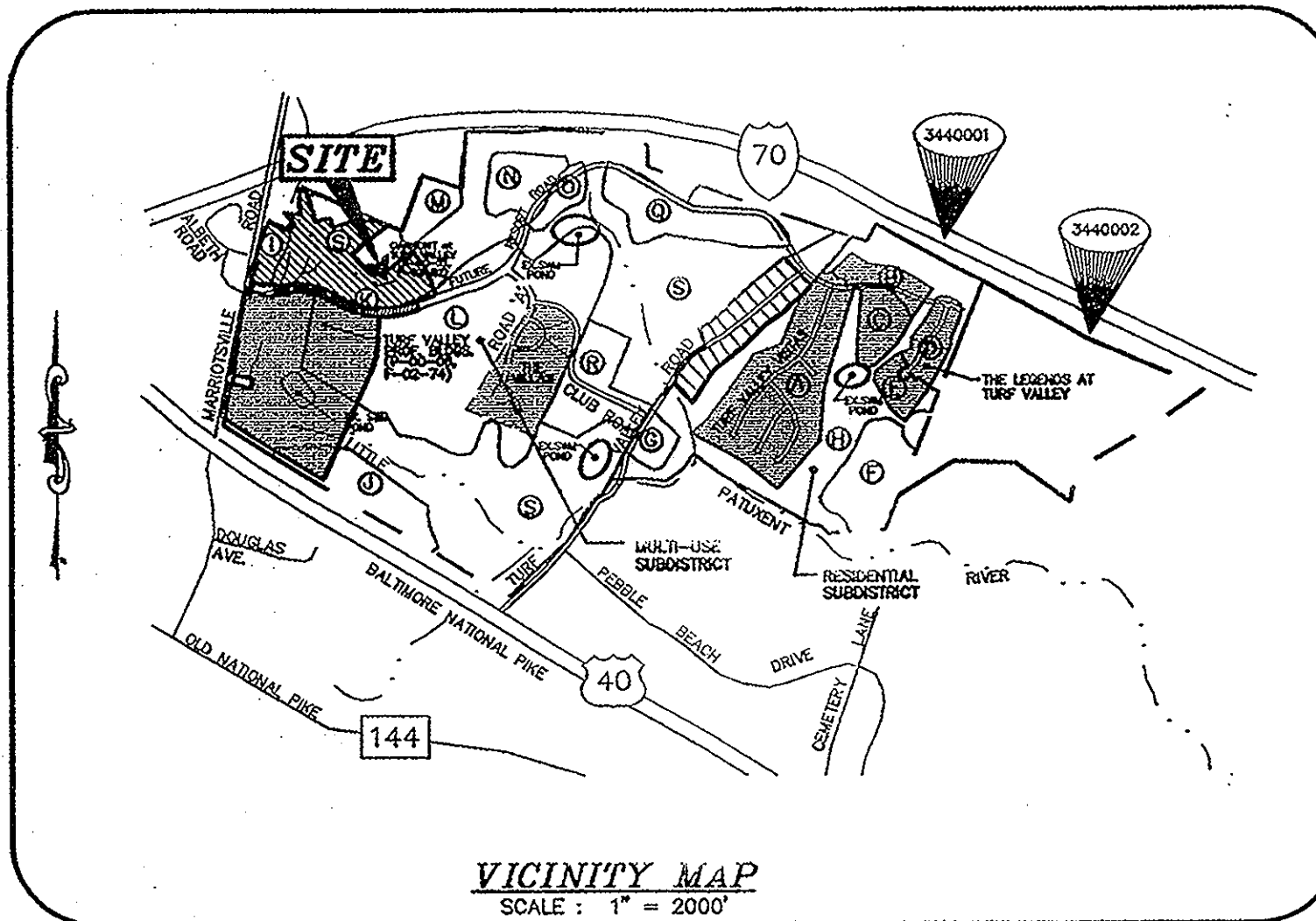


**DENSITY TABULATION**

# PROPOSED UNITS - # ALLOWED UNITS	TURF VALLEY VILLAS SECTION ONE (F-97-69) PLAT NOS. 12807-12809 (MULTI-USE SUBDISTRICT)		TURF VALLEY VISTAS (F-94-06, F-95-49, & F-98-107) PLAT NOS. 12530-12532 (RESIDENTIAL SUBDISTRICT)		THE LEGENDS AT TURF VALLEY PHASE 1 (F-98-150 & F-98-107) PLAT NOS. 12738 & 13865-13866 (RESIDENTIAL SUBDISTRICT)		THE LEGENDS AT TURF VALLEY PHASES 2&3 (F-98-151 & F-98-91) PLAT NOS. 12738 & 13963-13964 (RESIDENTIAL SUBDISTRICT)		TURF VALLEY PROF. BLDGS. (F-02-074) PLAT NOS. 18696-18698 (MULTI-USE SUBDISTRICT)		OAKMONT at TURF VALLEY (F-02-82) PLAT NOS. 18773-18775 (MULTI-USE SUBDISTRICT)		PGCC DISTRICT TOTALS	
	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	RESIDENTIAL SUBDISTRICT	MULTI-USE SUBDISTRICT
162		40	F-98-107	32	F-98-150	30	F-98-151	150,000sqft COMMERCIAL	F-02-074	192	F-02-82			
162	SUBTOTAL	74	SUBTOTAL	32	SUBTOTAL	30	SUBTOTAL			192	SUBTOTAL	136 UNITS	354 UNITS	
GROSS AREA REQUIRED		49.55 AC.		22.50 AC.		9.95 AC.		68.97 AC.		36.49 AC.		173.04/ GROSS AC. = 77.7 AC.	230.04/ GROSS AC. = 177.0 AC.	
GROSS AREA PROVIDED		49.55 AC.		22.50 AC.		9.95 AC.		68.97 AC.		36.49 AC.		158.00 AC. = 12.30 AC.	158.00 AC. = 32.37 AC.	
GOLF COURSE/OPEN SPACE REQUIRED		49.55 AC.		22.50 AC.		9.95 AC.		68.97 AC.		36.49 AC.		158.00 AC. = 12.30 AC.	158.00 AC. = 32.37 AC.	
GOLF COURSE/OPEN SPACE PROVIDED		49.55 AC.		22.50 AC.		9.95 AC.		68.97 AC.		36.49 AC.		158.00 AC. = 12.30 AC.	158.00 AC. = 32.37 AC.	

