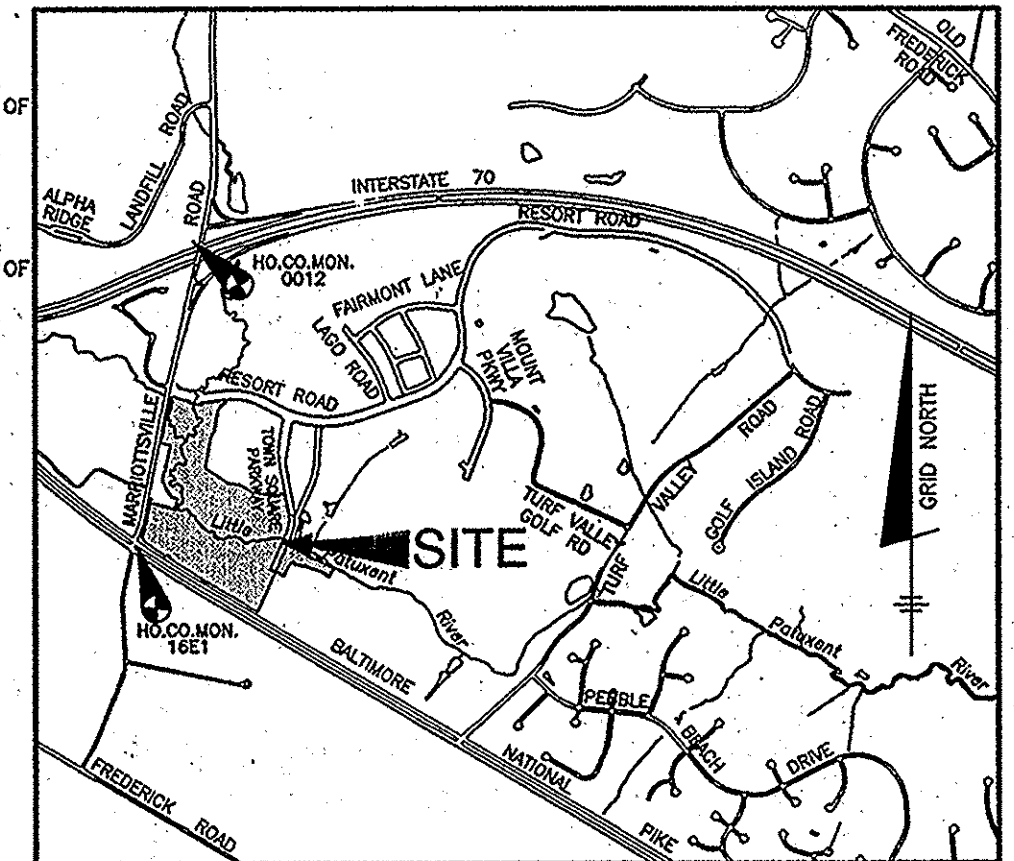


**GENERAL NOTES**

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG IN MARCH, 2006.
- 3.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- 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.) A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT CREATES NO NEW ADDITIONAL LOTS.
- 6.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS NO NEW RESIDENTIAL LOTS/UNITS ARE PROPOSED.
- 7.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4891-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 8.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4891-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 9.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 10.) A GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC IN MARCH, 2014.
- 11.) THE FLOODPLAIN STUDY WAS PREPARED BY BENCHMARK ENGINEERING, INC. AND APPROVED BY DPZ ON MAY 14, 2015.
- 12.) STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL HAS BEEN PROVIDED FOR THIS PROJECT. THE PRACTICES SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
- 13.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 14.) THERE ARE NO EXISTING STRUCTURES LOCATED ON-SITE.
- 15.) THE GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES WITHIN THE WETLANDS, STRAMS, THEIR REQUIRED BUFFERS, 100-YR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA TO BE CONSIDERED A "NECESSARY" DISTURBANCE BY THE DEPARTMENT OF PLANNING AND ZONING.
- 16.) LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THIS ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED STREET TREES SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
- 17.) THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) OF THE COUNTY CODE 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.

