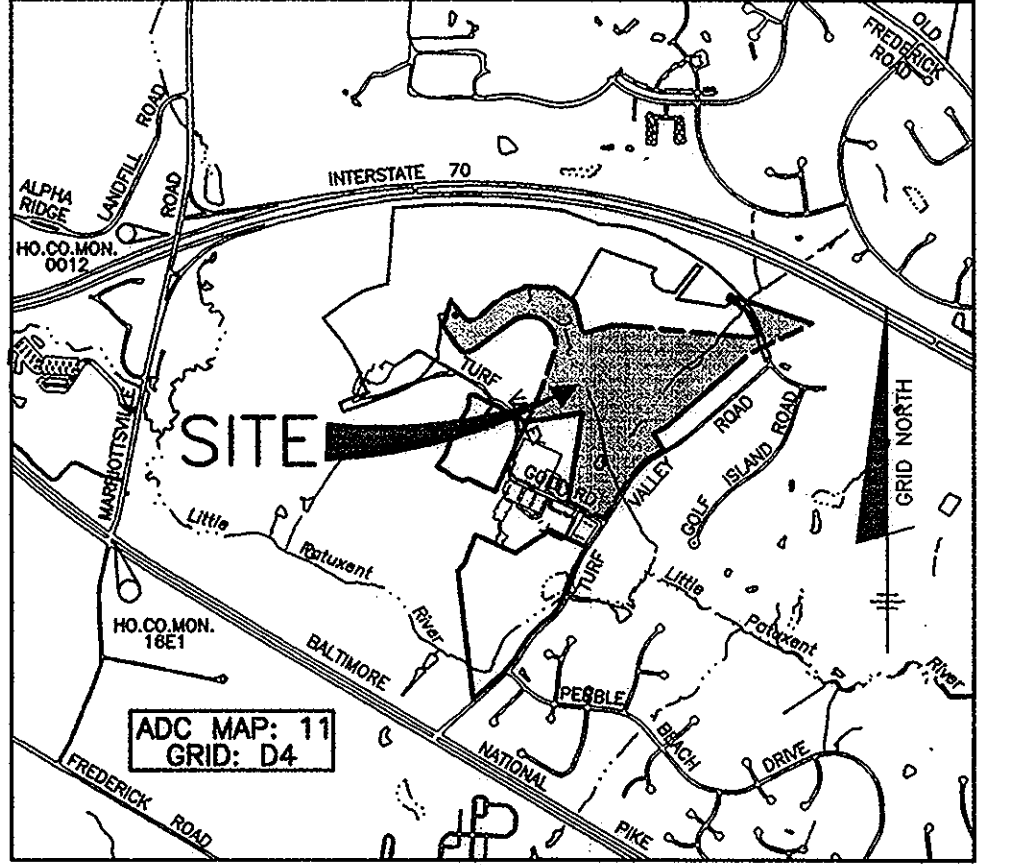


COORDINATE CHART (NAD '83)					
BOUNDARY COORDINATES		BOUNDARY COORDINATES			
No.	NORTH	EAST	No.	NORTH	EAST
29	594518.2432	1344512.4054	51	595730.9447	1345022.6843
30	594802.9161	1344642.4675	52	595490.9604	1345076.7084
31	595245.0148	1344797.0958	53	595503.0427	1345130.3649
32	595337.4514	1344532.7939	54	595450.8080	1345147.5852
33	595565.5233	1344370.3648	55	595498.9556	1345293.6019
34	595259.3019	1343940.4060	56	594981.3671	1345464.2687
35	595340.7537	1343882.3922	57	595524.1339	1345513.5555
36	595285.0342	1343799.3540	58	595402.8439	1346849.1796
37	595517.5881	1343643.3018	59	595430.0147	1346925.9110
38	595787.8773	1343725.9404	60	595328.0995	1346436.4079
39	595625.9548	1343834.7360	61	595797.9096	1346607.5174
40	595692.4947	1343934.3976	62	595847.9823	1346623.3960
41	595606.8335	1344018.4343	63	595546.5951	1347474.3610
42	595740.1720	1344154.3497	64	595237.8734	1346832.7828
43	595347.5591	1344539.5187	65	594462.7669	1345954.7626
44	595865.4936	1344354.4676	66	594397.8158	1345832.5727
45	595904.5461	1344463.7706	67	594223.6001	1345930.8014
46	595951.6313	1344446.9487	68	595675.5505	1345112.1467
47	595934.2086	1344493.8149	69	594203.7256	1345894.5066
48	595915.7839	1344801.7442	70	593359.7601	1346343.1230
49	595791.2501	1344981.9746	71	593860.6994	1345529.1241
50	595768.9806	1344925.1262	72	593506.9361	1345311.4159
			73	593676.5184	1344938.8152
			74	594612.4017	1345084.2755