GROSS AREA PROVIDED - GROSS AREA REQUIRED = DENSITY AREA WHICH MAY BE APPLIED TO A FUTURE PROJECT  
297.80 AC. - 254.7 AC. = 43.10 AC.

- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE OCTOBER 26, 2006, ON WHICH DATE DEVELOPER AGREEMENT# 024-4236D WAS FILED AND ACCEPTED.
- NO PUBLIC WATER OR SEWER SERVICE CONNECTION MAY BE MADE TO ANY LAND WITHIN PARCEL Q, MAP 16, BLOCK 18, UNTIL THE PARCEL HAS BEEN INCLUDED IN THE METROPOLITAN DISTRICT FOR PUBLIC WATER AND SEWER.
- THE APPROVED COMMERCIAL SPACE ON P-00-06 IS 150,000 SQ.FR. UP TO 30,000.00 S.F. WILL BE DEVELOPED ON PARCEL Q (F-02-82), WITH THE BALANCE ON PARCEL J (F-02-74).
- PUBLIC WATER AND SEWAGE ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
- WAIVER PETITION WP-07-091 FOR SECTION 16.120(b)(5)(i) AND 116.155(o)(1) TO WAIVE REQUIREMENT OF SUBMISSION OF NOISE STUDY AND SUBMISSION OF SITE DEVELOPMENT PLAN FOR NON-RESIDENTIAL DEVELOPMENT WAS DENIED ON APRIL 26, 2007.
- WAIVER PETITION WP-07-110 FOR SECTION 16.134(o)(1) TO WAIVE REQUIREMENT OF CONSTRUCTION OF SIDEWALK OF BOTH SIDES OF ALL STREETS IN THE PROJECT WAS APPROVED ON JUNE 29, 2007, WITH THE FOLLOWING CONDITIONS:
  - PROVIDE DIRECT AT-GRADE PEDESTRIAN WALKWAYS CONNECTIONS FROM MAIN ENTRANCES OF THE BUILDINGS LOCATED ON PARCELS: R, S, T, U TO THE SIDEWALK LOCATED ON WESTBOUND SIDE OF RESORT ROAD.
  - IN THE DESIGN OF SIDEWALKS OBSERVE SAFETY AND HANDICAPPED-ACCESS REQUIREMENTS.
  - MEET PARKING REQUIREMENTS.
  - PROVIDE HEAD ON PARKING ONLY ON SOUTH SIDE PARKING AREA.
- PRIVATE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT AND PRIVATE WALL MAINTENANCE EASEMENTS WILL BE PREPARED AND RECORDED WITH THE CONDOMINIUM DOCUMENTS.



- OWNER 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 PARCELS Q THRU X. ANY CONVEYANCE OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE SECOND AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT PLAT FINAL DEVELOPMENT PLAN (PLATS 19578-19580), APPROVED NOVEMBER 1, 2007, INCREASED POD I PROJECTED RESIDENTIAL UNITS TO 80 AND POD K PROJECTED RESIDENTIAL UNITS TO 200, AND RECONFIGURED THE BOUNDARIES OF POD I, K AND S.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT, AT SITE DEVELOPMENT PLAN STAGE. THE DESIGN SHALL BE IN ACCORDANCE WITH CURRENT DESIGN CRITERIA AT THAT TIME.
- MASS GRADING FOR RESORT ROAD IN SUPPORT OF HOWARD COUNTY CAPITAL PROJECT W-8195 (ALBETH HEIGHTS WATER MAIN EXTENSION) APPROVED UNDER WP-02-96 ON NOVEMBER 1, 2002, AND GP-02-090.

THE REQUIREMENTS OF §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Norman Gordon Sacks* 9/16/08  
 NORMAN GORDON SACKS, SURVEYOR  
 DATE  
*Nicholas B. Mangione* 9/16/08  
 LOUIS M. MANGIONE, PRESIDENT  
 MANGIONE FAMILY GENERAL INC., GP.  
 DATE  
*Nicholas B. Mangione* 9/16/08  
 NICHOLAS B. MANGIONE, OWNER  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP.  
 DATE

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE PARCELS	6
NUMBER OF OPEN SPACE/GOLF SPACE PARCELS	3
NUMBER OF PARCELS	9
AREA OF BUILDABLE PARCELS	18.46 AC±
AREA OF OPEN SPACE PARCELS	16.30 AC±
AREA OF 100 YEAR FLOODPLAIN	6.69 AC±
AREA OF ROADWAY	1.72 AC±
AREA	36.48 AC±

**OWNER/DEVELOPER**  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP AND MUSIC FAIR ROAD LIMITED PARTNERSHIP  
 C/O MANGIONE FAMILY GENERAL INC., GENERAL PARTNERSHIP  
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093  
 (410) 825-8400

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

*Balton for Peter Beilensen* 9/30/08  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John DeMunn* 9/25/08  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Norman Gordon Sacks* 9/25/08  
 DIRECTOR DATE

**OWNER'S STATEMENT**

I, MANGIONE ENTERPRISES OF TURF VALLEY, LP, AND MUSIC FAIR ROAD, LP OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 16th DAY OF September, 2008

*Louis M. Mangione*  
 LOUIS M. MANGIONE, PRESIDENT  
 MANGIONE FAMILY GENERAL INC., GP. OF MUSIC FAIR ROAD LP.  
 DATE  
*Nicholas B. Mangione*  
 NICHOLAS B. MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP  
 DATE  
*M. Robin Cole*  
 WITNESS  
*M. Robin Cole*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP TO MANGIONE ENTERPRISES OF TURF VALLEY, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 920 AT FOLIO 250 AND OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP TO MUSIC FAIR ROAD LIMITED PARTNERSHIP BY DEED DATED APRIL 27, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 10909 AT FOLIO 016 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Norman Gordon Sacks*  
 NORMAN GORDON SACKS, L.S. NO. 9698  
 DATE