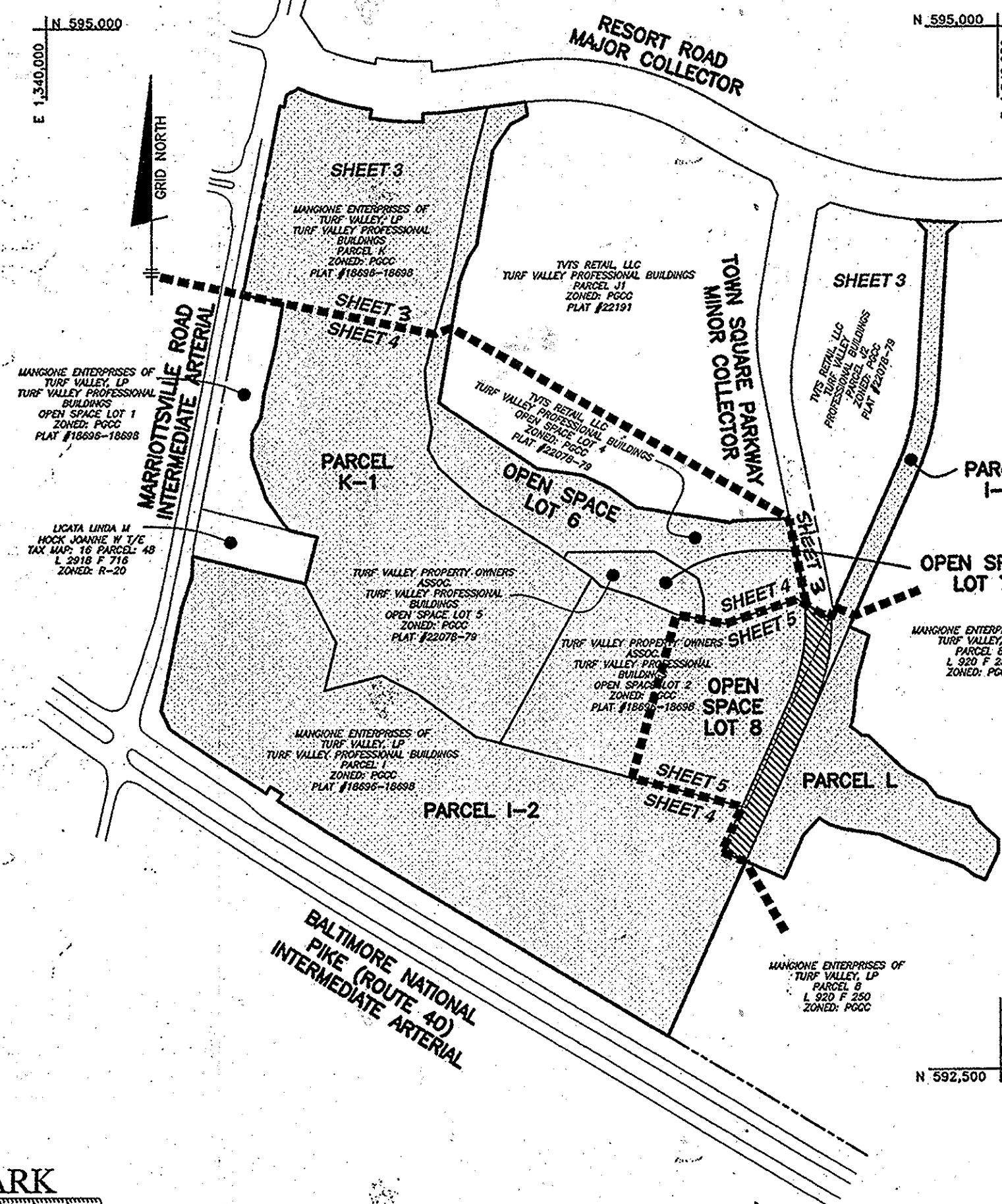
- 21.) THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- 22.) PROPERTIES DEPICTED ON THESE PLANS ARE ZONED "PGCC" UNLESS OTHERWISE NOTED.
- 23.) THE ARTICLES OF INCORPORATION FOR THE TURF VALLEY PROPERTY OWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON JUNE 30, 2006, ID# 0001809551.
- 24.) THE PROPOSED USES FOR THIS PROJECT ARE ALL NON-RESIDENTIAL.
- 25.) ALL AREAS ARE MORE OR LESS.
- 26.) DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, U.S. SURVEY FOOT.
- 27.) PLAT SUBJECT TO PRIOR PLANNING AND ZONING FILE NUMBERS S-86-013, F-02-074, SDP-10-027, F-12-055.
- 28.) WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY EXPLORATION RESEARCH FOR S-86-013. THE WETLANDS WERE VERIFIED BY ECO-SCIENCE PROFESSIONAL, INC IN JUNE, 2002 AND APRIL, 2004.

**BENCHMARKS**  
**NAD'83 HORIZONTAL**  
 HO. CO. #16E1 (AKA: 3438001)  
 STAMPED BRASS DISK SET ON TOP OF  
 A 3/4" 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 3/4" DEEP COLUMN OF CONCRETE.  
 N 596520.760' E 1340864.37'  
 ELEVATION: 466.298'



**VICINITY MAP**  
 SCALE: 1" = 2000'  
 ADC MAP: 19  
 GRID: D4

- 18.) RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS  
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOTS 6-8 AND PARCELS K-1, I-2, I-3, & I-4. 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. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, 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 16.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE AUGUST 14, 2015, ON WHICH DATE DEVELOPER AGREEMENT #F-15-056/24-4551-D WAS FILED AND ACCEPTED.
- 20.) WP-14-063, A WAIVER PETITION TO SECTION 16.102(d)(1)(i) AND 16.144(g) WHICH REQUIRES A SUBMISSION OF A PRELIMINARY PLAN WAS APPROVED ON JANUARY 8, 2014 WITH THE FOLLOWING CONDITIONS:
  1. PETITIONER SHALL SUBMIT A FINAL PLAN FOR THE PROJECT IN ACCORDANCE WITH SECTION 16.147 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  2. PETITIONER SHALL ENSURE THAT THE PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.129 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AS APPLICABLE.
  3. PETITIONER SHALL OBTAIN SIGNATURE APPROVAL OF ECP-14-036 PRIOR TO SUBMISSION OF FINAL PLANS.
  4. PETITIONER SHALL SUBMIT AN ENVIRONMENTAL CONCEPT PLAN ADDRESSING ALL STORMWATER MANAGEMENT NEEDS FOR THE ROAD EXTENSION.
  5. PETITIONER SHALL SUBMIT A PRELIMINARY ROAD PROFILE WITH THE ENVIRONMENTAL CONCEPT PLAN INDICATING THAT THE ROAD CAN BE CONSTRUCTED TO COUNTY STANDARDS.
  6. PETITIONER SHALL INDICATE ON THE ENVIRONMENTAL CONCEPT PLAN THAT THE ROAD CAN BE EXTENDED AT LEAST 400 FEET IN THE FUTURE.

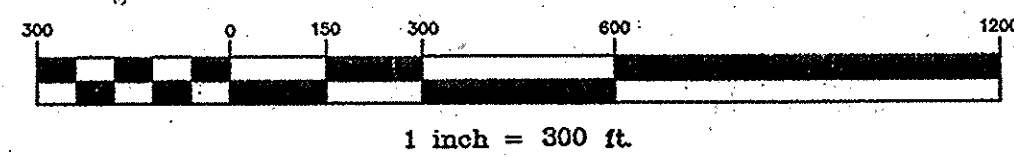


**LEGEND**  
 [Symbol] SITE  
 [Symbol] PROPOSED RIGHT-OF-WAY  
 [Symbol] MATCH LINE

**AREA TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	3
BUILDABLE PARCELS	4
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	10.53± AC.
BUILDABLE PARCELS	34.38± AC.
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.86± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	45.77± AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BE-CVLENGINEERING.COM



**OWNER (OPEN SPACE LOT 4):**  
 TVTS RETAIL LLC  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410-825-8400

**OWNER (OPEN SPACE LOTS 2 & 5):**  
 TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC.  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410-825-8400

**OWNER (PARCELS I, K, & 8):**  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410-825-8400

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason* 4-5-16  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 5/3/16  
 LOUIS MANGIONE DATE

**PURPOSE STATEMENT:**  
 THE PURPOSE OF THIS PLAN IS TO RESUBDIVIDE OPEN SPACE LOT 2 AND PARCELS I & K PREVIOUSLY RECORDED AS PLAT 18696-18698; OPEN SPACE LOTS 4 & 5 PREVIOUSLY RECORDED AS PLAT 22078-22079; AND PART OF UNRECORDED PARCEL 8 INTO 3 OPEN SPACE LOTS AND 4 PARCELS IN ORDER TO CREATE A PUBLIC ROAD RIGHT-OF-WAY FOR TOWN SQUARE PARKWAY EXTENSION AND TO CREATE A FOREST MITIGATION BANK.

