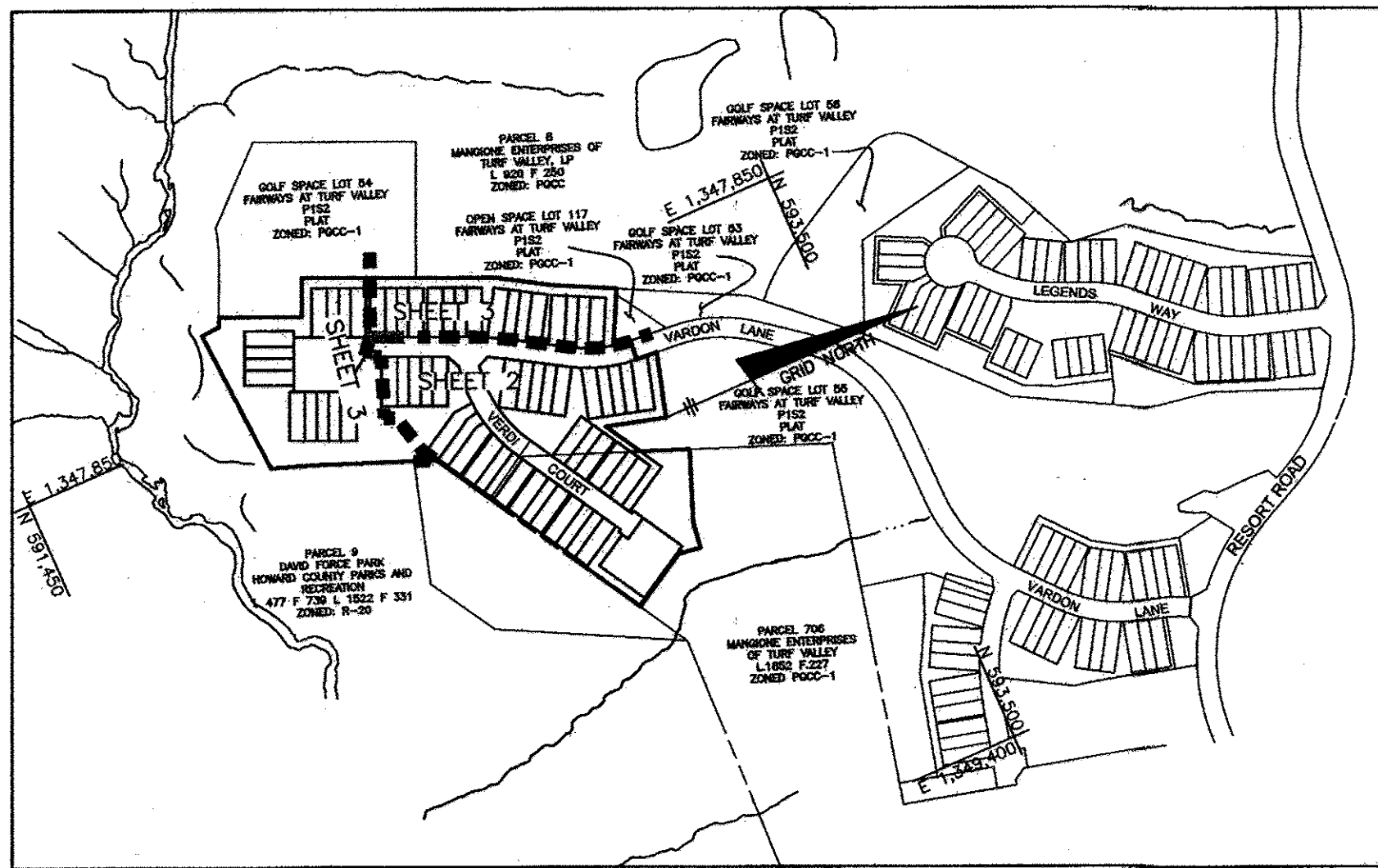
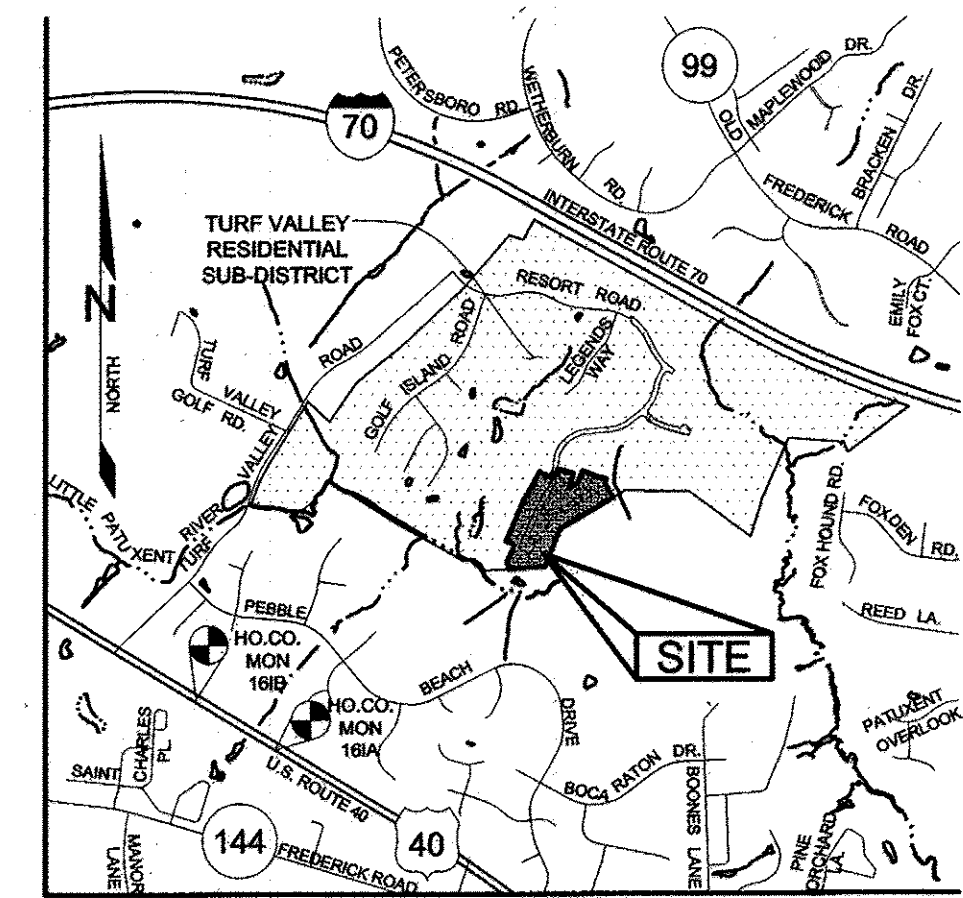


GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 161A AND NO. 161B
 - DENOTES APPROXIMATE LOCATION (SEE VICINITY MAP)
 - STA. NO. 161A N 589509.3876 E 1346343.6320
 - STA. NO. 161B N 590475.2538 E 1344753.9350
- DENOTES IRON PIPE FOUND.
- ⊗ DENOTES REBAR AND CAP FOUND.
- ⊗ DENOTES REBAR AND CAP SET.
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- DENOTES CONCRETE MONUMENT SET.
- BRL INDICATES BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2006 BY MILDENBERG, BOENDER & ASSOC. INC.
- OPEN SPACE LOTS 48, 49 AND 113-115 SHOWN HEREON ARE HEREBY DEDICATED TO THE FAIRWAYS SOUTH AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.
- THE ARTICLES OF INCORPORATION FOR THE FAIRWAYS SOUTH AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON **7-31-2017 ID# D18168443**
- GOLF SPACE LOT 116 SHOWN HEREON SHALL REMAIN THE PROPERTY OF THE OWNER/DEVELOPER FOR GOLF AND ANCILLARY USE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER TERMS AND PROVISIONS, THEREOF, EFFECTIVE **6-5-2017** ON WHICH DATE DEVELOPER AGREEMENT #F-10-086/24-4672-D WAS FILED AND ACCEPTED.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YR FLOODPLAIN, STEEP SLOPES GREATER THAN 25%, HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: S-86-013; S-94-045; SP-97-012; SP-06-013; F-94-006; F-96-107; F-96-150; F-96-151; F-07-158; SDP-95-121; CONTR.#24-4354-D, PB-181; PB-294; PB-300; PB-351; PB-368; WP-09-048, SP-08-05, PLAT #20286-20287, WP-09-121, F-10-084, F-16-087