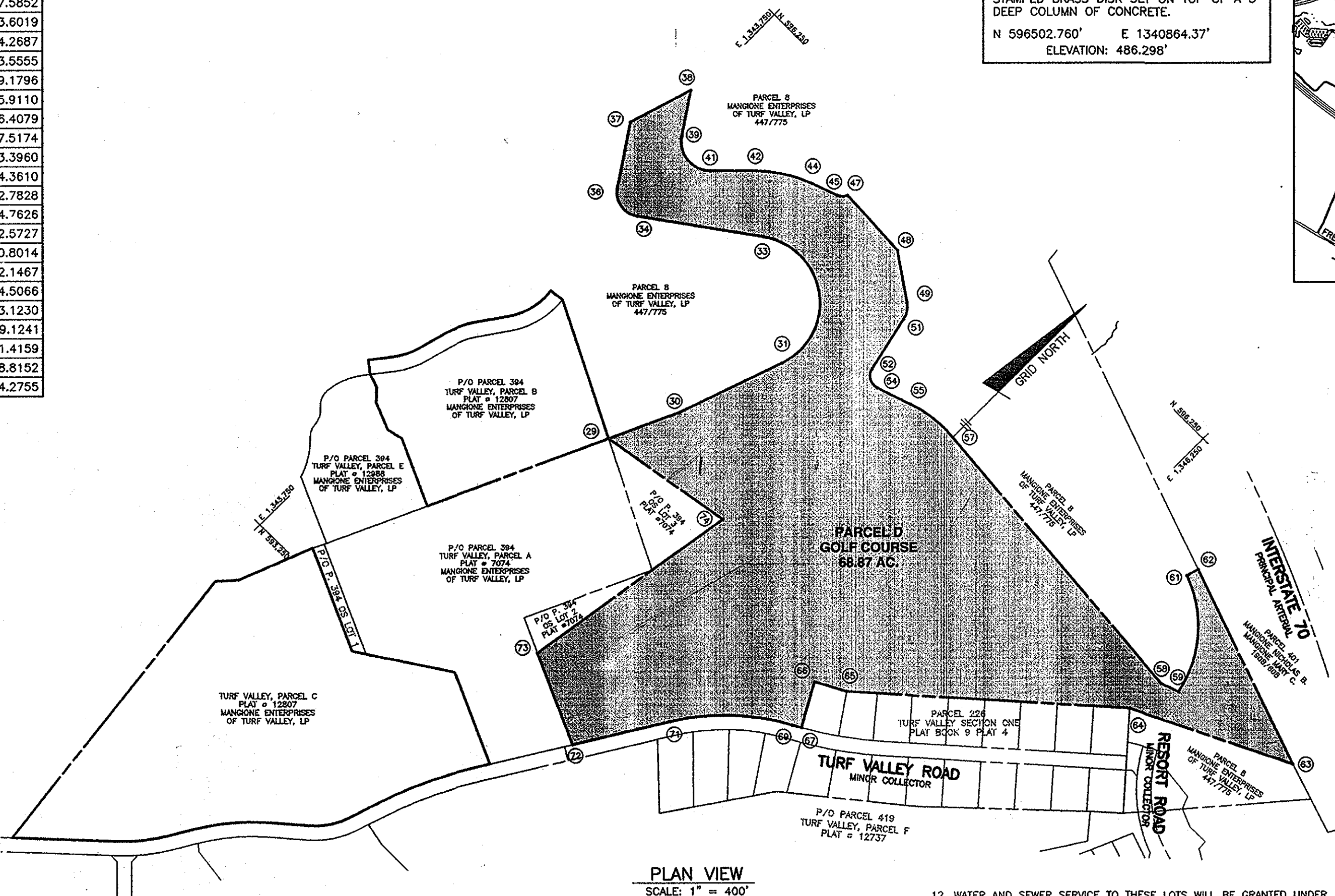
**BENCHMARKS NAD'83 HORIZONTAL**  
 HO. CO. #16E1 (AKA: 3438001)  
 STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.  
 N 593250.960' E 1340192.70'  
 ELEVATION: 463.981'  
 HO. CO. #0012 (AKA: 3439001)  
 STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.  
 N 596502.760' E 1340864.37'  
 ELEVATION: 486.298'



