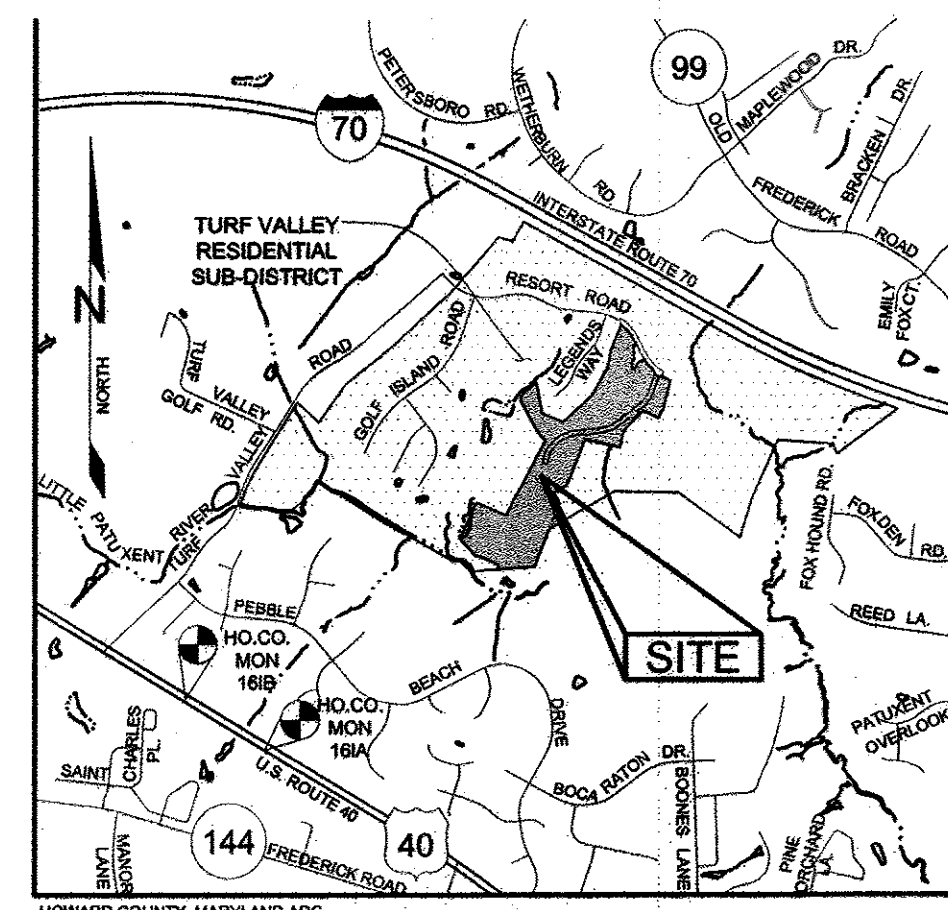


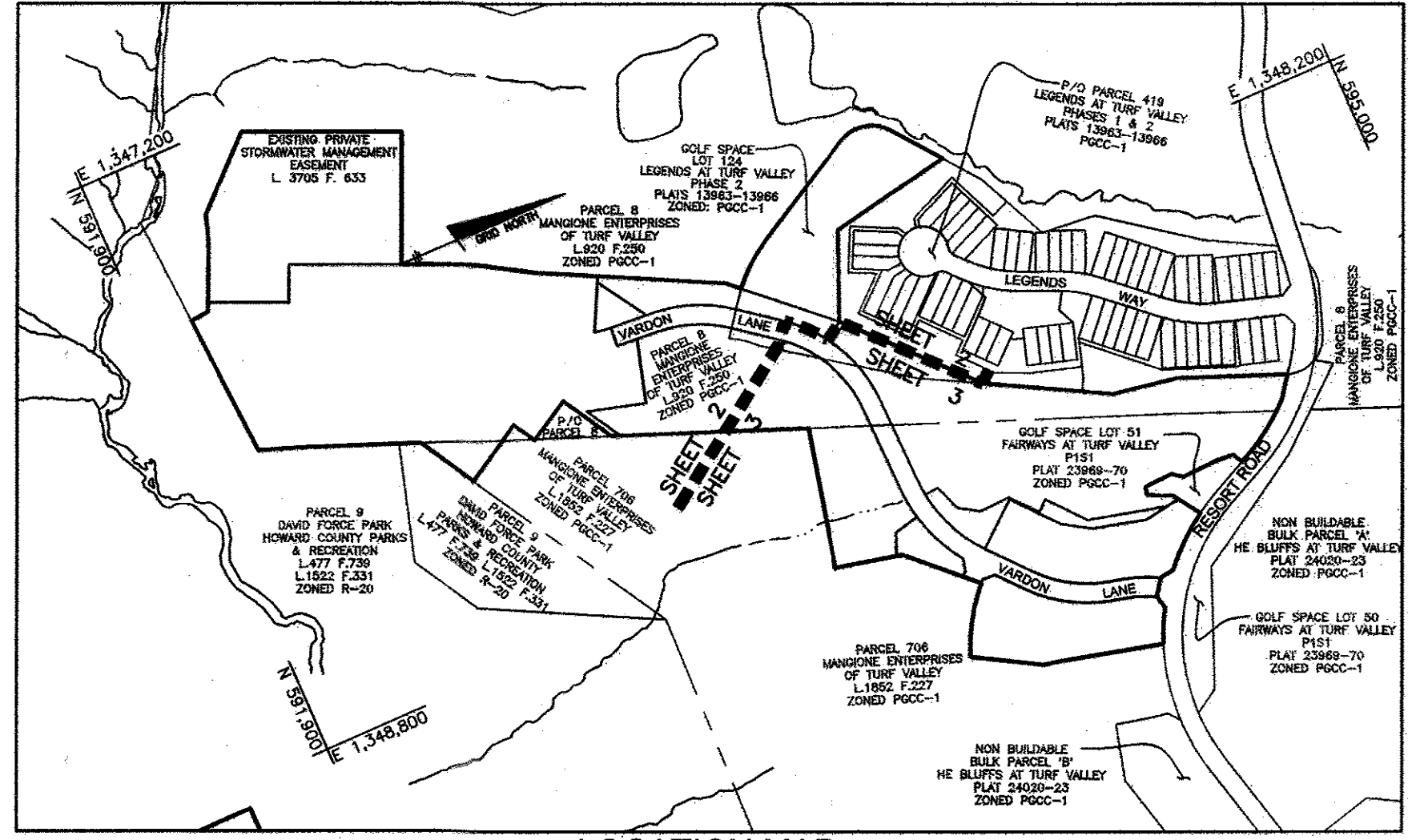
GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY. GEODETIC CONTROL STATIONS NO. 161A AND NO. 161B.
 - ⊕ DENOTES APPROXIMATE LOCATION (SEE VICINITY MAP).
 - STA. NO. 161A N 589509.3676 E 1346343.6320
 - STA. NO. 161B N 590475.2538 E 1344753.93503.
- ⊗ DENOTES IRON PIPE FOUND.
- DENOTES REBAR AND CAP FOUND.
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- DENOTES REBAR AND CAP SET.
- DENOTES CONCRETE MONUMENT SET.
- BRL DENOTES BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2006 BY MILDENBERG, BOENDER & ASSOC. INC. ALL LOT AREAS ARE MORE OR LESS(+/-).
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- OPEN SPACE LOTS 117 AND 118 SHOWN HEREON ARE DEDICATED TO THE TURF VALLEY PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THE SUBDIVISION. THE GOLF SPACE LOTS SHOWN HEREON ARE TO REMAIN THE PROPERTY OF THE OWNER/DEVELOPER FOR GOLF AND GOLF ANCILLARY USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, OR FOREST CONSERVATION EASEMENT AREAS.
 - W--- DENOTES WETLAND AREA OUTLINE
 - WB--- DENOTES WETLAND BUFFER OUTLINE
 - SB--- DENOTES STREAM BANK BUFFER OUTLINE
- WATER IS PUBLIC. CONTRACT NO. 24-4671-D.
- SEWER IS PUBLIC. CONTRACT NO. 24-4671-D.
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY A REGIONAL STORMWATER MANAGEMENT POND CONSTRUCTED UNDER SDP-95-121, BIORETENTION FACILITY (F-6) AND DRY SWALES (O-1). WQV, REV AND CPV REQUIREMENTS ARE PROVIDED FOR THE AREAS THAT DRAIN TO THE REGIONAL STORMWATER MANAGEMENT FACILITY BY THE FACILITY. WQV AND REV REQUIREMENTS ARE PROVIDED FOR THE AREAS THAT DO NOT DRAIN TO THE REGIONAL FACILITY BY DRY SWALES AND A BIORETENTION FACILITY. CPV IS NOT REQUIRED FOR THESE AREAS BECAUSE THE 1-YEAR PEAK RUNOFF IS LESS THAN 2 CFS. DRY SWALES 4 & 5 ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. BIORETENTION 1 AND IS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE THE STORMWATER MANAGEMENT REPORT FOR SDP-95-121 FOR DESIGN COMPUTATIONS FOR THE REGIONAL STORMWATER MANAGEMENT FACILITY.
- 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 9/21/16, ON WHICH DATE DEVELOPER AGREEMENT # F-07-158 / 24-4671 WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE AWARDED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED IN THE F-07-158 ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE COUNTY CODE AND LANDSCAPE MANUAL. STREET TREES WILL BE PLANTED AT THE SITE DEVELOPMENT PLAN STAGE.
- THE PORTION OF THIS PROJECT LOCATED ON PARCEL 8 IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(B)(1)(IV) 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. THE FOREST CONSERVATION REQUIREMENT FOR THE PORTION OF THIS PROJECT LOCATED ON PARCEL 706 WAS PROVIDED UNDER F-16-087.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, DATED JANUARY 07, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN (S-96-13, PB 368) ON APRIL 27, 2006.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT SINCE IT IS MORE THAN FIVE HUNDRED FEET (500') FROM A PRINCIPAL OR INTERMEDIATE ARTERIAL HIGHWAY AND SINCE THE HEAVY TRUCK TRAFFIC ON INTERSTATE ROUTE 70 DOES NOT EXCEED AN AOT OF TEN THOUSAND (10,000) VEHICLES.