LOCATION MAP



VICINITY MAP
SCALE: 1"=2000'

- DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM OF 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- STORMWATER MANAGEMENT FOR THIS PHASE IS PROVIDED BY A REGIONAL STORMWATER MANAGEMENT POND CONSTRUCTED UNDER SDP-95-121, AND BY DRY SWALES AND THE SHEET FLOW TO BUFFER CREDIT. WQV, REV AND CPV REQUIREMENTS ARE PROVIDED FOR THE AREAS THAT DRAIN TO THE REGIONAL STORMWATER MANAGEMENT FACILITY BY THE FACILITY. WQV AND REV REQUIREMENTS ARE PROVIDED FOR THE AREAS THAT DO NOT DRAIN TO THE REGIONAL FACILITY BY DRY SWALES AND THE SHEET FLOW TO BUFFER CREDIT. CPV IS NOT REQUIRED FOR THESE AREAS BECAUSE THE 1 YEAR PEAK RUNOFF IS LESS THAN 2 CFS. SEE THE STORMWATER MANAGEMENT REPORT FOR SDP-95-121 FOR DESIGN COMPUTATIONS FOR THE REGIONAL STORMWATER MANAGEMENT FACILITY.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,700.00.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, DATED JANUARY 07, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT SINCE IT IS MORE THAN FIVE HUNDRED FEET (500') FROM A PRINCIPAL OR INTERMEDIATE ARTERIAL HIGHWAY AND SINCE THE HEAVY TRUCK TRAFFIC ON INTERSTATE ROUTE 70 DOES NOT EXCEED AN AOT OF TEN THOUSAND (10,000) VEHICLES.

- THIS PLAN COMPLIES WITH CRITERIA ESTABLISHED BY THE HOWARD COUNTY ZONING REGULATIONS AND THE SECOND AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUBDISTRICT FINAL DEVELOPMENT PLAN.
- GOLF EASEMENTS LOCATED ON LOTS 1-20, 106, & 107 ARE INTENDED TO ADVISE PROPERTY OWNERS OF POSSIBLE ENCROACHMENT BY ERRANT GOLF BALLS INTO THE PROPERTY FROM THE FIELD OF PLAY OF THE GOLF COURSE. THE INDUSTRY STANDARD IS TO LOCATE BUILDABLE LOTS 150 FEET FROM THE CENTERLINE OF ADJACENT FAIRWAYS. THE DEVELOPER HAS ATTEMPTED TO MAINTAIN 200 FEET FROM THE FAIRWAY CENTER LINE TO BUILDABLE LOTS. PRIVATE GOLF EASEMENTS ARE LOCATED WHERE THE 200-FOOT DISTANCE CANNOT BE MAINTAINED. GOLF COURSE FUNCTIONS SUCH AS PLAYER OR CART TRESPASS ARE PROHIBITED.
- FOREST CONSERVATION FOR THE AREA CONSISTING OF EXISTING NON-BUILDABLE BULK PARCEL 'D' WAS PROVIDED UNDER F-07-158. FOREST CONSERVATION FOR THE REMAINING PORTION OF THIS PHASE SHALL BE MET BY 0.44 ACRES OF 'OFF-SITE' RETENTION WITHIN A FOREST CONSERVATION EASEMENT LOCATED ON OPEN SPACE LOT 204 OF THE VILLAGES AT TURF VALLEY, PHASE 2 SECTION 2, F-08-084. THE RETAINED AREAS WILL BE POSTED WITH APPROPRIATE PROTECTIVE SIGNAGE. THE PORTION OF THIS PROJECT LOCATED ON PARCEL 8 IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) SINCE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992. FINANCIAL SURETY FOR THE REQUIRED FOREST CONSERVATION OBLIGATION HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$3,833.00.
- 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 SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- OPEN SPACE CALCULATION:
AREA OF PROPOSED OPEN SPACE LOTS: 13.64 AC±
OPEN SPACE REQUIRED (15% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION):
13.64 AC. x 15% = 2.05 AC.
CREDITED OPEN SPACE PROVIDED: **3.98 AC±**
NON-CREDITED OPEN SPACE PROVIDED: 0.55 AC±
TOTAL OPEN SPACE PROVIDED: **4.53 AC±**

