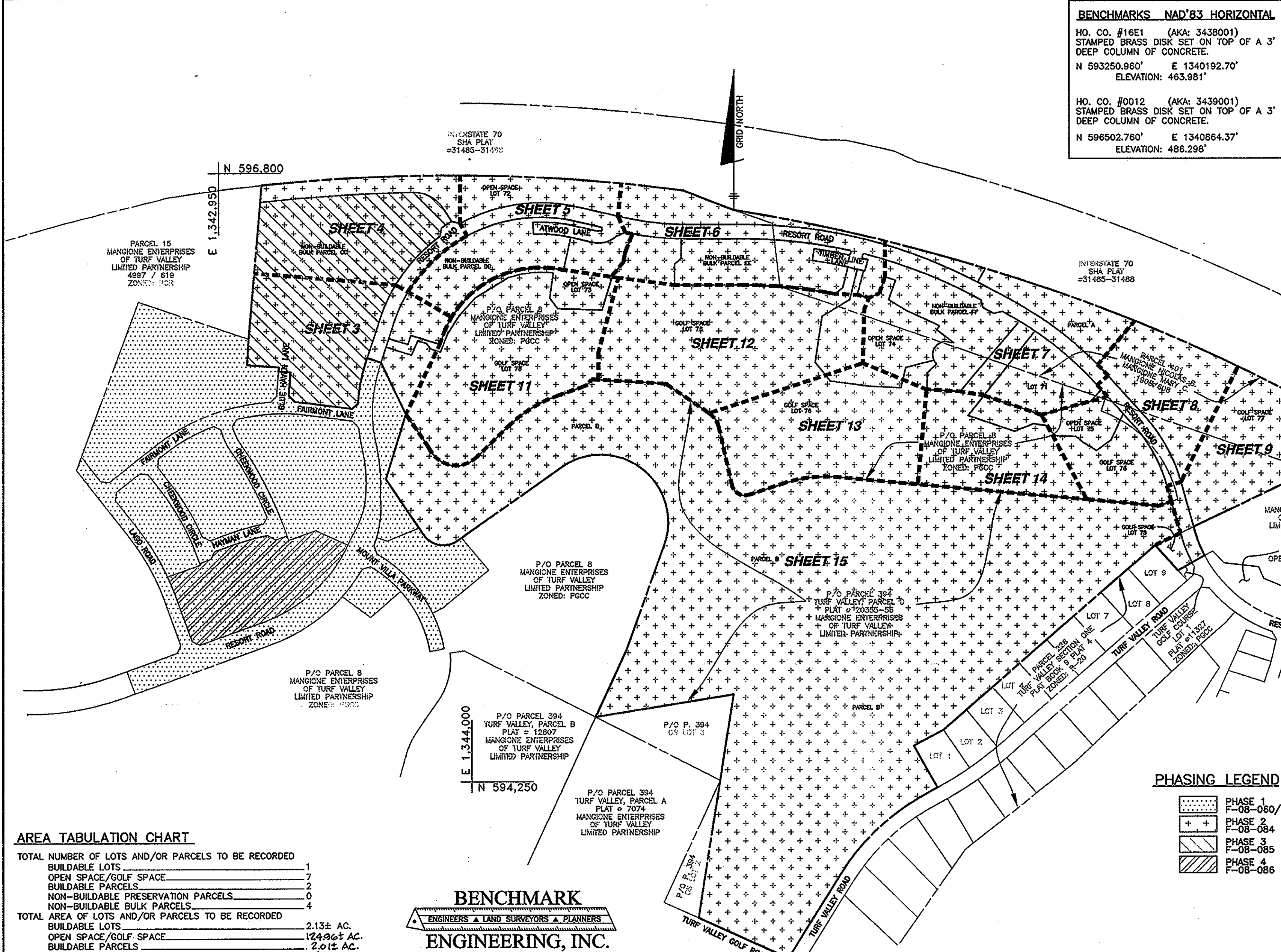
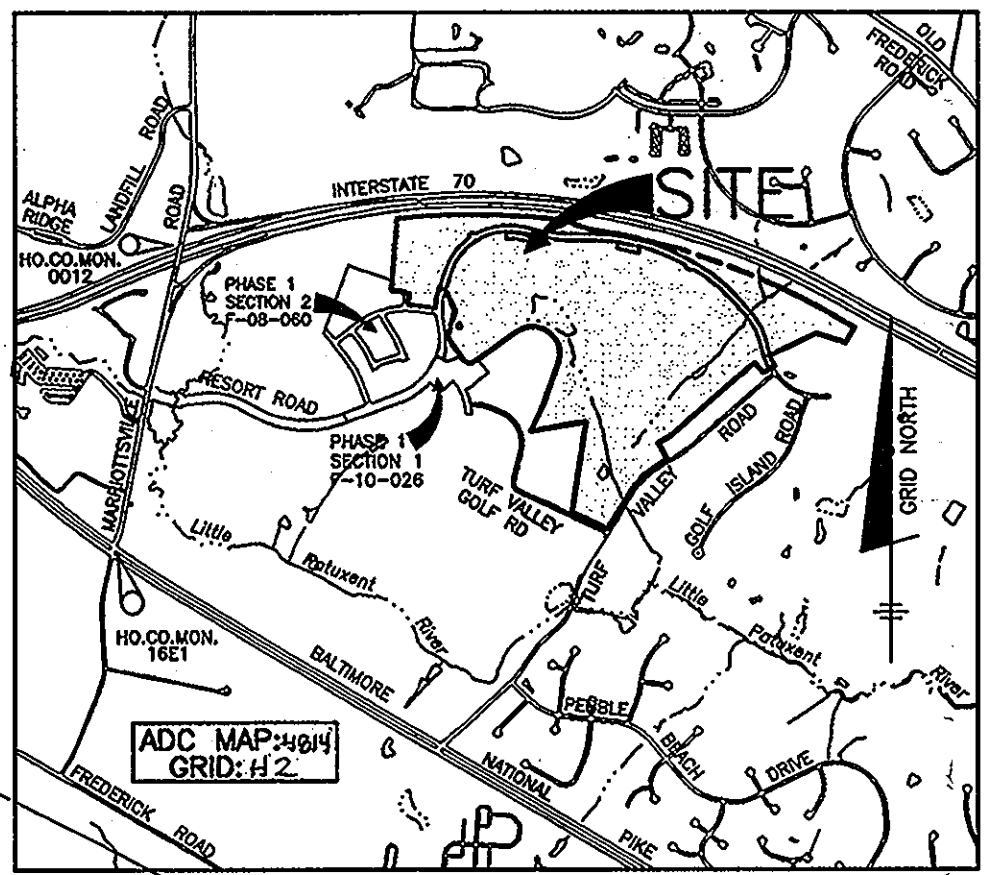


BENCHMARKS NAD'83 HORIZONTAL
 HO. CO. #16E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.
 N 593250.960' E 1340192.70'
 ELEVATION: 463.981'

HO. CO. #0012 (AKA: 3439001)
 STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37'
 ELEVATION: 486.298'



AREA TABULATION CHART

| | |
|--|-------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 1 |
| OPEN SPACE/GOLF SPACE | 7 |
| BUILDABLE PARCELS | 2 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 4 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 2.13± AC. |
| OPEN SPACE/GOLF SPACE | 124.96± AC. |
| BUILDABLE PARCELS | 2.01± AC. |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | 21.67± AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 6.82± AC. |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 157.59± AC. |

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 A ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CIVILENGINEERING.COM

PLAN VIEW
 SCALE: 1"=300'

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

PHASING LEGEND

| | |
|-----------|------------------------------|
| [Pattern] | PHASE 1 F-08-060/F-10-026 |
| [Pattern] | PHASE 2 F-08-084 |
| [Pattern] | PHASE 3 F-08-085 |
| [Pattern] | PHASE 4 F-08-086 |

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 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

PURPOSE STATEMENT:
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE DEEDED PARCEL 401, A PORTION OF DEEDED PARCEL 8 AND TO RESUBDIVIDE PARCEL D PREVIOUSLY RECORDED AS PLAT NO. 20355-56.

RECORDED AS PLAT NO. 22270 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
B. Nijon for Maurea Roseman 2/14/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 2/5/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 2/19/13
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MARY MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY AND THAT THE PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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 24th DAY OF JANUARY, 2013."

Louis Mangione 1-24-13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
[Signature] 1-24-13
 WITNESS DATE

VILLAGES AT TURF VALLEY
PHASE 2, SECTION 1
 LOT 71; OPEN SPACE LOTS 72 thru 75;
 GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
 NON-BUILDABLE BULK PARCELS CC, DD, EE & FF
 S-86-13, S-03-01, P-06-013, WP-05-074, WP-08-009 F-08-060, F-09-022, F-10-026, WP-09-211, WP-10-159, WP-11-168
 WP-12-129, WP-13-054
 THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
 TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 1 OF 16
 ZONED: PGCC

GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED SUBURBAN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG DATED MARCH, 2006.
- 3.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 16E1 AND 0012 WERE USED FOR THIS PROJECT.
- 4.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4549-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 5.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4549-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 6.) STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED WITHIN SWMF #3 & #4 (P-1 MICROPOOL ED PONDS), THE OFFLINE RECHARGE CHAMBER AT SWMF#4, SWMF#5 (P-5 POCKET POND), SWMF#6 (F-1 SURFACE SAND FILTER WITH DRY DETENTION POND) AND SHEETFLOW TO BUFFER CREDITS. SWMF #3, #4 & #5 SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED. THE RECHARGE CHAMBER AT SWMF #4 SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED. FOR SWMF #6, THE SURFACE SAND FILTER SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED WHILE THE DRY DETENTION POND SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
- 7.) 100-YEAR FLOODPLAIN STUDY AND REPORT WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN MAY, 2008 FOR THE FLOODPLAIN LOCATED WITHIN OPEN SPACE LOT 72 AND GOLF SPACE LOTS 76 & 77. THE FLOODPLAIN LOCATED WITHIN PARCEL B IS BASED ON THE STUDY PERFORMED BY BERNARD JOHNSON IN MAY, 1986.
- 8.) WETLANDS LOCATIONS SHOWN ARE BASED ON APPROVED STUDIES AS SHOWN ON COMPREHENSIVE SKETCH PLAN OF TURF VALLEY. WETLANDS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH FOR S-86-13 AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2002 AND APRIL 2004 (FOR DEVELOPMENT IN AND AROUND PODS I, K, L, M, N, O, P, Q, & S).
- 9.) NOISE STUDY WAS PREPARED BY POLYSONICS DATED NOVEMBER, 2007 AND REVISED IN MAY, 2008. 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.
- 10.) THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOCIATES, INC. IN MARCH, 2006 AND SUPPLEMENTED IN AUGUST, 2007.
- 11.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- 12.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 13.) 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, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA EXCEPT FOR THE DISTURBANCES SHOWN ASSOCIATED WITH THE 3 STREAM CROSSINGS (STATIONS 55+50, 78+50 AND 82+00 ALONG RESORT ROAD, MDE PERMIT #02-NT-0009 / 200261454 EFFECTIVE MAY 16, 2006 WITH AN EXPIRATION OF DECEMBER 31, 2011. THE DISTURBANCE OF NON-TIDAL WETLANDS ALLOWED IN THIS PERMIT REQUIRES 73,745 S.F. OF WETLAND MITIGATION WHICH SHALL OCCUR ONSITE (WITHIN TURF VALLEY). NONE OF THAT MITIGATION IS PROPOSED WITHIN THE LIMITS OF THE VILLAGES AT TURF VALLEY.
- 14.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 15.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 16.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOAD)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

17.) LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$16,950.00. SHADE TREES, \$7,050.00 FOR 47 EVERGREENS.

18.) VILLAGES AT TURF VALLEY, PHASE 2:

PARCEL 401: THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 4.48 ACRES SHALL BE MET BY THE RETENTION OF 2.03 AC. OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT (#6-8) ON PARCEL 401 AND BY THE OFFSITE RETENTION OF 4.90 AC. OF FOREST WITHIN FOREST CONSERVATION EASEMENTS (#9-13) OF WHICH ONLY 2.45 AC. IS CREDITED (SINCE THIS RETENTION IS OFFSITE IT IS CREDITED AT A 2:1 RATIO).

PARCEL 8 & 394: THIS PORTION OF THE PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE SINCE IT IS A PLANNED UNIT DEVELOPMENT UNDER S-86-13.

FAIRWAYS AT TURF VALLEY, PHASE 2 AND 3:

THE TOTAL FOREST CONSERVATION OBLIGATION OF 1.12 ACRES (PHASE 2, F-10-084) AND 0.22 ACRES (PHASE 3, F-10-086) HAS BEEN MET BY THE OFFSITE RETENTION OF 1.26 ACRES OF FOREST WITHIN FOREST CONSERVATION EASEMENT #14 OF WHICH ONLY 0.63 ACRES IS CREDITED (SINCE THIS RETENTION IS OFFSITE IT IS CREDITED AT A 2:1 RATIO) AND BY THE PLANTING OF 0.71 ACRES OF FOREST WITHIN FOREST CONSERVATION EASEMENT #14. FINANCIAL SURETY FOR THE REQUIRED FOREST CONSERVATION HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$22,608.00 FOR PHASE 2, F-10-084 AND \$3,833.00 FOR PHASE 3, F-10-086. THE FOREST CONSERVATION EASEMENTS FOR FAIRWAYS AT TURF VALLEY, PHASES 2 AND 3 AND SHOWN ON THIS PLAT SATISFY FOREST CONSERVATION OBLIGATIONS BASED ON PRELIMINARY FOREST CONSERVATION PLANS FOR THOSE SUBDIVISIONS. THE EASEMENTS ARE SUBJECT TO CHANGE BASED ON DEVELOPMENT OF THE FINAL FOREST CONSERVATION PLANS FOR FAIRWAYS AT TURF VALLEY, PHASES 2 AND 3 DURING THEIR FINAL SUBDIVISION PLAN STAGE.

THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

19.) RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION 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 LOT 71, OPEN SPACE LOTS 72-75, GOLF SPACE LOTS 76-78, AND PARCEL A AND PARCEL B. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

20.) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

21.) THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH 2004.

22.) 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 4-13-2010, ON WHICH DATE DEVELOPER AGREEMENT #24-4549-D WAS FILED AND ACCEPTED.

23.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004. PER SECTION 126(H)(1), PLANNING BOARD APPROVAL IS REQUIRED FOR THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.

24.) WP-05-074 A REQUEST TO WAIVE SECTION 16.116(c)(2)(ii) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 75 FEET STREAM BUFFER FOR THE PURPOSE OF A RETAINING WALL FOR RESORT ROAD AT STATION 39+00 WAS DENIED ON MARCH 10, 2005. THE REMAINING DISTURBANCES IDENTIFIED ON THESE PLANS BY THEIR ENVIRONMENTAL IMPACT ID NUMBER WERE DEEMED AS NECESSARY BY DPZ DURING THE REVIEW OF S-03-01.

25.) WP-08-009, A WAIVER PETITION TO SECTION 16.145(a) AND 16.146 (g) WHICH REQUIRES A SUBMISSION OF A SKETCH PLAN AND PRELIMINARY PLAN, RESPECTIVELY TO ALLOW THE ADDITION OF 21 UNITS TO THIS PROJECT WAS APPROVED ON 12-12-2007 WITH THE FOLLOWING CONDITIONS:

1. PETITIONER SHALL COMPLY WITH ALL RELEVANT PARKING REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION FOR ALL DEVELOPMENT PROPOSED ON LOT 71 OF "VILLAGES AT TURF VALLEY, PHASE 2" (F-08-084).
2. PETITIONER SHALL COMPLY WITH ALL RELEVANT STORMWATER MANAGEMENT REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION FOR PROPOSED DEVELOPMENT OF LOT 71 OF "VILLAGES AT TURF VALLEY, PHASE 2" (F-08-084).

26.) THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH 2004.

27.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".

28.) THE VILLAGES AT TURF VALLEY SUBDIVISION (PHASES 1-4) CONSTITUTED 241 TOTAL UNITS WHICH MET THE SKETCH PLAN MILESTONE DATE OF JANUARY 1, 2001 THROUGH JUNE 30, 2002 FOR BOTH PHASE IVA (131 UNITS) & IVB (110 UNITS) AS ESTABLISHED BY THE REVISED PHASING PLAN DATED JUNE 21, 2000. UNDER P-06-013, 42 CONDOMINIUM UNITS THAT WERE APPROVED WERE USED FOR OAKMONT AT TURF VALLEY (F-02-082). THESE 42 CONDOMINIUM UNITS WERE NOT PREVIOUSLY INCLUDED WITH THE OAKMONT AT TURF VALLEY (F-02-082) PLANS. IN ORDER TO RECEIVE BUILDING ALLOCATIONS, THESE 42 CONDOMINIUM UNITS WERE SHOWN AND APPROVED ON THE PRELIMINARY PLAN FOR THE VILLAGES AT TURF VALLEY (P-06-013). THE SECOND AMENDMENT TO THE TURF VALLEY MULTI-USE FINAL DEVELOPMENT PLAN WAS RECORDED ON NOVEMBER 30, 2007, PLATS 19578-19580, INCREASING THE PROJECTED UNITS IN THE OAKMONT AT TURF VALLEY AREA FROM 150 TO 200. AS A RESULT, THOSE 42 UNITS ARE NO LONGER A PART OF THE VILLAGES AT TURF VALLEY WHICH LEAVES UNIT TOTAL AT 199. HOWEVER, WITH THE APPROVAL OF WP-08-009 AN ADDITIONAL 21 UNITS WERE ADDED TO THE VILLAGES AT TURF VALLEY. THE FINAL UNIT TOTAL FOR THIS SUBDIVISION COMES TO 220.

29.) THE ARTICLES OF INCORPORATION FOR THE VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 4-30-2010 ID#0002413257.

30.) OPEN SPACE DEDICATION FOR LOTS 72-75:

THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

31.) PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.

32.) NOISE WALLS SHALL BE PRIVATELY OWNED AND MAINTAINED.

33.) ALL PROPERTIES SHOWN ARE ZONED PGCC UNLESS OTHERWISE INDICATED.

34.) THE OWNER/DEVELOPER, PRIOR TO GRADING PERMIT APPLICATION, SHALL OBTAIN A LETTER FROM COLUMBIA GAS AUTHORIZING ACTIVITIES PROPOSED WITHIN THEIR EASEMENT. A COPY OF THIS LETTER SHALL BE PROVIDED TO THE DEPARTMENT OF PLANNING AND ZONING AND DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.

35.) WP-09-211, A WAIVER PETITION TO SUBDIVISION AND LAND DEVELOPMENT REGULATION SECTION 16.144(c), 16.144(p) AND 16.144(q) WAS APPROVED ON JUNE 12, 2009 WITH THE FOLLOWING CONDITIONS:

1. PETITIONER SHALL SUBMIT FINAL CONSTRUCTION DRAWINGS FOR FINAL PLANS TO DPZ FOR SIGNATURE ON OR BEFORE APRIL 6, 2010.
2. PETITIONER SHALL PAY ALL REQUIRED FEES TO THE COUNTY, SUBMIT DEVELOPERS AGREEMENT TO DPW, RES AND POST FINANCIAL SURETY FOR CONSTRUCTION OF PUBLIC FACILITIES ON OR BEFORE JUNE 5, 2010.
3. PETITIONER SHALL SUBMIT FINAL PLAT ORIGINALS TO DPZ FOR SIGNATURE ON OR BEFORE AUGUST 3, 2010.

36.) WP-10-159, A WAIVER PETITION TO SUBDIVISION AND LAND DEVELOPMENT REGULATION SECTION 16.144(p) AND 16.144(q) WAS APPROVED ON JUNE 2, 2010 WITH THE FOLLOWING CONDITIONS:

1. PETITIONER SHALL PAY ALL REQUIRED FEES TO THE COUNTY, SUBMIT DEVELOPERS AGREEMENT TO DPW, RES AND POST FINANCIAL SURETY FOR CONSTRUCTION OF PUBLIC FACILITIES ON OR BEFORE JUNE 5, 2011.
2. PETITIONER SHALL SUBMIT FINAL PLAT ORIGINALS TO DPZ FOR SIGNATURE ON OR BEFORE AUGUST 3, 2011.

37.) WP-11-168, A WAIVER PETITION TO SUBDIVISION AND LAND DEVELOPMENT REGULATION SECTION 16.144(p) AND 16.144(q) WAS APPROVED ON MAY 25, 2011 WITH THE FOLLOWING CONDITIONS:

1. PETITIONER SHALL PAY ALL REQUIRED FEES TO THE COUNTY, SUBMIT DEVELOPERS AGREEMENT TO DPW, RES AND POST FINANCIAL SURETY FOR CONSTRUCTION OF PUBLIC FACILITIES ON OR BEFORE JUNE 5, 2012.
2. PETITIONER SHALL SUBMIT FINAL PLAT ORIGINALS TO DPZ FOR SIGNATURE ON OR BEFORE AUGUST 3, 2012.

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 A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
 8460 BALTIMORE NATIONAL PIKE SUITE 418 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3508
 WWW.BEI-CMLENGINEERING.COM

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

BULK REGULATIONS :

- PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029-21031 (46 USES OBTAINED FROM RESIDENTIAL USES TO SPECIALTY STORES)
- PERMITTED HEIGHT : SINGLE-FAMILY ATTACHED - 34 FEET
 APARTMENT BUILDINGS - 80 FEET
 OTHER 34 FEET
 ACCESSORY STRUCTURES - 15 FEET
- MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.
 MAXIMUM UNITS PER STRUCTURE:
 1. SINGLE FAMILY ATTACHED 8 UNITS PER STRUCTURE
 2. APARTMENTS LESS THAN 40 FEET IN HEIGHT 24 UNITS PER STRUCTURE
 3. APARTMENTS 40 FEET OR GREATER IN HEIGHT 120 UNITS PER STRUCTURE
- MINIMUM LOT SIZE REQUIREMENTS :
 SINGLE FAMILY DETACHED 6,000 SQ.FT.
 EXCEPT ZERO LOT LINE DWELLINGS 4,000 SQ.FT.
 SINGLE FAMILY SEMI-DETACHED 4,000 SQ.FT.
 MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:
 SINGLE FAMILY DETACHED 50 FEET
 EXCEPT ZERO LOT LINE DWELLINGS 40 FEET
 SINGLE FAMILY SEMI-DETACHED 40 FEET
- MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE = 120 FEET, UNLESS APPROVED BY PLANNING BOARD TO A MAXIMUM OF 300 FEET.

- PERMITTED SETBACKS:**
- FROM ARTERIAL ROADS:
 RESIDENTIAL STRUCTURES 50 FEET
 ACCESSORY USES 30 FEET
 PARKING 25 FEET
- FROM COLLECTORS AND LOCAL STREETS:
 RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES 30 FEET FROM A 60 FT. ROW
 RESIDENTIAL - REAR 20 FEET FROM A 50 FT. ROW
 ACCESSORY USES 10 FEET
- FROM NON-PGCC ADJACENT PROPERTIES:
 FROM RESIDENTIAL DISTRICTS 75 FEET
 FROM ALL OTHER DISTRICTS 30 FEET
- FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT
 SINGLE FAMILY DETACHED - SIDE 7.5 FEET
 ZERO LOT LINE AND ALL OTHER USES - SIDE 0 FEET
 A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
 RESIDENTIAL - REAR 20 FEET
- BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS :
 FACE TO FACE 30 FEET
 FACE TO SIDE/REAR TO SIDE 30 FEET
 SIDE TO SIDE 15 FEET
 REAR TO REAR 60 FEET
 REAR TO FACE 100 FEET
- THERE IS A 60% MAXIMUM LOT COVERAGE REQUIREMENT FOR SFA LOTS AND NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.

| | OPEN SPACE CALCULATIONS | | | Total |
|---------------------------------------|-------------------------|--------------------|---------------------|--------|
| | Phase 1 Section 1 | Phase 1 Section 2* | Phase 2 Section 1** | |
| Gross Area | 6.25 | 27.75 | 157.59 | 191.59 |
| Open Space Required 15% of gross | 0.94 | 4.16 | 23.64 | 28.74 |
| Open Space Provided | 2.58 | 5.32 | 124.96 | 132.86 |
| Non-Credited (less than 35' in width) | 0.00 | 0.65 | 0.35 | 1.00 |
| Total Credited | 2.58 | 4.67 | 124.61 | 131.86 |
| Open Space Provided Above Requirement | 1.64 | 0.61 | 100.97 | 103.12 |

* This includes area for Phase 4 (Non-Buildable Bulk Parcel BB)
 ** This includes area for Phase 2, Section2 (Non-Buildable Bulk Parcels DD, EE & FF) and area for Phase 3 (Non-Buildable Bulk Parcel CC)

38.) WP-12-129, A WAIVER PETITION TO SUBDIVISION AND LAND DEVELOPMENT REGULATION SECTION 16.144(p) AND 16.144(q) WAS APPROVED ON APRIL 10, 2012 WITH THE FOLLOWING CONDITIONS:

1. PETITIONER SHALL PAY ALL REQUIRED FEES TO THE COUNTY, SUBMIT DEVELOPERS AGREEMENT TO DPW, RES AND POST FINANCIAL SURETY FOR CONSTRUCTION OF PUBLIC FACILITIES ON OR BEFORE JUNE 5, 2013.
2. PETITIONER SHALL SUBMIT FINAL PLAT ORIGINALS TO DPZ FOR SIGNATURE ON OR BEFORE AUGUST 3, 2013.

39.) 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:

1. 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.
2. 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.
3. 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.

40.) THE ORIGINAL MILESTONE DATE TO SUBMIT THE PLAT ORIGINAL FOR RECORDATION WAS AUGUST 3, 2010 AS ESTABLISHED BY THE TECHNICALLY COMPLETE LETTER FROM DPZ DATED OCTOBER 8, 2009. WP-10-159 WAS APPROVED ON JUNE 2, 2010 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2011. WP-11-168 WAS APPROVED ON MAY 25, 2011 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2012. WP-12-129 WAS APPROVED ON APRIL 10, 2012 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2013.

