

GENERAL NOTES

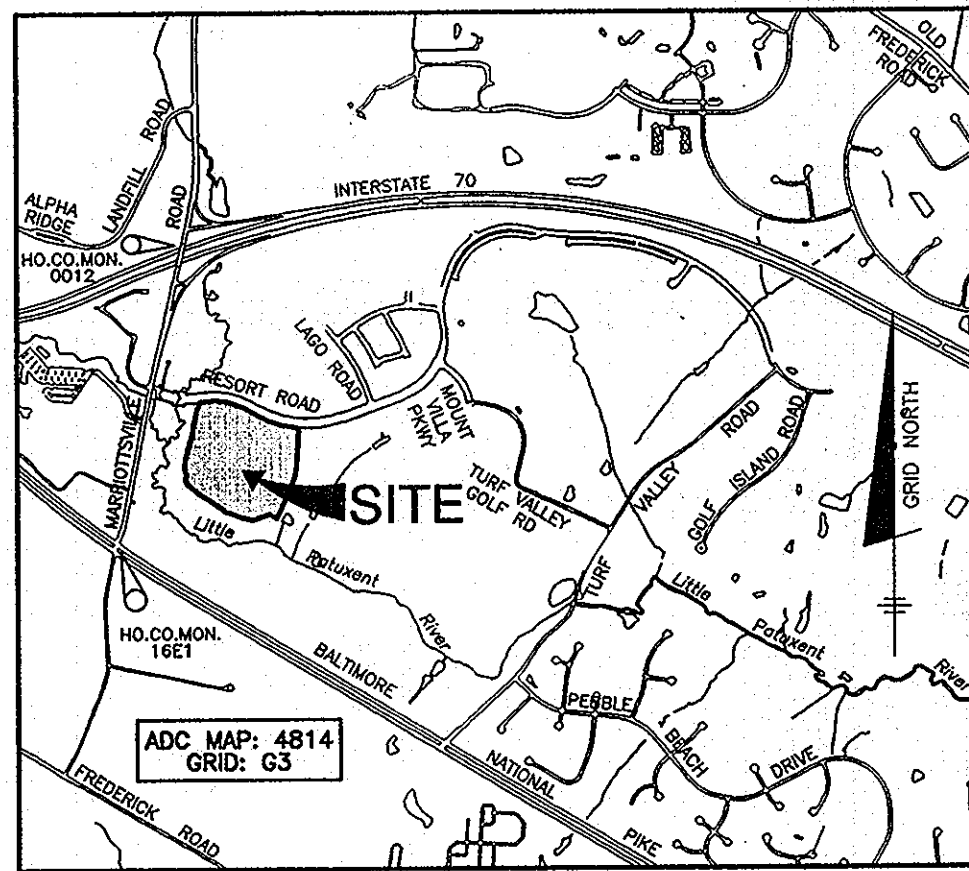
1. THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7-28-2006.
2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004, AND THE SECOND AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN (PLATS ~~10670-10680~~, ~~THIRD~~ ~~21029-21033~~).
3. BOUNDARY IS BASED ON RECORDED PLAT ENTITLED, "TURF VALLEY PROFESSIONAL BUILDINGS" PLAT NOS. 18696-18698 PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. AND RECORDED ON DECEMBER 15, 2006.
4. 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.
5. ALL AREAS ARE MORE OR LESS.
6. O DENOTES ANGULAR CHANGE IN BEARING OF RIGHT-OF-WAY.
7. THERE ARE NO CEMETERIES OF HISTORIC STRUCTURES LOCATED ON THIS SITE.
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
9. THERE ARE NO STREAMS OR 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.
10. STORMWATER MANAGEMENT FOR THIS SITE WAS PREVIOUSLY PROVIDED BY THE EXISTING EXTENDED DETENTION POND UNDER F-02-074. FOR THIS DEVELOPMENT, THAT POND IS BEING UTILIZED BUT HAS BEEN MODIFIED TO ACCOMMODATE A HIGHER CURVE NUMBER BASED ON COMMERCIAL ZONING. THIS POND REMAINS UNDER THE STORMWATER MANAGEMENT REQUIREMENT IN EFFECT PRIOR TO THE ADOPTION OF THE MDE 2000 MANUAL QUALITY AND QUANTITY CONTROL FOR THE REMAINDER OF THE SITE IS BEING PROVIDED IN SWM #2 (EXTENDED DETENTION WITH MICROPOOL) AND RECHARGE CHAMBER #1.
11. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS OR THEIR REQUIRED BUFFERS.
12. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE AS IT IS COMMERCIAL.
13. THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH, 2004.
14. THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
15. WATER IS PUBLIC. THE CONTRACT NUMBER IS 44-4653-D. THE DRAINAGE AREA IS "LITTLE PATUXENT".
16. SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-3447-D. THE DRAINAGE AREA IS "LITTLE PATUXENT".
17. THIS PLAT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(vii) SINCE IT IS A PLAT OF REVISION AS PROVIDED FOR IN SECTION 16.103 OF THE HOWARD COUNTY CODE.
18. PREVIOUS HOWARD COUNTY FILE NUMBERS: F-02-074, S-86-013 (PB368), S-00-018, P-00-006, PLATS 19578-19580, PLATS 18696-18698
19. RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCEL 'J'. 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. 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.
20. 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 **TBD**, ON WHICH DATE DEVELOPER AGREEMENT #44-4653-D WAS FILED AND ACCEPTED.
21. OPEN SPACE FOR THIS PARCEL WAS PROVIDED UNDER THE ORIGINAL SUBDIVISION AS TURF VALLEY PROFESSIONAL BUILDINGS. TOTAL SUBDIVISION ACREAGE = 68.97 AC. OPEN SPACE REQUIRED = 15% OF 68.97 AC. OR 10.35 AC. OPEN SPACE PROVIDED = 24.33 AC (PARCELS K,L,N,O,P) 13.98 AC. IS TO BE CREDITED TOWARD FUTURE REQUIREMENTS.
22. AREA OF PARCEL SHOWN ON THIS PLAT (24.21 AC) WILL BE USED TO SATISFY DENSITY REQUIREMENTS FOR FUTURE RESIDENTIAL PARCELS.
23. THE APPROVED COMMERCIAL SPACE ON P-00-06 IS 150,000 S.F. UP TO 50,000 S.F. WILL BE DEVELOPED ON PARCEL Q (F-02-082) WITH THE BALANCE ON PARCEL J IN F-02-074.
24. 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 ON PARCEL J ADJACENT TO RESORT ROAD ARE THE BRL'S FOR THE MAJOR COLLECTOR.
25. THIS PLAT IS EXEMPT FROM HOWARD COUNTY LANDSCAPING REQUIREMENTS SINCE IT IS A PLAT OF REVISION.