**VICINITY MAP**  
 SCALE: 1" = 2000'

**GENERAL NOTES**

- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 16E1 AND 0012.
- ☐ DENOTES CONCRETE MONUMENT TO BE SET UNDER F-97-69  
 ● DENOTES IRON PIPE TO BE SET UNDER F-97-69
- BRL DENOTES BUILDING RESTRICTION LINE.
- BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2006 BY JOHN B. MILDENBERG.
- FLOODPLAIN DELINEATION IS BASED ON THE LITTLE PATUXENT RIVER FLOODPLAIN STUDY BY BERNARD JOHNSON, INC. DATED SEPTEMBER, 1987.
- ALL PARCELS SHOWN AND RECORDED HEREON MUST CONFORM TO THE MINIMUM REQUIREMENTS SET FORTH ON THE FIRST AMENDMENT TO THE TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FDP, PLATS 17359 AND 17360, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 14, 2005.
- STORMWATER MANAGEMENT WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.
- ALL AREAS ON THIS PLAT ARE TO BE TAKEN AS "MORE OR LESS".
- RESERVATION OF PUBLIC UTILITY EASEMENTS  
 THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCEL 'D'. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- WETLAND AREAS SHOWN ARE EXPLORATION RESEARCH REPORT DATED SEPTEMBER 1988.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPERS AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.



**PLAN VIEW**  
 SCALE: 1" = 400'

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* 11/13/07  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE NO. 21320  
 DATE  
*Nicholas B. Mangione* 11/13/07  
 NICHOLAS B. MANGIONE, PRESIDENT  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP  
 DATE

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	1
BUILDABLE PRESERVATION 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	N/A
OPEN SPACE	68.87± AC.
BUILDABLE PRESERVATION 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	68.87± AC.

**BENCHMARK**  
**ENGINEERS & LAND SURVEYORS & PLANNERS**  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE & SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-465-8105 & fax: 410-465-6644  
 www.bel-civilengineering.com

**OWNER/DEVELOPER:**  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410-825-8400

- 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 ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE REGULATIONS 7-28-2006.
- 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, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS EXCEPT THAT WHICH IS ASSOCIATED WITH MDE IMPACT ID #'S 4 AND 7. MDE PERMIT #02-NT-0009/200261454 EFFECTIVE MAY 16, 2006.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) BECAUSE IT IS A PLAT OF REVISION.
- PERTINENT WATER AND SEWER CONTRACT NUMBERS ARE: 20-4489-D, 20-1819-D, AND 20-3331-D

**PURPOSE STATEMENT:**  
 THE SOLE AND ONLY PURPOSE OF THIS PLAT OF REVISION IS TO ADD THE 20' PUBLIC SEWER AND UTILITY EASEMENTS FOR CONTRACT #20-4489-D