RECORDED AS PLAT NO. 22271 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT
Barton for Maureen Roszman 2/14/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Keith S. ... 2/13/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keith S. ... 2/19/13
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN NUMBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND LOUIS MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS SHOWN ON THIS PLAT OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

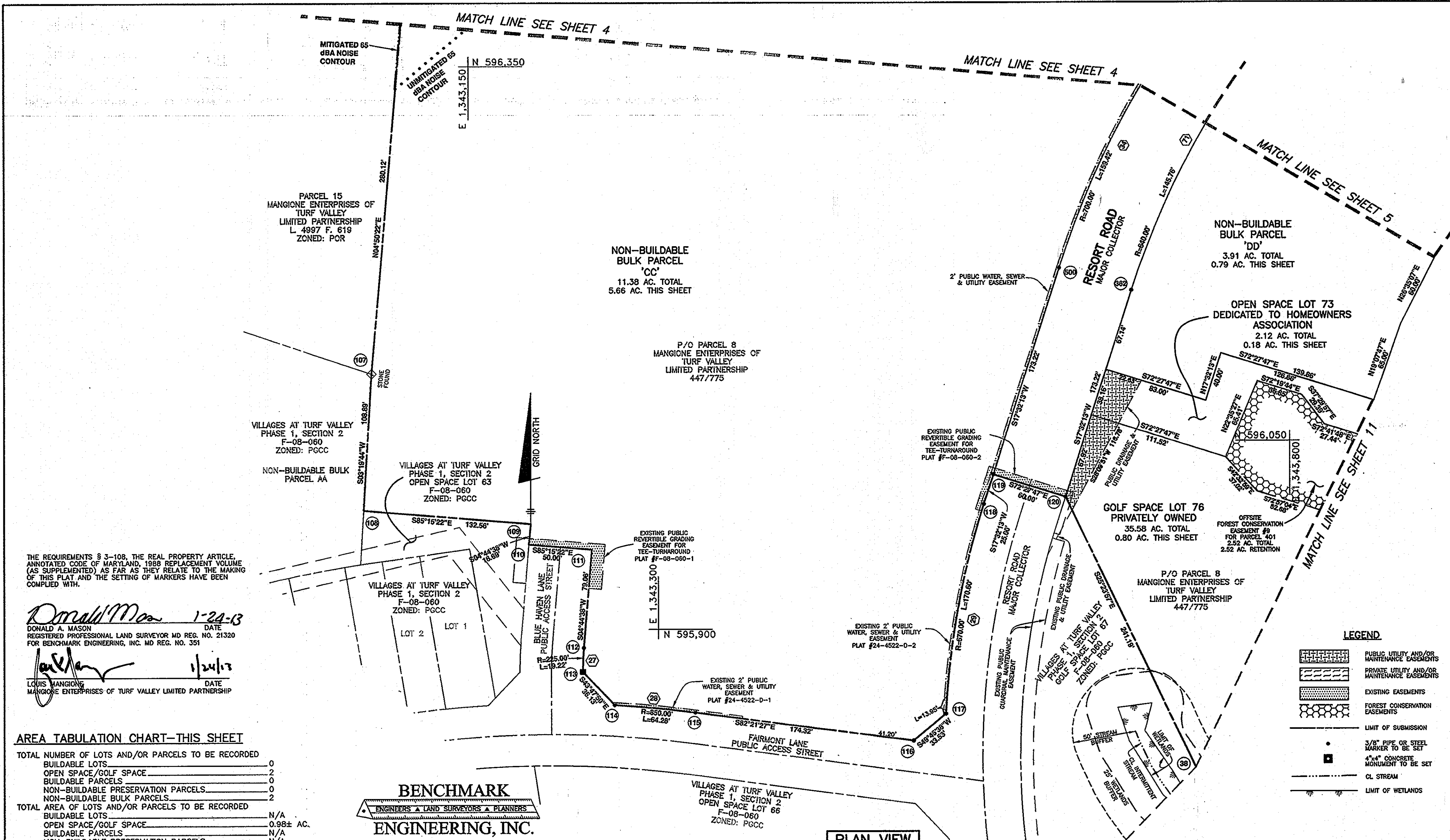
Donald A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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 24th DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Witness 1-24-13
 WITNESS DATE

VILLAGES AT TURF VALLEY
PHASE 2, SECTION 1
 LOT 71; OPEN SPACE LOTS 72 thru 75;
 GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
 NON-BUILDABLE BULK PARCELS CC, DD, EE & FF
 S-86-13, S-03-01, P-06-013, WP-05-074, WP-08-009 F-08-060,
 F-09-022, F-10-026, WP-09-211, WP-10-159, WP-11-168
 WP-12-129, WP-13-054
 THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
 TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 2 OF 16
 ZONED: PGCC



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 A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART—THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 2 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 2 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 0.98± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | 6.45± AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0.45± AC. |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 7.88± AC. |

BENCHMARK
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8480 BALTIMORE NATIONAL PIKE & SUITE 418 A ELLICOTT CITY, MARYLAND 21043
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 60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CMLENGINEERING.COM

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

PLAN VIEW
 SCALE: 1"=50'

LEGEND

| | |
|--|--|
| | PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS |
| | PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS |
| | EXISTING EASEMENTS |
| | FOREST CONSERVATION EASEMENTS |
| | LIMIT OF SUBMISSION |
| | 3/8" PIPE OR STEEL MARKER TO BE SET |
| | 4" x 4" CONCRETE MONUMENT TO BE SET |
| | CL STREAM |
| | LIMIT OF WETLANDS |

RECORDED AS PLAT NO. 22272 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

B. Nijmeh Maurea Rossmann 2/14/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chris P. ... 2/5/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate ... 2/19/13
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN PLACE AND WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



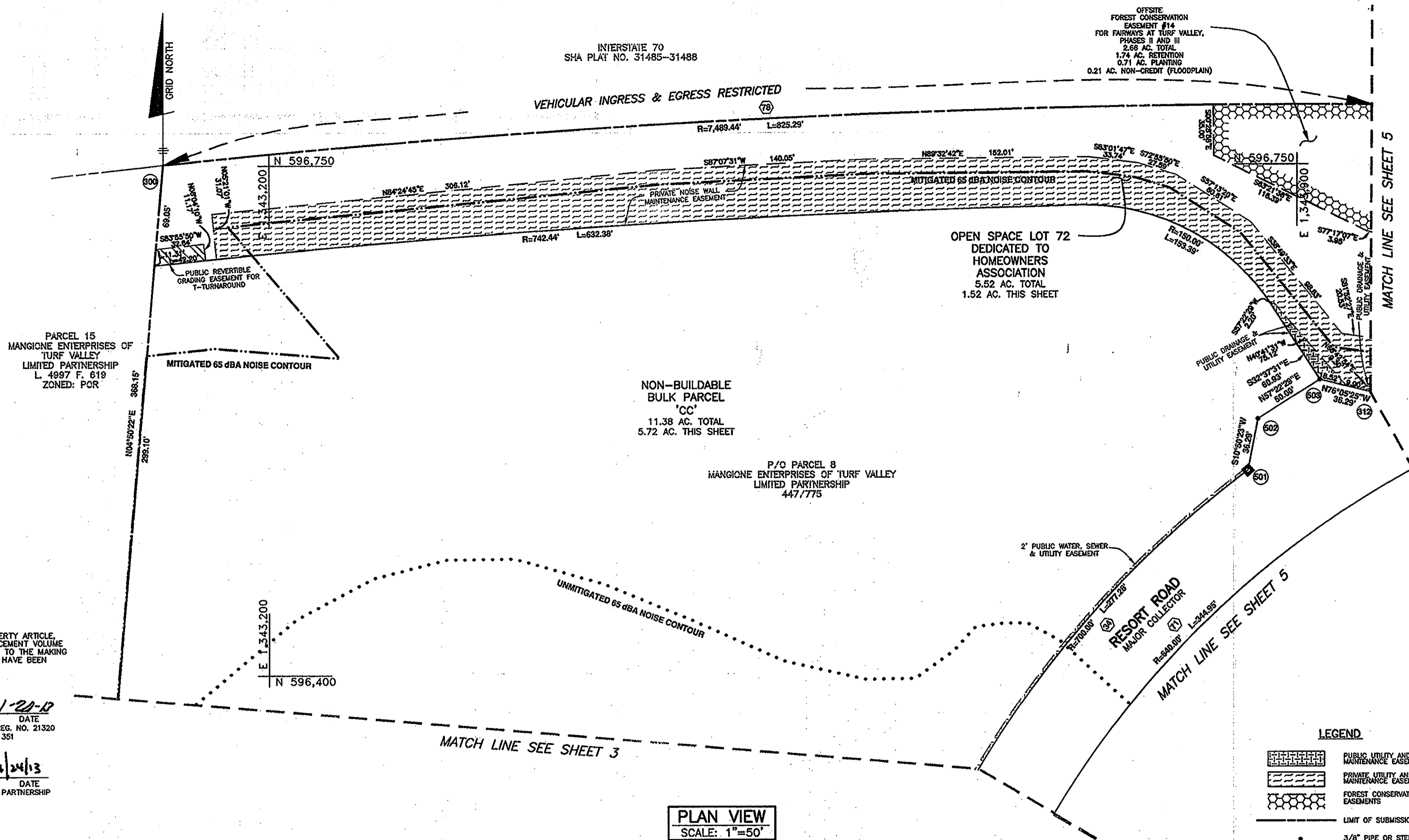
OWNER'S CERTIFICATE
 "MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND 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 FOR 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 24th DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

John ... 1-24-13
 WITNESS DATE

VILLAGES AT TURF VALLEY
 PHASE 2, SECTION 1
 LOT 71; OPEN SPACE LOTS 72 thru 75;
 GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
 NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
 TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 3 OF 16
 ZONED: PGCC



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 A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART—THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 1 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 1.52± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | 5.72± AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0.54± AC. |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 7.78± AC. |

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 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3508
 WWW.BEI-CVLENGINEERING.COM

PLAN VIEW
 SCALE: 1"=50'

LEGEND

| | |
|--|--|
| | PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS |
| | PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS |
| | FOREST CONSERVATION EASEMENTS |
| | LIMIT OF SUBMISSION |
| | 3/4" PIPE OR STEEL MARKER TO BE SET |
| | 4"x4" CONCRETE MONUMENT TO BE SET |
| | UNMITIGATED 65 dBA NOISE CONTOUR |
| | MITIGATED 65 dBA NOISE CONTOUR |

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Brianne M. Rossman 2/14/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Walter R. ... 2/19/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Walter R. ... 2/19/13
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND WIFE MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



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 24th DAY OF JANUARY, 2013."
Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 WITNESS *[Signature]* 1-24-13 DATE

RECORDED AS PLAT NO. 22273 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY
PHASE 2, SECTION 1
 LOT 71; OPEN SPACE LOTS 72 thru 75;
 GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
 NON-BUILDABLE BULK PARCELS CC, DD, EE & FF
 THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
 TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 4 OF 16
 ZONED: PGCC

INTERSTATE 70
SHA PLAT NO. 31485-31488
VEHICULAR INGRESS & EGRESS RESTRICTED

- LEGEND**
- PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
 - PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS
 - FOREST CONSERVATION EASEMENTS
 - LIMIT OF SUBMISSION
 - 3/8" PIPE OR STEEL MARKER TO BE SET
 - 4"x4" CONCRETE MONUMENT TO BE SET
 - UNMITIGATED 65 dBA NOISE CONTOUR
 - MITIGATED 65 dBA NOISE CONTOUR

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 A. Mason 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1-24-13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART—THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 2 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 2.70± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | 3.12± AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 1.34± AC. |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 7.16± AC. |

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60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CIVLENGINEERING.COM

PLAN VIEW
SCALE: 1"=50'

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

RECORDED AS PLAT NO. 22274 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Bridgette M. Reisman 2/14/13
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John P. ... 2/5/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert ... 2/19/13
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND LOUIS MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN ACCORDANCE WITH THE BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



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, 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 24th DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

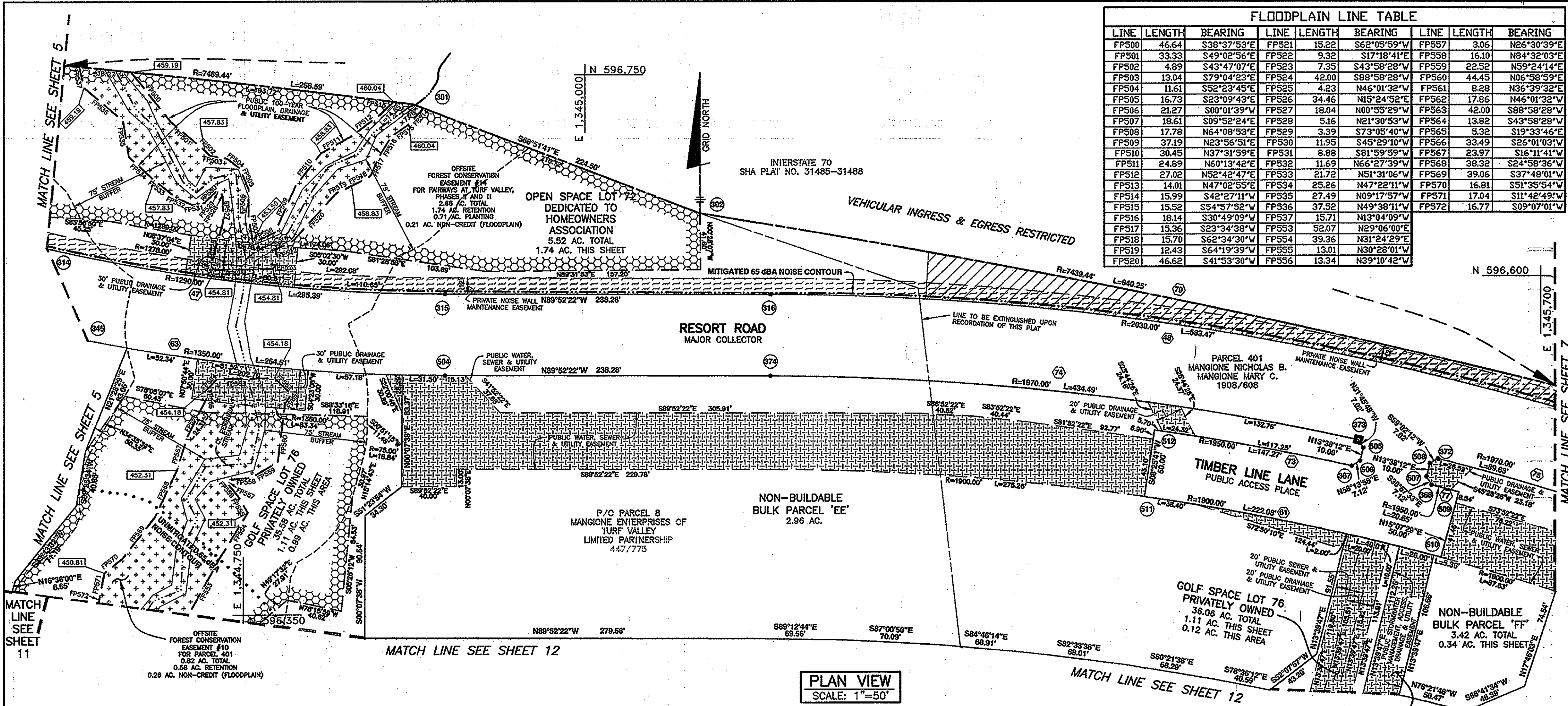
John P. ... 1-24-13
WITNESS DATE

VILLAGES AT TURF VALLEY
PHASE 2, SECTION 1

LOT 71; OPEN SPACE LOTS 72 thru 75;
GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
NON-BUILDABLE BULK PARCELS CC, DD, EB & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 5 OF 16
ZONED: PGCC