**GENERAL NOTES**

- TAX MAP: 16, P/O PARCEL: 8, BLOCK: 10.
- SUBJECT PROPERTY ZONED PGCC PER THE APRIL 13, 2004 COMPREHENSIVE ZONING PLAN, AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
- BOUNDARY INFORMATION IS BASED ON FINAL DEVELOPMENT PLAN FOR TURF VALLEY, PGCC DISTRICT, MULTI-USE SUBDISTRICT (PLAT # 3054-A-1510).
- COORDINATES BASED ON NAD'27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO: 3440001 & 3440002.  
 STA. No. 3440001 N 534,735.478 EL. 486.341  
 E 836,286.297  
 STA. No. 3440002 N 533,593.800 EL. 462.306  
 E 837,983.249
- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 20-3601-D FOR SEWER AND CAPITAL PROJECT W-8195 FOR WATER.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- FLOODPLAIN SHOWN ON THESE PLANS IS FROM FLOODPLAIN STUDY PERFORMED UNDER TURF VALLEY PROFESSIONAL BUILDINGS, F-02-074, AND APPROVED ON APRIL 28, 2006.
- THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13. PER HOWARD COUNTY GENERAL PLAN OF HIGHWAYS AND COMPREHENSIVE SKETCH PLAN, RESORT ROAD IS A MAJOR COLLECTOR.
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE BECAUSE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND WAS SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- THIS PROJECT IS SUBJECT TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- WETLANDS DENOTES WETLANDS.
- A. OAKMONT SITE SPECIFIC INFORMATION:  
 AREA OF SUBDIVISION = 36.48 ACRES ±  
 OPEN SPACE REQUIRED FOR OAKMONT: 15% OF 36.48 ACRES OR 5.47 ACRES  
 OPEN SPACE PROVIDED: 16.30 ACRES (PARCELS V, W & X)  
 B. DENSITY AT OAKMONT RESIDENTIAL CONDOMINIUMS (192 UNITS) IS SUPPORTED BY PROFESSIONAL BUILDINGS (F-02-74):  
 AREA OF PROFESSIONAL BLDGS (F-02-74): 68.97 ACRES ± (USED FOR DENSITY ONLY)  
 TOTAL ACREAGE OF OAKMONT & PROFESSIONAL BUILDINGS: 105.45 ACRES ±  
 TOTAL ACREAGE OF OAKMONT & PROFESSIONAL BUILDINGS: 15.72 ACRES ±  
 NUMBER OF UNITS ALLOWED: 200 UNITS (REFERENCE PB 368 FOURTH AMENDMENT TO THE TURF VALLEY COMP. SKETCH PLAN S-86-13 AND THE 2ND AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT FDP, SEE GENERAL NOTE 23.  
 NUMBER OF UNITS PROPOSED: 192 UNITS  
 ACREAGE REQUIRED FOR DENSITY FOR OAKMONT: 75.00 ACRES ±  
 ACREAGE AVAILABLE FOR DENSITY FOR FUTURE SUBDIVISIONS: 29.75 ACRES ±  
 TOTAL OPEN SPACE REQUIRED FOR OAKMONT & PROFESSIONAL BUILDINGS: 15.72 ACRES ±  
 TOTAL OPEN SPACE PROVIDED FOR OAKMONT & PROFESSIONAL BUILDINGS: 40.63 ACRES ± (PARCELS K THRU P & Y THRU X)  
 DPZ REFERENCE: PLAT # 3054-A-1510; WP-02-96; PLAT # 19578-80; SDP-07-82; SDP-07-84; SDP-07-85; WP-07-110; F-08-166.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. WATER AND SEWER WILL BE PROVIDED UNDER CONTRACT NO 24-4236-D.
- LANDSCAPING FOR PARCELS R-U (OAKMONT at TURF VALLEY) AND PARCELS V&W (SWM) WILL BE PROVIDED AT THE SDP STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.4.1, FIGURE 2.13, TO MODIFY THE TYPICAL SECTION OF A DIVIDED INTERMEDIATE ARTERIAL ROADWAY TO REDUCE THE WIDTH OF PAVING TO 24 FEET APPROVED ON APRIL 1, 2002.
- RESORT ROAD IS A GENERAL PLAN ROAD, SHOWN ON THE TRANSPORTATION MAP 2000 - 2020 AS A MAJOR COLLECTOR CONNECTION TO MARIOTTVILLE ROAD. THE BUILDING RESTRICTION LINES (BRL'S) ON PARCELS ADJACENT TO THIS SECTION OF RESORT ROAD ARE THE BRL'S FOR THE MAJOR COLLECTOR.
- 'POD' AS USED HEREIN REFERS TO LAND USE AREAS ESTABLISHED IN THE FINAL DEVELOPMENT PLAN FOR TURF VALLEY. A SUMMARY OF THE APPLICABLE LAND USE AREAS IS SHOWN BELOW:

POD NO.	PROJECTED LAND USE
I	All permitted uses in the PGCC Multi-use Subdistrict
K	All permitted residential uses in the PGCC Multi-use Subdistrict
L	All permitted uses in the PGCC Multi-use Subdistrict
S	Golf and/or Open Space

NOTE: THE PURPOSE OF THIS PLAT IS TO REMOVE PRIVATE WALL EASEMENTS ON PARCEL Q.

