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.

JOHN E. MILDENBERG, SURVEYOR	6/13/03 DATE
THOMAS J. WELSH, OWNER	7/8/03 DATE
DEBORAH B. WELSH, OWNER	7/8/03 DATE
DONALD W. SADLER, OWNER	7/8/03 DATE
SHARON L. SADLER, OWNER	7/8/03 DATE
BARBARA HUCHT, OWNER	7-11-03 DATE
PATRICIA E. RAUSCH, OWNER	8/7/03 DATE
MARY KAY CORY, OWNER	7/8/03 DATE
HERBERT J. MOLTZAN, OWNER	7/8/03 DATE
ROSEMARIE MOLTZAN, OWNER	7/8/03 DATE
RAN Y. BANG, OWNER	7-8-03 DATE
GEORGE DAVIS, OWNER	7/9/03 DATE
DINA A. DAVIS, OWNER	7/9/03 DATE
WAYNE E. CALDWELL, OWNER	7/8/03 DATE
SUZANNE J. CALDWELL, OWNER	7/8/03 DATE
JANNE HEIFETZ, OWNER	7/16/03 DATE
ANNE MARIE SNYDER, OWNER	7/8/03 DATE
CHARLES F. GRIESSER, OWNER	7/8/03 DATE
ROSE D. GRIESSER, OWNER	7/8/03 DATE
NICHOLAS B. MANGIONE, GENERAL PARTNER MANGIONE ENTERPRISES OF TURF VALLEY, L.P.	8/24/03 DATE
HERBERT J. MOLTZAN, PRESIDENT LEGENDS OF TURF VALLEY THE HOA INC.	7/8/03 DATE

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	13
TOTAL NUMBER OF GOLF SPACE / HOA SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	14
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.955 AC ±
TOTAL AREA OF GOLF SPACE / HOA SPACE LOTS TO BE RECORDED	0.34 AC ±
TOTAL AREA OF LOTS TO BE RECORDED	1.295 AC ±
TOTAL AREA TO BE RECORDED	1.295 AC ±