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'

COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
1	594809.4829	1341042.9346
2	594820.1011	1341124.0415
3	594743.4680	1341512.4604
4	594677.6405	1341627.4940
5	594538.6643	1342056.3377
6	594511.3563	1342079.3026
7	594140.7920	1342056.3335
8	593946.1891	1342009.0205
9	593659.3357	1341882.6046
10	593744.0568	1341433.4910
11	593743.4848	1341229.8521
12	593728.9861	1341219.6295
13	593756.8803	1341180.0673
14	593800.1732	1341112.5901
15	593856.5563	1341024.7103
16	593908.9125	1340963.8996
17	593944.9500	1340925.1069
18	593991.0341	1340899.1465
19	594042.6747	1340908.0501
20	594116.3086	1340896.1670
21	594179.4669	1340892.8868
22	594267.6321	1340914.3704
23	594414.4516	1340955.0964
24	594587.8084	1340989.7514
25	594672.7093	1341006.1875



VICINITY MAP
SCALE: 1" = 2000'

AREA TABULATION CHART - THIS SUBMISSION

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

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 4-13-10
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320

Mary C. Mangione 4/14/10
MARY C. MANGIONE
DATE

Mary C. Mangione 4/14/10
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

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WWW.BEI-CMLENGINEERING.COM

THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO ADD PUBLIC WATER & UTILITY EASEMENT AND PUBLIC 10' TREE MAINTENANCE EASEMENT ON PARCEL 'J'.