- THIS PLAN IS SUBJECT TO WAIVER PETITION, WP-09-048, TO WAIVE SECTION 16.1202(a)(1) OF THE HOWARD COUNTY CODE AND WAS APPROVED ON NOVEMBER 28, 2008, SUBJECT TO THE FOLLOWING CONDITIONS:
 - WAIVER PETITION APPROVAL APPLIES ONLY TO TEMPORARY DEFERRAL FOR ESTABLISHING ON-OR OFF-SITE FOREST CONSERVATION EASEMENTS FOR DEVELOPMENT OF TURF VALLEY 4TH AMENDED CSP, PARCEL 706. EACH SUBSEQUENT PHASE OF DEVELOPMENT MUST ESTABLISH THE REQUIRED AREA OF FOREST CONSERVATION EASEMENTS AND PROVIDE THE NECESSARY AREA OF FOREST RETENTION AND AFFORESTATION PLANTING AS REQUIRED BY THE FOREST CONSERVATION WORKSHEET FOR THE DEVELOPMENT TO SATISFY ITS OBLIGATION. THE ENTIRE AREA OF FOREST CONSERVATION OBLIGATION FOR PARCEL 706 MUST BE PROVIDED WITH THE PROCESSING AND RECORDING OF THE LAST PHASE OF DEVELOPMENT LOCATED ON PARCEL 706.
 - APPLICABLE DEADLINE AND MILESTONE DATES IN ACCORDANCE WITH SECTIONS 16.144 AND 16.156 OF THE HOWARD COUNTY CODE MUST BE MET.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY APPROVAL (SP-06-013) ON 9-22-2006 AND FINAL PLAN APPROVAL (F-10-086) ON 9-1-2010. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- THE ORIGINAL MILESTONE DATE TO SUBMIT THIS PLAT ORIGINAL FOR RECORDATION WAS FEBRUARY 3, 2009 AS ESTABLISHED BY THE TECHNICALLY COMPLETE LETTER DATED AUGUST 7, 2008. WP-09-211 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2010. WP-10-159 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2001. WP-11-168 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2012. WP-12-129 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2013. WP-13-128 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2014. WP-14-084 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2015. FINALLY, WP-16-104 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2017.

RESERVATION OF PUBLIC UTILITY EASEMENTS
"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER, AND THROUGH LOTS 1-47, 95-112, OPEN SPACE LOTS 48, 49 AND 113-115, AND GOLF SPACE LOT 116. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

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

Donald Mason 7-10-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

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

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	65
GOLF SPACE/OPEN SPACE	6
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	7.06± AC.
BUILDABLE	4.53± AC.
GOLF SPACE/OPEN SPACE	0.00± AC.
NON-BUILDABLE BULK PARCELS	0.00± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	2.05± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	13.64± AC.

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

Howard County Health Officer 9/5/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

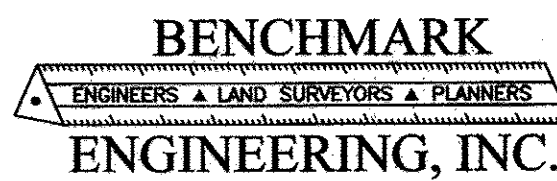
Chief, Development Engineering Division 9-15-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 10/3/17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP, TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0920 FOLIO 250, AND PART OF THE LAND CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, AND 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 AND AMENDED.

