

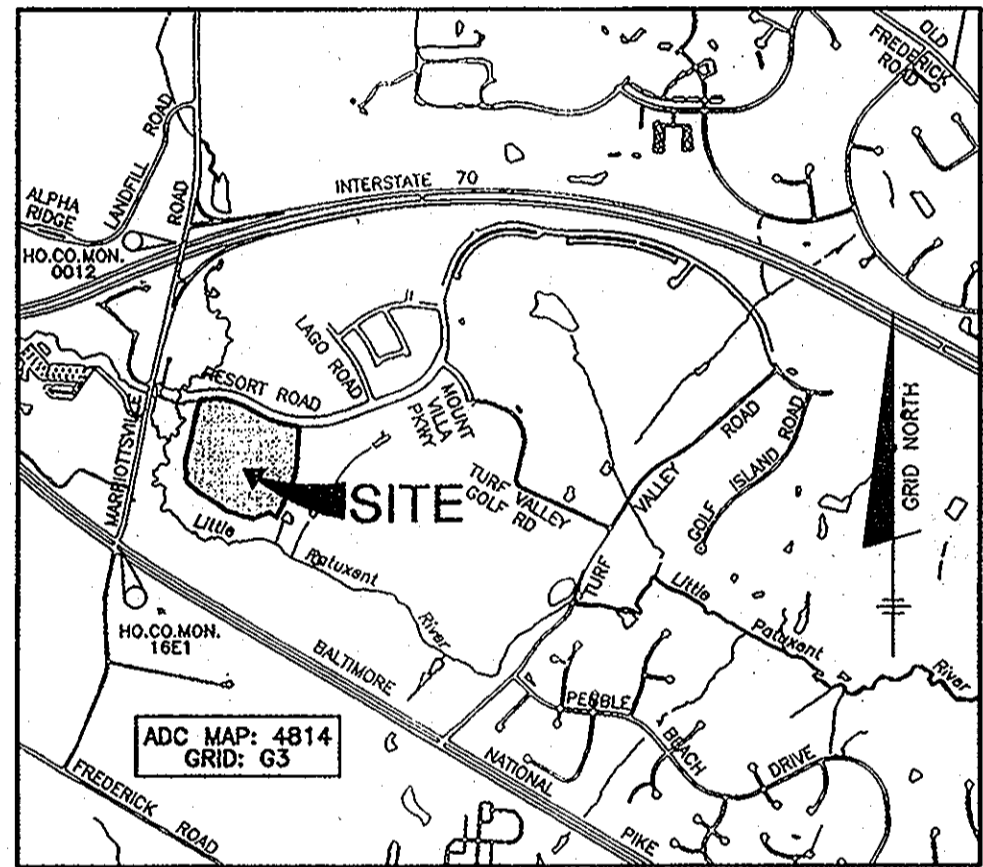
GENERAL NOTES

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 THIRD AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN (PLATS 21029-21031).
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. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 16E1 AND 0012.
5. ALL AREAS ARE 'MORE' OR 'LESS'.
6. ○ DENOTES ANGULAR CHANGE IN BEARING OF RIGHT-OF-WAY.
7. THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
8. THERE ARE NO STREAMS OR 100-YEAR FLOODPLAIN ON THIS SITE.
9. STORMWATER MANAGEMENT FOR THIS SITE WAS APPROVED UNDER SDP-10-027.
10. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS OR THEIR REQUIRED BUFFERS.
11. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE AS IT IS COMMERCIAL.
12. THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH, 2004.
13. THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT..
14. WATER IS PUBLIC. THE CONTRACT NUMBER IS 44-4653-D. THE DRAINAGE AREA IS "LITTLE PATUXENT".
15. SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-3447-D. THE DRAINAGE AREA IS "LITTLE PATUXENT".
16. THIS SUBDIVISION IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(vii) SINCE IT IS AN EXEMPT DIVISION AS PROVIDED FOR IN SECTION 16.102 OF THE HOWARD COUNTY CODE.
17. PREVIOUS HOWARD COUNTY FILE NUMBERS: F-02-074, S-86-013 (PB368), S-00-018, P-00-006, PLATS 18696-18698, PLATS 21097-21098, SDP-10-027, F-10-104
18. **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 PARCELS J1 AND J2 AND OPEN SPACE LOTS 4 AND 5. 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.
19. 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 APRIL 19, 2010, ON WHICH DATE DEVELOPER AGREEMENT #44-4653-D WAS FILED AND ACCEPTED..
20. OPEN SPACE 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 (PARCEL 'K' AND OPEN SPACE LOTS 1, 2 AND 3) 13.98 AC. IS TO BE CREDITED TOWARD FUTURE REQUIREMENTS.
21. A MAXIMUM OF 473,312 SQUARE FEET OF COMMERCIAL/OFFICE BUILDING AREA SHALL BE CONSTRUCTED IN THE MULTI-USE SUBDISTRICT, IN ACCORDANCE WITH THE THIRD AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN.
22. RESORT ROAD IS A GENERAL PLAN ROAD SHOWN ON THE TRANSPORTATION MAP 2000-2020 AS A MAJOR COLLECTOR CONNECTION TO MARRIOTTVILLE ROAD, THE BUILDING RESTRICTION LINES ON PARCELS 'J1' AND 'J2' ADJACENT TO RESORT ROAD ARE THE BRL'S FOR THE MAJOR COLLECTOR.
23. THIS PLAT IS EXEMPT FROM HOWARD COUNTY LANDSCAPING REQUIREMENTS SINCE IT IS EXEMPT DIVISION.
24. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLAN ZONE, U.S. SURVEY FOOT.
25. ALL DEVELOPMENT ON THE PARCELS MUST CONFORM TO THE PROVISIONS OF HOWARD COUNTY CODE SECTION 16.129.

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'

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	19.00± AC.
NON-BUILDABLE	0
OPEN SPACE	4.86± AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	1.80± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	25.66± AC.

BENCHMARK ENGINEERING, INC.

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

OWNER (PARCEL J):
TVTS RETAIL, LLC
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

OWNER (OPEN SPACE LOT 3):
TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC.
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

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.

Donald A. Mason 8-13-12
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
DATE

TVTS RETAIL, LLC 8/13/12
TVTS RETAIL, LLC
DATE

Turf Valley Property Owners Assoc., Inc. 8/13/12
TURF VALLEY PROPERTY OWNERS ASSOC., INC.
DATE

THE PURPOSES OF THESE PLATS ARE TO RESUBDIVIDE PREVIOUSLY RECORDED PARCEL 'J' AND OPEN SPACE LOT 3 INTO TWO (2) PARCELS, J1 & J2 AND TWO (2) OPEN SPACE LOTS; TO CREATE A PUBLIC RIGHT-OF-WAY FOR TOWN SQUARE PARKWAY; AND TO ADD A PUBLIC WATER & UTILITY EASEMENT FOR A FIRE HYDRANT AND PUBLIC STORMWATER MANAGEMENT, ACCESS, DRAINAGE & UTILITY EASEMENT AND TO RECONFIGURE THE PRIVATE SWM EASEMENT PREVIOUSLY RECORDED AS PLAT 18697.

RECORDED AS PLAT NO. 22078 ON 9/21/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Barbara for Peter Beselanson 9/10/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Kevin Beselanson 9/17/12
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 1-7-2013 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND MARY C. MANGIONE TO TVTS RETAIL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED MAY 4, 2012 AND RECORDED IN LIBER 14000 AT FOLIO 00180 AND PART OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, AND NICHOLAS B. MANGIONE AND MARY C. MANGIONE TO TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC. BY DEED DATED JULY 21, 2006 AND RECORDED IN LIBER 10419 AT FOLIO 0343 AND THAT ALL NONMENTAL LOTS, PLACES 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 8-13-12
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351
DATE



OWNER'S CERTIFICATE

WE, TVTS RETAIL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC., 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 13th DAY OF AUGUST, 2012.

