

COORDINATE TABLE

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
24	N 594,709.0910	E 1,348,345.8530	618	N 594,701.3055	E 1,348,426.2871
52	N 595,546.5946	E 1,347,474.3648	636	N 594,768.8119	E 1,348,351.6336
53	N 595,449.3866	E 1,347,777.3845	699	N 594,694.1059	E 1,348,923.5445
55	N 595,655.9384	E 1,347,891.7092	701	N 594,817.7398	E 1,348,183.7605
58	N 595,577.5093	E 1,347,387.0777	702	N 594,873.9581	E 1,348,073.2816
59	N 595,212.1002	E 1,347,071.1297	704	N 594,924.4627	E 1,347,746.2444
60	N 595,162.7831	E 1,347,117.9612	705	N 594,902.9289	E 1,347,616.3371
61	N 595,146.3102	E 1,347,261.9218	721	N 594,592.6980	E 1,349,009.5413
62	N 595,095.7819	E 1,347,282.5055	748	N 594,865.2704	E 1,347,756.0563
63	N 595,064.7302	E 1,347,357.5553	749	N 594,820.4833	E 1,348,046.0704
64	N 595,065.3970	E 1,347,445.2128	750	N 594,764.2650	E 1,348,156.5493
65	N 595,027.3770	E 1,347,447.3503	752	N 594,438.4400	E 1,348,037.0598
66	N 594,956.9271	E 1,347,565.1165	754	N 594,564.9368	E 1,347,565.0030
67	N 594,897.3560	E 1,347,571.2376	755	N 594,561.6621	E 1,348,358.1273
70	N 594,956.0129	E 1,349,156.2727	756	N 594,567.3460	E 1,348,303.5625
560	N 594,848.0213	E 1,347,651.9972	757	N 594,513.8617	E 1,348,267.1904
601	N 594,761.1425	E 1,348,430.7887	758	N 594,461.5239	E 1,348,275.1525
604	N 594,652.5958	E 1,348,895.7429	759	N 594,441.1148	E 1,348,268.0184
605	N 594,701.1821	E 1,348,839.4627	760	N 594,395.2909	E 1,348,223.5982
606	N 594,744.4974	E 1,348,713.5551	761	N 594,346.1143	E 1,348,194.3622
608	N 594,740.9413	E 1,348,639.5734			

NON-TIDAL WETLANDS LINE TABLE

LINE	BEARING & DISTANCE
L3	N 31°39'15" W 28.62'
L4	N 69°33'27" W 27.62'
L5	N 6°51'34" W 33.27'
L6	N 13°0'28" W 46.47'
L7	N 12°59'10" W 67.63'
L8	N 67°56'3" W 70.36'
L9	N 21°57'57" W 47.12'
L10	N 35°5'28" E 156.00'
L11	S 39°56'54" E 78.96'
L12	S 5°3'43" E 66.27'
L13	S 27°31'4" W 69.93'
L14	S 0°16'21" W 74.44'
L15	S 9°53'0" E 47.60'
L16	S 27°24'15" E 34.59'
L17	S 44°21'20" E 57.02'

FLOODPLAIN LINE TABLE

LINE	BEARING & DISTANCE
L162	S 43°17'16" W 46.67'
L163	S 29°27'08" W 30.93'
L164	S 23°44'49" E 25.72'
L165	S 04°53'40" E 68.20'
L166	S 26°47'19" W 101.13'
L167	S 36°05'35" W 140.32'
L168	S 36°45'58" W 36.88'
L169	N 64°37'28" E 87.26'
L170	N 28°28'21" E 38.65'
L171	N 42°44'19" E 106.98'
L172	N 40°01'36" E 196.11'

AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	2
• NON-BUILDABLE	1
• OPEN SPACE	1
• PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	4.6599 AC.
• NON-BUILDABLE	6.0000 AC.
• OPEN SPACE	19.2424 AC.
• PRESERVATION PARCELS	0 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	29.9023 AC.

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 SPOTTING OF MARKERS HAVE BEEN COMPLIED WITH.