| FLOODPLAIN LINE TABLE | | | | | | | | |
|-----------------------|--------|-------------|-------|--------|-------------|-------|--------|-------------|
| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| FP500 | 46.64 | S38°37'53"E | FP521 | 15.22 | S62°05'59"W | FP557 | 3.06 | N26°30'39"E |
| FP501 | 33.33 | S49°02'56"E | FP522 | 9.32 | S17°18'41"E | FP558 | 16.10 | N84°32'03"E |
| FP502 | 4.89 | S43°47'07"E | FP523 | 7.35 | S43°58'28"W | FP559 | 22.52 | N59°24'14"E |
| FP503 | 13.04 | S79°04'23"E | FP524 | 42.00 | S88°58'28"W | FP560 | 44.45 | N06°58'59"E |
| FP504 | 11.61 | S52°23'45"E | FP525 | 4.23 | N46°01'32"W | FP561 | 8.28 | N36°39'32"E |
| FP505 | 16.73 | S23°09'43"E | FP526 | 34.46 | N15°24'52"E | FP562 | 17.86 | N46°01'32"W |
| FP506 | 21.27 | S00°01'39"W | FP527 | 18.04 | N00°55'29"W | FP563 | 42.00 | S88°58'28"W |
| FP507 | 18.61 | S09°52'24"E | FP528 | 5.16 | N21°30'53"W | FP564 | 13.82 | S43°58'28"W |
| FP508 | 17.78 | N64°08'53"E | FP529 | 3.39 | S73°05'40"W | FP565 | 5.32 | S19°33'46"E |
| FP509 | 37.19 | N23°56'51"E | FP530 | 11.95 | S45°29'10"W | FP566 | 33.49 | S26°01'03"W |
| FP510 | 30.45 | N37°31'59"E | FP531 | 8.88 | S81°59'59"W | FP567 | 23.97 | S16°11'41"W |
| FP511 | 24.89 | N60°13'42"E | FP532 | 11.69 | N66°27'39"W | FP568 | 38.32 | S24°58'28"W |
| FP512 | 27.02 | N52°42'47"E | FP533 | 21.72 | N51°31'06"W | FP569 | 39.06 | S37°48'01"W |
| FP513 | 14.01 | N47°02'55"E | FP534 | 25.26 | N47°22'11"W | FP570 | 16.81 | S31°35'54"W |
| FP514 | 15.99 | S42°27'11"W | FP535 | 27.49 | N09°17'57"W | FP571 | 17.04 | S11°42'49"W |
| FP515 | 15.52 | S54°57'52"W | FP536 | 37.52 | N49°38'11"W | FP572 | 16.77 | S09°07'01"W |
| FP516 | 18.14 | S30°49'09"W | FP537 | 15.71 | N13°04'09"W | | | |
| FP517 | 15.36 | S23°34'38"W | FP538 | 52.07 | N29°06'00"E | | | |
| FP518 | 15.70 | S62°34'30"W | FP539 | 39.36 | N31°24'29"E | | | |
| FP519 | 12.43 | S64°19'39"W | FP540 | 13.01 | N30°28'01"W | | | |
| FP520 | 46.62 | S41°53'30"W | FP541 | 13.34 | N39°10'42"W | | | |



AREA TABULATION CHART-THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 0 |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 3 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 2 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | N/A |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 2.92± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | 3.30± AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 1.80± AC. |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 8.02± AC. |

BENCHMARK ENGINEERS, LAND SURVEYORS & PLANNERS, INC.
 6480 BALTIMORE NATIONAL PIKE & SUITE 418 A ELIJAH CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-ENGINEERING.COM

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 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

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

- LEGEND**
- PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
 - PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS
 - PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - EXISTING EASEMENTS
 - FOREST CONSERVATION EASEMENTS
 - LIMIT OF SUBMISSION
 - 3/8" PIPE OR STEEL MARKER TO BE SET
 - 4" CONCRETE MONUMENT TO BE SET
 - CL STREAM
 - UNMITIGATED 65 dBA NOISE CONTOUR
 - MITIGATED 65 dBA NOISE CONTOUR
 - NON-CREDITED OPEN SPACE

RECORDED AS PLAT NO. 22275 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Brian M. Rossman 2/14/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Keith Standen 2/19/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keith Standen 2/19/13
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MARY C. MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY'S IN COORDINANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

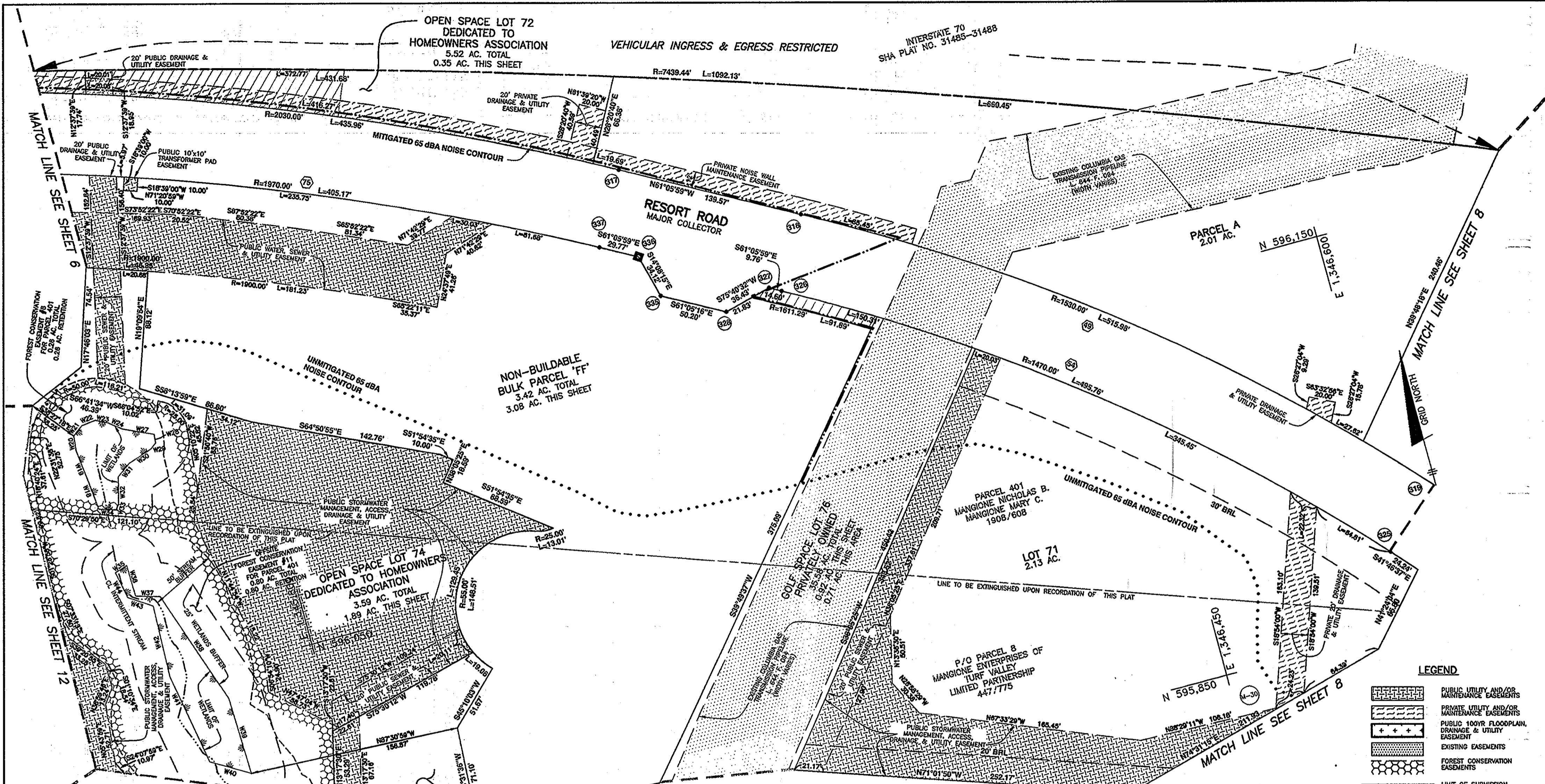
OWNER'S CERTIFICATE
 "MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND 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 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 24TH DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Donald Mason 1-24-13
 WITNESS DATE

VILLAGES AT TURF VALLEY PHASE 2, SECTION 1
 LOT 71; OPEN SPACE LOTS 72 thru 75;
 GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
 NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
 TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 6 OF 16
 ZONED: PGCC



AREA TABULATION CHART—THIS SHEET

| | |
|--|------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 1 |
| BUILDABLE LOTS | 3 |
| OPEN SPACE/GOLF SPACE | 1 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | 2.13± AC. |
| BUILDABLE LOTS | 3.16± AC. |
| OPEN SPACE/GOLF SPACE | 2.01± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | 3.08± AC. |
| NON-BUILDABLE BULK PARCELS | 1.51± AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 11.89± AC. |

PLAN VIEW
SCALE: 1"=50'

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3508
WWW.BEI-CIVILENGINEERING.COM

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

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

LEGEND

- PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
- PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS
- PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING EASEMENTS
- FOREST CONSERVATION EASEMENTS
- LIMIT OF SUBMISSION 3/8" PIPE OR STEEL MARKER TO BE SET
- 4" x 4" CONCRETE MONUMENT TO BE SET
- CL STREAM
- UNMITIGATED 65 dBA NOISE CONTOUR
- MITIGATED 65 dBA NOISE CONTOUR
- NON-CREDITED OPEN SPACE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Balaban Moura Roaman 2/14/13
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Keith Stender 2/19/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keith Stender 2/19/13
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MARY MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE APPLICABLE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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 24TH DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

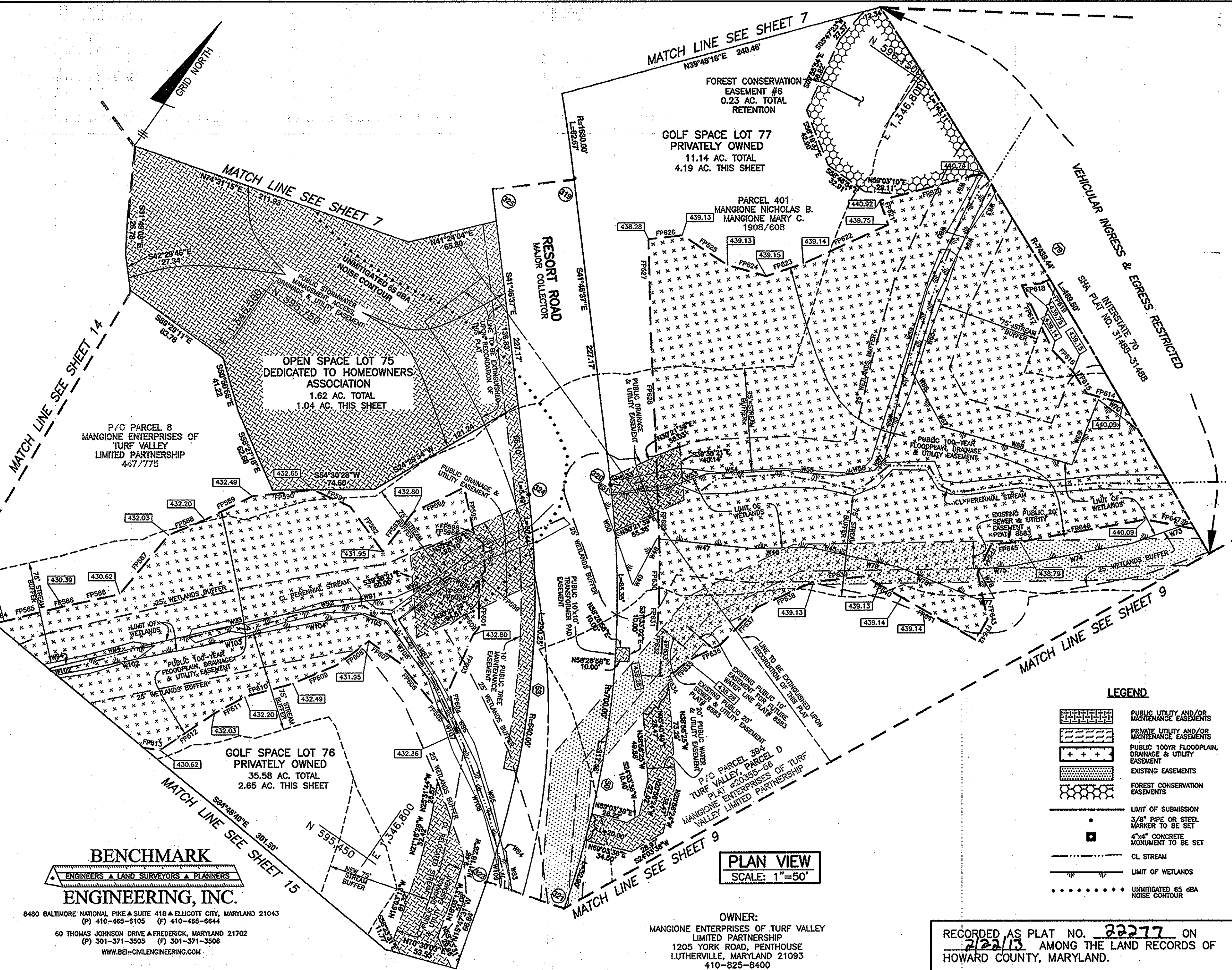
Donald A. Mason 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