RECORDED AS PLAT NO. 23825 ON 6/17/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Baldwin for M... 5/13/2016*  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad... 6-8-16*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

*K... 6-9-16*  
 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM ROUTE 70N-40, JOINT VENTURE BY DEED DATED JUNE 28, 1984 AND RECORDED IN LIBER 1263 AT FOLIO 724; PART OF THE LAND ACQUIRED BY TURF VALLEY PROPERTY OWNERS ASSOCIATION INC. FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 21, 2006 AND RECORDED IN LIBER 10419 AT FOLIO 343; PART OF THE LAND ACQUIRED BY TVTS RETAIL LLC FROM TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC. BY DEED DATED DECEMBER 28, 2012 AND RECORDED IN LIBER 14696 AT FOLIO 49; PART OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 500 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason*  
 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, TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC., AND TVTS RETAIL LLC, 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 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 3rd DAY OF MAY 2016.

*Louis Mangione*  
 LOUIS MANGIONE

*[Signature]*  
 WITNESS

**TOWN SQUARE PARKWAY**

PARCELS I-2, I-3, K-1 AND L  
 AND OPEN SPACE LOTS 6 thru 8  
 A RESUBDIVISION OF OPEN SPACE LOT 2 AND PARCELS I & K PREVIOUSLY RECORDED AS PLAT 18696-18698 AND OPEN SPACE LOTS 4 & 5 PREVIOUSLY RECORDED AS PLAT 22078-22079 AND PART OF UNRECORDED PARCEL 8

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16 SCALE: AS SHOWN  
 GRID: 10 DATE: MAY, 2016  
 PARCEL: 50 & P/O 8 SHEET: 1 OF 6  
 ZONED: PGCC



**BENCHMARK**

ENGINEERS & LAND SURVEYORS & PLANNERS

**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644

WWW.BEI-CIVILENGINEERING.COM

**OWNER (OPEN SPACE LOT 4):**

TVTS RETAIL LLC  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

**OWNER (OPEN SPACE LOTS 2 & 5):**

TURF VALLEY PROPERTY OWNERS  
ASSOCIATION, INC.  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

**OWNER (PARCELS I, K, & 8):**

MANGIONE ENTERPRISES OF TURF VALLEY  
LIMITED PARTNERSHIP  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

FLOODPLAIN LINE TABLE			WETLAND LINE TABLE		
LINE	LENGTH (ft)	BEARING	LINE	LENGTH (ft)	BEARING
FP1	38.47	S60°21'29"E	WL1	51.57	S21°28'42"E
FP2	31.22	S47°57'32"E	WL2	52.73	S64°53'55"E
FP3	88.52	S65°00'55"E	WL3	46.74	S85°19'02"E
FP4	102.79	S73°02'47"E	WL4	35.85	N84°48'32"E
FP5	185.63	S41°52'41"E	WL5	12.57	S67°05'31"E
FP6			WL6	9.22	S16°52'05"E
FP7			WL7	18.94	S13°03'48"W
FP8			WL8	19.12	S20°28'28"W
FP9	66.43	S81°21'53"E	WL9	14.69	S49°04'36"W
FP10	88.89	N87°21'49"E	WL10	52.46	N62°32'07"W
FP11	18.32	S80°24'03"E	WL11	54.28	N85°12'14"W
FP12	43.04	S54°19'02"E	WL12	74.39	S72°43'30"W
FP13	15.82	S67°38'03"E	WL13	44.39	S85°19'57"W
FP14	28.74	N88°11'33"E	WL14	17.34	S63°23'40"W
FP15	20.31	S19°05'55"E	WL15	51.16	S76°21'22"W
FP16	89.93	S56°34'09"E	WL16	31.32	S57°31'37"W
FP17	120.36	N71°27'05"E	WL17	47.09	N85°21'38"W
FP18	15.35	S36°13'01"E	WL18	35.03	N63°14'55"W
FP19	92.95	S23°46'59"W	WL19	31.01	N88°28'49"W
FP20	16.36	S88°46'59"W	WL20	57.85	S80°44'05"W
FP21	71.12	S28°16'07"W	WL21	12.45	N40°33'06"W
FP22	35.01	N89°32'54"W	WL22	70.77	N14°14'21"E
FP23	10.59	N36°47'50"W	WL23	39.43	N08°36'43"W
FP24	15.98	N54°21'32"W	WL24	43.25	N25°46'27"E
FP25	29.28	N80°02'24"W	WL25	25.23	N24°39'41"E
FP26	11.42	S86°53'28"W	WL26	21.26	N89°30'52"E
FP27	9.22	S59°19'01"W	WL27	13.20	N07°38'54"E
FP28	69.30	S42°58'39"W	WL28	23.52	N18°29'17"E
FP29	10.48	S65°34'12"W	WL29	18.41	N25°46'48"E
FP30	84.40	S85°02'05"W	WL30	60.35	N19°04'51"E
FP31	54.35	N87°07'35"W	WL31	58.38	N18°50'43"E
FP32	32.63	N81°25'14"W	WL32	25.84	N19°07'24"E
FP33	18.71	N67°00'49"W	WL33	8.59	S68°51'40"E
FP34	59.14	N82°55'34"W	WL34	26.21	S17°53'32"W
FP35	52.69	N76°48'01"W	WL35	56.27	S17°40'04"W
FP36	37.70	N57°07'28"W	WL36	61.87	S18°47'42"E
FP37	33.07	N49°12'17"W	WL37	39.58	S09°52'15"W
FP38	14.36	N33°13'23"W	WL38	29.62	S25°41'48"E
FP39	11.92	N63°55'08"W	WL39	52.45	S38°01'21"E
FP40	25.40	S81°06'12"W	WL40	108.17	S63°40'46"E
FP41	25.54	N78°16'36"W	WL41	10.53	N78°33'58"E
FP42	16.45	S78°30'37"W			
FP43	21.91	S55°34'51"W			
FP44	5.45	N70°46'51"W			
FP45	21.68	N14°22'40"E			
FP46	9.11	N34°20'47"W			
FP47	17.89	N67°33'42"W			
FP48	19.29	S69°15'58"W			
FP49	8.89	N87°21'34"W			
FP50	48.21	N40°46'04"W			
FP51	13.85	N59°08'56"W			
FP52	34.51	N67°55'00"W			
FP53	20.92	N54°15'58"W			
FP54	25.40	N45°14'10"W			
FP55	24.79	N68°40'48"W			
FP56	24.01	N47°14'16"W			
FP57	21.63	N33°17'10"W			
FP58	35.42	N67°20'48"W			
FP59	27.82	N81°52'30"W			
FP60	34.49	N33°56'26"W			
FP61	10.95	S38°13'19"W			
FP62	10.42	S56°33'00"W			
FP63	17.77	N75°11'33"W			
FP64	11.36	S73°10'42"W			
FP65	21.68	S47°11'35"W			
FP66	13.84	S25°38'02"W			
FP67	7.92	N38°22'44"W			
FP68	24.60	N07°51'33"E			
FP69	22.76	N24°39'41"E			
FP70	23.34	N39°31'04"W			
FP71	28.97	N31°58'16"W			
FP72	16.54	N00°48'14"E			
FP73	18.67	N29°31'34"E			
FP74	27.91	N07°56'55"E			
FP75	24.78	N28°29'39"W			
FP76	78.57	N43°16'10"W			
FP77	17.04	N47°10'15"W			
FP78	8.41	N13°16'29"W			
FP79	30.64	N29°01'31"E			
FP80	11.00	N06°33'02"W			
FP81	11.22	N45°57'27"W			
FP82	12.26	N83°10'51"W			
FP83	32.63	S68°40'17"W			
FP84	15.60	S78°29'49"W			
FP85	106.83	N20°48'11"E			
FP86	22.20	N41°13'01"W			
FP87	92.95	N23°46'59"E			
FP88	22.26	N83°46'59"E			
FP89	17.44	N35°51'56"E			