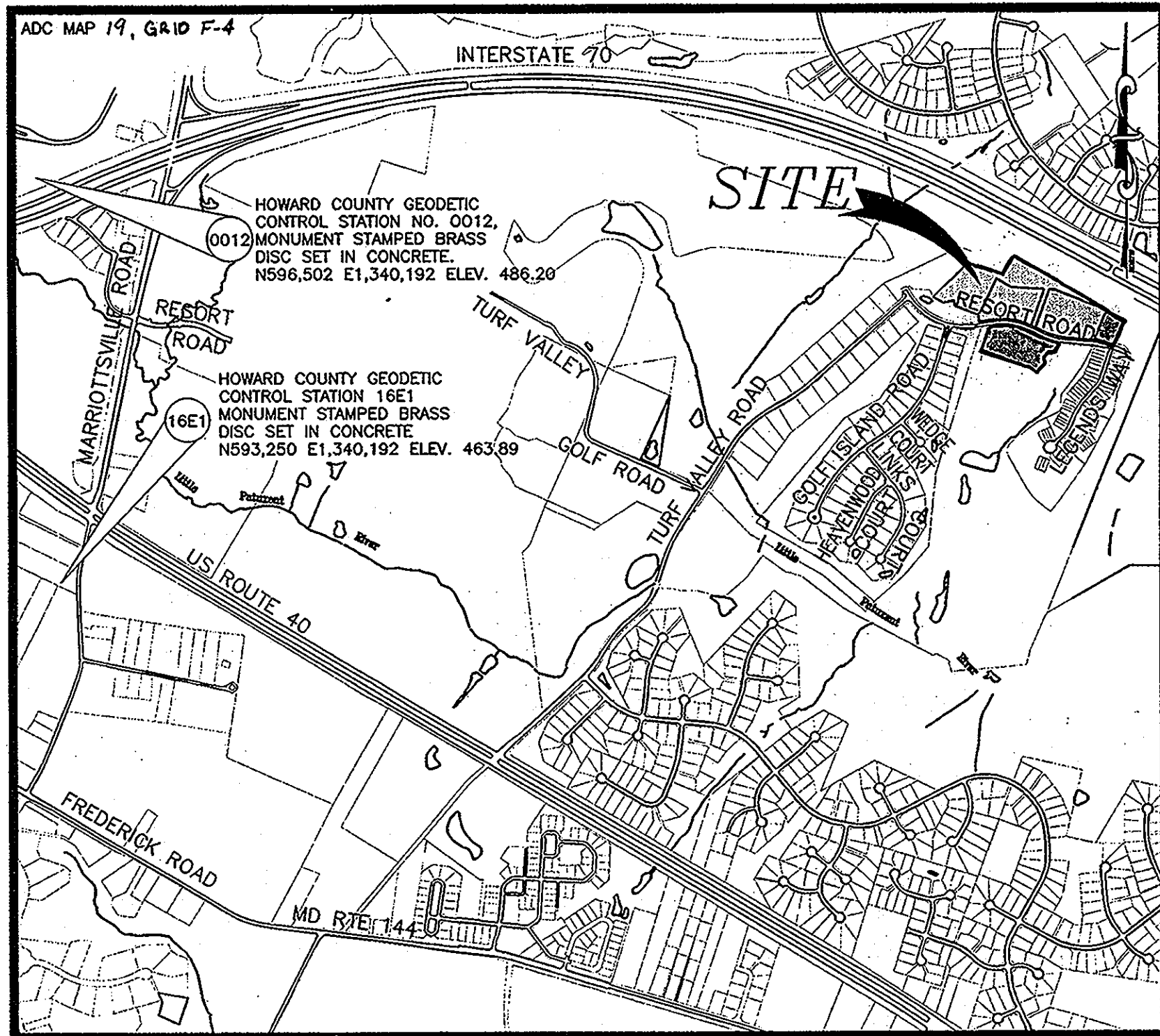
Michael D. Adcock 2/19/2013
 MICHAEL D. ADCOCK, SURVEYOR
 DATE
Lou Mangione 2/19/13
 LOU MANGIONE, OWNER
 DATE

PROPOSED UTILITY EASEMENT

LINE	BEARING & DISTANCE
L20	N 66°7'45" E 48.99'
L21	S 23°52'15" E 6.05'
L22	S 66°7'45" W 5.00'
L23	S 23°52'15" E 10.00'
L24	N 66°7'45" E 5.00'
L25	S 23°52'15" E 225.32'
L26	S 0°54'52" E 119.62'
L27	N 89°5'8" E 10.00'
L28	S 0°54'52" E 21.55'
L29	S 89°5'8" W 7.49'
L30	S 0°54'52" E 10.00'
L31	N 89°5'8" E 7.49'
L32	S 0°54'52" E 10.00'
L33	N 89°5'8" E 20.00'
L34	N 0°54'52" W 167.27'
L35	N 23°52'15" W 10.96'
L36	N 66°7'45" E 5.00'
L37	N 23°52'15" W 10.00'
L38	S 66°7'45" W 5.00'
L39	N 23°52'15" W 365.94'
L40	S 67°3'0" W 20.00'
L41	S 23°52'15" E 12.73'
L42	S 66°7'45" W 4.71'
L43	N 31°44'54" W 89.46'
L44	S 31°44'54" E 144.02'
L45	S 31°44'54" E 47.35'