- THE ARTICLES FOR THE TURF VALLEY PROPERTY OWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON JUNE 30, 2006 ID#0001808551.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND TO THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004. PER SECTION 126.H.(1)(A) OF THE HOWARD COUNTY ZONING REGULATIONS AND THE FIRST AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUB-DISTRICT FINAL DEVELOPMENT PLAN, PLANNING BOARD APPROVAL IS REQUIRED FOR THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.
- MARYLAND DEPARTMENT OF THE ENVIRONMENT NON-TIDAL WETLAND AND WATERWAYS PERMIT 02-NT-0009/200261454. U.S. ARMY CORPS OF ENGINEERS PERMIT 02-61454-16.
- THERE ARE NO STEEP SLOPES, HISTORIC STRUCTURES, FLOODPLAIN, OR CEMETERIES ON-SITE.
- WETLANDS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. WETLANDS INDICATED ARE BASED ON APPROVED STUDIES AS SHOWN ON THE FOURTH AMENDED COMPREHENSIVE SKETCH PLAN OF TURF VALLEY, (S-96-013, PB 368).
- ACCESS TO THE REGIONAL STORMWATER MANAGEMENT FACILITY SHOWN ON SHEET 3 IS PROVIDED FOR UNDER SDP-95-121.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: S-96-013; PB-181; PB-294; PB-300; PB-351; PB-368 S-94-045; S-04-012; SP-97-012; SP-06-013; F-94-006; F-96-107; F-96-150; F-96-151; SDP-95-121; CONTR.#44-1562-D, CONTR.#24-3549-D; CONTR.#24-4485-D, CONTR.#24-4486-D; WP 09-048; PLAT #20286 & 20287, F-16-087
- NON-BUILDABLE BULK PARCELS A, B, C, & D WILL BE RESUBDIVIDED UNDER A FUTURE PHASE.
- THIS PLAN IS SUBJECT TO WAIVER PETITION, WP-09-048, TO WAIVE SECTION 16.1202(A)(1) OF THE HOWARD COUNTY CODE AND WAS APPROVED ON NOVEMBER 26, 2008, SUBJECT TO THE FOLLOWING CONDITIONS:
 - PETITIONER IS ADVISED THAT WAIVER PETITION APPROVAL APPLIES ONLY TO TEMPORARY DEFERRAL FOR ESTABLISHING ON- OR OFF-SITE FOREST CONSERVATION EASEMENTS FOR DEVELOPMENT OF TURF VALLEY 4TH AMENDED CSP, PARCEL 706. EACH SUBSEQUENT PHASE OF DEVELOPMENT MUST ESTABLISH THE REQUIRED AREA OF FOREST CONSERVATION EASEMENTS AND PROVIDE THE NECESSARY AREA OF FOREST RETENTION AND AFFORESTATION PLANTING AS REQUIRED BY THE FOREST CONSERVATION WORKSHEET FOR THE DEVELOPMENT TO SATISFY ITS OBLIGATION. THE ENTIRE AREA OF FOREST CONSERVATION OBLIGATION FOR PARCEL 706 MUST BE PROVIDED WITH THE PROCESSING AND RECORDING OF THE LAST PHASE OF DEVELOPMENT LOCATED ON PARCEL 706.
 - PETITIONER MUST MEET ALL APPLICABLE DEADLINE AND MILESTONE DATES IN ACCORDANCE WITH SECTIONS 16.144 AND 16.156 OF THE HOWARD COUNTY CODE.