RECORDED AS PLAT NO. 22276 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY
PHASE 2, SECTION 1
LOT 71; OPEN SPACE LOTS 72 thru 75;
GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 7 OF 16
ZONED: PGCC

| FLOODPLAIN LINE TABLE | | | | | |
|-----------------------|--------|-------------|-------|--------|-------------|
| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| FP586 | 42.66 | N42°40'19"E | FP616 | 21.53 | N78°44'55"W |
| FP587 | 56.21 | N04°24'37"E | FP617 | 52.75 | N60°01'11"W |
| FP588 | 28.67 | N31°29'24"E | FP618 | 14.49 | N49°07'30"E |
| FP589 | 38.70 | N28°16'22"E | FP619 | 6.63 | N27°47'58"E |
| FP590 | 44.42 | N49°05'30"E | FP620 | 78.92 | S40°08'52"W |
| FP591 | 29.51 | N79°22'02"E | FP621 | 18.71 | S53°40'03"E |
| FP592 | 41.38 | S70°17'01"E | FP622 | 68.13 | S30°03'27"W |
| FP593 | 36.73 | N01°50'43"E | FP623 | 28.59 | S35°57'48"W |
| FP594 | 41.51 | N29°04'21"E | FP624 | 29.35 | S71°28'54"W |
| FP595 | 34.99 | S46°57'13"E | FP625 | 39.88 | S88°46'39"W |
| FP596 | 1.22 | N84°38'21"W | FP626 | 24.76 | S48°27'04"W |
| FP596A | 1.17 | S05°21'39"W | FP627 | 65.03 | S36°17'40"E |
| FP597 | 10.61 | S84°38'21"E | FP628 | 98.40 | S37°37'23"E |
| FP598 | 20.37 | S39°38'21"E | FP629 | 72.64 | S36°56'57"E |
| FP599 | 10.61 | S05°21'39"W | FP630 | 34.02 | S33°53'20"E |
| FP600 | 1.17 | S84°38'21"E | FP631 | 17.93 | S30°50'18"E |
| FP600A | 2.14 | N05°21'39"E | FP632 | 6.73 | S70°20'13"E |
| FP601 | 34.61 | S35°13'58"E | FP633 | 28.90 | S31°31'47"E |
| FP602 | 6.89 | S03°58'12"W | FP634 | 11.09 | N39°54'39"E |
| FP603 | 43.34 | S11°07'38"E | FP635 | 12.55 | N12°44'20"W |
| FP604 | 32.95 | S45°53'06"E | FP636 | 27.23 | N28°40'11"W |
| FP605 | 35.51 | N74°51'01"W | FP637 | 37.59 | N09°17'59"E |
| FP606 | 31.59 | N73°57'34"W | FP638 | 45.51 | N30°47'05"E |
| FP607 | 27.27 | N89°40'34"W | FP639 | 37.52 | N48°58'40"E |
| FP608 | 29.04 | S18°05'34"W | FP640 | 12.66 | N85°24'06"E |
| FP609 | 34.90 | S31°43'14"W | FP641 | 80.84 | N85°02'47"E |
| FP610 | 36.27 | S39°37'26"W | FP642 | 17.20 | N05°33'27"W |
| FP611 | 25.20 | S26°10'59"W | FP643 | 34.81 | N46°56'20"W |
| FP612 | 47.99 | S20°44'50"W | FP644 | 23.50 | N09°48'42"W |
| FP613 | 12.29 | S63°52'01"W | FP645 | 21.12 | N50°35'09"E |
| FP614 | 27.40 | S70°18'21"W | FP646 | 92.59 | N44°41'23"E |
| FP615 | 18.95 | N66°55'38"W | FP647 | 36.70 | N63°54'50"E |



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 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART—THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 3 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 7.88± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | N/A |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0.73± AC. |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 8.61± AC. |

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 6480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3508
 WWW.BE-CVLENGINEERING.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
W. Brian for Maureen Roseman 2/14/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
W. Brian 2/15/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

W. Brian 2/19/13
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MARY C. MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN PLACE, OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, MARYLAND, AND THAT THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 24th DAY OF JANUARY, 2013."

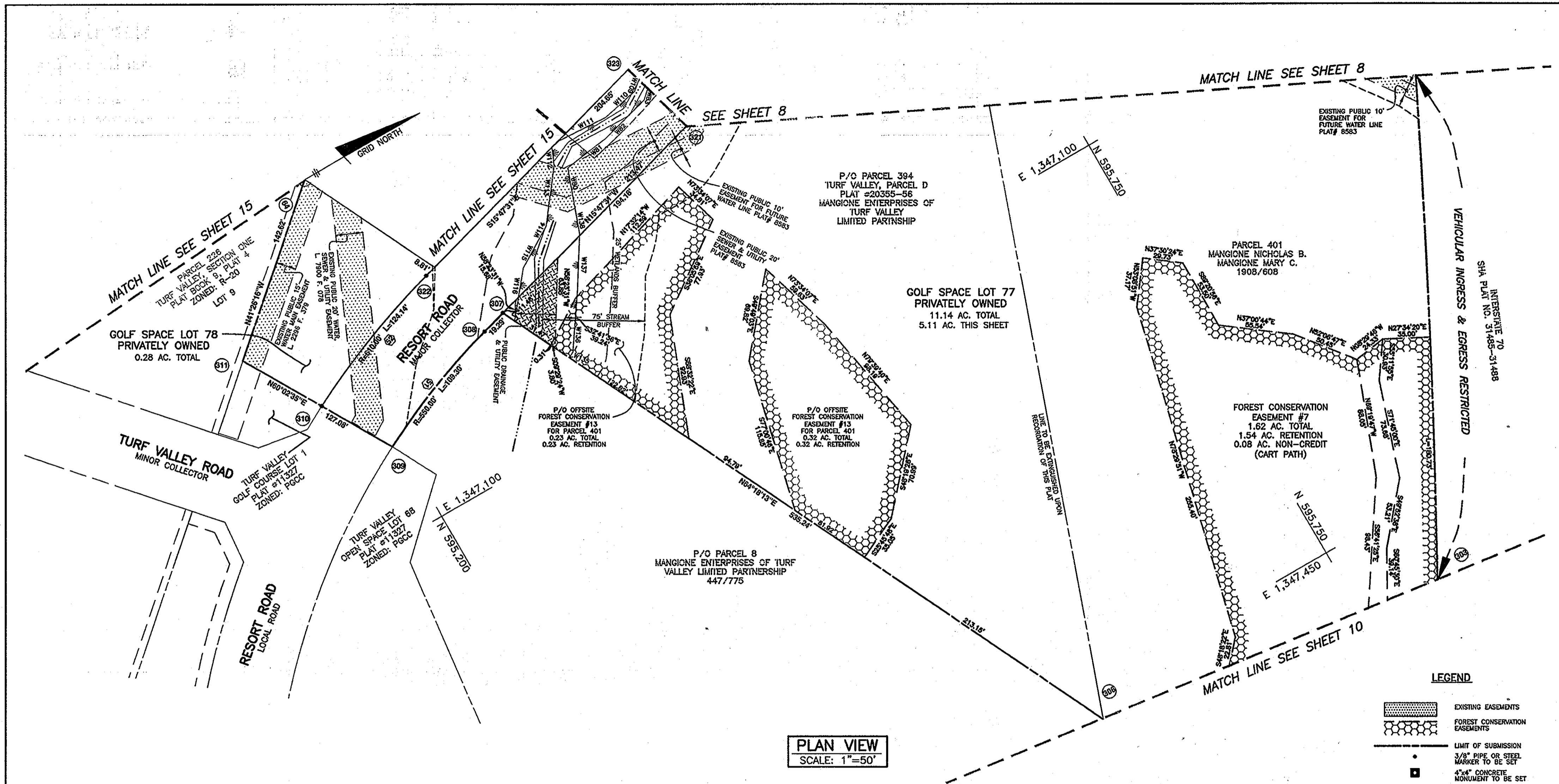
Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

W. Brian 1-24-13
 WITNESS DATE

RECORDED AS PLAT NO. 22277 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY PHASE 2, SECTION 1
 LOT 71; OPEN SPACE LOTS 72 thru 75;
 GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
 NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
 TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 8 OF 16
 ZONED: PGCC



PLAN VIEW
SCALE: 1"=50'

AREA TABULATION CHART—THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 2 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 5.39± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | N/A |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0.45± AC. |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 5.84± AC. |

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 211043
(P) 410-465-8105 (F) 410-465-6644

60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BE-CAVLEENGINEERING.COM

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 A. Mason 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Balim for Maura Roseman 2/14/13
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

W. J. ... 2/5/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

V. ... 2/19/13
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MANGIONE ENTERPRISES FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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 24TH DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Witness Signature] 1-24-13
WITNESS DATE

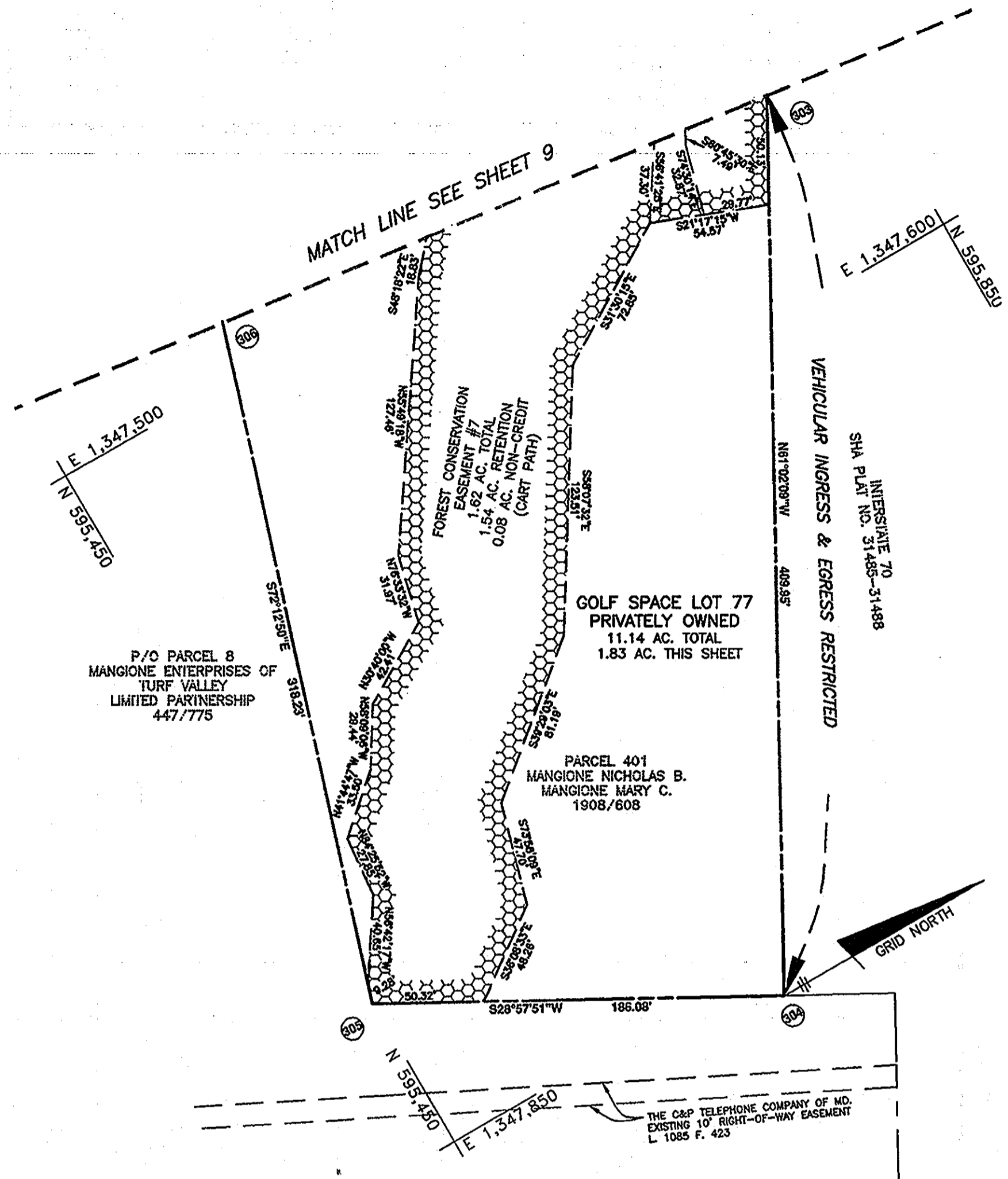
RECORDED AS PLAT NO. 22278 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY
PHASE 2, SECTION 1

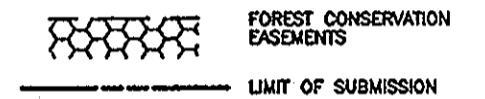
LOT 71; OPEN SPACE LOTS 72 thru 75;
GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 9 OF 16
ZONED: PGCC



LEGEND



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 A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART—THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 1 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 1.83± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | N/A |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 1.83± AC. |

BENCHMARK ENGINEERING, INC.
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8480 BALTIMORE NATIONAL PIKE A SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BE2-CVLENGINEERING.COM

PLAN VIEW
 SCALE: 1"=50'

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

RECORDED AS PLAT NO. 22279 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Brandon for Melissa Roseman 2/14/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Walter Paulovich 2/5/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter Paulovich 2/19/13
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MARY C. MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