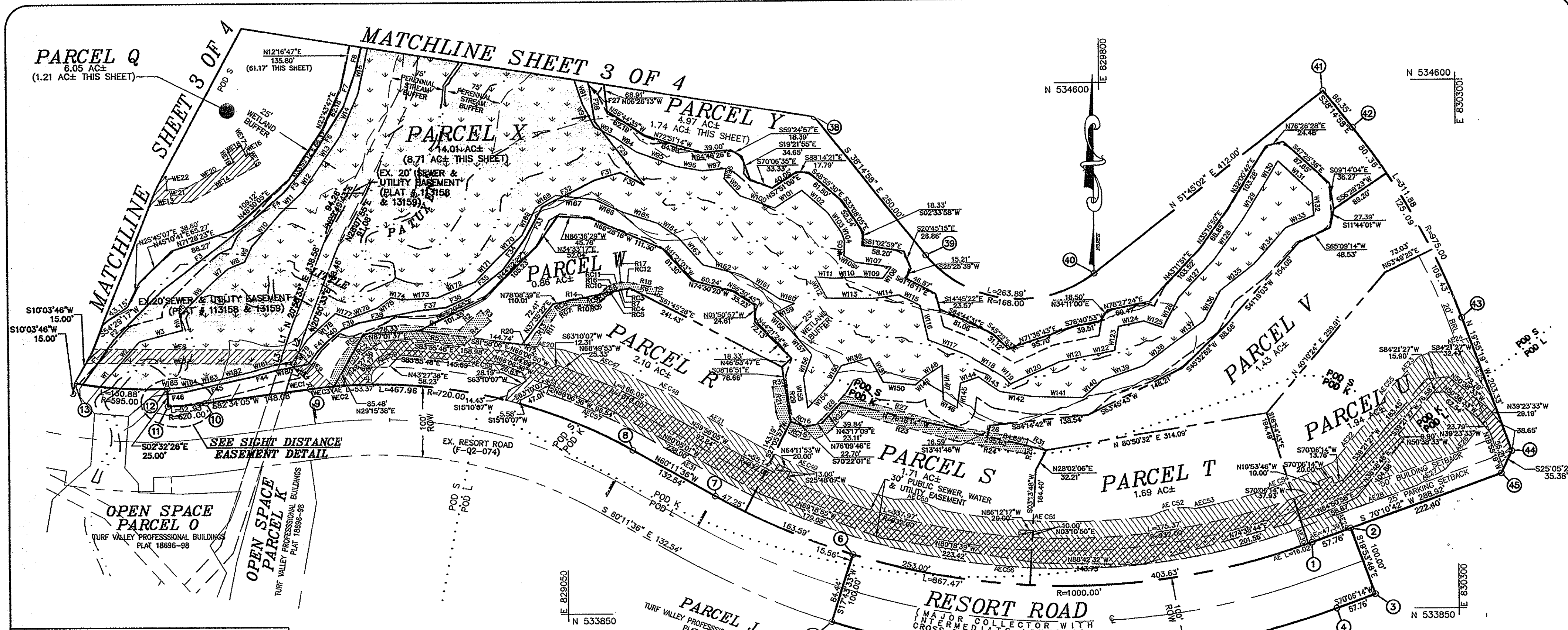
RECORDED AS PLAT 20279 ON 10/17/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION**  
**OAKMONT at TURF VALLEY**  
 TURF VALLEY, PGCC DISTRICT,  
 MULTI-USE SUBDISTRICT,  
 PODS I, P/O K, L, & S,  
 PARCELS Q THRU Y SHEET 1 OF 4

TAX MAP 16 THIRD ELECTION DISTRICT SCALE: AS SHOWN  
 P/O PARCEL 8 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER 2008  
 BLOCK 10 EX. ZONING PGCC  
 DPZ FILE NOS. S-86-13; PLAT#3054-A-1510; S-98-19; PLAT#18773-75; S-99-02;  
 S-00-18; P-00-08; P-00-21; F-02-74; WP-02-96; PLAT #19578-80;  
 SDP-07-82; SDP-07-84; SDP-07-85; WP-07-91; WP-07-110; F-08-166  
 PLAT #19935-19938

**KCE ENGINEERING, INC.**  
 3800 North Ridge Road, Suite 315, Ellicott City, Maryland 21043  
 (410) 203-9800 Phone (410) 203-9228 Fax

F-09-029

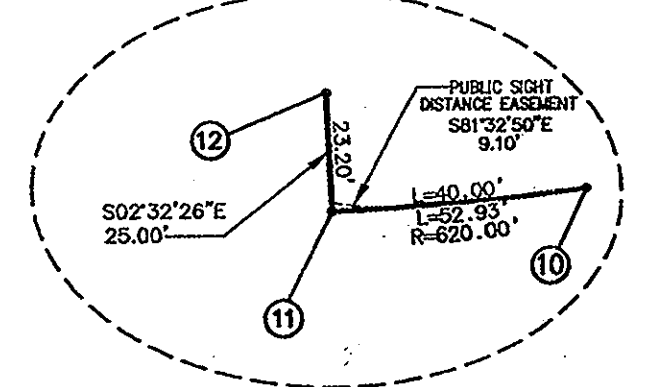


THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Norman Gordon Sacks 9/12/08  
 NORMAN GORDON SACKS, SURVEYOR  
 DATE  
Paul Mangione 9/16/08  
 LOUIS M. MANGIONE, PRESIDENT  
 MANGIONE FAMILY GENERAL INC., GP.  
 DATE  
Nicholas B. Mangione 9/16/08  
 NICHOLAS B. MANGIONE, OWNER  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP.  
 DATE

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE PARCELS	6
NUMBER OF OPEN SPACE/GOLF COURSE PARCELS	3
NUMBER OF PARCELS	9
AREA OF BUILDABLE PARCELS	10.39 AC±
AREA OF OPEN SPACE PARCELS	11.00 AC±
AREA OF 100 YEAR FLOODPLAIN	3.95 AC±
AREA OF ROADWAY	1.72 AC±
AREA	23.11 AC±

CURVE TABLE					
CURVE NO./COORDINATES	RADIUS	LENGTH	TANGENT	BEARING	DELTA
1-7	1000.00'	867.47'	463.15'	S85°02'41"E	49°42'10"
4-5	1100.00'	722.29'	374.71'	N88°54'54"E	37°37'19"
8-9	720.00'	467.96'	242.58'	N78°48'46"W	37°14'19"
10-11	620.00'	52.93'	26.48'	N85°00'50"E	04°53'30"
12-13	595.00'	130.88'	65.71'	S86°14'20"E	12°36'12"
14-15	610.00'	125.84'	63.14'	S74°01'39"E	11°49'11"
29-30	58.00'	42.67'	22.35'	S85°53'05"E	42°09'03"
32-33	375.00'	118.13'	59.56'	S77°05'29"E	18°02'57"
39-40	168.00'	263.89'	168.00'	S83°14'58"E	90°00'00"
42-43	975.00'	311.88'	157.28'	N29°05'09"W	18°19'39"



**SIGHT DISTANCE EASEMENT DETAIL**  
 SCALE: 1"=20'

- LEGEND**
- PUBLIC WATER, SEWER AND UTILITY EASEMENT
  - PRIVATE WALL MAINTENANCE EASEMENT
  - PRIVATE WALL CONSTRUCTION EASEMENT
  - COMMON ACCESS AND PARKING EASEMENT

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

B. Wilson for Peter Zsilewson 9/30/08  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Mangione 9/16/08  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Paul Mangione 9/16/08  
 DIRECTOR DATE

**OWNER'S STATEMENT**

I, MANGIONE ENTERPRISES OF TURF VALLEY, LP, AND MUSIC FAIR ROAD, LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 16th DAY OF September, 2008

Paul Mangione  
 LOUIS M. MANGIONE, PRESIDENT  
 MANGIONE FAMILY GENERAL INC., GP. OF MUSIC FAIR ROAD LP.