- THIS PLAN IS SUBJECT TO WAIVER PETITION, WP-09-211, TO WAIVE SECTIONS 16.144(O), 16.144(F), AND 16.144(Q) OF THE HOWARD COUNTY CODE AND WAS APPROVED ON JUNE 12, 2010, SUBJECT TO THE FOLLOWING CONDITIONS:
 - SUBMISSION TO THE DEPARTMENT OF PLANNING AND ZONING A PRELIMINARY PLAN IN ACCORDANCE WITH APPROVAL SKETCH PLAN S-08-001 AND THE REQUIREMENTS OF SECTION 16.146 OF THE HOWARD COUNTY CODE ON OR BEFORE APRIL 6, 2010.
 - SUBMISSION OF FINAL CONSTRUCTION DRAWING ORIGINALS TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURE ON OR BEFORE APRIL 6, 2010.
 - PAYMENT OF ALL REQUIRED FEES TO THE COUNTY, SUBMIT DEVELOPER'S AGREEMENTS TO THE DEPARTMENT OF PUBLIC WORKS, REAL ESTATE SERVICES DIVISION, AND POST FINANCIAL SURETY FOR CONSTRUCTION OF PUBLIC FACILITIES RELATING TO FINAL PLANS ON OR BEFORE JUNE 5, 2010.
 - SUBMISSION OF FINAL PLAT ORIGINALS TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURE ON OR FOR AUGUST 3, 2010.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY APPROVAL (SP-06-013) ON 9-22-2006 AND FINAL APPROVAL (F-07-158) ON 3-22-2008. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- THE ORIGINAL MILESTONE DATE TO SUBMIT THE PLAT ORIGINAL FOR RECORDATION WAS FEBRUARY 3, 2009 ESTABLISHED BY THE TECHNICALLY COMPLETE LATTER DATED AUGUST 7, 2008, WP-09-211. EXTENDED THIS MILESTONE DATE UNTIL AUGUST 3, 2010. WP-10-159 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2011. WP-11-168 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2012. WP-12-129 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2013. WP-13-128 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2014. WP-14-084 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2015. FINALLY WP-16-104 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2017.
- WP-13-054, 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 H.O.A. AFTER RECORDATION OF THE FINAL PLAT AND TO ALLOW DEPARTMENT OF PLANNING AND ZONING STAFF REVIEW AND APPROVAL OF OPEN SPACE OWNERSHIP AND MAINTENANCE DOCUMENTS FOLLOWING PLAT RECORDATION WAS APPROVED ON NOVEMBER 2, 2012 SUBJECT TO THE FOLLOWING CONDITIONS:
 - 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.
 - PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION; ONE COPY OF THE "MASTER" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "MASTER" H.O.A.; ONE COPY OF THE "NEIGHBORHOOD" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "NEIGHBORHOOD" H.O.A.; RECORDING REFERENCES FOR THE DEEDS CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE H.O.A.
 - PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION A DENSITY TABULATION REFLECTING: 1) PREVIOUSLY RECORDED SUBDIVISIONS 2) RESIDENTIAL UNITS OR COMMERCIAL AREA 3) GROSS AREA REQUIRED PER SUBDISTRICT DENSITY CALCULATIONS 4) GROSS AREA PROVIDED 5) OPEN SPACE REQUIRED 6) OPEN SPACE PROVIDED 7) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.