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

11-10-03
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

11/5/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

11/14/03
DIRECTOR — DATE

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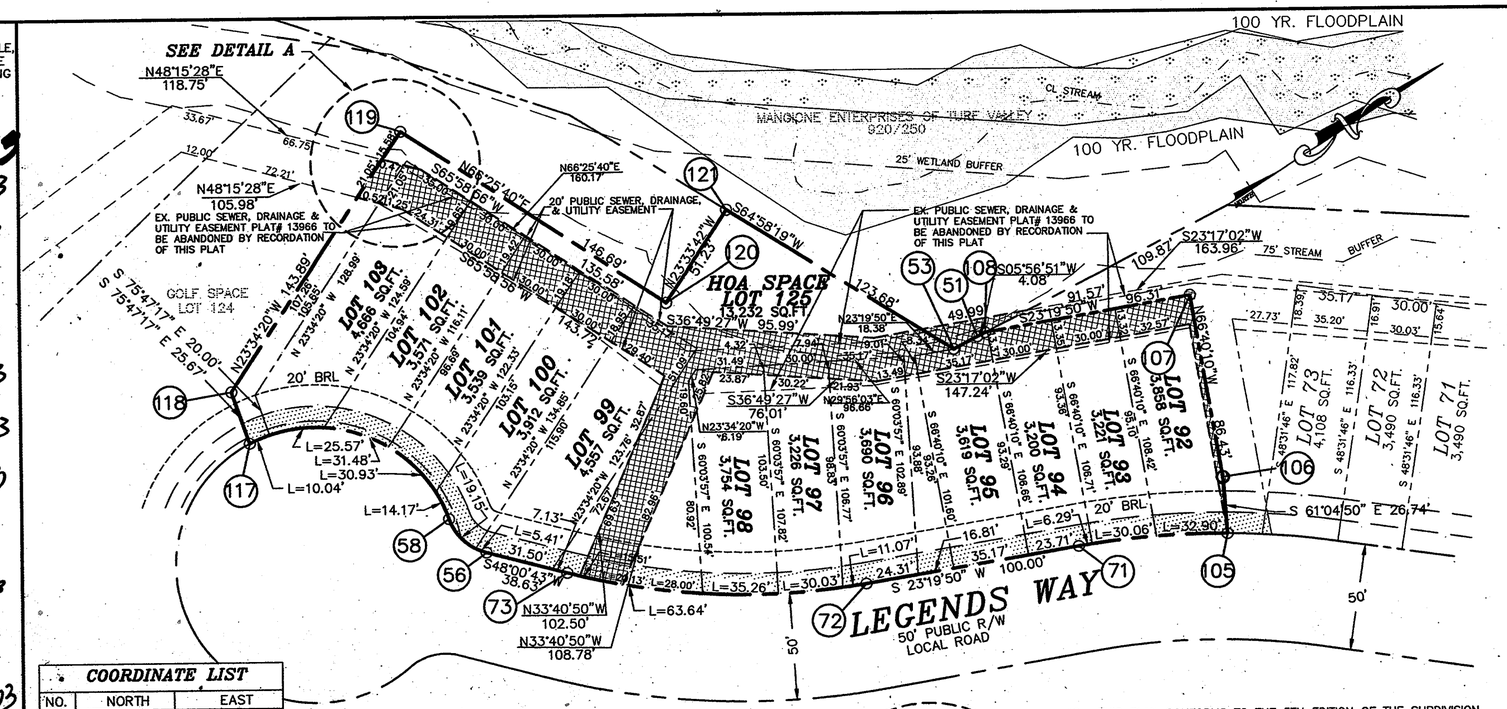
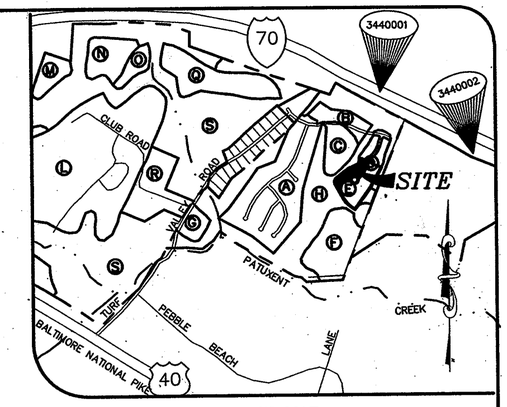




VICINITY MAP

SCALE : 1" = 2000'

GENERAL NOTES:

1. SUBJECT PROPERTY ZONED PGCC – RESIDENTIAL PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
2. 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

3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 26, 1992 BY MILDENBERG, MOCHI & ASSOC., INC.
4. BRL DENOTES BUILDING RESTRICTION LINE.
5. ○ DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
6. NO STEEP SLOPES EXIST ON-SITE.
7. NO FLOODPLAIN EXIST ON-SITE.
8. NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
9. ALL AREAS SHOWN ARE MORE OR LESS (±).
10. 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.
11. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
12. DENOTES PUBLIC DRAINAGE & UTILITY EASEMENT.
13. DENOTES EX. 10' PUBLIC TREE MAINTENANCE EASEMENT.
14. DENOTES WETLANDS.
15. DENOTES EXISTING FLOODPLAIN.
16. STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER SDP-95-121.
17. 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 3887, FOLIO 1836.
18. THIS PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
19. THIS PLAN IS EXEMPT FROM LANDSCAPE AND FOREST CONSERVATION REQUIREMENTS SINCE IT IS A PLAT OF REVISION ONLY.
20. 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 THROUGH 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.
21. FOR OTHER PERTINENT NOTES, SEE F-98-91, THE LEGENDS AT TURF VALLEY, PHASE TWO, LOTS 92 THRU 125, PGCC DISTRICT, RESIDENTIAL SUBDISTRICT (PART OF POD D).