RECORDED AS PLAT NO. 21097 ON 4/27/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Nolan for Peter Beileusom 4/20/2010
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John P. ... 4/22/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith ... 4/22/10
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 THE LAND CONVEYED BY TURF VALLEY ASSOCIATES TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND PART OF THE LAND CONVEYED BY ROUTE 70N-40 JOINT VENTURE TO MARY C. MANGIONE, SURVIVING TENANT OF THE ENTIRETY, BY DEED DATED JUNE 28, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1263 AT FOLIO 724 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 4-13-10
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320

OWNER'S CERTIFICATE

WE, MARY C. MANGIONE AND MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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-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 14TH DAY OF APRIL, 2010.

Mary C. Mangione 4/14/10
MARY C. MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP

Mary C. Mangione 4/14/10
DATE

John Mangione 4/14/10
WITNESS DATE

REVISION PLAT

TURF VALLEY PROFESSIONAL BUILDINGS

TURF VALLEY, PGCC DISTRICT, MULTI-USE SUBDISTRICT, PARCEL 'J' PREVIOUSLY RECORDED AS PLAT NO. 18697

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 16 DATE: APRIL, 2010
PARCEL: P/O 8 & 50 ZONED: PGCC SHEET: 1 OF 2

PUBLIC WATER AND UTILITY EASEMENT LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N71°50'09"E	188.14	L38	N09°32'56"E	15.00
L2	N64°05'32"W	7.00	L39	N80°27'04"W	8.67
L3	N25°54'28"E	12.92	L40	N09°32'56"E	83.56
L4	S71°50'09"W	189.29	L41	N29°04'03"E	6.89
L5	S51°50'09"W	16.82	L42	N48°34'03"E	63.00
L6	S09°32'56"W	63.92	L43	N64°03'40"W	14.17
L7	N80°27'04"W	10.67	L44	N25°56'20"E	13.02
L8	S09°32'56"W	15.00	L45	S48°34'03"W	72.23
L9	S80°27'04"E	10.67	L46	S29°04'03"W	13.77
L10	S09°32'56"W	168.00	L47	S09°32'56"W	242.50
L11	N80°27'04"W	10.67	L48	N80°27'04"W	26.25
L12	S09°32'56"W	15.00	L49	N09°32'56"E	8.67
L13	S80°27'04"E	10.67	L50	N80°27'04"W	15.00
L14	S09°32'56"W	12.90	L51	S09°32'56"W	28.67
L15	S35°27'04"E	56.57	L52	S80°27'04"E	143.74
L16	S09°32'56"W	137.60	L53	S35°27'04"E	35.20
L17	N80°27'04"W	52.50	L54	N87°13'07"E	26.74
L18	N09°32'56"E	8.67	L55	S02°46'53"W	15.00
L19	N80°27'04"W	17.50	L56	S87°13'07"E	26.74
L20	S09°32'56"W	28.67	L57	S11°00'22"E	261.95
L21	S80°27'04"E	204.76	L58	S78°59'38"W	35.97
L22	S35°27'04"E	6.13	L59	N11°00'22"E	21.50
L23	S09°32'56"W	199.16	L60	S78°59'38"W	15.00
L24	N80°27'04"W	11.67	L61	S11°00'22"E	21.50
L25	S09°32'56"W	15.00	L62	S78°59'38"W	50.58
L26	S80°27'04"E	11.67	L63	N80°27'04"W	295.76
L27	S09°32'56"W	52.31	L64	N35°27'04"W	41.21
L28	S35°27'04"E	57.78	L65	N09°32'56"E	266.47
L29	S80°27'04"E	307.67	L66	N35°27'04"W	23.33
L30	N78°59'38"E	105.17	L67	N09°32'56"E	8.22
L31	S11°00'22"E	188.43	L68	N80°27'04"W	15.00
L32	N78°59'38"E	20.00	L69	S09°32'56"W	8.67
L33	N11°00'22"W	470.38	L70	N80°27'04"W	107.60
L34	N35°27'04"W	51.01	L71	N09°32'56"E	145.89
L35	N80°27'04"W	90.77	L72	N35°27'04"W	56.57
L36	N09°32'56"E	140.50	L73	N09°32'56"E	258.80
L37	S80°27'04"E	8.67	L74	N51°50'09"E	5.56

PUBLIC WATER AND UTILITY EASEMENT CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	620.00	8.62
C2	497.00	149.43
C3	1100.00	2.06
C4	517.00	15.86
C5	517.00	116.91

