

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*John B. Deibler, Jr. Esq.* 6/19/03  
*Ruth K. Auer, Owner*  
*Paul L. O'Donnell, Owner*  
*Ann M. O'Donnell, Owner*  
*Mary M. West, Owner*  
*George A. Younce, Owner*  
*Judith R. Younce, Owner*  
*Anthony A. Santorelli, Owner*  
*Sara C. Santorelli, Owner*  
*Harry Walther, Owner*  
*Arlene M. Walther, Owner*  
*Arlen Errol Bee, Owner*  
*Jane Ann Bee, Owner*  
*Joan A. Schenk, Owner*  
*Jennifer L. Soh, Owner*  
*Kamala Dorai, Owner*  
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*Pragna N. Desai, Owner*  
*Blanchette G. White, Owner*  
*Nicholas G. White, Owner*  
*Trudy K. Turkel, Owner*

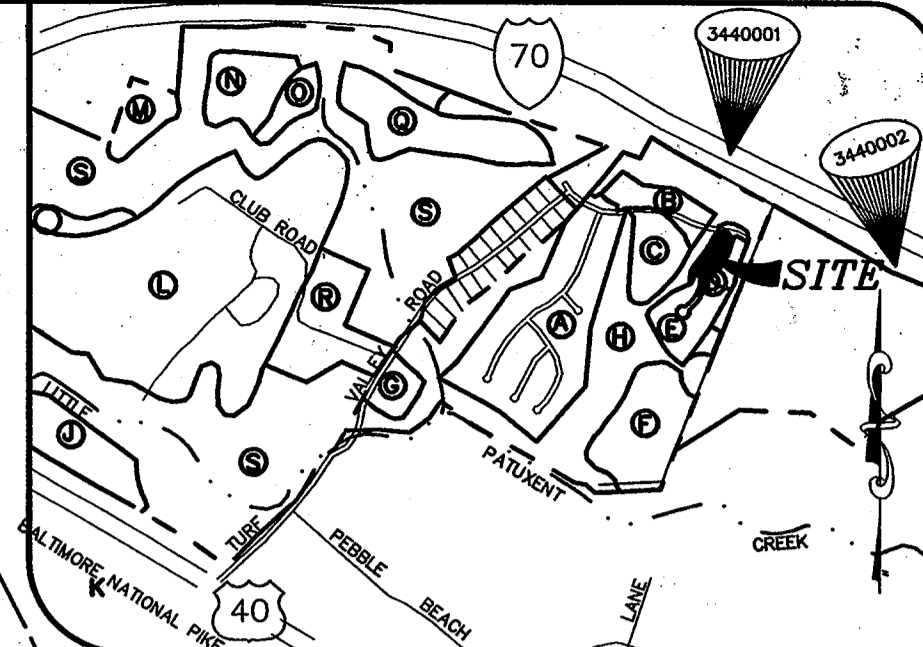
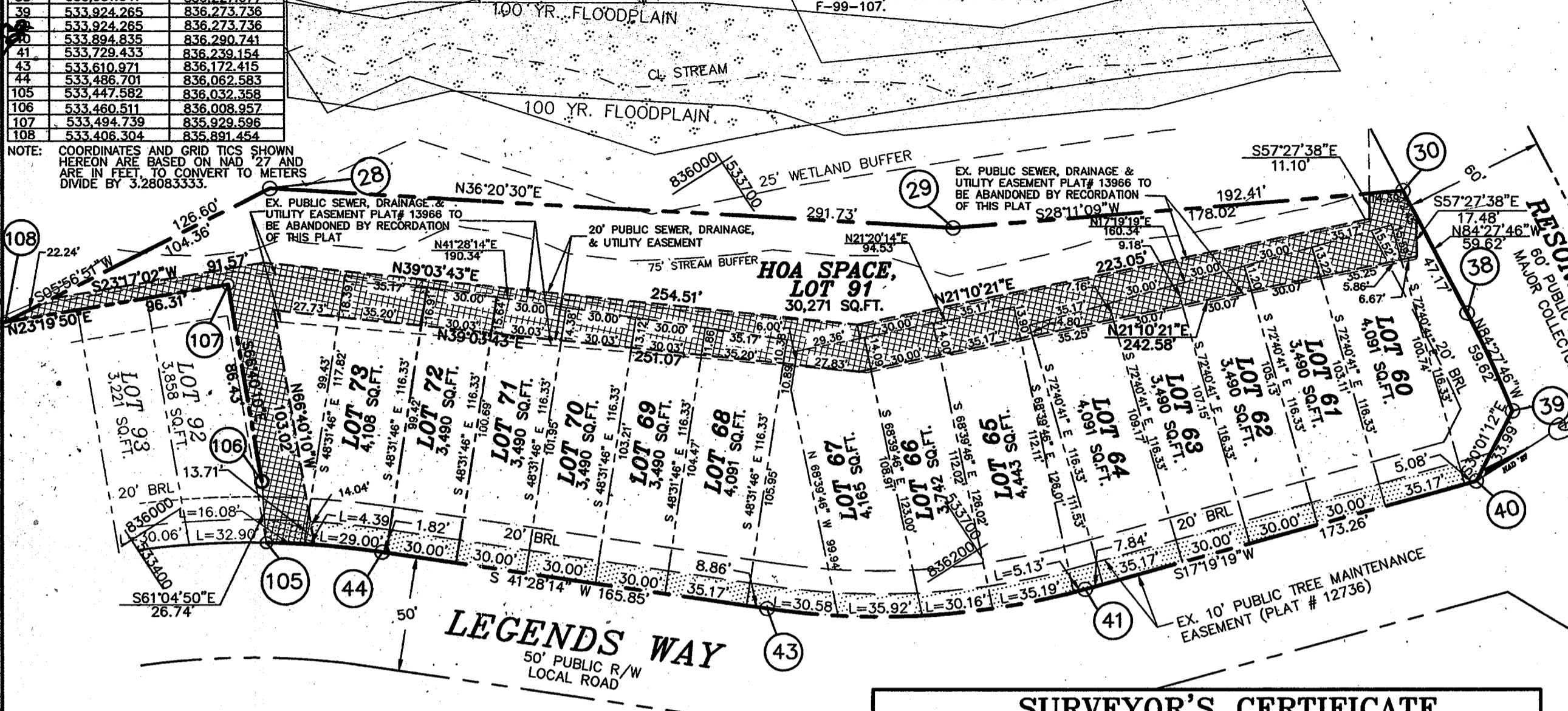
**COORDINATE LIST**