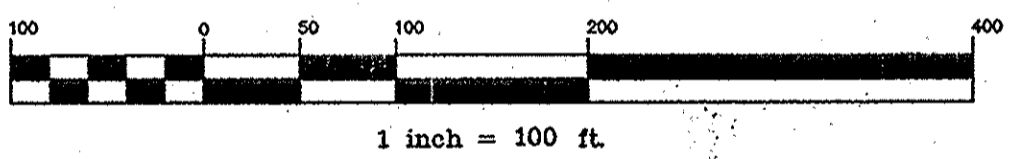
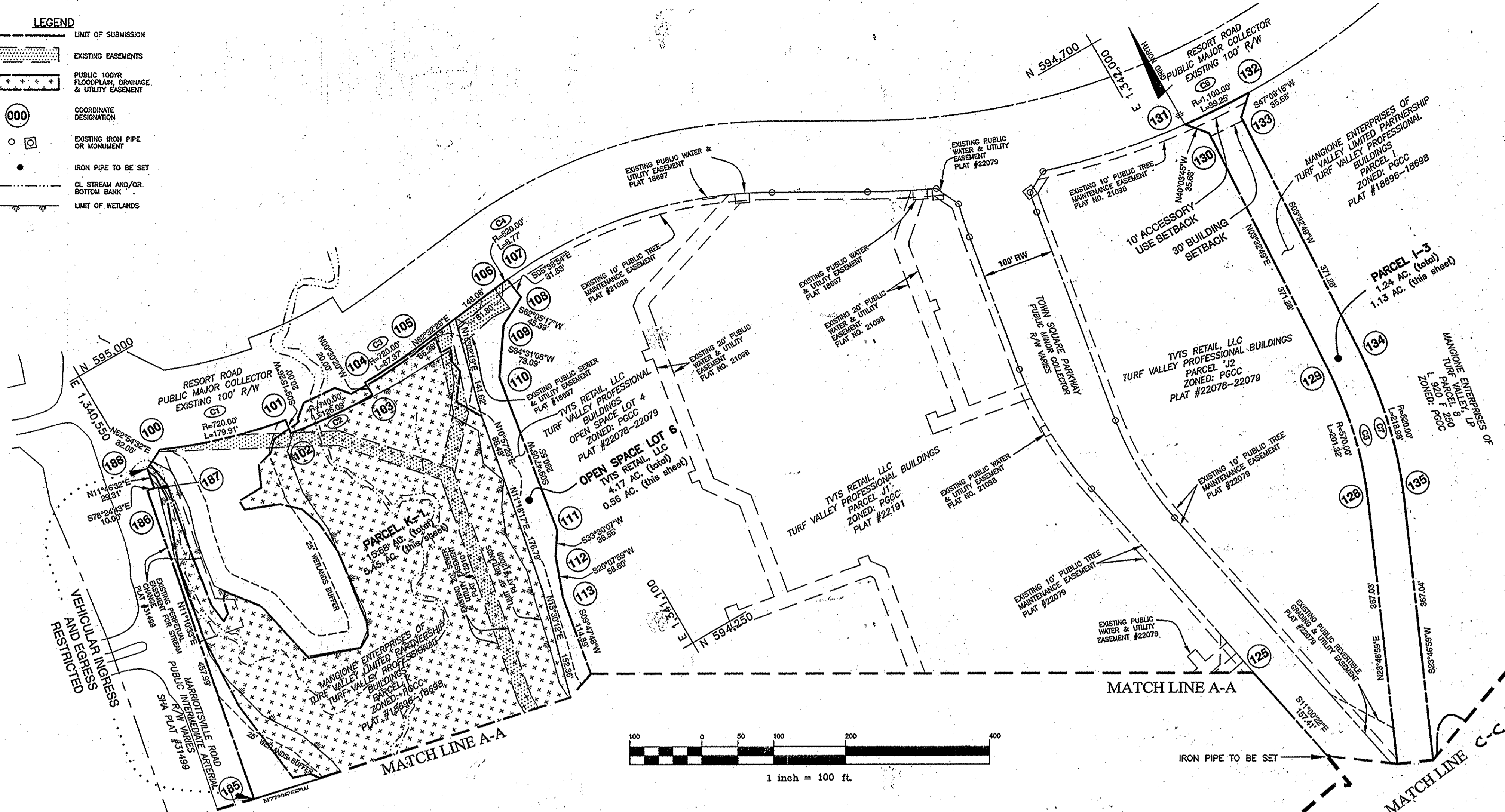
LINE	LENGTH (ft)	BEARING
WL1	51.57	S21°28'42"E
WL2	52.73	S64°53'55"E
WL3	46.74	S85°19'02"E
WL4	35.85	N84°48'32"E
WL5	12.57	S67°05'31"E
WL6	9.22	S16°52'05"E
WL7	18.94	S13°03'48"W
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WL9	14.69	S49°04'36"W
WL10	52.46	N62°32'07"W
WL11	54.28	N85°12'14"W
WL12	74.39	S72°43'30"W
WL13	44.39	S85°19'57"W
WL14	17.34	S63°23'40"W
WL15	51.16	S76°21'22"W
WL16	31.32	S57°31'37"W
WL17	47.09	N85°21'38"W
WL18	35.03	N63°14'55"W
WL19	31.01	N88°28'49"W
WL20	57.85	S80°44'05"W
WL21	12.45	N40°33'06"W
WL22	70.77	N14°14'21"E
WL23	39.43	N08°36'43"W
WL24	43.25	N25°46'27"E
WL25	25.23	N24°39'41"E
WL26	21.26	N89°30'52"E
WL27	13.20	N07°38'54"E
WL28	23.52	N18°29'17"E
WL29	18.41	N25°46'48"E
WL30	60.35	N19°04'51"E
WL31	58.38	N18°50'43"E
WL32	25.84	N19°07'24"E
WL33	8.59	S68°51'40"E
WL34	26.21	S17°53'32"W
WL35	56.27	S17°40'04"W
WL36	61.87	S18°47'42"E
WL37	39.58	S09°52'15"W
WL38	29.62	S25°41'48"E
WL39	52.45	S38°01'21"E
WL40	108.17	S63°40'46"E
WL41	10.53	N78°33'58"E