COORDINATE LIST

NO.	NORTH	EAST
51	533,402.242	835,891.524
53	533,389.927	835,889.904
56	533,156.361	835,849.910
58	533,150.713	835,827.022
71	533,386.883	835,999.236
72	533,295.059	835,959.632
73	533,182.204	835,878.623
105	533,447.582	836,032.358
106	533,460.511	836,008.957
107	533,494.739	835,929.596
108	533,406.304	835,891.454
117	533,093.792	835,746.296
118	533,100.095	835,721.408
119	533,231.980	835,663.865
120	533,290.641	835,798.312
121	533,337.601	835,777.833

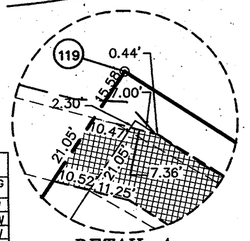
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '27 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

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. 300), SP-95-14, F-96-107, F-96-150, F-96-151, SP-97-12, F-99-107, F-98-91,

CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
51-53	500.00'	12.37'	01°25'02"	6.18'	12.37'	S05°13'41"W
56-58	25.00'	24.56'	56°16'35"	13.37'	23.58'	S76°07'49"W
105-71	375.00'	69.25'	10°34'48"	34.72'	69.15'	S28°37'14"W
72-73	325.00'	140.00'	24°40'52"	71.10'	138.92'	S35°40'17"W



DETAIL A

SCALE : 1"=30'

THE PURPOSE OF THIS PLAT IS TO REVISE PLAT NOS. 13963-13964 " THE LEGENDS AT TURF VALLEY, PHASE TWO, PGCC DISTRICT, RESIDENTIAL SUBDISTRICT (PART OF POD D) A RESUBDIVISION OF THE LEGENDS AT TURF VALLEY, PHASE TWO, LOTS 37-39, 41-44, 46-57, P/O LOTS 36, 40, 45, 58 & 59". THIS REVISION PLAT IS TO RELOCATE THE 20' WIDE PUBLIC DRAINAGE AND UTILITY EASEMENT FOR LOTS 92 THRU 103 AND OPEN SPACE LOT 125.

OWNER'S STATEMENT

WE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, MANGIONE ENTERPRISES OF TURF VALLEY, L.P., LEGENDS OF TURF VALLEY THE HOA INC. (LOT 125), THOMAS J. AND DEBORAH B. WELSH (LOT 92), DONALD W. AND SHARON L. DADLER (LOT 93), BARBARA HUCHT (LOT94), PATRICIA E. RAUSCH (LOT 95), MARY KAY CORY (LOT 96), HERBERT J. AND ROSEMARIE MOLTZAN (LOT 97), RAN Y. BANG (LOT 98), GERORGE AND DINA A. DAVIS (LOT 99), WAYNE E. AND SUZANNE J. CALDWELL (LOT 100), JANNE HEIFETZ (LOT 101), ANNE MARIE SNYDER (LOT 102), CHARLES F. AND ROSE D. GRIESSER (LOT 103), 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 13th DAY OF June, 2003.