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY
- CENTERLINE OF PUBLIC ROAD
- EXISTING EASEMENT OR R/W
- STREAMBANK BUFFER
- 100 YEAR FLOODPLAIN LIMIT
- ANGLE BREAK
- PIN & CAP, REBAR, OR IRON PIPE FOUND
- HOA
- HOME OWNERS ASSOCIATION
- PUBLIC 100-YR FLOODPLAIN, DRAINAGE, & UTILITY EASEMENT
- NON-TIDAL WETLANDS
- PUBLIC SEWER, WATER, & UTILITY EASEMENT OR SEWER & UTILITY EASEMENT OR WATER, & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT ACCESS, DRAINAGE & UTILITY EASEMENT
- EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT
- EXISTING PUBLIC SEWER & UTILITY EASEMENT OR WATER & UTILITY EASEMENT OR DRAINAGE & UTILITY EASEMENT



VICINITY MAP
 SCALE: 1" = 1,500

GENERAL NOTES:

- TAX MAPS: 16 & 17, GRIDS: 12 & 18 (TM 16), GRID: 7 (TM 17), PARCELS 452, 706 & 8.
- SUBJECT PROPERTY ZONED PGCC PER THE APRIL 13, 2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
- FLOODPLAIN AND WETLANDS INDICATED ARE BASED ON APPROVED STUDIES AS SHOWN ON FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN. WETLANDS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH FOR S-86-13 (PB 368) AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY 2004. (FOR DEVELOPMENT IN AND AROUND PODS B, C, & H). PER SECTION 16.116(a), NO CLEARING AND GRADING WITHIN THE STREAM OR WETLANDS BUFFERS IS PERMITTED.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.0012 & 16E1. BOTH MONUMENTS ARE STAMPED BRASS DISCS SET IN CONCRETE. STA. NO. 0012 N596,502 E1,340,192 ELEV. 486.20 STA. NO. 16E1 N593,250 E1,340,192 ELEV. 463.89
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN SURVEY BY JOHN E. HARMS, JR. & ASSOCIATES, INC. AUGUST 2007.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE BUILDABLE PARCELS SHOWN ON THIS PLAN IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN. THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY BY THE TRAFFIC GROUP DATED JANUARY 7, 2005 APPROVED UNDER THE FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN S-86-13 (PB368). RESORT ROAD IN THIS AREA IS BUILT PER A PREVIOUSLY APPROVED TRAFFIC STUDY OF TURF VALLEY RESORT ROAD, BASED ON THE JANUARY 7, 2005 STUDY. NO IMPROVEMENTS TO RESORT ROAD ARE REQUIRED AS PART OF THIS PLAN.
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.122(d)(1)(M) OF THE COUNTY CODE 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. THIS PROJECT, RECEIVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON SEPTEMBER 25, 2007 AND CONSISTING OF 60 CONDOMINIUM UNITS, MET THE PRELIMINARY PLAN MILESTONE DATE OF SEPTEMBER 25, 2007.
- LANDSCAPING WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE OF THIS PROJECT IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ACCORDANCE WITH THE DESIGN MANUAL WAIVER APPROVAL DATED SEPTEMBER 7, 2006, BUILDINGS CONSTRUCTED ON PARCEL B-1 AND PARCEL B-2 SHALL BE CONSTRUCTED USING NOISE ABATEMENT MATERIALS TO REDUCE THE INTERIOR NOISE LEVELS TO 45 dBA OR BELOW.
- NO GRADING, REMOVAL, OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS OR FLOODPLAIN AREAS.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAN IS NOT SUBJECT TO THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- THERE ARE NO EXISTING STRUCTURES ON THIS SITE.
- 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 PARCEL B-1 THRU B-3. ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS.
- HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS. 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- ARTICLES OF INCORPORATION FOR THE VANTAGE CONDOMINIUM AT TURF VALLEY CONDOMINIUM ASSOCIATION, INC. HAVE BEEN APPROVED ON MARCH 18, 2008 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER ID #D12427191.
- THE GOLF SPACE PARCEL B-3 IS TO BE OWNED AND MAINTAINED BY MANGIONE ENTERPRISES OF TURF VALLEY, LP.
- OPEN SPACE / GOLF SPACE REQUIREMENTS:
 A. GROSS AREA: 30.00 ACRES (THIS PLAN).
 B. GOLF SPACE OR HOA SPACE % REQUIRED: 15% OF GROSS AREA (FDP-PGCC RESIDENTIAL SUBDISTRICT) (4.5 ACRES).
 C. GOLF SPACE OR HOA SPACE % PROVIDED: 34% (10.34 ACRES).
 D. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 DPZ FILE NOS: S-86-13; PB 181, PB 294, PB 300, PB 351, PB 368; RESIDENTIAL SUBDISTRICT FDP PLAT # 20286-20287; F-94-06; SDP-95-121; S-94-45; SP-95-14; F-95-107; F-96-150; F-96-151; SP-97-12; S-04-12; S-06-08; P-06-010; WP-09-211; WP-10-159; WP-11-168; AND WP-12-129 + WP-12-054
 THIS PLAN IS SUBJECT TO THE FOLLOWING WAIVER PETITIONS AND THE CONDITIONS LISTED THEREON: WP-09-211, WP-10-159, WP-11-168, WP-12-129, WP-12-054

HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
Michael J. Davis 2/23/13
 MICHAEL J. DAVIS, HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Michael D. Adcock 2/13/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE
Michael D. Adcock 2/13/13
 DIRECTOR
 DATE

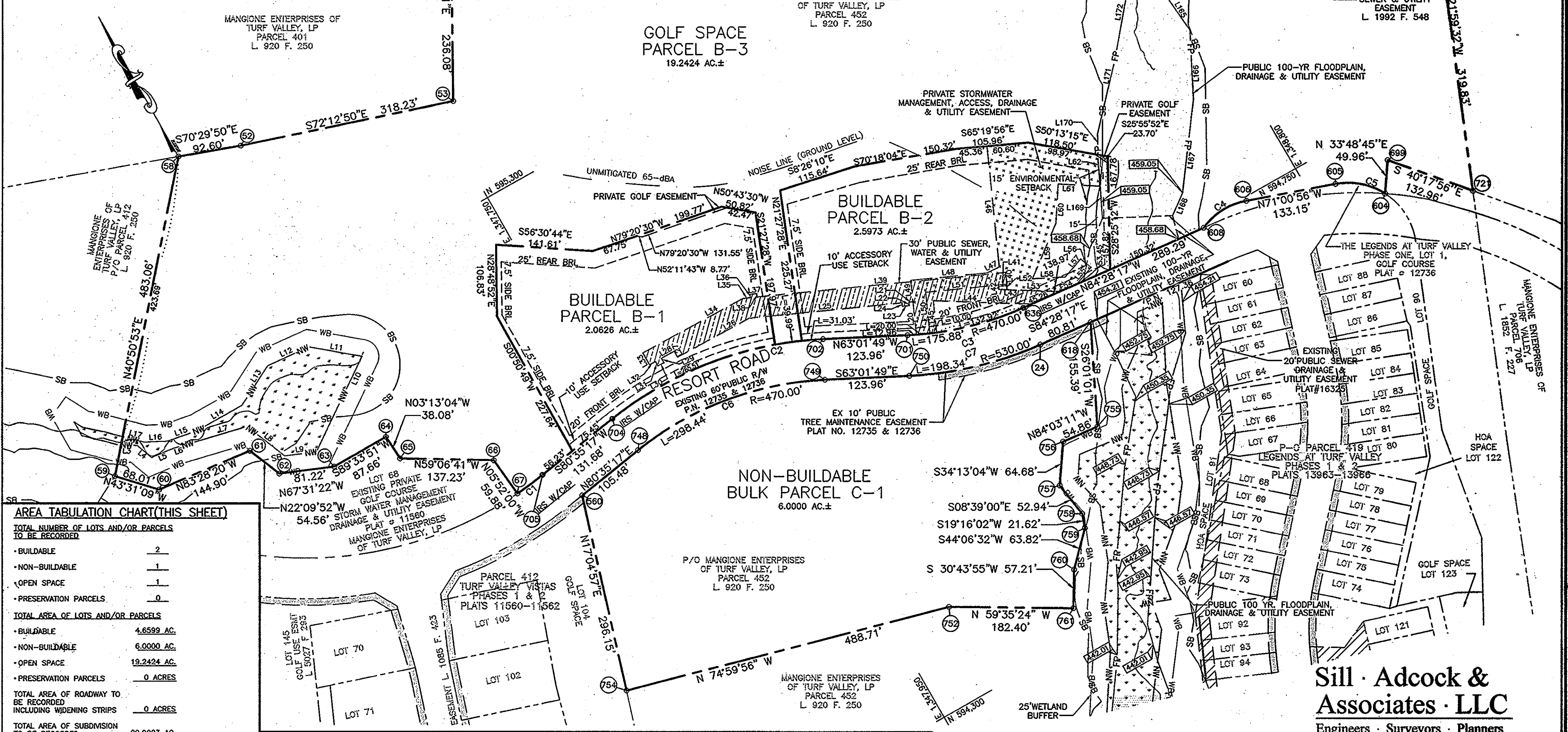
OWNER'S STATEMENT
 MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND 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 THE ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND ORDERLY DEVELOPMENT AND CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLES OF THE BEDS OF THE SAID 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 EASEMENTS.
 WITNESS MY HAND THIS 19th DAY OF FEBRUARY 2013.
Lou Mangione
 LOU MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER
 DATE & WITNESS
Michael D. Adcock
 MICHAEL D. ADCOCK PROFESSIONAL LAND SURVEYOR
 DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS 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 DEED DATED JULY 8TH, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, 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. I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THIS PLAN IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.
Michael D. Adcock 2/19/2013
 MICHAEL D. ADCOCK PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2013
 DATE