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 GOLF SPACE LOTS 53-56, OPEN SPACE LOTS 117 AND 118 AND NON-BUILDABLE BULK PARCELS A, B, C, AND D. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."



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 7-3-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Lou Mangione 7/31/17
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	7
NON-BUILDABLE BULK PARCELS	4
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.0000± AC.
OPEN SPACE	20.6222± AC.
NON-BUILDABLE BULK PARCELS	13.5442± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	2.0620± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	36.2284± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maureen Roseman 8/16/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chris Edlund 8-21-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Vest Sheldahl 8-29-17
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 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP, TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0920 FOLIO 250, AND PART OF THE LAND CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, AND PART OF GOLF SPACE LOT 124 AS SHOWN ON PLAT OF SUBDIVISION TITLED "LEGENDS AT TURF VALLEY, PHASE 2" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1396-66 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 7-3-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR, REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 121320

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BE-CMLENGINEERING.COM

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

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 31ST DAY OF JULY, 2017."

Lou Mangione
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
WITNESS DATE

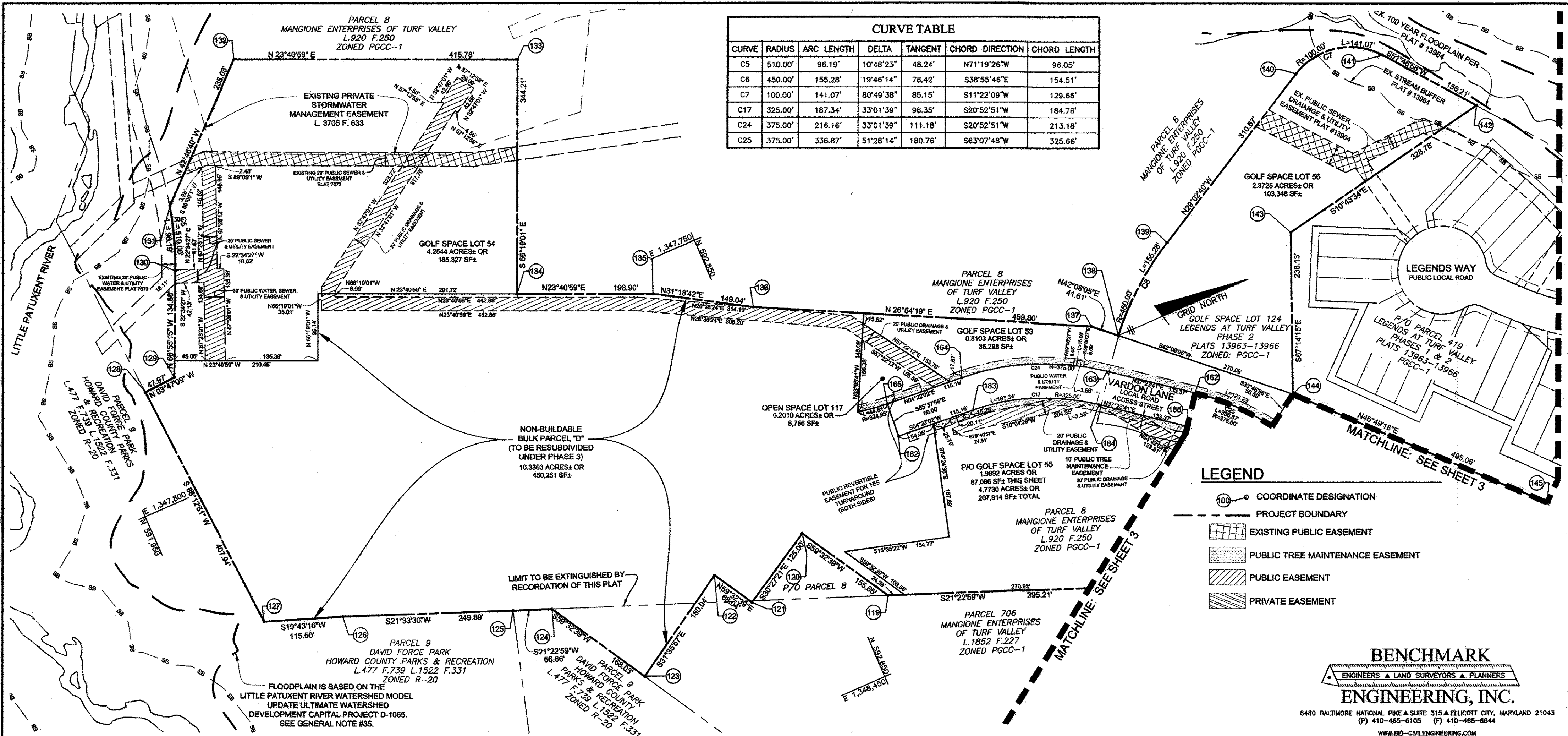
RECORDED AS PLAT NO. 24293 ON 9/7/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FAIRWAYS AT TURF VALLEY

PHASE 1 SECTION 2
OPEN PACE LOTS 117 & 118
GOLF SPACE LOTS 52-56
NON-BUILDABLE BULK PARCELS A, B, C, AND D

PODS T' AND PART OF T' SECTION IV: RESIDENTIAL PHASE IV D
A SUBDIVISION OF PART OF PARCELS 8 AND 706
AND A RESUBDIVISION OF GOLF SPACE LOT 124

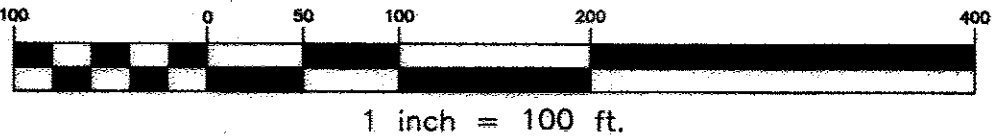
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 10, 11, 16, 17 DATE: JULY, 2017
PARCEL: 8 AND 706 SHEET: 1 OF 3
ZONED: PGCC



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C5	510.00'	96.19'	10°48'23"	48.24'	N71°19'26"W	96.05'
C6	450.00'	155.28'	19°46'14"	78.42'	S38°55'46"E	154.51'
C7	100.00'	141.07'	80°49'38"	85.15'	S11°22'09"W	129.66'
C17	325.00'	187.34'	33°01'39"	96.35'	S20°52'51"W	184.76'
C24	375.00'	216.16'	33°01'39"	111.18'	S20°52'51"W	213.18'
C25	375.00'	336.87'	51°28'14"	180.76'	S63°07'48"W	325.66'

- LEGEND**
- COORDINATE DESIGNATION
 - PROJECT BOUNDARY
 - EXISTING PUBLIC EASEMENT
 - PUBLIC TREE MAINTENANCE EASEMENT
 - PUBLIC EASEMENT
 - PRIVATE EASEMENT