NUMBER	NORTHING	EASTING	NUMBER	NORTHING	EASTING
100	594854.8746	1340595.8038	146	593127.8798	1342178.6329
101	594804.1648	1340767.9282	147	593093.4566	1342200.1218
102	594784.4253	1340764.7108	148	593052.7171	1342245.3118
103	594774.8162	1340890.2818	149	593020.5243	1342245.4116
104	594794.8154	1340890.1054	150	592953.8969	1342213.7065
105	594800.8792	1340977.2157	151	592965.5671	1342187.9063
106	594820.1011	1341124.0415	152	592985.4631	1342162.0559
107	594821.1776	1341132.7420	153	592998.5290	1342132.9352
108	594789.5606	1341136.4273	154	593006.5463	1342105.5981
109	594768.3141	1341096.3199	155	593037.1324	1342027.7475
110	594708.0924	1341054.9014	156	593064.7492	1341965.0510
111	594480.9010	1341015.7208	157	593077.8669	1341880.2286
112	594450.4173	1340995.5425	158	593087.7392	1341848.9144
113	594395.3984	1340975.3723	159	593104.2622	1341821.1526
114	594104.2031	1340925.0916	160	593063.8209	1341784.0823
115	594100.8143	1340926.9728	161	592960.7351	1341738.6526
116	594085.8071	1340947.8961	162	593001.0626	1341647.1447
117	593948.7775	1341150.0646	163	592582.4031	1341462.6420
118	593944.6267	1341156.9570	164	592768.3392	1341156.2901
119	593942.5536	1341165.7747	165	592926.0301	1340896.4757
120	593926.8934	1341265.7587	166	593150.6102	1340541.4266
121	593897.1695	1341327.1711	167	593166.4806	1340551.8788
122	593851.0544	1341390.6531	168	593185.0307	1340523.8037
123	593813.0623	1341613.6788	169	593169.1940	1340513.3062
124	593817.1201	1341621.7642	170	593322.5394	1340287.9343
125	593821.7604	1341753.3058	171	593366.8803	1340266.4324
126	593615.4773	1341793.4257	172	593612.1763	1340314.7013
127	593582.5816	1341848.7792	173	593683.8344	1340338.9938
128	593946.1883	1342009.0202	174	593735.5500	1340342.1909
129	594140.7917	1342056.3335	175	593668.9760	1340607.5038
130	594511.3563	1342079.3026	176	593781.3578	1340636.2495
131	594538.6643	1342056.3377	177	593798.5616	1340567.6204
132	594532.5259	1342155.3666	178	593870.4926	1340517.2258
133	594508.2630	1342129.2068	179	593972.0072	1340482.3421
134	594137.6988	1342106.2377	180	594029.2459	1340483.2220
135	593926.0254	1342054.7744	181	594067.8262	1340503.6916
136	593562.4851	1341894.5628	182	594128.6950	1340512.4111
137	593542.3214	1341940.3167	183	594240.2459	1340539.1607
138	593435.2731	1341911.3998	184	594343.1555	1340557.4772
139	593350.4371	1341903.6583	185	594364.2825	1340462.7120
140	593325.0713	1341897.1664	186	594813.5879	1340551.4800
141	593304.2490	1341923.5059	187	594811.5792	1340561.2762
142	593301.8918	1341940.0172	188	594840.2724	1340567.2576
143	593217.5138	1342026.5667			
144	593192.3180	1342072.3889			
145	593155.1656	1342101.6221			

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	720.00'	179.91'	14°18'59"	90.42'	S73°35'04"E 179.44'
C2	740.00'	126.09'	09°45'46"	63.20'	S85°37'27"E 125.94'
C3	720.00'	87.37'	06°57'11"	43.74'	N86°01'05"E 87.32'
C4	620.00'	8.77'	00°48'37"	4.38'	N82°56'48"E 8.77'
C5	570.00'	201.32'	20°14'10"	101.72'	N13°39'54"E 200.27'
C6	1,100.00'	99.25'	05°10'11"	49.66'	S86°27'11"E 99.22'
C7	620.00'	218.98'	20°14'10"	110.64'	S13°39'54"W 217.84'
C8	11,359.16'	420.14'	02°07'09"	210.09'	N57°41'07"W 420.11'
C9	11,359.16'	272.60'	01°22'30"	136.31'	N55°46'08"W 272.59'

**LEGEND**

- LIMIT OF SUBMISSION
- EXISTING EASEMENTS
- PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- COORDINATE DESIGNATION
- EXISTING IRON PIPE OR MONUMENT
- IRON PIPE TO BE SET
- CL STREAM AND/OR BOTTOM BANK
- LIMIT OF WETLANDS



**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	1
BUILDABLE PARCELS	2
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	0.56± AC.
BUILDABLE PARCELS	6.58± AC.
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	7.14± AC.