Donald Mason 7-10-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 21320



OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31 DAY OF July, 2017."

LOU MANGIONE
LOU MANGIONE
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

WITNESS

FAIRWAYS AT TURF VALLEY

PHASE 3
LOTS 1-47 AND 95-112
OPEN SPACE LOTS 48, 49, 113-115
AND GOLF SPACE LOT 116
POD IV SECTION IV: RESIDENTIAL PHASE IV E
A SUBDIVISION OF PART OF PARCELS 8 AND 706
AND A RESUBDIVISION OF BULK PARCELS D
RECORDED AS PLAT 24293-95
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 10, 11, 16, 17 DATE: JULY, 2017
PARCEL: 8 AND 706 SHEET: 1 OF 3
ZONED: PGCC

F-10-086

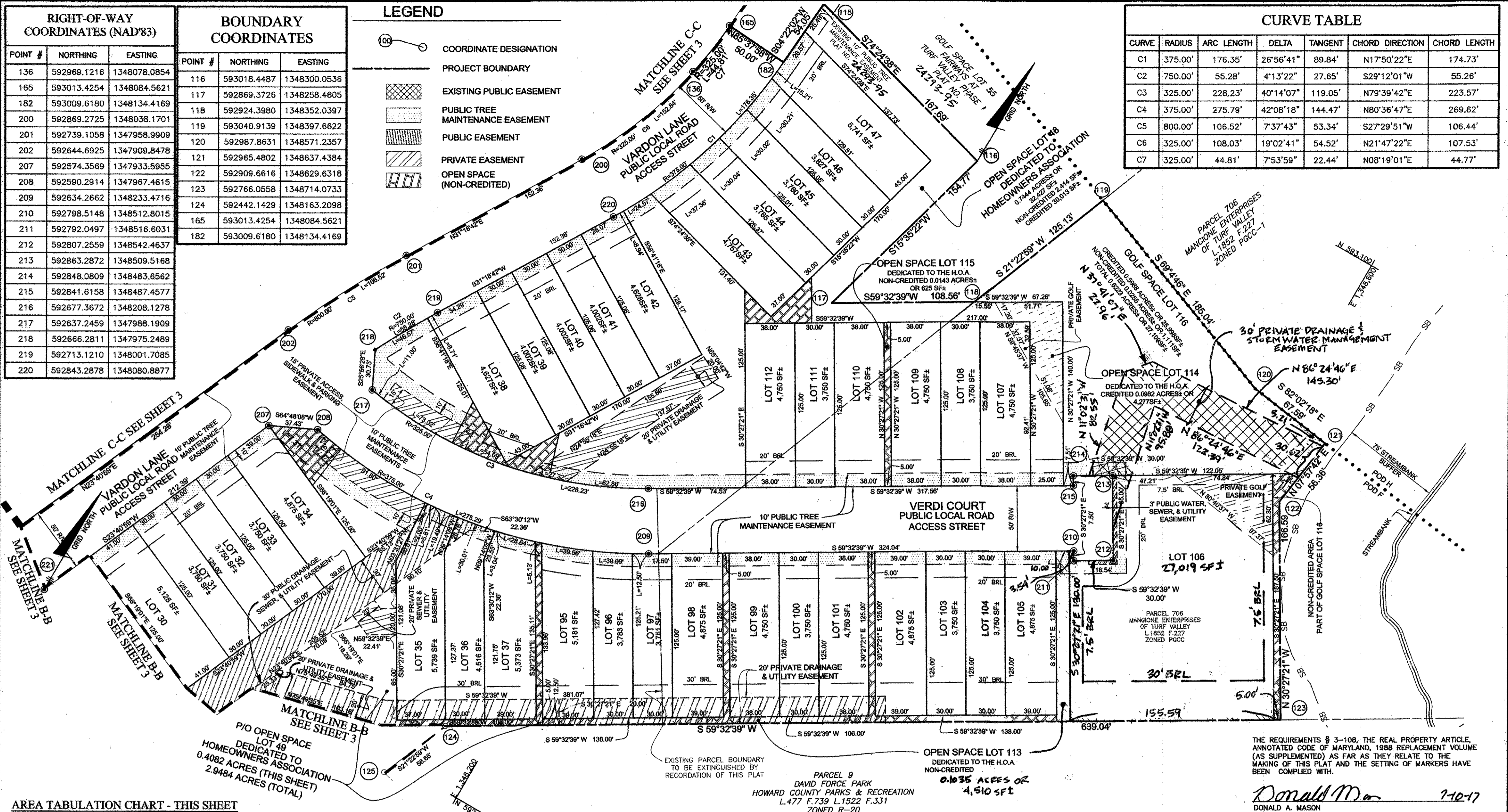
RIGHT-OF-WAY COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
136	592969.1216	1348078.0854
165	593013.4254	1348084.5621
182	593009.6180	1348134.4169
200	592869.2725	1348038.1701
201	592739.1058	1347958.9909
202	592644.6925	1347909.8478
207	592574.3569	1347933.5955
208	592590.2914	1347967.4615
209	592634.2662	1348233.4716
210	592798.5148	1348512.8015
211	592792.0497	1348516.6031
212	592807.2559	1348542.4637
213	592863.2872	1348509.5168
214	592848.0809	1348483.6562
215	592841.6158	1348487.4577
216	592677.3672	1348208.1278
217	592637.2459	1347988.1909
218	592666.2811	1347975.2489
219	592713.1210	1348001.7085
220	592843.2878	1348080.8877