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
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WWW.BEI-CVLENGINEERING.COM



BOUNDARY COORDINATES			BOUNDARY COORDINATES			BOUNDARY COORDINATES			BOUNDARY COORDINATES			BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
119	592901.7923	1348343.1883	127	592048.2521	1348011.7566	135	592762.9475	1347797.9219	143	593655.6942	1348089.2615	183	593124.4393	1348143.1857
120	592822.8967	1348209.0142	128	592023.1748	1347632.7713	136	592890.2787	1347875.3763	144	593563.5580	1348308.8464	184	593297.0644	1348209.0388
121	592715.1443	1348272.3736	129	592071.0394	1347629.6041	137	593332.4139	1348099.7367	145	593840.7303	1348604.2287	185	593403.0200	1348290.0323
122	592680.6543	1348213.7181	130	592135.0323	1347486.4065	138	593363.2674	1348127.6491	162	593433.3851	1348250.3087			
123	592527.3114	1348308.0518	131	592165.7879	1347395.4176	139	593483.4624	1348030.5621	163	593327.4295	1348169.3152			
124	592442.1429	1348163.2098	132	592338.2981	1347235.7949	140	593754.9762	1347879.7841	164	593128.2467	1348093.3308			
125	592389.3832	1348142.5514	133	592719.0641	1347402.8057	141	593882.0919	1347905.3440	165	593013.4254	1348084.5621			
126	592156.9733	1348050.7294	134	592580.8013	1347718.0293	142	593978.7279	1348028.0705	182	593009.6180	1348134.4169			

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	5
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.0000± AC.
OPEN SPACE	9.6374± AC.
NON-BUILDABLE BULK PARCELS	10.3363± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.5182± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	20.4919± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William A. Manna 8/14/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 8-21-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8-29-17
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 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP, TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0920 FOLIO 250, AND PART OF THE LAND CONVEYED BY PEDICOR PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, AND PART OF GOLF SPACE LOT 124 AS SHOWN ON PLAT NO. 13963-66 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ASSISTANCE OF THE RECORDS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M. Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD

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 OF 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 31ST DAY OF JULY, 2017."