WETLAND BUFFER LINE TABLE		
LINE	BEARING	DISTANCE
WB1	N29°41'30"W	41.26'
WB2	N27°37'33"W	52.51'
WB3	N17°12'03"W	13.52'
WB4	N20°24'19"E	0.00'
WB5	N20°24'19"E	45.05'
WB6	N30°24'37"W	10.40'
WB7	N21°13'52"E	28.74'
WB8	N19°00'11"W	18.69'
WB9	N33°43'28"E	31.88'
WB10	N21°20'17"E	27.59'
WB11	N00°19'49"W	45.92'
WB12	N14°34'32"E	45.94'
WB13	N12°27'51"E	65.97'
WB14	N15°23'31"E	41.87'
WB15	N02°23'00"W	21.63'
WB16	N14°53'13"E	63.34'
WB17	N27°09'59"E	36.59'
WB18	N21°16'00"E	16.90'

WETLAND BUFFER CURVE TABLE							
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	
WBC1	24.68'	17.41'	9.09'	17.05'	N01°38'25"W	40°25'07"	
WBC2	25.00'	3.96'	1.98'	3.96'	N24°56'35"E	9°04'30"	
WBC3	25.00'	22.53'	12.10'	21.78'	N04°35'23"W	51°38'29"	
WBC4	25.00'	17.56'	9.16'	17.20'	S01°06'51"W	40°14'03"	
WBC5	25.00'	23.01'	12.39'	22.20'	N07°21'39"E	52°43'39"	
WBC6	25.00'	5.40'	2.71'	5.39'	S27°31'52"W	12°23'11"	
WBC7	25.00'	9.45'	4.78'	9.40'	S10°30'14"W	21°40'06"	
WBC8	25.00'	6.50'	3.27'	6.49'	N07°07'22"E	14°54'21"	
WBC9	25.00'	0.92'	0.46'	0.92'	S13°31'12"W	2°06'41"	
WBC10	25.00'	1.28'	0.64'	1.28'	N13°55'41"E	2°55'40"	
WBC11	25.00'	7.76'	3.91'	7.72'	S06°30'16"W	17°46'31"	
WBC12	25.00'	7.54'	3.80'	7.51'	N06°15'06"E	17°16'13"	
WBC13	25.00'	5.29'	2.66'	5.28'	N20°57'06"E	12°07'46"	
WBC14	25.00'	2.51'	1.26'	2.51'	S24°08'29"W	5°44'59"	

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE/GOLF SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	24.21± AC.
BUILDABLE	N/A
OPEN SPACE/GOLF SPACE	N/A
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	24.21± AC.

BENCHMARK
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WWW.BEI-CIVILENGINEERING.COM

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

Richard P. Babilon 4/22/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Keith S. ... 4/22/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
West ... 4/22/10
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 THE LAND CONVEYED BY TURF VALLEY ASSOCIATES TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND PART OF THE LAND CONVEYED BY ROUTE 70N-40 JOINT VENTURE TO MARY C. MANGIONE, SURVIVING TENANT OF THE ENTIRETY, BY DEED DATED JUNE 28, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1263 AT FOLIO 724 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 4-13-10
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320

OWNER'S CERTIFICATE

WE, MARY C. MANGIONE AND MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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-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, WITHIN OUR HANDS THIS 14th DAY OF April, 2010.

Mary C. Mangione 4/14/10
MARY C. MANGIONE DATE
Paul Mangione 4/14/10
WITNESS DATE
Mary C. Mangione 4/14/10
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP
Paul Mangione 4/14/10
WITNESS DATE

RECORDED AS PLAT NO. 21098 ON 4-12-10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
TURF VALLEY
PROFESSIONAL BUILDINGS

TURF VALLEY, PGCC DISTRICT, MULTI-USE SUBDISTRICT, PARCEL 'J'
PREVIOUSLY RECORDED AS PLAT NO. 18697

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 16 DATE: APRIL, 2010
PARCEL: P/O 8 & 50 SHEET: 2 OF 2
ZONED: PGCC

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	620.00'	402.96'	208.89'	395.91'	S78°50'21"E	37°14'19"
C2	1100.00'	454.02'	230.29'	450.80'	S72°02'38"E	23°38'54"
C3	570.00'	201.32'	101.72'	200.27'	S13°39'54"W	20°14'10"