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
116	593018.4487	1348300.0536
117	592869.3726	1348258.4605
118	592924.3980	1348352.0397
119	593040.9139	1348397.6622
120	592987.8631	1348571.2357
121	592965.4802	1348637.4384
122	592909.6616	1348629.6318
123	592766.0558	1348714.0733
124	592442.1429	1348163.2098
165	593013.4254	1348084.5621
182	593009.6180	1348134.4169

LEGEND

- COORDINATE DESIGNATION
- PROJECT BOUNDARY
- EXISTING PUBLIC EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- OPEN SPACE (NON-CREDITED)

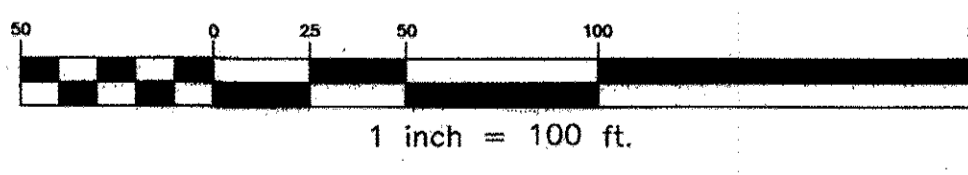
CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	375.00'	176.35'	26°56'41"	89.84'	N17°50'22"E	174.73'
C2	750.00'	55.28'	4°13'22"	27.65'	S29°12'01"W	55.26'
C3	325.00'	228.23'	40°14'07"	119.05'	N79°39'42"E	223.57'
C4	375.00'	275.79'	42°08'18"	144.47'	N80°36'47"E	269.62'
C5	800.00'	106.52'	7°37'43"	53.34'	S27°29'51"W	106.44'
C6	325.00'	108.03'	19°02'41"	54.52'	N21°47'22"E	107.53'
C7	325.00'	44.81'	7°53'59"	22.44'	N08°19'01"E	44.77'



AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	35
BUILDABLE	4
GOLF SPACE/OPEN SPACE	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.17± AC.
BUILDABLE	1.99± AC.
GOLF SPACE/OPEN SPACE	2.5006± AC.
NON-BUILDABLE BULK PARCELS	
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.53± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.69± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BEI-CVLENGINEERING.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 7-10-17
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 200 MARYLAND NO. 21320

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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Barbara M. ... 9/8/2017
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 9.15.17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 10-3-17
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP, TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0920 FOLIO 250, AND PART OF THE LAND CONVEYED BY PEDICOR PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, AND 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 7-10-17
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 851

OWNER'S CERTIFICATE

MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31 DAY OF July, 2017.