M. Robin Colan  
 WITNESS

Nicholas B. Mangione  
 NICHOLAS B. MANGIONE, OWNER  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP.

M. Robin Colan  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP TO MANGIONE ENTERPRISES OF TURF VALLEY, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 920 AT FOLIO 250 AND OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP TO MUSIC FAIR ROAD LIMITED PARTNERSHIP BY DEED DATED APRIL 27, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 10809 AT FOLIO 016 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Norman Gordon Sacks 9/12/08  
 NORMAN GORDON SACKS, SURVEYOR NO. 9698 DATE

RECORDED AS PLAT 20280 ON 10/17/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

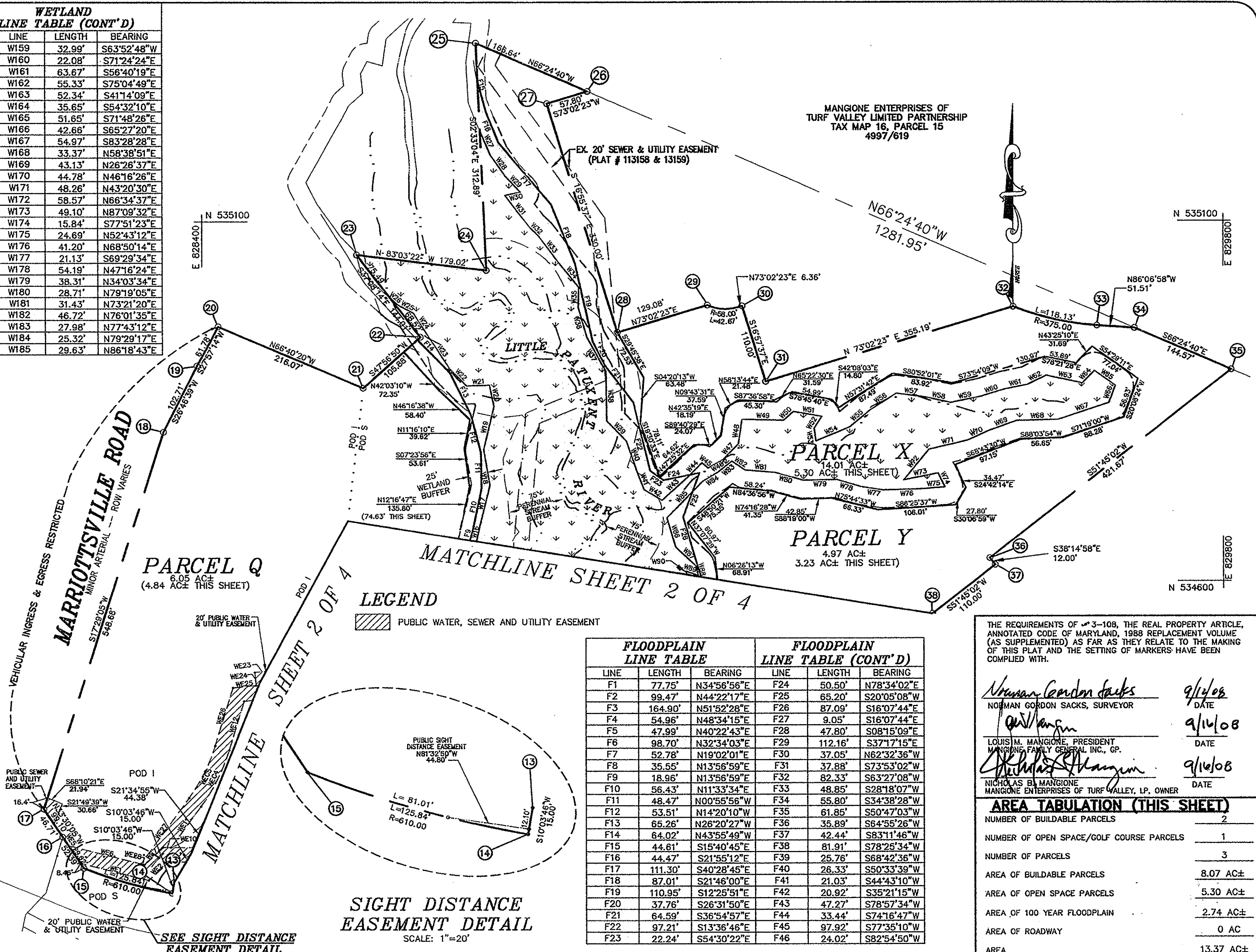
**PLAT OF REVISION**  
**OAKMONT at TURF VALLEY**  
 TURF VALLEY, PGCC DISTRICT,  
 MULTI-USE SUBDISTRICT,  
 PODS I, P/O K, L, & S,  
 PARCELS Q THRU Y SHEET 2 OF 4

TAX MAP 16 THIRD ELECTION DISTRICT SCALE: 1"=100'  
 P/O PARCEL 8 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER 2008  
 BLOCK 10 EX. ZONING PGCC  
 DPZ FILE NOS. S-86-13; PLAT#3054-A-1510; S-98-19; PLAT#18773-75; S-99-02;  
 S-00-18; P-00-06; P-00-21; F-02-74; WP-02-96; PLAT#19578-80;  
 SDP-07-62; SDP-07-84; SDP-07-85; WP-07-91; WP-07-110; F-08-166  
 PLAT#19935-19938

**KCE ENGINEERING, INC.**  
 3800 North Ridge Road, Suite 315, Ellicott City, Maryland 21043  
 (410) 203-9800 Phone. (410) 203-9228 Fax.