THOMAS J. WELSH, OWNER	WITNESS
DEBORAH B. WELSH, OWNER	WITNESS
DONALD W. SADLER, OWNER	WITNESS
SHARON L. SADLER, OWNER	WITNESS
BARBARA HUCHT, OWNER	WITNESS
PATRICIA E. RAUSCH, OWNER	WITNESS
MARY KAY CORY, OWNER	WITNESS
HERBERT J. MOLTZAN, OWNER	WITNESS
ROSEMARIE MOLTZAN, OWNER	WITNESS
RAN Y. BANG, OWNER	WITNESS
GEORGE DAVIS, OWNER	WITNESS
DINA A. DAVIS, OWNER	WITNESS
WAYNE E. CALDWELL, OWNER	WITNESS
SUZANNE J. CALDWELL, OWNER	WITNESS
JANNE HEIFETZ, OWNER	WITNESS
ANNE MARIE SNYDER, OWNER	WITNESS
CHARLES F. GRIESSER, OWNER	WITNESS
ROSE D. GRIESSER, OWNER	WITNESS
NICHOLAS B. MANGIONE, GENERAL PARTNER MANGIONE ENTERPRISES OF TURF VALLEY, L.P.	WITNESS
HERBERT J. MOLTZAN, PRESIDENT LEGENDS OF TURF VALLEY THE HOA INC.	WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A IS A RESUBDIVISION OF LOTS 92 THRU 103 AND OPEN SPACE LOT 125, PGCC DISTRICT, RESIDENTIAL SUBDIVISION (PART OF POD D) AS RECORDED AMONG THE LAND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND AS PLAT NOS. 13963-13964, AND BEING PART OF (1) THE LAND CONVEYED BY NVR INC. TO THOMAS J. AND DEBORAH B. WELSH (LOT 92) BY DEED DATED APRIL 20, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5436 AT 472, (2) THE LAND CONVEYED BY NVR INC. TO DONALD W. SADLER AND SHARON L. SADLER (LOT 93) BY DEED DATED JUNE 18, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5531 AT FOLIO 424, (3) THE LAND CONVEYED BY NVR INC. TO BARBARA HUCHT (LOT 94) BY DEED DATED MARCH 15, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5384 AT FOLIO 259, (4) THE LAND CONVEYED BY NVR INC. TO PATRICIA E. RAUSCH (LOT 95) BY DEED DATED MARCH 15, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5384 AT FOLIO 272, (5) THE LAND CONVEYED BY NVR INC. TO MARY KAY CORY (LOT 96) BY DEED DATED MAY 17, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5479 AT FOLIO 558, (6) THE LAND CONVEYED BY ROSEMARIE CLEMENS TO HERBERT J. AND ROSEMARIE MOLTZAN (LOT 97) BY DEED DATED NOVEMBER 22, 2002, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6625 AT FOLIO 251, (7) THE LAND CONVEYED BY RAN YOE BANG TO RAN YOE RAN (LOT 98) BY DEED DATED JUNE 25, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5545 AT FOLIO 112, (8) THE LAND CONVEYED BY NVR INC TO GEORGE AND DINA A. DAVIS (LOT 99) BY DEED DATED AUGUST 09, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5616 AT FOLIO 676, (9) THE LAND CONVEYED BY NVR INC. TO WAYNE E. AND SUZANNE J. CALDWELL (LOT 100) BY DEED DATED AUGUST 27, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER [illegible] FOLIO 337, (10) THE LAND CONVEYED BY NVR INC. TO JANNE HEIFETZ (LOT 101) BY DEED DATED AUGUST 30, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER [illegible] FOLIO [illegible], (11) THE LAND CONVEYED BY NVR INC. TO ANNE MARIE SNYDER (LOT 102), AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5630 AT FOLIO 15, [illegible] THE LAND CONVEYED BY NVR INC. TO CHARLES F. AND ROSE D. GRIESSER (LOT 103) BY DEED DATED AUGUST 09, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 6666 AT FOLIO 285, (14) THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP, TO MANGIONE ENTERPRISES TURF VALLEY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 0920 FOLIO 250, AND THAT MONUMENTS SHOWN ON THIS PLAT WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED. (THIS SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.)

JOHN E. MILDENBERG, PROPERTY LINE SURVEYOR — 6/13/03 DATE

RECORDED AS PLAT 16326 ON 11-20-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION THE LEGENDS AT TURF VALLEY, PHASE TWO

LOTS 92 THRU 103 AND OPEN SPACE LOT 125
PGCC DISTRICT, RESIDENTIAL SUBDISTRICT
(PART OF POD D)
A REVISION TO F-98-91, THE LEGENDS AT TURF VALLEY PHASE TWO, LOTS 92 THRU 125

SHEET 1 OF 1

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

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.

F-04-040