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

[Signature]
 WITNESS

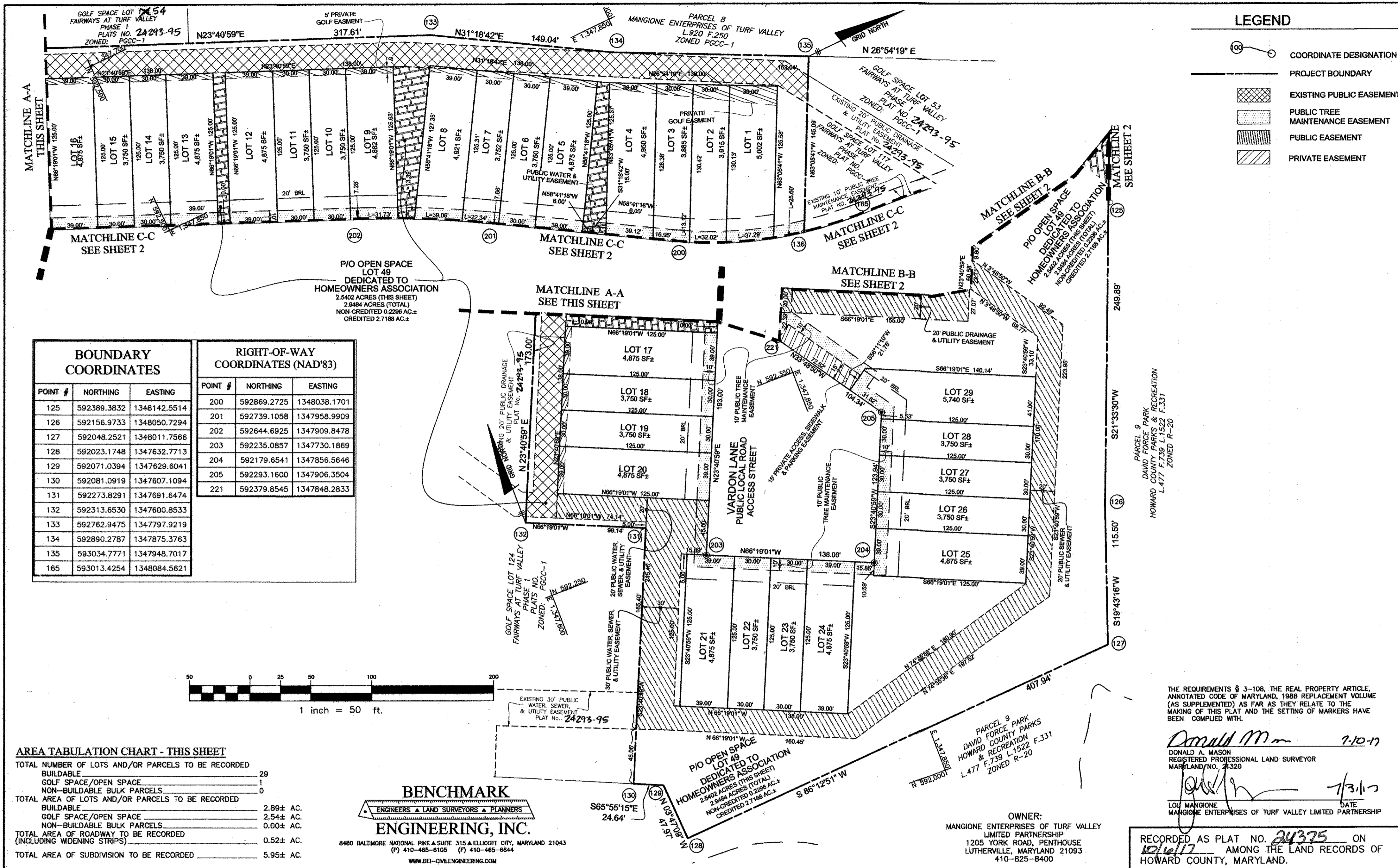
RECORDED AS PLAT NO. 24374 ON 10/26/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FAIRWAYS AT TURF VALLEY
 PHASE 3
 LOTS 1-47 AND 95-112
 OPEN SPACE LOTS 48, 49, 113-115
 AND GOLF SPACE LOT 116