RECORDED AS PLAT NO. 19700  
 ON 2-8-08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*B. Wilson for Peter Beileman* 1/11/2008  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Michael...* 11/20/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE  
*Nicholas B. Mangione* 1/17/08  
 DIRECTOR  
 DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY 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, A MARYLAND LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 0920 AT FOLIO 250 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* 11/13/07  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND No. 21320  
 DATE



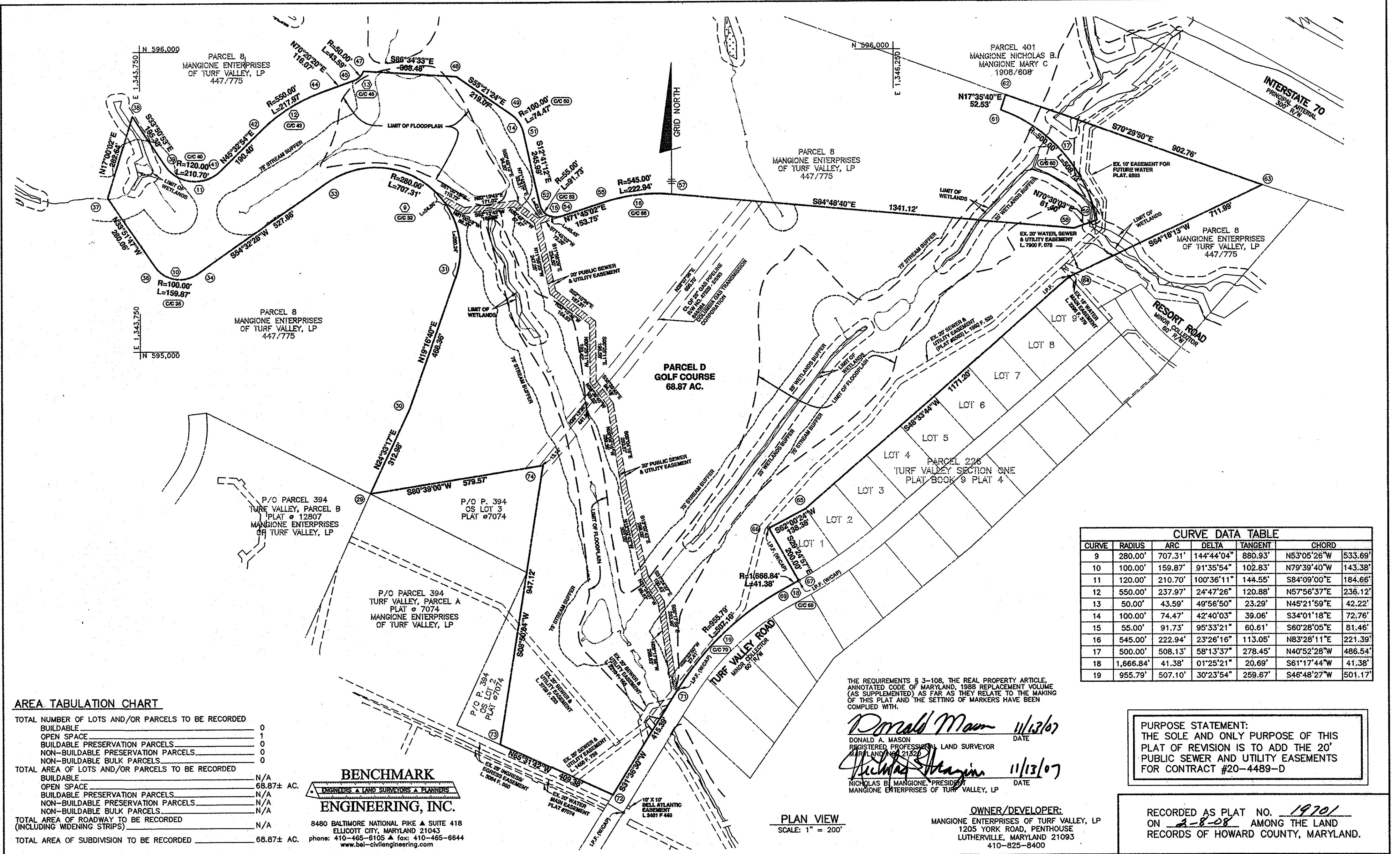
**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 13<sup>TH</sup> DAY OF NOVEMBER, 2007"