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
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 Mason* 4-5-16  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 5/3/16  
LOUIS MANGIONE DATE

OWNER (OPEN SPACE LOT 4):  
TVTS RETAIL LLC  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

OWNER (OPEN SPACE LOTS 2 & 5):  
TURF VALLEY PROPERTY OWNERS  
ASSOCIATION, INC.  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

OWNER (PARCELS I, K, & 8):  
MANGIONE ENTERPRISES OF TURF VALLEY  
LIMITED PARTNERSHIP  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

RECORDED AS PLAT NO. 23827 ON 6/17/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Richard A. Manna* 5/13/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chief Clerk* 6-6-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Westlake* 6-9-16  
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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM ROUTE 704-40 JOINT VENTURE BY DEED DATED JUNE 28, 1984 AND RECORDED IN LIBER 1263 AT FOLIO 724; PART OF THE LAND ACQUIRED BY TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC. FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 21, 2008 AND RECORDED IN LIBER 10419 AT FOLIO 343; PART OF THE LAND ACQUIRED BY TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC. BY DEED DATED DECEMBER 28, 2008 AND RECORDED IN LIBER 14696 AT FOLIO 49; PART OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 5-16  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC., AND TVTS RETAIL LLC, 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 GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 17 DAY OF MAY 2016.

*Louis Mangione*  
LOUIS MANGIONE  
WITNESS

**TOWN SQUARE PARKWAY**  
PARCELS I-2, I-3, K-1 AND L  
AND OPEN SPACE LOTS 6 thru 8

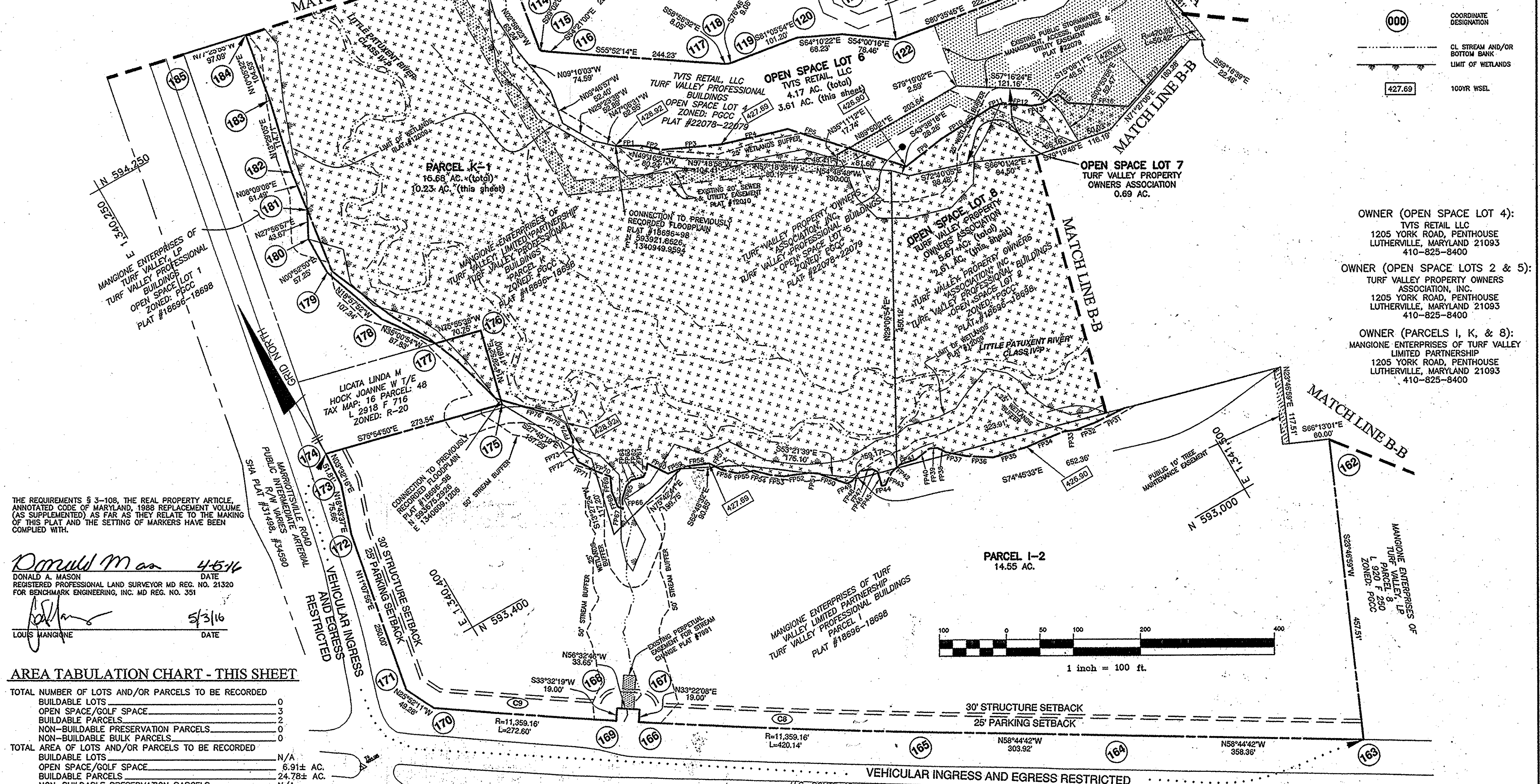
A RESUBDIVISION OF OPEN SPACE LOT 2 AND PARCELS I & K PREVIOUSLY RECORDED AS PLAT 18696-18698 AND OPEN SPACE LOTS 4 & 5 PREVIOUSLY RECORDED AS PLAT 22078-22079 AND PART OF UNRECORDED PARCEL 8

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16 SCALE: AS SHOWN  
GRID: 10 DATE: MAY, 2016  
PARCEL: 50 & P/O 8 SHEET: 3 OF 6  
ZONED: PGCC



**LEGEND**

	LIMIT OF SUBMISSION
	EXISTING EASEMENTS
	PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	PUBLIC TREE MAINTENANCE EASEMENT
	COORDINATE DESIGNATION
	CL STREAM AND/OR BOTTOM BANK LIMIT OF WETLANDS
	100YR WSEL



**OWNER (OPEN SPACE LOT 4):**  
 TVTS RETAIL LLC  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410-825-8400

**OWNER (OPEN SPACE LOTS 2 & 5):**  
 TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC.  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410-825-8400

**OWNER (PARCELS I, K, & 8):**  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410-825-8400

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* 4-5-16  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 5/3/16  
 LOUIS MANGIONE DATE

**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	3
BUILDABLE PARCELS	2
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	6.91± AC.
BUILDABLE PARCELS	24.78± AC.
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	31.69± AC.