POD 'F' SECTION IV: RESIDENTIAL PHASE IV E
 A SUBDIVISION OF PART OF PARCELS 8 AND 706
 AND A RESUBDIVISION OF BULK PARCELS D
 RECORDED AS PLAT 24293-95

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

SCALE: AS SHOWN
 DATE: JULY, 2017
 SHEET: 2 OF 3



LEGEND

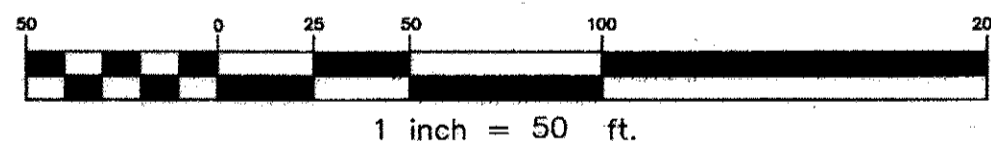
- (100) COORDINATE DESIGNATION
- PROJECT BOUNDARY
- [Cross-hatched] EXISTING PUBLIC EASEMENT
- [Dotted] PUBLIC TREE MAINTENANCE EASEMENT
- [Horizontal lines] PUBLIC EASEMENT
- [Diagonal lines] PRIVATE EASEMENT

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
125	592389.3832	1348142.5514
126	592156.9733	1348050.7294
127	592048.2521	1348011.7566
128	592023.1748	1347632.7713
129	592071.0394	1347629.6041
130	592081.0919	1347607.1094
131	592273.8291	1347691.6474
132	592313.6530	1347600.8533
133	592762.9475	1347797.9219
134	592890.2787	1347875.3763
135	593034.7771	1347948.7017
165	593013.4254	1348084.5621

RIGHT-OF-WAY COORDINATES (NAD'83)

POINT #	NORTHING	EASTING
200	592869.2725	1348038.1701
201	592739.1058	1347958.9909
202	592844.6925	1347909.8478
203	592235.0857	1347730.1869
204	592179.6541	1347856.5646
205	592293.1600	1347906.3504
221	592379.8545	1347848.2833



AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	29
BUILDABLE	1
GOLF SPACE/OPEN SPACE	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.89± AC.
GOLF SPACE/OPEN SPACE	2.54± AC.
NON-BUILDABLE BULK PARCELS	0.00± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.52± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.95± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BEI-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 M. Mason 7-10-17
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE 7/31/17
 LOU MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Barbara Mausa Rosman 9/8/2017
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Clark 9.15.17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kevin DeLoach 10/3/17
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP, TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0920 FOLIO 250, AND PART OF THE LAND CONVEYED BY PEDICOR PROPERTY PARTNERSHIP, L.P. TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, AND THAT ALL MONUMENTS ARE IN PLACE AND CORRECTLY SET PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.
Donald M. Mason 7-10-17
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR, 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 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 31 DAY OF July, 2017.
John
 LOU MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 24375 ON 10/16/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FAIRWAYS AT TURF VALLEY
 PHASE 3
 LOTS 1-47 AND 95-112
 OPEN SPACE LOTS 48, 49, 113-115
 AND GOLF SPACE LOT 116
 POD 'F' SECTION IV: RESIDENTIAL PHASE IV E
 A SUBDIVISION OF PART OF PARCELS 8 AND 706
 AND A RESUBDIVISION OF BULK PARCELS D
 RECORDED AS PLAT 24293-95
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 10, 11, 16, 17 DATE: JULY, 2017
 PARCEL: 8 AND 706 SHEET: 3 OF 3
 ZONED: PGCC