TVTS RETAIL, LLC 8/13/12
TVTS RETAIL, LLC
DATE

Turf Valley Property Owners Assoc., Inc. 8/13/12
TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC.
DATE

TURF VALLEY PROFESSIONAL BUILDINGS PARCELS J1 & J2 AND OPEN SPACE LOTS 4 & 5

A RESUBDIVISION OF PARCEL 'J' PREVIOUSLY RECORDED AS PLAT NO. 21097-21098 AND OPEN SPACE LOT 3 PREVIOUSLY RECORDED AS PLAT NO. 18696-18698

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 16
PARCEL: P/O 8 & 50 DATE: AUGUST, 2012
ZONED: PGCC SHEET: 1 OF 2

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"
C4	450.00'	29.02'	14.51'	29.01'	S11°23'47"W	03°41'41"
C5	450.00'	161.44'	81.60'	160.57'	S00°43'43"E	20°33'18"
C6	550.00'	197.31'	99.73'	196.26'	N00°43'43"W	20°33'18"
C7	550.00'	48.82'	24.43'	48.81'	N12°05'31"E	05°05'10"

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	593582.5816	1341848.7792
10	593628.8025	1341771.0035
11	593571.4539	1341600.0880
12	593592.9657	1341485.9122
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
26	593631.3587	1341399.5656
27	593661.5150	1341305.8192
28	593681.9663	1341286.3174

ESMT LINE CHART		
L1	S78°59'38"W	101.28'
L2	R=32.00', L=49.16'	
L3	N80°27'04"W	103.15'
L4	S26°02'08"W	25.74'
L5	S79°28'47"E	72.41'
L6	S68°55'09"E	32.51'
L7	S87°27'32"E	32.66'
L8	N69°19'13"E	95.15'
L9	S21°48'32"E	12.31'
L10	N78°59'38"E	31.41'
L11	S02°46'09"W	74.42'
L12	S07°28'42"E	28.37'

OWNER (PARCEL J):
 TVTS RETAIL, LLC
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 410-825-8400

OWNER (OPEN SPACE LOT 3):
 TURF VALLEY PROPERTY OWNERS
 ASSOCIATION, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 410-825-8400

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	2
PRESERVATION PARCELS	0
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TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.80± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	25.66± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William Peter Bielewicz 9/11/2012
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Donald A. Mason 9/5/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kevin J. ... 9/17/12
 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 1-7-2013 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND MARY C. MANGIONE TO TVTS RETAIL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED MAY 4, 2012 AND RECORDED IN LIBER 10419 AT FOLIO 0345 AND PART OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, AND NICHOLAS B. MANGIONE AND MARY C. MANGIONE TO TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC. BY DEED DATED JULY 21, 2006 AND RECORDED IN LIBER 10419 AT FOLIO 0345 AND THAT ALL MONUMENTS SHOWN ON THIS PLAN 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 8-13-12
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
 FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351

OWNER'S CERTIFICATE
 WE, TVTS RETAIL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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 13th DAY OF AUGUST, 2012.