NO.	NORTH	EAST
28	533,532.218	835,904.572
29	533,767.205	836,077.451
30	533,936.809	836,168.377
31	533,931.047	836,217.677
32	533,924.265	836,273.736
33	533,924.265	836,273.736
34	533,894.835	836,290.741
35	533,729.433	836,239.154
36	533,610.971	836,172.415
37	533,486.701	836,062.583
38	533,447.582	836,032.358
39	533,460.511	836,008.957
40	533,494.739	835,929.596
41	533,406.304	835,891.484

**CURVE DATA**

CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
41-43	325.00'	136.98'	24°08'56"	69.52'	135.97'	S29°23'47"W
44-105	375.00'	49.47'	07°33'31"	24.77'	49.43'	S37°41'29"W

**PREVIOUS FILE NUMBERS:**  
 PB-181, AMENDED S-86-13 (P.B. 294)  
 FDP-PGCC, FDP-RESIDENTIAL SUBDISTRICT,  
 PB-6/23/94, F-94-06 (RESORT ROAD),  
 SDP-95-121 (REGIONAL SWM POND), S-94-45,  
 2ND AMENDED S-86-13 (P.B. 200), SP-95-14,  
 F-96-107, F-96-150, F-96-151, SP-97-12,  
 F-98-107.



**VICINITY MAP**  
 SCALE: 1" = 200'

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED PGCC - RESIDENTIAL PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- 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 EL. 486.341
- STA. No. 3440002 N 533,593.800 EL. 462.306
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 26, 1992 BY MILDENBERG, MOCHI & ASSOC., INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
- NO STEEP SLOPES EXIST ON-SITE.
- NO FLOODPLAIN EXIST ON-SITE.
- NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
- ALL AREAS SHOWN ARE MORE OR LESS (±).
- SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- DENOTES PUBLIC DRAINAGE & UTILITY EASEMENT.
- DENOTES EX. 10' PUBLIC TREE MAINTENANCE EASEMENT.
- DENOTES WETLANDS.
- DENOTES EXISTING FLOODPLAIN.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER SDP-95-121.
- ARTICLES OF INCORPORATION FOR THE LEGENDS AT TURF VALLEY HOMEOWNERS ASSOCIATION, INC. HAVE BEEN APPROVED ON DECEMBER 19, 1996 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS AT LIBER 3897, FOLIO 1836.
- THIS PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PLAN IS EXEMPT FROM LANDSCAPE AND FOREST CONSERVATION REQUIREMENTS SINCE IT IS A PLAN OF REVISION ONLY.
- 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, OVER AND THROUGH LOTS 60 THRU 73, AND GOLF SPACE LOT 91, OR PORTIONS THEREOF. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- FOR OTHER PERTINENT NOTES, SEE F-98-91, THE LEGENDS AT TURF VALLEY, PHASE ONE, LOTS 60 THRU 91, PGCC DISTRICT, RESIDENTIAL SUBDISTRICT (PART OF POD D).