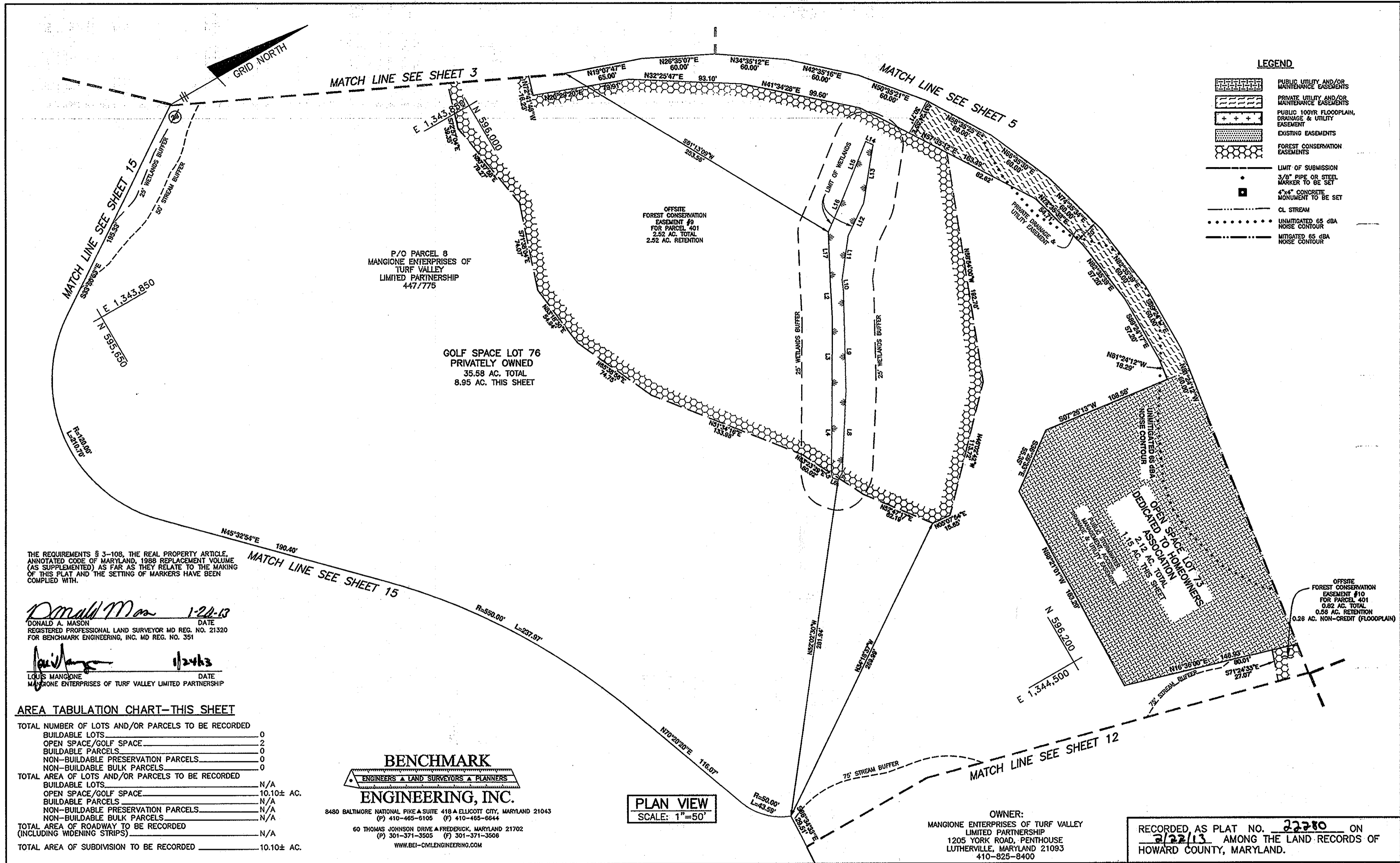
"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD 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 24th DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
[Witness Signature] 1-24-13
 WITNESS DATE

VILLAGES AT TURF VALLEY PHASE 2, SECTION 1

LOT 71; OPEN SPACE LOTS 72 thru 75;
 GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
 NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
 TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 10 OF 16
 ZONED: PGCC



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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 A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART—THIS SHEET

| | |
|--|------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 2 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | N/A |
| OPEN SPACE/GOLF SPACE | 10.10± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | N/A |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 10.10± AC. |

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 418 A ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BE1-CMLENGINEERING.COM

PLAN VIEW
 SCALE: 1"=50'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Brian for Mauro Rogman 2/14/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chris P. ... 2/5/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kevin ... 2/5/13
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND LOUIS MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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 24TH DAY OF JANUARY, 2013."

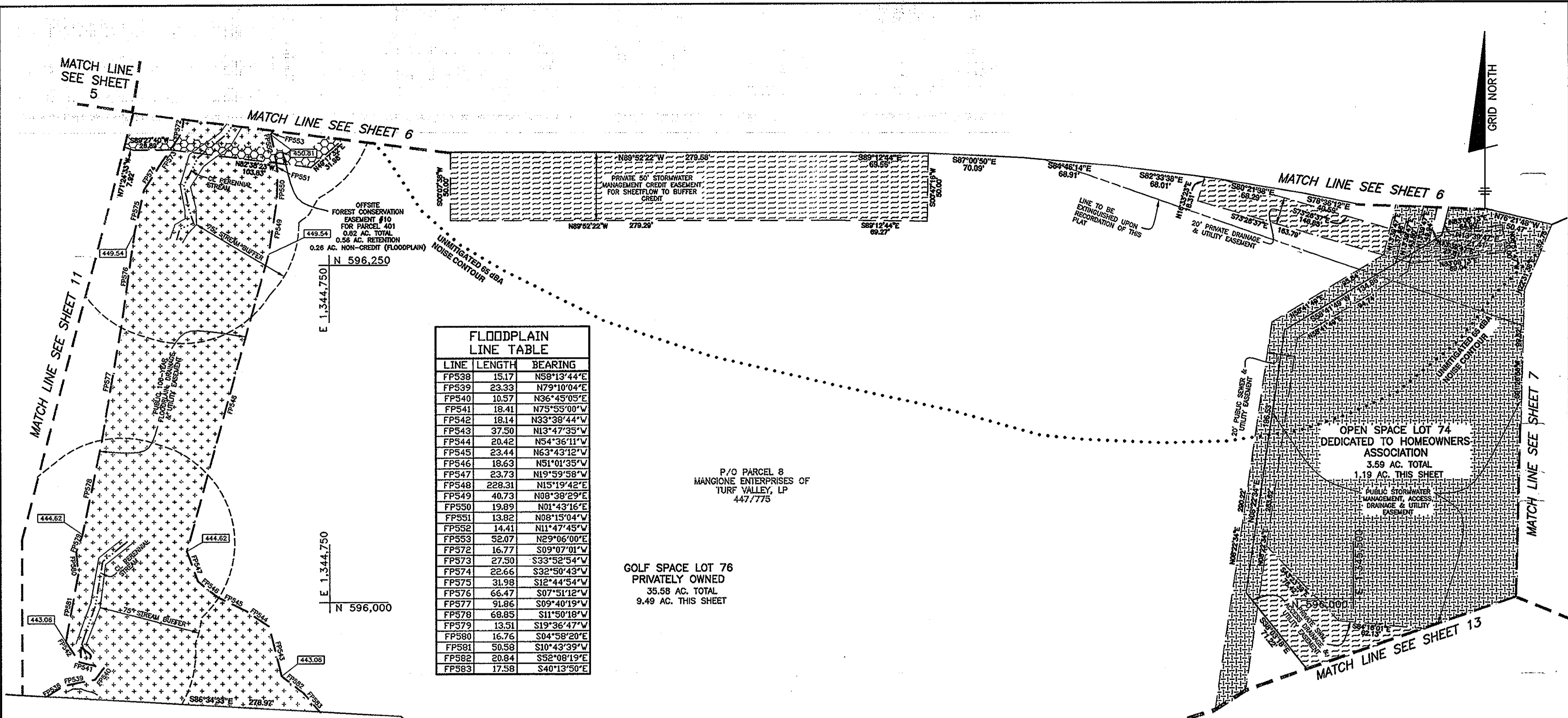
Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Witness Signature] 1-24-13
 WITNESS DATE

RECORDED AS PLAT NO. 22780 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY PHASE 2, SECTION 1
 LOT 71; OPEN SPACE LOTS 72 thru 75;
 GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
 NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
 TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 11 OF 16
 ZONED: PGCC



FLOODPLAIN LINE TABLE

| LINE | LENGTH | BEARING |
|-------|--------|-------------|
| FP538 | 15.17 | N58°13'44"E |
| FP539 | 23.33 | N79°10'04"E |
| FP540 | 10.57 | N36°45'05"E |
| FP541 | 18.41 | N75°55'00"V |
| FP542 | 18.14 | N33°38'44"V |
| FP543 | 37.50 | N13°47'35"V |
| FP544 | 20.42 | N54°36'11"V |
| FP545 | 23.44 | N63°43'12"V |
| FP546 | 18.63 | N51°01'35"V |
| FP547 | 23.73 | N19°59'58"V |
| FP548 | 228.31 | N15°19'42"E |
| FP549 | 40.73 | N08°38'29"E |
| FP550 | 19.89 | N01°43'16"E |
| FP551 | 13.82 | N08°15'04"V |
| FP552 | 14.41 | N11°47'45"V |
| FP553 | 52.07 | N29°06'00"E |
| FP572 | 16.77 | S09°07'01"V |
| FP573 | 27.50 | S33°52'54"V |
| FP574 | 22.66 | S32°50'43"V |
| FP575 | 31.98 | S12°44'54"V |
| FP576 | 66.47 | S07°51'12"V |
| FP577 | 91.86 | S09°40'19"V |
| FP578 | 68.85 | S11°50'18"V |
| FP579 | 13.51 | S19°36'47"V |
| FP580 | 16.76 | S04°58'20"E |
| FP581 | 50.58 | S10°43'39"V |
| FP582 | 20.84 | S52°08'19"E |
| FP583 | 17.58 | S40°13'50"E |

P/O PARCEL 8
MANGIONE ENTERPRISES OF
TURF VALLEY, LP
447/775

GOLF SPACE LOT 76
PRIVATELY OWNED
35.58 AC. TOTAL
9.49 AC. THIS SHEET

AREA TABULATION CHART—THIS SHEET

| | |
|--|------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 2 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 10.68± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | N/A |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 10.68± AC. |

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6844

60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3508
WWW.BEI-CVLENGINEERING.COM

PLAN VIEW
SCALE: 1"=50'

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

- LEGEND**
- PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
 - PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS
 - PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - EXISTING EASEMENTS
 - FOREST CONSERVATION EASEMENTS
 - LIMIT OF SUBMISSION
 -
 -
 - CL STREAM
 - UNMITIGATED 65 dBA NOISE CONTOUR

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 A. Mason 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 22281 ON 2/23/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Britton for Meera Rossman 2/19/13
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Karl Schindler 2/19/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Schindler 2/19/13
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND PARTNER MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION AND HIGHWAYS FROM 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE AS SHOWN OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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 24th DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

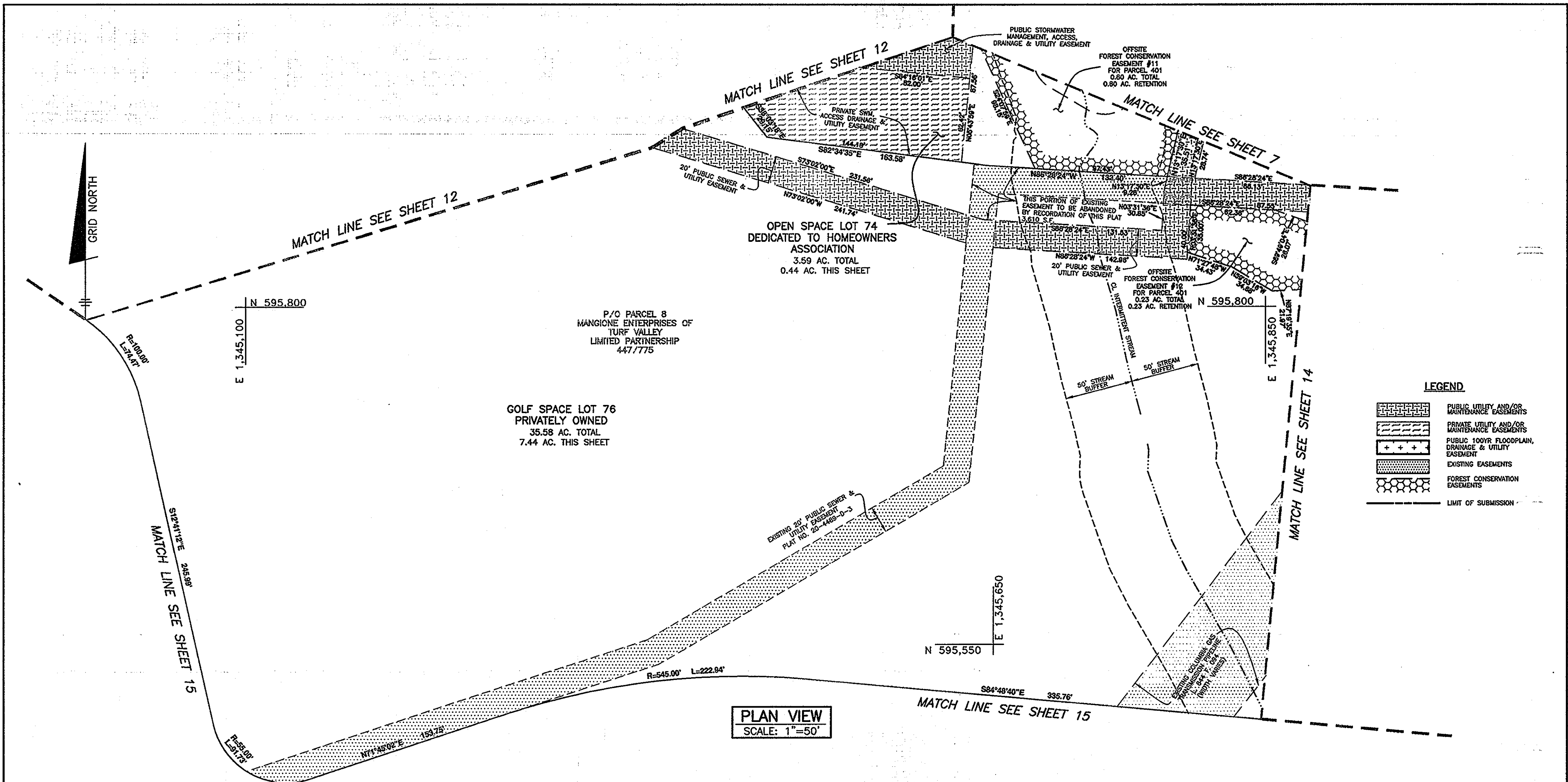
[Witness Signature] 1-24-13
WITNESS DATE