F.09.029

WETLAND LINE TABLE			WETLAND LINE TABLE (CONT'D)			WETLAND LINE TABLE (CONT'D)		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W1	33.39'	S41°15'33"W	W80	40.14'	S74°32'26"E	W159	32.99'	S63°52'48"W
W2	51.35'	S41°00'13"W	W81	40.87'	S85°16'59"E	W160	22.08'	S71°24'24"E
W3	63.31'	S75°09'06"W	W82	21.97'	S56°30'40"E	W161	63.67'	S56°40'19"E
W4	21.91'	S10°18'48"E	W83	24.13'	N51°44'04"E	W162	55.33'	S75°04'49"E
W5	16.19'	S44°47'05"W	W84	24.63'	N59°13'10"E	W163	52.34'	S41°14'09"E
W6	51.03'	S44°51'23"W	W85	70.56'	N43°57'26"E	W164	35.65'	S54°32'10"E
W7	28.98'	S48°12'01"W	W86	42.87'	N16°25'29"W	W165	51.65'	S71°48'26"E
W8	24.83'	S67°11'40"W	W87	38.14'	N46°49'24"W	W166	42.66'	S65°27'20"E
W9	24.42'	S24°36'17"W	W88	13.84'	N12°42'40"W	W167	54.97'	S83°28'28"E
W10	60.49'	S40°36'15"W	W89	18.22'	S70°21'53"E	W168	33.37'	N58°38'51"E
W11	44.47'	S48°31'08"W	W90	5.08'	N18°32'31"W	W169	43.13'	N26°26'37"E
W12	34.53'	S34°31'16"W	W91	36.62'	N18°32'31"W	W170	44.78'	N46°16'26"E
W13	60.00'	S33°56'42"W	W92	36.01'	N27°02'07"W	W171	48.26'	N43°20'30"E
W14	65.00'	S23°20'52"W	W93	31.39'	N62°42'22"W	W172	58.57'	N66°34'37"E
W15	65.63'	S12°08'57"W	W94	37.05'	N55°10'23"W	W173	49.10'	N87°09'32"E
W16	23.81'	S12°08'57"W	W95	58.71'	N69°25'17"W	W174	15.84'	S77°51'23"E
W17	57.15'	S13°58'32"W	W96	38.37'	N79°42'42"W	W175	24.69'	N52°43'12"E
W18	49.53'	S10°04'00"E	W97	33.78'	S83°51'19"W	W176	41.20'	N68°50'14"E
W19	61.33'	S13°27'09"W	W98	14.86'	N13°44'06"E	W177	21.13'	S69°29'34"E
W20	29.97'	S11°31'56"E	W99	32.83'	N42°34'33"W	W178	54.19'	N47°16'24"E
W21	31.39'	N88°23'51"E	W100	51.25'	N70°19'24"W	W179	38.31'	N34°03'34"E
W22	33.23'	S44°14'52"E	W101	45.54'	S57°50'09"W	W180	28.71'	N79°19'05"E
W23	53.34'	S32°47'28"E	W102	47.11'	N48°53'33"W	W181	31.43'	N73°21'20"E
W24	38.69'	S32°39'28"E	W103	35.55'	N34°12'26"W	W182	46.72'	N76°01'35"E
W25	23.52'	S61°02'17"E	W104	11.57'	N18°13'19"W	W183	27.98'	N77°43'12"E
W26	15.01'	S48°19'41"E	W105	21.52'	N01°49'54"E	W184	25.32'	N79°29'17"E
W27	36.64'	N23°12'49"W	W106	17.60'	N58°01'22"W	W185	29.63'	N86°18'43"E
W28	35.64'	N35°11'28"W	W107	51.32'	N81°30'17"W			
W29	29.63'	N44°11'16"W	W108	19.89'	N36°19'55"E			
W30	21.85'	N78°13'05"E	W109	32.15'	S85°44'20"E			
W31	54.62'	N37°43'57"W	W110	36.07'	N87°05'12"E			
W32	17.43'	N45°42'33"W	W111	26.76'	S84°27'59"E			
W33	46.65'	N36°46'36"W	W112	35.08'	N27°59'56"W			
W34	43.66'	N38°44'34"W	W113	63.79'	N88°59'39"W			
W35	27.88'	N02°08'24"E	W114	37.36'	S82°20'30"W			
W36	43.43'	N15°46'14"W	W115	33.73'	N62°16'02"W			
W37	54.99'	N28°31'55"W	W116	50.02'	N12°47'35"W			
W38	67.79'	N00°40'42"W	W117	59.27'	N68°01'31"W			
W39	39.11'	N43°30'33"W	W118	60.39'	N57°37'54"W			
W40	42.98'	N18°53'43"W	W119	12.88'	N42°15'08"W			
W41	28.16'	N21°28'52"W	W120	76.19'	S65°30'53"W			
W42	28.53'	N58°50'39"W	W121	42.32'	S78°46'16"W			
W43	50.56'	S47°49'58"W	W122	36.45'	S79°00'49"W			
W44	24.48'	S44°40'50"W	W123	34.62'	S09°27'19"W			
W45	11.00'	N50°24'31"W	W124	36.35'	S78°43'51"W			
W46	24.22'	S60°31'48"W	W125	28.77'	N17°07'36"W			
W47	29.66'	S43°44'11"W	W126	48.83'	S27°26'05"W			
W48	34.50'	S08°44'16"W	W127	71.95'	S43°01'58"W			
W49	57.14'	N88°37'02"W	W128	70.16'	S35°40'46"W			
W50	17.76'	S47°44'50"W	W129	57.88'	S31°43'18"W			
W51	39.74'	N80°29'58"W	W130	38.26'	S31°51'43"W			
W52	19.39'	N32°53'33"E	W131	65.14'	N47°01'30"W			
W53	17.80'	N07°43'51"W	W132	31.97'	N03°18'46"W			
W54	50.57'	S67°13'47"W	W133	43.29'	N66°16'28"E			
W55	34.82'	S50°17'15"W	W134	68.48'	N41°19'36"E			
W56	43.80'	S57°23'43"W	W135	60.03'	N51°39'21"E			
W57	39.63'	N82°29'32"W	W136	48.81'	N28°09'19"E			
W58	36.31'	N77°38'31"W	W137	49.55'	N54°26'36"E			
W59	42.26'	S78°36'00"W	W138	57.05'	N52°50'44"E			
W60	33.47'	S72°46'43"W	W139	61.60'	N70°45'47"E			
W61	32.71'	S78°10'12"W	W140	36.80'	N48°41'16"E			
W62	28.36'	S64°03'09"W	W141	70.20'	S88°12'03"E			
W63	50.79'	N77°52'04"W	W142	46.89'	S80°51'17"E			
W64	23.79'	S43°30'10"W	W143	35.92'	S54°56'23"E			
W65	35.38'	N54°28'39"W	W144	26.84'	N71°47'14"E			
W66	25.85'	N20°47'46"E	W145	35.31'	N08°12'27"E			
W67	73.01'	N71°51'29"E	W146	22.74'	S59°03'45"E			
W68	56.47'	N88°33'13"E	W147	49.13'	S01°17'24"E			
W69	41.85'	N70°27'39"E	W148	30.35'	N56°10'48"E			
W70	30.83'	N64°54'21"E	W149	16.57'	N48°45'28"E			
W71	54.83'	N76°31'23"E	W150	45.29'	S84°48'31"E			
W72	54.31'	N39°31'55"E	W151	39.78'	S27°53'04"E			
W73	48.29'	S78°48'38"W	W152	41.43'	N74°35'11"E			
W74	21.16'	N25°11'30"W	W153	26.58'	N29°50'34"E			
W75	30.12'	N85°12'06"E	W154	49.91'	N43°04'32"E			
W76	55.46'	N88°33'01"E	W155	43.28'	S07°48'09"E			
W77	30.77'	S81°02'55"E	W156	34.98'	S20°19'25"W			
W78	33.74'	S73°13'33"E	W157	42.79'	S40°12'21"E			
W79	46.58'	N88°50'55"E	W158	38.56'	S45°36'26"E			