RECORDED AS PLAT NUMBER **22325**
 ON **4/12/13** IN THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

FINAL PLAT
VANTAGE CONDOMINIUMS
AT TURF VALLEY
PARCELS B-1, B-2, B-3 AND
NON-BUILDABLE BULK PARCEL C-1
 TAX MAPS: 16 & 17, GRIDS: 12 & 18 (TM 16), GRID 7 (TM 17)
 PARCEL 452, 706 & 8
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: PGCC-RESIDENTIAL DISTRICT
 DATE: FEBRUARY 19, 2013
 SCALE: 1"=1,500' SHEET 1 OF 2

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING & DISTANCE
C1	45.46'	550.00'	04°44'07"	22.74'	S82°57'21"W 45.44'
C2	336.54'	530.00'	36°22'54"	174.16'	N81°13'16"W 330.91'
C3	175.88'	470.00'	21°26'28"	88.98'	S73°45'03"E 174.86'
C4	75.87'	100.00'	43°28'22"	39.87'	S87°14'53"W 74.07'
C5	76.18'	100.00'	43°38'59"	40.05'	N49°11'46"W 74.35'
C6	298.44'	470.00'	36°22'54"	154.45'	S81°13'16"E 293.45'
C7	198.34'	530.00'	21°26'28"	100.34'	S73°45'03"E 197.18'



AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	2
• NON-BUILDABLE	1
• OPEN SPACE	1
• PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	4.6599 AC.
• NON-BUILDABLE	6.0000 AC.
• OPEN SPACE	19.2424 AC.
• PRESERVATION PARCELS	0 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	29.9023 AC.

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 SPOTTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock
 MICHAEL D. ADCOCK, SURVEYOR
 DATE: 2/19/13

Lou Mangione
 LOU MANGIONE, OWNER
 DATE: 2/19/13

PRIVATE SWM EASEMENT

LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
L46	S 66°7'45" W 179.91'	L52	S 23°52'15" W 8.37'	L58	N 63°38'32" W 48.47'
L47	S 3°14'18" E 20.09'	L53	S 58°15'06" E 77.34'	L59	N 52°27'18" E 89.76'
L48	S 23°52'15" E 112.22'	L54	S 84°28'17" E 27.30'	L60	N 32°43'23" E 57.45'
L49	S 66°7'45" W 80.99'	L55	N 69°20'24" E 32.58'	L61	S 57°16'37" E 60.67'
L50	N 66°7'45" E 61.09'	L56	N 20°39'36" W 20.00'	L62	N 32°43'23" E 46.27'
L51	N 23°52'15" W 119.03'	L57	S 69°20'24" W 34.87'		

OWNER'S STATEMENT

MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND SUFFICIENT REASONS IN 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, AND 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, 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 MY HAND THIS 19TH DAY OF FEBRUARY 2013.

Lou Mangione
 LOU MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER
 DATE & WITNESS: 2/19/13

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS 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 DEED DATED JULY 8TH, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, 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, I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THIS PLAT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

Michael D. Adcock
 MICHAEL D. ADCOCK PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2013
 DATE: 2/19/2013

RECORDED AS PLAT NUMBER **22336**
 ON **4/10/13** IN THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

FINAL PLAT
VANTAGE CONDOMINIUMS
AT TURF VALLEY
PARCELS B-1, B-2, B-3 AND
NON-BUILDABLE BULK PARCEL C-1
 TAX MAPS: 16 & 17, GRIDS: 12 & 18 (TM 16), GRID 7 (TM 17)
 PARCEL 452, 706 & 8
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: PGCC-RESIDENTIAL DISTRICT

DATE: FEBRUARY 19, 2013
 SCALE: 1"=100'
 SHEET 2 OF 2

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
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 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saaland.com