VILLAGES AT TURF VALLEY
PHASE 2, SECTION 1

LOT 71; OPEN SPACE LOTS 72 thru 75;
GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 12 OF 16
ZONED: PGCC



PLAN VIEW
SCALE: 1"=50'

LEGEND

| | |
|--|--|
| | PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS |
| | PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS |
| | PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT |
| | EXISTING EASEMENTS |
| | FOREST CONSERVATION EASEMENTS |
| | LIMIT OF SUBMISSION |

AREA TABULATION CHART—THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 2 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 7.88± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | N/A |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 7.88± AC. |

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644

60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BE-CMLENGINEERING.COM

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 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 22282 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maureen Roszman 2/14/13
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Donald Mason 2/5/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kevin Staudacher 2/19/13
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS, MARKERS, STAKES OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 1-24-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

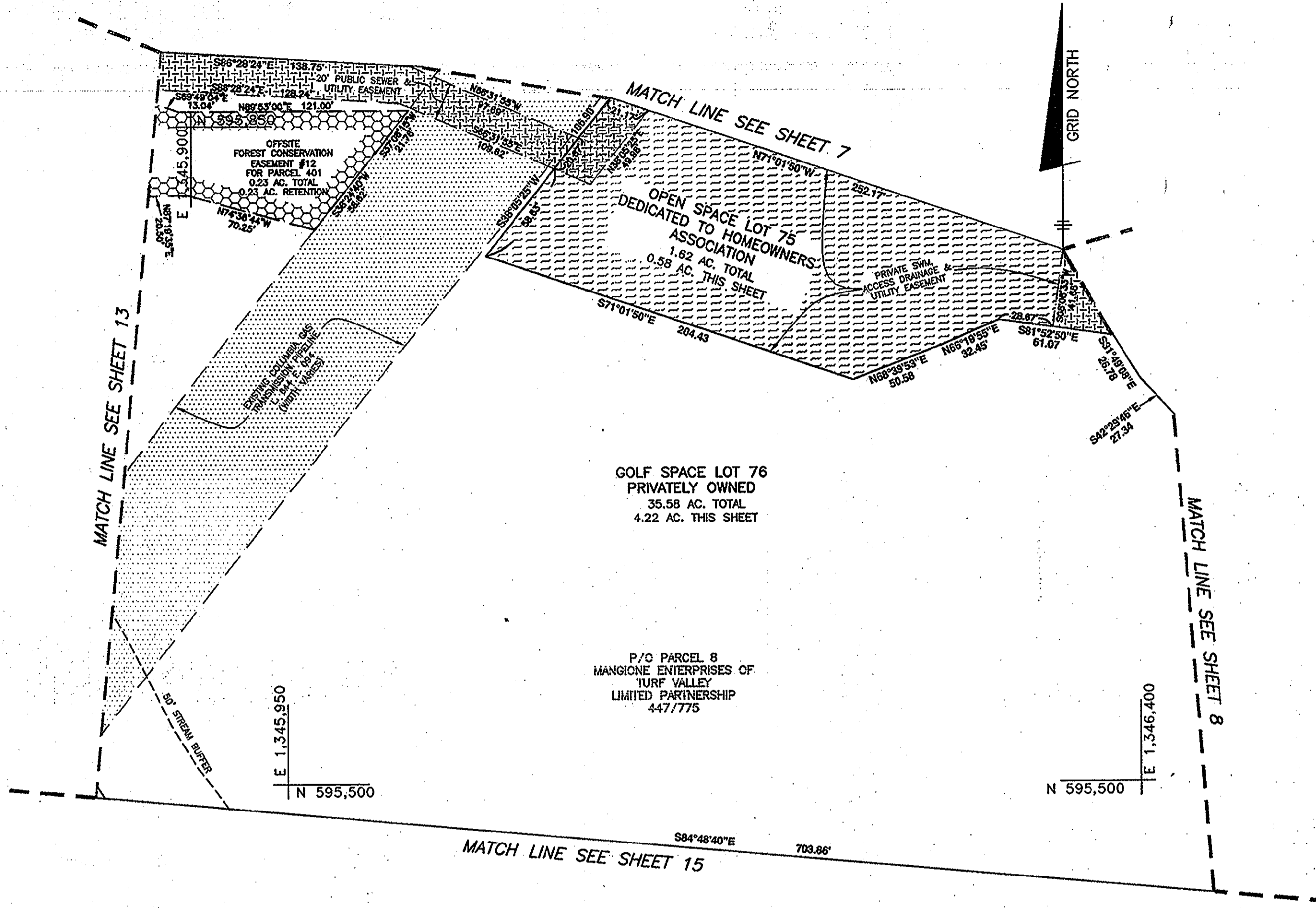


OWNER'S CERTIFICATE
"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND 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 24TH DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
Witness 1-24-13
WITNESS DATE

VILLAGES AT TURF VALLEY
PHASE 2, SECTION 1
LOT 71; OPEN SPACE LOTS 72 thru 75;
GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 13 OF 16
ZONED: PGCC



LEGEND

| | |
|--|--|
| | PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS |
| | PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS |
| | PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT |
| | EXISTING EASEMENTS |
| | FOREST CONSERVATION EASEMENTS |

GOLF SPACE LOT 76
PRIVATELY OWNED
35.58 AC. TOTAL
4.22 AC. THIS SHEET

P/O PARCEL 8
MANGIONE ENTERPRISES OF
TURF VALLEY
LIMITED PARTNERSHIP
447/775

PLAN VIEW
SCALE: 1"=50'

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 1-22-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART--THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 2 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | N/A |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 4.80± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | N/A |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 4.80± AC. |

BENCHMARK
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ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CMLENGINEERING.COM

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

RECORDED AS PLAT NO. 22283 ON
2/22/13 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Wilton Lee Manna Rossman 2/14/13
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Donald Mason 2/5/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kevin DeBorja 2/9/13
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MARY M. MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION, BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 1-22-13
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

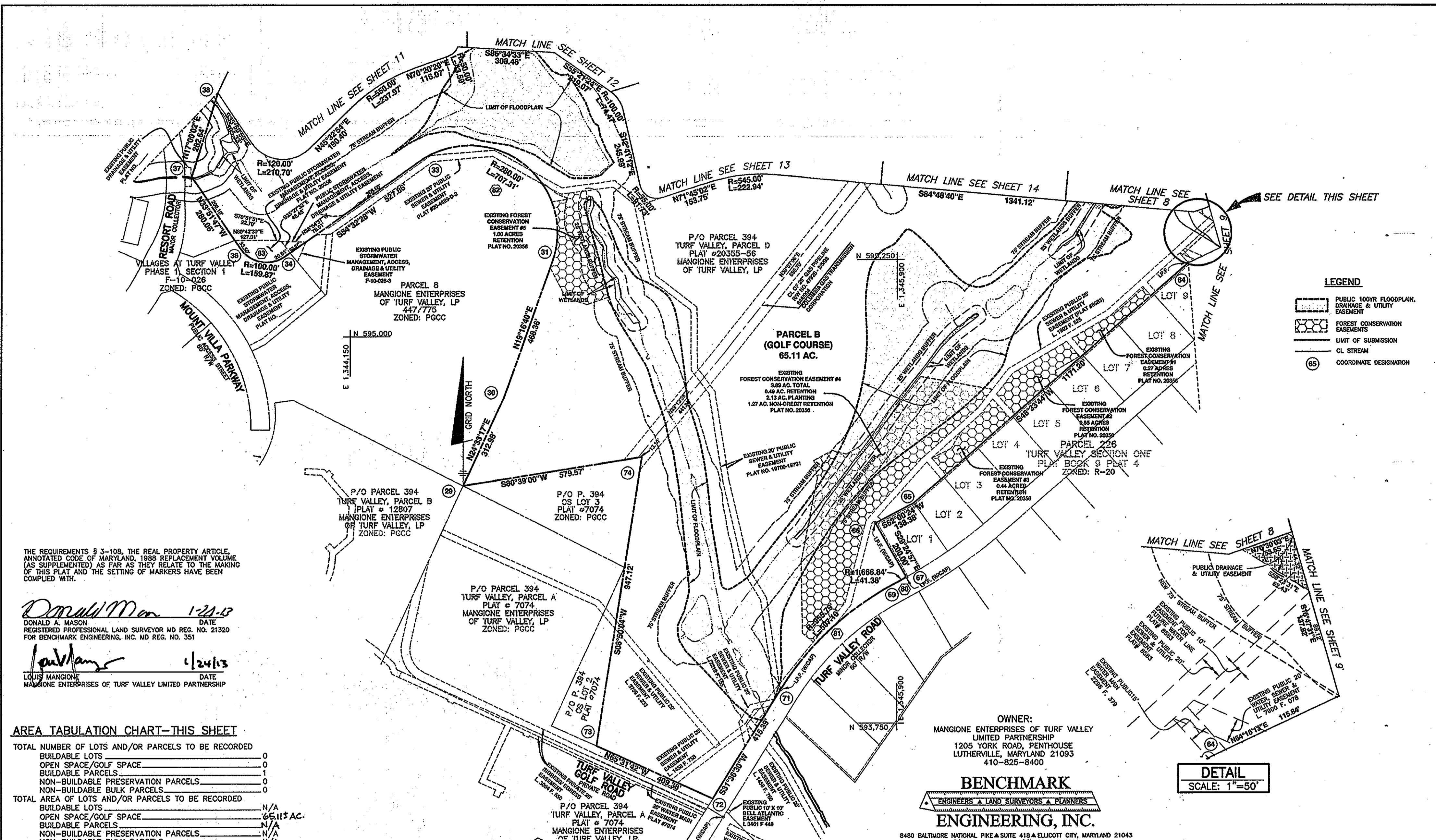
OWNER'S CERTIFICATE
"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND 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 24th DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Wilton Lee Manna Rossman 1-24-13
WITNESS DATE

VILLAGES AT TURF VALLEY
PHASE 2, SECTION 1
LOT 71; OPEN SPACE LOTS 72 thru 75;
GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: *AS SHOWN
TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 14 OF 16
ZONED: PGCC



LEGEND

- PUBLIC 100yr FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- FOREST CONSERVATION EASEMENTS
- LIMIT OF SUBMISSION
- CL STREAM
- COORDINATE DESIGNATION

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 A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART—THIS SHEET

| | |
|--|------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 0 |
| BUILDABLE PARCELS | 1 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | N/A |
| OPEN SPACE/GOLF SPACE | 65.11± AC. |
| BUILDABLE PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | N/A |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 65.11± AC. |

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

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CMLENGINEERING.COM

PLAN VIEW
 SCALE: 1"=200'

DETAIL
 SCALE: 1"=50'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Wilson for Maureen Rossman 2/14/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Maureen Rossman 2/5/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Victoria L. ... 2/19/13
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MARY MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 0608 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-24-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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 24TH DAY OF JANUARY, 2013."

Louis Mangione 1/24/13
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Wilson 1-24-13
 WITNESS DATE

RECORDED AS PLAT NO. 22284 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY PHASE 2, SECTION 1
 LOT 71; OPEN SPACE LOTS 72 thru 75;
 GOLF SPACE LOTS 76 thru 78; PARCELS A & B;
 NON-BUILDABLE BULK PARCELS CC, DD, EE & FF

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN
 TAX MAP: 16, PARCEL: P/O 394, GRID: 17 DATE: JANUARY, 2013
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 SHEET: 15 OF 16
 ZONED: PGCC

| CURVE TABLE | | | | | | |
|-------------|----------|----------|----------|----------|-------------|------------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| 27 | 225.00' | 19.22' | 9.61' | 19.21' | S02°17'50"W | 4°53'35" |
| 28 | 850.00' | 64.28' | 32.16' | 64.27' | N84°31'26"W | 4°20'00" |
| 29 | 670.00' | 170.60' | 85.77' | 170.14' | S10°14'33"W | 14°35'21" |
| 34 | 700.00' | 436.70' | 225.72' | 429.66' | S35°24'34"W | 35°44'41" |
| 46 | 700.00' | 510.43' | 267.16' | 499.20' | S82°21'27"W | 41°46'46" |
| 47 | 1290.00' | 295.39' | 148.34' | 294.75' | S83°18'46"E | 13°07'11" |
| 48 | 2030.00' | 1019.43' | 520.70' | 1008.75' | N75°29'10"W | 28°46'22" |
| 49 | 1530.00' | 515.99' | 260.47' | 513.55' | N51°26'18"W | 19°19'23" |
| 50 | 700.00' | 317.46' | 161.51' | 314.75' | N28°17'04"W | 25°59'05" |
| 51 | 550.00' | 109.30' | 54.83' | 109.12' | S21°29'07"E | 11°23'11" |
| 52 | 610.00' | 124.14' | 62.28' | 123.92' | S21°37'19"E | 11°39'36" |
| 53 | 640.00' | 290.25' | 147.67' | 287.77' | N28°47'04"W | 25°59'05" |
| 54 | 1470.00' | 495.76' | 250.26' | 493.41' | N51°26'18"W | 19°19'23" |
| 59 | 1970.00' | 56.31' | 28.16' | 56.31' | N61°55'07"W | 1°38'16" |
| 60 | 75.00' | 86.27' | 48.62' | 81.59' | N81°24'35"E | 65°54'11" |
| 61 | 1900.00' | 222.08' | 111.17' | 221.95' | N78°13'25"W | 6°41'49" |
| 62 | 75.00' | 87.92' | 49.80' | 82.97' | S58°17'26"E | 67°09'52" |
| 63 | 1350.00' | 214.66' | 107.55' | 214.43' | S83°12'07"E | 9°06'37" |
| 64 | 75.00' | 30.52' | 15.47' | 30.31' | N55°17'19"E | 23°19'00" |
| 65 | 125.00' | 79.19' | 40.98' | 77.88' | N85°05'49"E | 36°18'01" |
| 66 | 570.00' | 161.95' | 81.52' | 161.41' | N84°53'32"W | 16°16'45" |
| 67 | 55.00' | 76.35' | 45.78' | 70.37' | N57°18'29"E | 79°32'31" |
| 68 | 5.00' | 7.85' | 5.00' | 7.07' | N62°32'13"E | 90°00'00" |
| 69 | 620.00' | 176.16' | 88.68' | 175.56' | N84°53'32"W | 16°16'45" |
| 70 | 75.00' | 33.10' | 16.83' | 32.84' | S89°23'52"E | 25°17'24" |
| 71 | 640.00' | 957.39' | 593.79' | 870.59' | S60°23'32"W | 85°42'37" |
| 72 | 25.00' | 12.25' | 6.25' | 12.12' | S75°50'19"E | 28°04'06" |
| 73 | 1950.00' | 147.27' | 73.67' | 147.24' | N79°24'30"W | 4°19'38" |
| 74 | 1970.00' | 439.49' | 220.66' | 438.58' | N83°28'54"W | 12°46'56" |
| 75 | 1970.00' | 343.21' | 172.04' | 342.78' | N70°38'43"W | 9°58'55" |
| 76 | 25.00' | 7.90' | 3.98' | 7.87' | S74°41'33"E | 18°06'27" |
| 77 | 1950.00' | 20.65' | 10.32' | 20.65' | N75°10'43"W | 0°36'24" |
| 78 | 7489.44' | 1751.06' | 879.54' | 1747.07' | N89°16'00"W | 13°23'45" |
| 79 | 7439.44' | 2577.75' | 1301.93' | 2564.87' | N70°57'44"W | 19°51'10" |
| 80 | 1666.84' | 41.38' | 20.69' | 41.38' | S61°17'44"W | 01°25'21" |
| 81 | 955.79' | 507.10' | 259.67' | 501.17' | S46°48'27"W | 30°23'54" |
| 82 | 280.00' | 707.31' | 880.93' | 533.69' | N53°05'26"W | 144°44'04" |
| 83 | 100.00' | 159.87' | 102.83' | 143.38' | S79°39'40"E | 91°35'54" |