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

*Peter Besikow* 9/20/08  
HOWARD COUNTY HEALTH OFFICER

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John L. McCarty* 10/6/08  
DIRECTOR

**OWNER'S STATEMENT**

I, MANGIONE ENTERPRISES OF TURF VALLEY, LP, AND MUSIC FAIR ROAD, LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 16th DAY OF September, 2008

*Louis Mangione*  
LOUIS M. MANGIONE, PRESIDENT  
MANGIONE FAMILY GENERAL INC., LP, OF MUSIC FAIR ROAD LP.

*M. Robin Cole*  
M. ROBIN COLE, WITNESS

*M. Robin Cole*  
M. ROBIN COLE, WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP TO MANGIONE ENTERPRISES OF TURF VALLEY, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 920 AT FOLIO 250 AND OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP TO MUSIC FAIR ROAD LIMITED PARTNERSHIP BY DEED DATED APRIL 27, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 10909 AT FOLIO 016 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Norman Gordon Sacks* 9/12/08  
NORMAN GORDON SACKS, L.S. NO. 9698

RECORDED AS PLAT 20281 on 10/17/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION**  
**OAKMONT at TURF VALLEY**  
TURF VALLEY, PGCC DISTRICT,  
MULTI-USE SUBDISTRICT,  
PODS I, P/O K, L, & S,  
PARCELS Q THRU Y SHEET 3 OF 4

TAX MAP 16  
P/O PARCEL 8  
BLOCK 10  
DPZ FILE NOS. S-86-13; PLAT#3054-A-1510; S-88-19; PLAT #18773-75; S-99-02; S-00-18; P-00-06; P-00-21; F-02-74; WP-02-96; PLAT #19578-80; SDP-07-62; SDP-07-84; SDP-07-85; WP-07-91; WP-07-110; F-08-166 PLAT #19935-19938

THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING PGCC

SCALE: 1" = 100'  
DATE: SEPTEMBER 2008

**KCE ENGINEERING, INC.**

3300 North Ridge Road, Suite 315, Ellicott City, Maryland 21043  
(410) 203-9800 Phone, (410) 203-9228 Fax

F-09-029

LINE	LENGTH	BEARING
R1	75.66	N84°22'23"W
R2	40.69	S47°57'36"W
R3	20.00	S42°02'24"E
R4	50.17	S47°57'36"W
R5	83.12	N84°01'54"W
R6	33.20	N78°11'02"W
R7	2.68	S85°15'58"W
R8	7.03	S65°53'21"W
R9	17.03	S51°10'28"W
R10	10.57	N88°28'02"W
R11	46.66	S32°08'33"W
R12	10.00	N57°51'27"W
R13	46.66	N32°08'33"E
R14	10.57	S88°28'02"E
R16	7.03	N65°53'21"E
R17	2.68	N85°15'58"E
R18	33.11	S78°11'02"E
R19	10.00	S11°48'58"W
R20	9.37	S89°33'07"W
R21	35.87	S07°48'09"E
R22	34.39	N43°04'32"E
R23	153.69	S73°56'56"E
R24	101.69	S79°12'58"E
R25	20.00	N10°47'02"E
R26	100.77	N79°12'58"W
R27	165.02	N73°56'56"W
R28	46.65	S43°04'32"W
R29	35.87	N07°48'09"W
R30	20.00	S82°11'51"W
R31	30.14	N59°45'31"W

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
RC1	104.67	152.62	93.49	83°32'34"	S51°09'40"W 139.45
RC2	84.67	118.47	71.26	80°10'00"	S52°51'06"W 109.04
RC3	45.00	13.90	7.01	17°42'03"	N85°53'01"W 13.85
RC4	15.00	5.07	2.56	19°22'37"	S75°34'39"W 5.05
RC5	15.00	3.85	1.94	14°42'53"	S58°31'54"W 3.84
RC6	30.00	19.56	10.14	37°20'51"	N72°51'33"E 19.21
RC7	45.00	46.65	25.66	59°23'26"	S61°50'16"W 44.58
RC8	55.00	57.01	31.37	59°23'26"	S61°50'16"W 54.49
RC9	20.00	12.80	6.63	36°40'15"	N73°11'51"E 12.58
RC10	25.00	6.42	3.23	14°42'53"	S58°31'54"W 6.40
RC11	25.00	8.45	4.27	19°22'37"	S75°34'39"W 8.41
RC12	55.00	16.89	8.51	17°35'28"	N85°56'18"W 16.82
RC15	45.00	101.41	94.60	129°07'19"	S72°21'48"E 81.27
RC16	25.00	56.34	52.56	129°07'19"	S72°21'48"E 45.15

