) 997-0238 Fax.

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