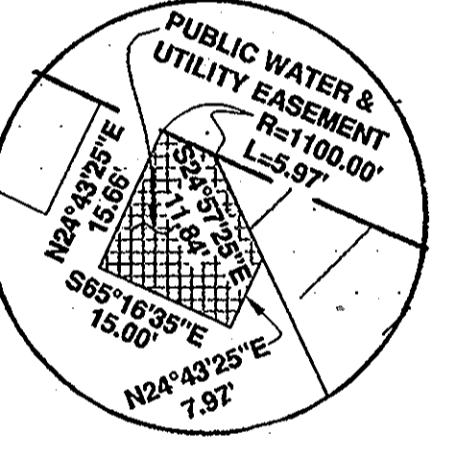
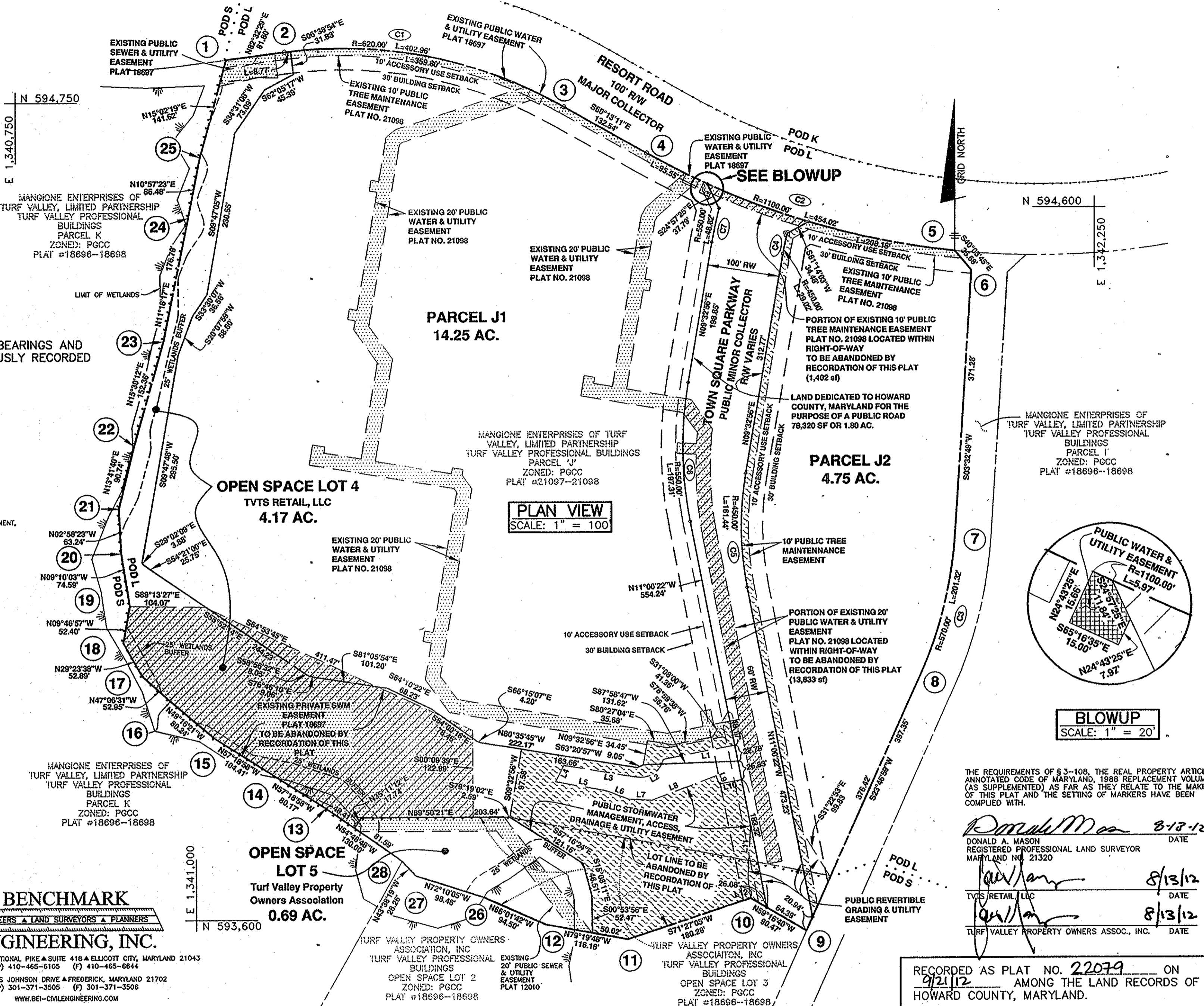
William Peter Bielewicz 8/13/12
 TVTS RETAIL, LLC DATE
Donald A. Mason 8/13/12
 TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC. DATE

TURF VALLEY PROFESSIONAL BUILDINGS PARCELS J1 & J2 AND OPEN SPACE LOTS 4 & 5
 A RESUBDIVISION OF PARCEL 'J' PREVIOUSLY RECORDED AS PLAT NO. 21097-98 AND OPEN SPACE LOT 3 PREVIOUSLY RECORDED AS PLAT NO. 18696-18698

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 16 DATE: AUGUST, 2012
 PARCEL: P/O 8 & 50
 ZONED: PGCC SHEET: 2 OF 2

BENCHMARK ENGINEERING, INC.

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



BLOWUP
 SCALE: 1" = 20'

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 8-13-12
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320 DATE
William Peter Bielewicz 8/13/12
 TVTS RETAIL, LLC DATE
Donald A. Mason 8/13/12
 TURF VALLEY PROPERTY OWNERS ASSOC., INC. DATE

RECORDED AS PLAT NO. 22079 ON 9/21/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.