[Signature]
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

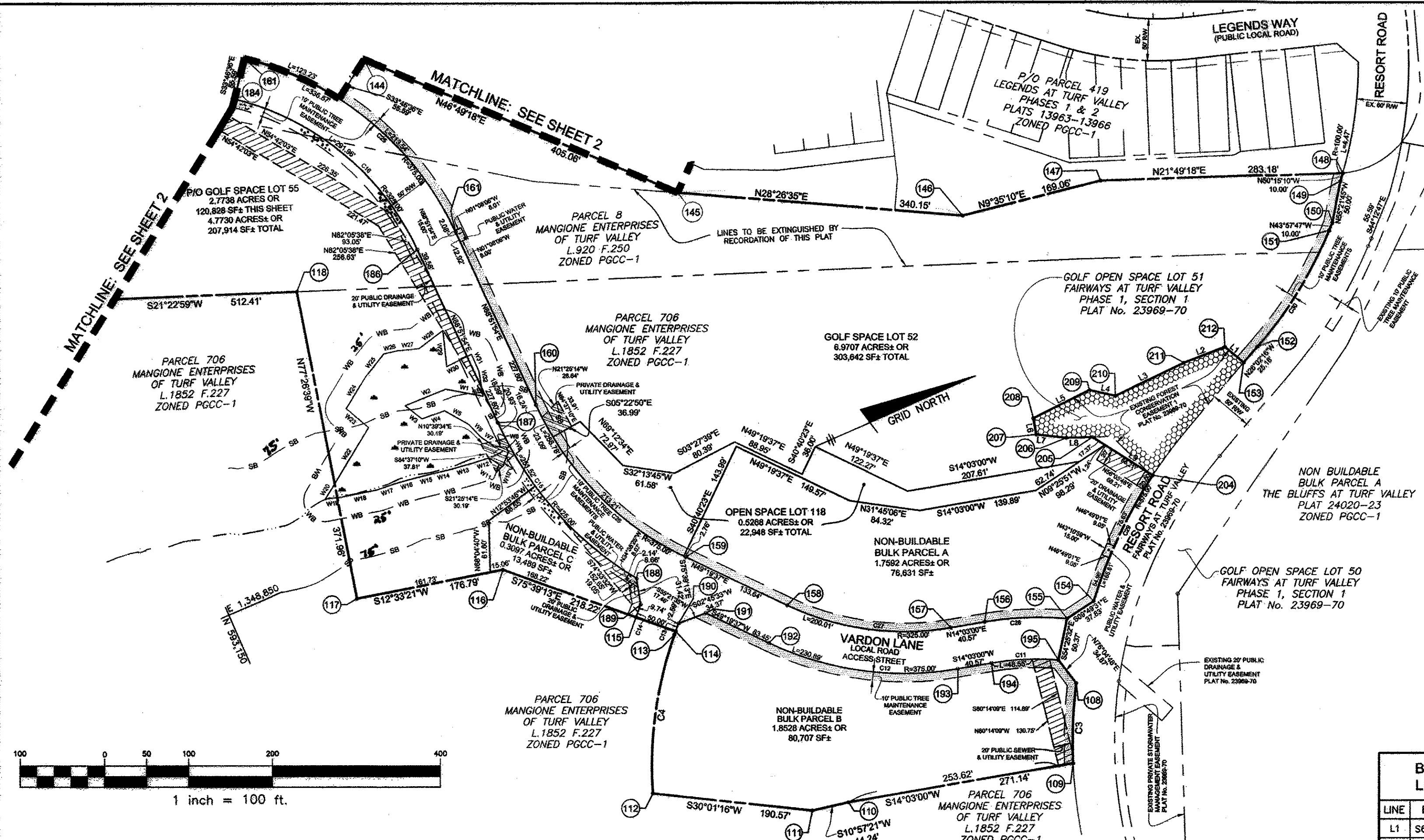
[Signature] WITNESS DATE

RECORDED AS PLAT NO. 24294 ON 9/7/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FAIRWAYS AT TURF VALLEY
PHASE 1 SECTION 2
OPEN PACE LOTS 117 & 118
GOLF SPACE LOTS 52-56
NON-BUILDABLE BULK PARCELS A, B, C, AND D

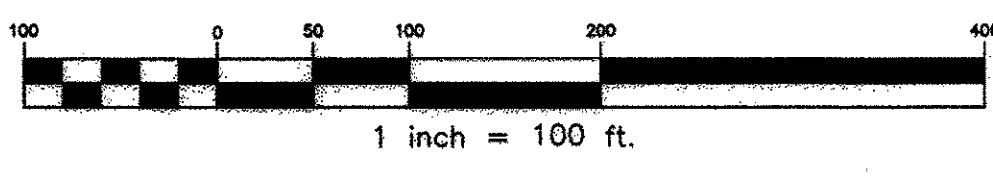
PODS 1ST AND PART OF 1ST SECTION IV: RESIDENTIAL PHASE IV D
A SUBDIVISION OF PART OF PARCELS 8 AND 706
AND A RESUBDIVISION OF GOLF SPACE LOT 124

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 10, 11, 16, 17 DATE: JULY, 2017
PARCEL: 8 AND 706
ZONED: PGCC SHEET: 2 OF 3



WETLANDS LINE TABLE			WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	S34°20'30"W	45.11'	W17	S04°50'03"W	22.62'
W2	S01°21'35"W	52.19'	W18	S12°21'58"W	42.11'
W3	N61°21'06"E	25.36'	W19	S16°38'08"W	20.06'
W4	N03°59'39"E	28.50'	W20	N33°52'59"W	17.96'
W5	N52°53'05"E	33.02'	W22	N35°09'30"W	81.15'
W6	N70°26'36"E	19.67'	W23	S63°59'40"W	34.66'
W7	N59°19'46"E	21.07'	W24	N35°09'22"W	43.41'
W8	N24°26'58"E	13.57'	W25	N28°20'43"W	35.80'
W9	N87°14'19"E	6.42'	W26	N11°09'18"E	16.79'