**OWNER'S STATEMENT**

WE, OWNERS OF PROPERTY SHOWN AND DESCRIBED HEREON, RUTH K. AUER, OWNER OF LOT 60, PAUL L. AND ANN M. O'DONNELL, OWNERS OF LOT 61, MARY M. WEST, OWNER OF LOT 62, GEORGE A. AND JUDITH R. YOUNCE, OWNERS OF LOT 63, ANTHONY A. AND SARA C. SANTORELLI, OWNERS OF LOT 64, HARRY AND ARLENE M. WALTER, OWNERS OF LOT 65, ARLEN ERROL AND JANE ANN BEE, OWNERS OF LOT 66, JOAN A. SCHENK, OWNER OF LOT 67, JENNIFER L. SOH, OWNER OF LOT 68, GOPAL C. AND KAMALA DORAI, OWNERS OF LOT 69, RICHARD H. AND JOANN M. SNADER, OWNERS OF LOT 70, PRAGNA N. DESAI, OWNER OF LOT 71, BLANCHETTE G. AND NICHOLAS G. WHITE, OWNERS OF LOT 72, TRUDY K. TURKEL, OWNER OF LOT 73, LEGENDS OF TURF VALLEY THE HOME OWNER ASSOCIATION INC. 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 13th DAY OF June, 2003.

*Ruth K. Auer*  
 RUTH K. AUER, OWNER

*Paul L. O'Donnell*  
 PAUL L. O'DONNELL, OWNER

*Ann M. O'Donnell*  
 ANN M. O'DONNELL, OWNER

*Mary M. West*  
 MARY M. WEST, OWNER

*George A. Younce*  
 GEORGE A. YOUNCE, OWNER

*Judith R. Younce*  
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*Anthony A. Santorelli*  
 ANTHONY A. SANTORELLI, OWNER

*Sara C. Santorelli*  
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*Harry Walther*  
 HARRY WALTHER, OWNER

*Arlene M. Walther*  
 ARLENE M. WALTHER, OWNER

*Arlen Errol Bee*  
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*Jane Ann Bee*  
 JANE ANN BEE, OWNER