| COORDINATE CHART (NAD 83) | | | | | |
|---------------------------|-------------|--------------|-----|-------------|--------------|
| No. | NORTH | EAST | No. | NORTH | EAST |
| 29 | 594518.2432 | 1344512.4054 | 34 | 595259.3019 | 1343940.4060 |
| 30 | 594802.9161 | 1344642.4675 | 300 | 596750.6711 | 1343127.9111 |
| 31 | 595245.0148 | 1344797.0958 | 301 | 596728.3114 | 1344874.8419 |
| 33 | 595565.5233 | 1344370.3648 | 302 | 596647.3514 | 1345084.2340 |
| 64 | 595237.8734 | 1346832.7828 | 303 | 595810.7130 | 1347508.8200 |
| 65 | 594462.7669 | 1345954.7626 | 304 | 595612.1896 | 1347867.4946 |
| 66 | 594397.8158 | 1345832.5727 | 305 | 595449.3866 | 1347777.3845 |
| 67 | 594223.6001 | 1345930.8014 | 306 | 595546.5951 | 1347474.3610 |
| 69 | 594203.7256 | 1345894.5066 | 307 | 595314.5130 | 1346992.0535 |
| 71 | 593860.6994 | 1345529.1241 | 308 | 595295.9540 | 1346997.3023 |
| 72 | 593506.9361 | 1345311.4159 | 309 | 595194.4140 | 1347037.2697 |
| 73 | 593676.5184 | 1344938.8152 | 310 | 595164.4211 | 1346985.2305 |
| 74 | 594612.4017 | 1345084.2755 | 311 | 595130.9566 | 1346927.1678 |
| 107 | 596104.7110 | 1343073.2190 | 312 | 596593.0613 | 1343950.5838 |
| 108 | 595996.0017 | 1343066.8958 | 313 | 596659.4702 | 1344445.3467 |
| 109 | 595985.0388 | 1343199.0035 | 314 | 596621.8729 | 1344604.9672 |
| 110 | 595968.4056 | 1343197.6232 | 315 | 596587.5499 | 1344897.7071 |
| 112 | 595964.2706 | 1343247.4519 | 316 | 596587.0204 | 1345135.9875 |
| 113 | 595866.2813 | 1343240.1439 | 319 | 595946.6360 | 1346636.3014 |
| 114 | 595840.2156 | 1343265.1472 | 320 | 595777.2222 | 1346787.6514 |
| 115 | 595834.0824 | 1343329.1229 | 321 | 595501.3624 | 1346939.2088 |
| 116 | 595810.8991 | 1343501.8936 | 322 | 595279.6252 | 1346939.5670 |
| 117 | 595832.5813 | 1343527.4916 | 323 | 595485.0336 | 1346881.4734 |
| 118 | 595999.9922 | 1343557.7452 | 324 | 595737.2484 | 1346742.9067 |
| 119 | 596023.8303 | 1343565.2783 | 325 | 595906.6622 | 1346591.5566 |
| 120 | 596005.7509 | 1343622.4896 | 326 | 596214.2337 | 1346205.7397 |
| 38 | 595787.8773 | 1343725.9404 | 327 | 596218.9506 | 1346197.1951 |
| 37 | 595517.5881 | 1343643.3018 | 328 | 596209.9364 | 1346161.8941 |
| 36 | 595285.0342 | 1343799.3540 | 335 | 596234.2081 | 1346117.9483 |
| 336 | 596267.2986 | 1346109.6135 | | | |
| 337 | 596281.6874 | 1346083.5483 | | | |
| 345 | 596553.9635 | 1344634.8154 | | | |
| 346 | 596538.3946 | 1344596.3583 | | | |
| 347 | 596521.1341 | 1344571.4416 | | | |
| 348 | 596514.4781 | 1344493.8496 | | | |
| 349 | 596532.9095 | 1344415.5569 | | | |
| 350 | 596547.2790 | 1344254.7920 | | | |
| 351 | 596597.2090 | 1344252.1475 | | | |
| 357 | 596581.5790 | 1344427.0145 | | | |
| 358 | 596563.1476 | 1344505.3072 | | | |
| 359 | 596562.8025 | 1344538.1419 | | | |
| 360 | 596576.1622 | 1344537.3025 | | | |
| 361 | 596601.0468 | 1344431.5975 | | | |
| 362 | 596170.9229 | 1343674.6857 | | | |
| 367 | 596458.9038 | 1345562.0096 | | | |
| 368 | 596444.7581 | 1345620.3172 | | | |
| 372 | 596464.1966 | 1345625.0331 | | | |
| 373 | 596478.3423 | 1345566.7254 | | | |
| 374 | 596527.0206 | 1345135.8542 | | | |
| 500 | 596189.0022 | 1343617.4743 | | | |
| 501 | 596539.1858 | 1343866.4228 | | | |
| 502 | 596574.8280 | 1343973.2475 | | | |
| 503 | 596601.7851 | 1343915.3583 | | | |
| 504 | 596527.5501 | 1344897.5737 | | | |
| 505 | 596472.3723 | 1345570.4216 | | | |
| 506 | 596462.6526 | 1345568.0636 | | | |
| 507 | 596450.8644 | 1345616.6541 | | | |
| 508 | 596460.5841 | 1345619.0121 | | | |
| 509 | 596439.4766 | 1345640.2765 | | | |
| 510 | 596391.2086 | 1345627.2303 | | | |
| 511 | 596436.5073 | 1345409.9508 | | | |
| 512 | 596485.9674 | 1345417.2788 | | | |

| WETLAND LINE TABLE | | | | | | | | |
|--------------------|--------|-------------|------|--------|-------------|------|--------|-------------|
| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| W2 | 29.62 | S63°10'24"E | W47 | 69.35 | S61°07'37"W | W90 | 35.07 | S30°32'02"W |
| W3 | 63.75 | S59°51'57"E | W48 | 29.05 | S07°18'04"E | W91 | 20.88 | S47°56'40"W |
| W4 | 65.35 | S59°29'39"E | W49 | 9.29 | S08°17'49"E | W92 | 70.30 | S45°29'34"W |
| W5 | 4.68 | S70°03'31"E | W50 | 76.69 | N54°07'54"W | W93 | 58.95 | S42°20'54"W |
| W6 | 5.00 | N51°20'10"E | W51 | 9.26 | S85°36'02"E | W94 | 103.80 | S41°47'44"W |
| W7 | 6.83 | N31°00'35"W | W52 | 38.91 | N49°26'56"E | W102 | 102.00 | N43°32'35"E |
| W8 | 67.32 | N57°22'19"W | W53 | 34.92 | N35°31'21"E | W103 | 61.47 | N42°55'00"E |
| W9 | 83.78 | N61°19'43"W | W54 | 58.76 | N52°38'00"E | W104 | 66.61 | N44°38'38"E |
| W10 | 9.68 | N67°09'22"W | W55 | 37.40 | N61°36'36"E | W105 | 15.88 | N75°14'35"E |
| W11 | 37.01 | N51°57'10"W | W56 | 27.25 | N46°23'05"E | W106 | 58.44 | S71°44'59"E |
| W12 | 29.66 | N34°36'04"W | W57 | 11.86 | N03°36'03"E | W107 | 64.52 | S58°07'36"E |
| W13 | 48.59 | N50°50'37"W | W58 | 64.83 | N22°36'25"W | W108 | 64.82 | S54°04'50"E |
| W14 | 6.60 | S54°43'32"W | W59 | 63.13 | N19°26'38"W | W109 | 38.84 | S39°23'18"E |
| W15 | 49.48 | S37°55'01"E | W60 | 87.62 | N09°50'34"W | W110 | 28.54 | S11°58'23"E |
| W16 | 31.11 | S36°47'38"E | W61 | 64.83 | N02°20'58"W | W111 | 44.48 | S03°12'05"W |
| W17 | 41.36 | S62°12'27"E | W62 | 16.75 | S68°08'54"E | W112 | 15.57 | S66°42'58"E |
| W18 | 20.46 | N05°04'22"W | W63 | 55.41 | S04°34'19"W | W113 | 45.46 | S52°31'28"E |
| W19 | 26.55 | N06°30'53"W | W64 | 92.60 | S09°34'37"E | W114 | 11.75 | S31°32'46"E |
| W20 | 11.45 | N05°59'14"E | W65 | 57.51 | S17°31'58"E | W115 | 23.42 | S31°32'46"E |
| W21 | 9.84 | N52°25'37"E | W66 | 41.24 | S64°05'27"E | W116 | 52.96 | S50°53'37"E |
| W22 | 10.87 | N83°38'19"E | W67 | 4.70 | S64°05'27"E | W117 | 55.77 | S64°35'49"E |
| W23 | 9.39 | S63°28'47"E | W68 | 98.08 | N71°36'01"E | W118 | 52.07 | S45°33'28"E |
| W24 | 11.52 | S51°23'21"E | W69 | 51.71 | N13°13'26"W | W119 | 28.62 | S58°22'21"E |
| W27 | 11.82 | S66°04'52"E | W70 | 54.94 | S87°31'11"E | W120 | 27.62 | S20°28'08"E |
| W28 | 6.62 | S05°10'22"W | W71 | 66.94 | N72°15'00"E | W121 | 33.27 | S83°10'02"E |
| W29 | 6.00 | S53°07'32"W | W72 | 22.03 | S51°29'37"E | W122 | 46.47 | S77°01'08"E |
| W30 | 18.97 | S71°33'09"W | W73 | 94.39 | S35°18'40"W | W123 | 67.63 | S77°02'25"E |
| W31 | 13.32 | S54°09'26"W | W74 | 86.21 | S44°18'59"W | W124 | 70.36 | S22°05'33"E |
| W32 | 19.78 | S14°01'15"W | W75 | 27.83 | S48°46'14"W | W125 | 47.12 | S69°03'39"E |
| W33 | 5.66 | S31°59'59"W | W76 | 24.49 | S63°47'14"E | W126 | 156.00 | N54°52'56"E |
| W34 | 13.28 | N71°36'19"W | W77 | 12.77 | S53°33'28"W | W127 | 78.96 | N50°04'41"W |
| W35 | 9.91 | N72°28'29"E | W78 | 62.23 | S77°29'30"W | W128 | 66.27 | N84°57'53"W |
| W36 | 23.63 | S01°15'09"E | W79 | 39.56 | S67°45'11"W | W129 | 69.93 | S62°27'21"W |
| W37 | 18.30 | S73°55'56"E | W80 | 37.85 | N70°09'12"W | W130 | 74.44 | S89°42'04"W |
| W38 | 91.63 | S18°48'40"E | W81 | 35.16 | N08°03'38"W | W131 | 47.60 | N80°08'36"W |
| W39 | 59.14 | S01°31'02"E | W82 | 40.31 | N15°00'28"W | W132 | 34.59 | N62°37'20"W |
| W40 | 32.19 | N59°08'20"W | W83 | 39.15 | N43°03'14"W | W133 | 57.02 | N45°40'16"W |
| W41 | 70.59 | N09°41'36"W | W84 | 4.01 | N77°12'42"W | W134 | 36.27 | N48°20'00"W |
| W42 | 54.31 | N01°41'53"E | W85 | 64.88 | N51°43'18"W | W135 | 51.48 | N27°18'44"W |
| W43 | 20.00 | N56°32'39"W | W86 | 66.49 | N61°01'58"W | W136 | 46.64 | N55°44'56"W |
| W44 | 20.56 | N11°24'39"W | W87 | 53.65 | N66°10'41"W | W137 | 41.72 | N58°01'22"W |
| W45 | 25.94 | S67°45'11"W | W88 | 45.19 | N18°52'22"E | W138 | 11.55 | N70°09'12"W |
| W46 | 42.86 | S54°10'00"W | W89 | 8.45 | S88°00'03"W | | | |

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.