W10	S44°49'46"E	18.80'	W27	N18°02'04"E	25.52'
W11	S56°42'48"W	18.82'	W28	N13°28'37"W	35.84'
W12	S05°58'51"W	20.07'	W29	S72°08'51"E	43.38'
W13	S07°54'50"W	28.85'	W30	N03°05'17"W	33.06'
W14	S10°35'50"W	18.66'	W31	S89°36'08"E	22.43'
W15	S10°04'56"W	22.96'	W32	S75°41'15"E	29.94'
W16	S08°17'51"W	26.14'			

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C3	575.00'	95.62'	9°31'42"	47.92'	S64°08'45"E	95.51'
C4	475.00'	196.00'	23°38'33"	99.42'	S58°21'30"E	194.62'
C11	325.00'	79.65'	14°02'28"	40.02'	S21°04'14"W	79.45'
C12	375.00'	230.89'	35°16'37"	119.23'	N31°41'18"E	227.26'
C13	475.00'	10.12'	1°13'15"	5.06'	S45°55'36"E	10.12'
C14	525.00'	16.52'	1°48'11"	8.26'	S45°38'08"E	16.52'
C15	425.00'	251.52'	33°54'31"	129.57'	N71°54'39"E	247.87'
C16	325.00'	291.96'	51°28'14"	156.66'	S63°07'48"W	282.24'
C25	375.00'	336.87'	51°28'14"	180.76'	S63°07'48"W	325.66'
C26	375.00'	258.78'	39°32'18"	134.78'	N69°05'45"E	253.67'
C27	325.00'	200.10'	35°16'37"	103.34'	N31°41'18"E	196.96'
C28	375.00'	98.46'	15°02'38"	49.52'	S21°34'19"W	98.18'
C29	575.00'	165.61'	16°30'06"	83.38'	S41°09'28"E	165.03'
C30	525.00'	164.25'	17°55'31"	82.80'	N35°00'02"W	163.58'