*Nicholas B. Mangione* 11/13/07  
 NICHOLAS B. MANGIONE, PRESIDENT  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP  
 DATE  
*John...* 11/13/07  
 WITNESS  
 DATE

**PLAT OF REVISION**

**TURF VALLEY**  
**PARCEL D**  
 PGCC DISTRICT, MULTI-USE SUBDISTRICT  
 TURF VALLEY GOLF COURSE  
 PREVIOUSLY RECORDED AS PLAT NO. 12808  
 F-97-069  
 THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16  
 GRID: 17  
 PARCEL: P/O 394  
 ZONED: PGCC  
 SCALE: AS SHOWN  
 DATE: NOVEMBER, 2007  
 SHEET: 1 OF 2



CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
9	280.00'	707.31'	144°44'04"	880.93'	N53°05'26"W 533.69'
10	100.00'	159.87'	91°35'54"	102.83'	N79°39'40"W 143.38'
11	120.00'	210.70'	100°36'11"	144.55'	S84°09'00"E 184.66'
12	550.00'	237.97'	24°47'26"	120.88'	N57°56'37"E 236.12'
13	50.00'	43.59'	49°56'50"	23.29'	N45°21'59"E 42.22'
14	100.00'	74.47'	42°40'03"	39.06'	S34°01'18"E 72.76'
15	55.00'	91.73'	95°33'21"	60.61'	S60°28'05"E 81.46'
16	545.00'	222.94'	23°26'16"	113.05'	N83°28'11"E 221.39'
17	500.00'	508.13'	58°13'37"	278.45'	N40°52'28"W 486.54'
18	1,666.84'	41.38'	01°25'21"	20.69'	S61°17'44"W 41.38'
19	955.79'	507.10'	30°23'54"	259.67'	S46°48'27"W 501.17'

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	68.87± AC.
BUILDABLE PRESERVATION 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	68.87± AC.

**BENCHMARK ENGINEERING, INC.**  
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 www.bel-civilengineering.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* 11/13/07  
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 DATE

*Nicholas B. Mangione* 11/13/07  
 NICHOLAS B. MANGIONE, PRESIDENT MANGIONE ENTERPRISES OF TURF VALLEY, LP DATE

**PURPOSE STATEMENT:**  
 THE SOLE AND ONLY PURPOSE OF THIS PLAT OF REVISION IS TO ADD THE 20' PUBLIC SEWER AND UTILITY EASEMENTS FOR CONTRACT #20-4489-D

**PLAN VIEW**  
 SCALE: 1" = 200'

**OWNER/DEVELOPER:**  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410-825-8400

RECORDED AS PLAT NO. 19701  
 ON 2-8-08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWER, HOWARD COUNTY HEALTH DEPARTMENT.  
*B. Wilson for Peter Bilalson* 11/13/08  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Mark H. Coyle* 11/13/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Mark H. Coyle* 11/13/07  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY 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, A MARYLAND LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 0920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 11/13/07  
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 DATE

**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF NOVEMBER, 2007."

*Nicholas B. Mangione* 11/13/07  
 NICHOLAS B. MANGIONE, PRESIDENT MANGIONE ENTERPRISES OF TURF VALLEY, LP DATE

*[Signature]* 11/13/07  
 WITNESS DATE

**PLAT OF REVISION**  
**TURF VALLEY**  
 PARCEL D  
 PGCC DISTRICT, MULTI-USE SUBDISTRICT  
 TURF VALLEY GOLF COURSE  
 PREVIOUSLY RECORDED AS PLAT NO. 12808

F-97-069  
 THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16  
 GRID: 17  
 PARCEL: P/O 394  
 ZONED: PGCC

SCALE: 1" = 200'  
 DATE: NOVEMBER, 2007  
 SHEET: 2 OF 2