*Joan A. Schenk*  
 JOAN A. SCHENK, OWNER

*Jennifer L. Soh*  
 JENNIFER L. SOH, OWNER

*Kamala Dorai*  
 KAMALA DORAI, OWNER

*Richard H. Snader*  
 RICHARD H. SNADER, OWNER

*Joann M. Snader*  
 JOANN M. SNADER, OWNER

*Pragna N. Desai*  
 PRAGNA N. DESAI, OWNER

*Blanchette G. White*  
 BLANCHETTE G. WHITE, OWNER

*Nicholas G. White*  
 NICHOLAS G. WHITE, OWNER

*Trudy K. Turkel*  
 TRUDY K. TURKEL, OWNER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION PLAT OF LOTS 60 THRU 73 AND OPEN SPACE LOT 91 OF THE LEGENDS AT TURF VALLEY, PHASE TWO, LOTS 60 THRU 91, PGCC DISTRICT, RESIDENTIAL SUBDISTRICT, PART OF POD D, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS PLAT NOS. 13965-13966, AND BEING PART OF (1) THE LAND CONVEYED BY JOHN E. PAUSLEY TO RUTH K. AUER (LOT 60) BY DEED DATED MAY 10, 2002, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6168 AT FOLIO 47 (2) THE LAND CONVEYED BY NVR INC. TO PAUL L. AND ANN M. O'DONNELL (LOT 61) BY DEED DATED JULY 27, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5157 AT FOLIO 444, (3) THE LAND CONVEYED BY NVR INC. TO MARY M. WEST (LOT 62) BY DEED DATED NOVEMBER 14, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5258 AT FOLIO 652, (4) THE LAND CONVEYED BY NVR INC. TO GEORGE A. AND JUDITH R. YOUNCE (LOT 63) BY DEED DATED AUGUST 11, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5171 AT FOLIO 736, (5) THE LAND CONVEYED BY NVR INC. TO ANTHONY A. AND SARA C. SANTORELLI (LOT 64) BY DEED DATED AUGUST 11, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 5171 FOLIO 497, (6) THE LAND CONVEYED BY NVR INC. TO HARRY AND ARLENE M. WALTER (LOT 65) BY DEED DATED OCTOBER 23, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5238 AT FOLIO 480, (7) THE LAND CONVEYED BY ARLEN ERROL BEE TO ARLEN ERROL AND JANE ANN BEE (LOT 66) BY DEED DATED SEPTEMBER 19, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5684 AT FOLIO 435, (8) THE LAND CONVEYED BY NVR INC. TO JOAN A. SCHENK (LOT 67) BY DEED DATED NOVEMBER 06, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5251 AT FOLIO 495, (9) THE LAND CONVEYED BY NVR INC. TO JENNIFER L. SOH (LOT 68) BY DEED DATED JANUARY 05, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5306 FOLIO 542, (10) THE LAND CONVEYED BY GOPAL C. DORAI TO GOPAL C. AND KAMALA DORAI (LOT 69) BY DEED DATED JANUARY 04, 2002, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5988 AT FOLIO 130, (11) THE LAND CONVEYED BY NVR INC. TO RICHARD H. AND JOANN M. SNADER (LOT 70) BY DEED DATED DECEMBER 28, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5299 AT FOLIO 143, (12) THE LAND CONVEYED BY NVR INC. TO PRAGNA N. DESAI (LOT 71) BY DEED DATED JANUARY 22, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5320 AT FOLIO 570, (13) THE LAND CONVEYED BY NVR INC. TO BLANCHETTE G. AND NICHOLAS G. WHITE (LOT 72) BY DEED DATED JANUARY 18, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5317 AT FOLIO 614, (14) THE LAND CONVEYED BY TRUDY K. TURKEL TO TRUDY K. TURKEL (LOT 73) BY DEED DATED DECEMBER 23, 2002, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 6709 FOLIO 516, (15) THE LAND CONVEYED BY TURF VALLEY THE HOME OWNERS ASSOCIATION INC. TO TURF VALLEY THE HOME OWNERS ASSOCIATION INC. BY DEED DATED DECEMBER 09, 2002, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6668 AT FOLIO 285, AND THAT ALL MONUMENTS ARE IN PLACE OR TO BE PLACED 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 ACT.

*John E. Mildenberg*  
 JOHN E. MILDENBERG, P.E. NO. 10778  
 6/19/03

**TOTAL AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	14
TOTAL NUMBER OF GOLF SPACE / HOA SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	15
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.220 AC ±
TOTAL AREA OF GOLF SPACE / HOA SPACE LOTS TO BE RECORDED	0.694 AC ±
TOTAL AREA OF LOTS TO BE RECORDED	1.914 AC ±
TOTAL AREA TO BE RECORDED	1.914 AC ±

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

*Penny Borenstein* 11-10-03  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark D. Wright* 11/17/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Paul L. O'Donnell*  
 PAUL L. O'DONNELL, OWNER

*Ann M. O'Donnell*  
 ANN M. O'DONNELL, OWNER

*Mary M. West*  
 MARY M. WEST, OWNER

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 TRUDY K. TURKEL, OWNER

THE PURPOSE OF THIS PLAT IS TO REVISE PLAT NOS. 13965-13966 "THE LEGENDS AT TURF VALLEY, PHASE ONE, PGCC DISTRICT, RESIDENTIAL SUBDISTRICT (PART OF POD D) A REVISION OF THE LEGENDS AT TURF VALLEY, PHASE ONE, LOTS 2 THRU 35 AND PHASE TWO, P/O LOTS 36, 40, 45 58 & 59". THIS REVISION PLAT IS TO RELOCATE THE 20' WIDE PUBLIC DRAINAGE AND UTILITY EASEMENT FOR LOTS 60 THRU 73 AND OPEN SPACE LOT 91.

RECORDED AS PLAT 16325 ON 11/20/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION**  
**THE LEGENDS AT TURF VALLEY, PHASE ONE**  
 LOTS 60 THRU 73 AND OPEN SPACE LOT 91  
 PGCC DISTRICT, RESIDENTIAL SUBDISTRICT  
 (PART OF POD D)  
 A REVISION TO F-99-107, THE LEGENDS AT TURF VALLEY, PHASE ONE, LOTS 60 THRU 91

SHEET 1 OF 1

TAX MAP NO. 16 ELECTION DISTRICT SECOND SCALE: 1"=50'  
 PARCEL NO. 419 HOWARD COUNTY, MARYLAND DATE: JUNE 2003  
 BLOCK 18 EX. ZONING PGCC-RESIDENTIAL

**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.

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