LEGEND

- COORDINATE DESIGNATION
- - - PROJECT BOUNDARY
- [Hatched] EXISTING PUBLIC EASEMENT
- [Dotted] PUBLIC TREE MAINTENANCE EASEMENT
- [Diagonal] PUBLIC EASEMENT
- [Cross-hatched] PRIVATE EASEMENT
- [Stippled] FOREST CONSERVATION EASEMENT

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S63°57'44"W	29.15'
L2	S02°31'46"W	52.48'
L3	S01°57'22"E	90.34'
L4	S36°22'38"W	31.25'
L5	S02°51'29"E	74.58'
L6	S76°26'50"E	19.78'
L7	N29°57'49"E	35.96'
L8	N22°06'09"E	31.16'
L9	N56°05'48"E	84.82'

BOUNDARY COORDINATES			BOUNDARY COORDINATES			BOUNDARY COORDINATES			BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
108	594040.0327	1349330.9217	146	594139.8212	1348786.2372	158	593762.6927	1349106.6993	192	593724.7707	1349139.2865
109	593998.3806	1349416.8752	147	594306.5205	1348794.3907	159	593675.5930	1349005.3407	193	593918.1479	1349258.6644
110	593735.3492	1349351.0507	148	594573.5593	1348901.3162	160	593585.0814	1348768.3641	204	594222.4810	1349141.0368
111	593691.9116	1349342.6419	149	594567.1653	1348909.0049	161	593580.5735	1348540.8083	205	594175.1676	1349070.6362
112	593526.9117	1349247.2978	150	594538.7459	1348950.1437	184	593297.0644	1348209.0388	206	594146.2952	1349058.9109
113	593625.9270	1349084.8938	151	594531.5480	1348957.0856	185	593403.0200	1348290.0323	207	594115.1392	1349040.9494
114	593629.0081	1349081.6118	152	594397.5517	1349050.9124	186	593530.5833	1348541.7986	208	594119.7736	1349021.7236
115	593592.7171	1349047.2176	153	594374.9312	1349061.9637	187	593535.0912	1348769.3544	209	594194.2635	1349018.0050
116	593470.6217	1348931.5039	154	594098.2270	1349249.6514	188	593612.0533	1349004.9711	210	594219.4239	1349036.5394
117	593298.0648	1348893.0721	155	594060.9488	1349256.1074	189	593604.2692	1349035.4063	211	594309.7072	1349033.4561
118	593378.9254	1348530.0126	156	593969.6465	1349220.0102	190	593636.0480	1349074.3404	212	594362.1353	1349035.7721
144	593563.5580	1348308.8464	157	593930.2862	1349210.1601	191	593670.3831	1349075.9952			

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-8644
 WWW.BEI-CIVILENGINEERING.COM

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	2
NON-BUILDABLE BULK PARCELS	3
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.000± AC.
OPEN SPACE	10.2713± AC.
NON-BUILDABLE BULK PARCELS	3.9214± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.5438± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	15.7365± AC.

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 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP, TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0920 FOLIO 250, AND PART OF THE LAND CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, AND PART OF GOLF SPACE LOT 124 AS SHOWN IN THE SUBDIVISION TITLED "LEGENDS AT TURF VALLEY, PHASE 2" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 13963-66 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M. Mason 3-17
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 21320

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 OF 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 31ST DAY OF JULY, 2017."

Lou Mangione
 LOU MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Donald M. Mason
 WITNESS DATE

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

RECORDED AS PLAT NO. 24295 ON 7/31/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FAIRWAYS AT TURF VALLEY

PHASE 1 SECTION 2
 OPEN PACE LOTS 117 & 118
 GOLF SPACE LOTS 52-56
 NON-BUILDABLE BULK PARCELS A, B, C, AND D

PODS 'F' AND PART OF 'H' SECTION IV: RESIDENTIAL PHASE IV D
 A SUBDIVISION OF PART OF PARCELS 8 AND 706
 AND A RESUBDIVISION OF GOLF SPACE LOT 124

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16
 GRID: 10, 11, 16, 17
 PARCEL: 8 AND 706
 ZONED: PGCC

SCALE: AS SHOWN
 DATE: JULY, 2017
 SHEET: 3 OF 3