LINE	LENGTH	BEARING
WE1	96.45	S75°35'05"E
WE2	38.17	N46°56'05"E
WE3	310.56	S89°26'49"E
WE4	49.12	S44°58'25"E
WE5	14.32	S33°30'05"E
WE6	107.34	S75°33'51"E
WE7	35.43	N46°56'05"E
WE8	326.74	S89°26'49"E
WE9	73.59	S44°58'25"E
WE10	10.44	S89°26'49"E
WE11	70.52	N35°41'05"E
WE12	70.70	N16°53'52"E
WE13	70.57	N84°23'52"E
WE14	104.00	N61°53'52"E
WE15	19.90	N28°19'04"W
WE16	5.04	S62°04'41"W
WE17	15.81	N28°03'15"W
WE18	20.00	S61°56'45"W
WE19	15.74	S28°03'15"E
WE20	74.91	S61°53'52"W
WE21	27.97	S84°23'52"W
WE22	18.26	N05°36'08"W
WE23	20.00	S84°23'52"W
WE24	18.26	S05°36'08"E
WE25	31.98	S84°23'52"W
WE26	84.07	S16°53'52"W
WE27	113.05	S35°41'05"W
WE28	4.88	S75°33'51"E

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
WEC1	720.00	7.58	3.79	0°36'11"	S82°52'10"W 7.58
WEC2	720.00	7.17	3.58	0°34'13"	S84°56'21"W 7.17
WEC3	720.00	18.63	9.32	1°28'58"	S83°54'45"W 18.63
WEC4	267.00	87.55	44.17	18°47'13"	N26°17'28"E 87.16
WEC5	247.00	80.99	40.86	18°47'13"	N26°17'28"E 80.63

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
AE C47	811.84	129.94	65.11	9°10'13"	N66°28'47"W 129.80
AE C48	105.97	52.22	26.65	28°14'09"	N60°34'17"W 51.69
AE C49	908.16	223.08	112.10	14°04'26"	S67°14'02"E 222.51
AE C50	98.85	66.39	34.50	38°28'49"	N76°18'48"W 65.14
AE C51	900.89	298.98	150.88	19°00'53"	S87°49'48"E 297.61
AE C52	99.01	65.72	34.12	38°01'51"	S81°05'06"W 64.52
AE C53	1124.24	27.71	13.86	1°24'44"	N77°38'26"E 27.71
AE C54	770.21	177.23	89.01	13°11'03"	N70°41'54"E 176.84
AE C55	86.81	48.66	24.99	32°06'56"	S38°10'57"W 48.02
AE C56	975.50	830.30	442.17	48°46'04"	S84°34'51"E 805.47
AE C57	743.83	145.33	72.90	11°11'40"	N65°47'39"W 145.10
AE C58	756.83	207.10	104.20	15°40'43"	N79°13'45"W 206.45
AE C59	56.83	42.58	22.34	42°55'30"	S71°28'08"W 41.59
AE C60	18.83	25.64	15.25	78°00'33"	S11°00'07"W 23.70

LINE	LENGTH	BEARING
AE20	60.50	S82°19'35"E
AE21	105.03	S60°11'49"E
AE22	105.64	S39°21'14"W
AE23	37.54	S39°08'13"W
AE24	76.07	N69°28'40"E
AE25	106.21	N19°55'19"W
AE26	111.70	S39°21'14"W
AE27	47.07	N60°04'02"E
AE28	118.34	S70°06'01"W
AE29	24.44	S19°53'59"E
AE30	24.45	S18°58'42"E
AE31	132.53	S60°11'49"E
AE32	13.00	S18°41'47"W

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

*Barbara J. Peterson* 9/13/08  
HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. ...* 9/25/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David ...* 10/4/08  
DIRECTOR DATE

**OWNER'S STATEMENT**

I, MANGIONE ENTERPRISES OF TURF VALLEY, LP, AND MUSIC FAIR ROAD, LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 16<sup>th</sup> DAY OF September, 2008

*Louis M. Mangione*  
LOUIS M. MANGIONE, PRESIDENT  
MANGIONE FAMILY GENERAL INC., GP. OF MUSIC FAIR ROAD

*Nicholas B. Mangione*  
NICHOLAS B. MANGIONE, OWNER  
MANGIONE ENTERPRISES OF TURF VALLEY, LP

*Michael ...*  
WITNESS

*Michael ...*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP TO MANGIONE ENTERPRISES OF TURF VALLEY, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 920 AT FOLIO 250 AND OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP TO MUSIC FAIR ROAD LIMITED PARTNERSHIP BY DEED DATED APRIL 27, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No 10809 AT FOLIO 016 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Norman Gordon Sacks* 9/12/08  
NORMAN GORDON SACKS, L.S. NO. 9698 DATE

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Norman Gordon Sacks* 9/12/08  
NORMAN GORDON SACKS, SURVEYOR DATE

*Louis M. Mangione* 9/16/08  
LOUIS M. MANGIONE, PRESIDENT  
MANGIONE FAMILY GENERAL INC., GP. DATE

*Nicholas B. Mangione* 9/16/08  
NICHOLAS B. MANGIONE, OWNER  
MANGIONE ENTERPRISES OF TURF VALLEY, LP. DATE

RECORDED AS PLAT 20282 ON 10/11/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION**  
**OAKMONT at TURF VALLEY**  
TURF VALLEY, PGCC DISTRICT,  
MULTI-USE SUBDISTRICT,  
PODS I, P/O K, L, & S,  
PARCELS Q THRU Y SHEET 4 OF 4

TAX MAP 16 THIRD ELECTION DISTRICT SCALE: 1" = 100'  
P/O PARCEL 8 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER 2008  
BLOCK 10 EX. ZONING PGCC  
DPZ FILE NOS. S-86-13; PLAT#3054-A-1510; S-98-19; PLAT #18773-75; S-99-02; S-00-18; P-00-06; P-00-21; F-02-74; WP-02-96; PLAT #19578-80; SDP-07-62; SDP-07-84; SDP-07-85; WP-07-91; WP-07-110; F-08-166  
PLAT #19935-19938

**KCE ENGINEERING, INC.**

3300 North Ridge Road, Suite 315, Ellicott City, Maryland 21043  
(410) 203-9800 Phone. (410) 203-9228 Fax.

**F-09-029**