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

*Robert M. Mason* 5/13/2016  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Chamber* 6-6-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Neil K. ...* 6-9-16  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM ROUTE 70N-40 JOINT VENTURE BY DEED DATED JUNE 28, 1984 AND RECORDED IN LIBER 1263 AT FOLIO 724; PART OF THE LAND ACQUIRED BY TURF VALLEY PROPERTY OWNERS ASSOCIATION INC. FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 21, 2006 AND RECORDED IN LIBER 10419 AT FOLIO 343; PART OF THE LAND ACQUIRED BY TVTS RETAIL LLC FROM TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC. BY DEED DATED DECEMBER 1, 2009 AT FOLIO 489; PART OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 622 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 5-16  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC., AND TVTS RETAIL LLC, 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 GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 30th DAY OF MAY 2016.

*Louis Mangione*  
 LOUIS MANGIONE

*[Witness Signature]*  
 WITNESS

**TOWN SQUARE PARKWAY**  
**PARCELS I-2, I-3, K-1 AND L**  
**AND OPEN SPACE LOTS 6 thru 8**

A RESUBDIVISION OF OPEN SPACE LOT 2 AND PARCELS I & K PREVIOUSLY RECORDED AS PLAT 18696-18698 AND OPEN SPACE LOTS 4 & 5 PREVIOUSLY RECORDED AS PLAT 22078-22079 AND PART OF UNRECORDED PARCEL 8

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 16 SCALE: AS SHOWN  
 GRID: 10 DATE: MAY, 2016  
 PARCEL: 50 & P/O 8 SHEET: 4 OF 6  
 ZONED: PGCC

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BE-CIVILENGINEERING.COM

OWNER (OPEN SPACE LOT 4):  
TVTS RETAIL LLC  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400.

OWNER (OPEN SPACE LOTS 2 & 5):  
TURF VALLEY PROPERTY OWNERS  
ASSOCIATION, INC.  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

OWNER (PARCELS I, K, & 8):  
MANGIONE ENTERPRISES OF TURF VALLEY  
LIMITED PARTNERSHIP  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

**LEGEND**

- LIMIT OF SUBMISSION
- EXISTING EASEMENTS
- EXISTING EASEMENT TO BE ABANDONED
- PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT
- FOREST CONSERVATION EASEMENT
- COORDINATE DESIGNATION
- BOTTOM STREAM BANK
- LIMIT OF WETLANDS
- PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

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 A. Mason* 5-31-16  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 6/2/16  
LOUIS MANGIONE DATE

**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	1
BUILDABLE PARCELS	2
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	13.06± AC.
BUILDABLE PARCELS	3.02± AC.
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.86± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.94± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Howard County Health Officer* 5/13/16  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chief, Development Engineering Division* 6-6-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 6-9-16  
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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM ROUTE 70N-40 JOINT VENTURE BY DEED DATED JUNE 28, 1984 AND RECORDED IN LIBER 1263 AT FOLIO 724; PART OF THE LAND ACQUIRED BY TURF VALLEY PROPERTY OWNERS ASSOCIATION INC. FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 21, 2006 AND RECORDED IN LIBER 10419 AT FOLIO 343; PART OF THE LAND ACQUIRED BY TVTS RETAIL LLC FROM TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC. BY DEED DATED DECEMBER 22, 2011 AND RECORDED IN LIBER 14696 AT FOLIO 49; PART OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 1020 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 5-31-16  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC., AND TVTS RETAIL LLC, 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 GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 2<sup>ND</sup> DAY OF JUNE, 2016."

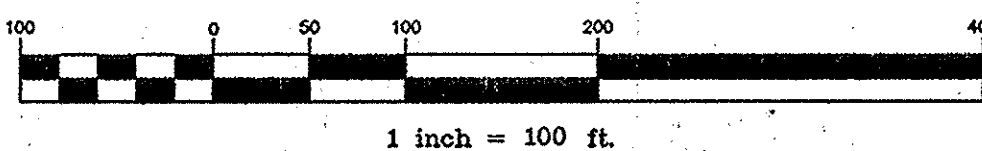
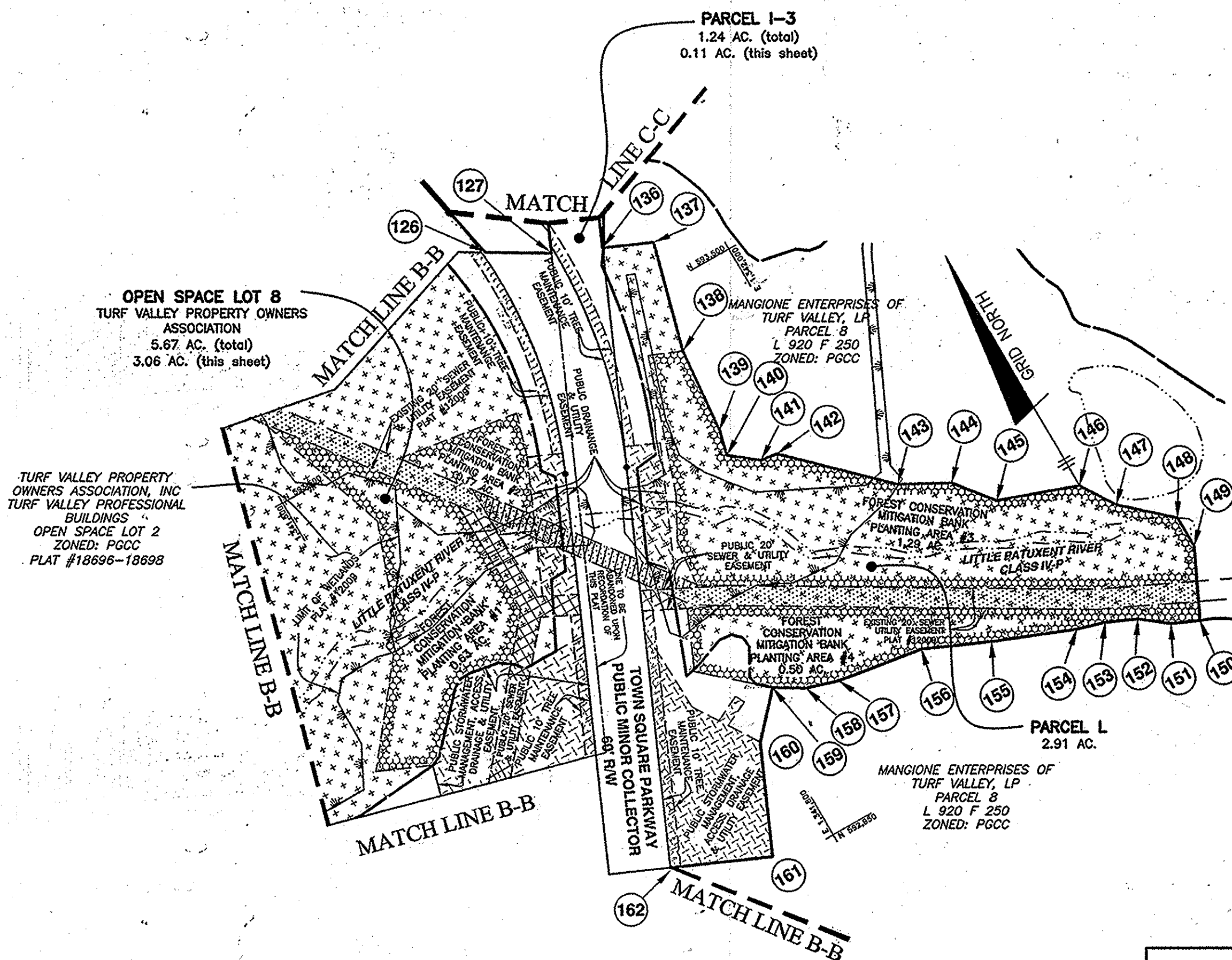
*Louis Mangione*  
LOUIS MANGIONE  
*Clayton Malagari*  
WITNESS

RECORDED AS PLAT NO. 23829 ON 6/17/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TOWN SQUARE PARKWAY  
PARCELS I-2, I-3, K-1 AND L  
AND OPEN SPACE LOTS 6 thru 8**

A RESUBDIVISION OF OPEN SPACE LOT 2 AND PARCELS I & K PREVIOUSLY RECORDED AS PLAT 18696-18698 AND OPEN SPACE LOTS 4 & 5 PREVIOUSLY RECORDED AS PLAT 22078-22079 AND PART OF UNRECORDED PARCEL 8

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16 SCALE: AS SHOWN  
GRID: 10 DATE: JUNE, 2016  
PARCEL: 50 & P/O 8 ZONED: PGCC SHEET: 5 OF 6



NOTE: SEE SHEET 6 FOR BEARINGS AND DISTANCES FOR EASEMENTS, FLOODPLAIN, WETLANDS AND LOT LINES.



**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
(P) 410-485-8105 (F) 410-485-8644  
WWW.BEI-CIVILENGINEERING.COM

OWNER (OPEN SPACE LOT 4):  
TVTS RETAIL LLC  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

OWNER (OPEN SPACE LOTS 2 & 5):  
TURF VALLEY PROPERTY OWNERS  
ASSOCIATION, INC.  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

OWNER (PARCELS I, K, & 8):  
MANGIONE ENTERPRISES OF TURF VALLEY  
LIMITED PARTNERSHIP  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

**LEGEND**

- LIMIT OF SUBMISSION
- EXISTING EASEMENTS
- EXISTING EASEMENT TO BE ABANDONED
- PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT
- FOREST CONSERVATION EASEMENT
- COORDINATE DESIGNATION
- CL STREAM AND/OR BOTTOM BANK
- LIMIT OF WETLANDS
- PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald M Mason* 4-15-16  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 5/3/16  
LOUIS MANGIONE DATE

**AREA TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	1
BUILDABLE PARCELS	2
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	3.06± AC.
BUILDABLE PARCELS	3.02± AC.
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.86± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.94± AC.

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

*Radina M. Mason* 5/3/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Elkins* 6-6-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ketesh Devaiah* 6-9-16  
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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM ROUTE 70N-40 JOINT VENTURE BY DEED DATED JUNE 28, 1984 AND RECORDED IN LIBER 1263 AT FOLIO 724; PART OF THE LAND ACQUIRED BY TURF VALLEY PROPERTY OWNERS ASSOCIATION INC. FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, BY DEED DATED JULY 21, 2006 AND RECORDED IN LIBER 10419 AT FOLIO 343; PART OF THE LAND ACQUIRED BY TVTS RETAIL LLC FROM TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC. BY DEED DATED DECEMBER 28, 2010 AND RECORDED IN LIBER 14638 AT FOLIO 48; PART OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 9206 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald M Mason* 5-16-16  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC., AND TVTS RETAIL LLC 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 GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 3<sup>rd</sup> DAY OF MAY 2016

*Louis Mangione*  
LOUIS MANGIONE  
WITNESS

RECORDED AS PLAT NO. 23830 ON 5/17/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TOWN SQUARE PARKWAY**  
PARCELS I-2, I-3, K-1 AND L  
AND OPEN SPACE LOTS 6 thru 8  
A RESUBDIVISION OF OPEN SPACE LOT 2 AND PARCELS I & K PREVIOUSLY RECORDED AS PLAT 18696-18698 AND OPEN SPACE LOTS 4 & 5 PREVIOUSLY RECORDED AS PLAT 22078-22079 AND PART OF UNRECORDED PARCEL 8

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16 SCALE: AS SHOWN  
GRID: 10 DATE: MAY, 2016  
PARCEL: 50 & P/O 8 SHEET: 6 OF 6  
ZONED: PGCC