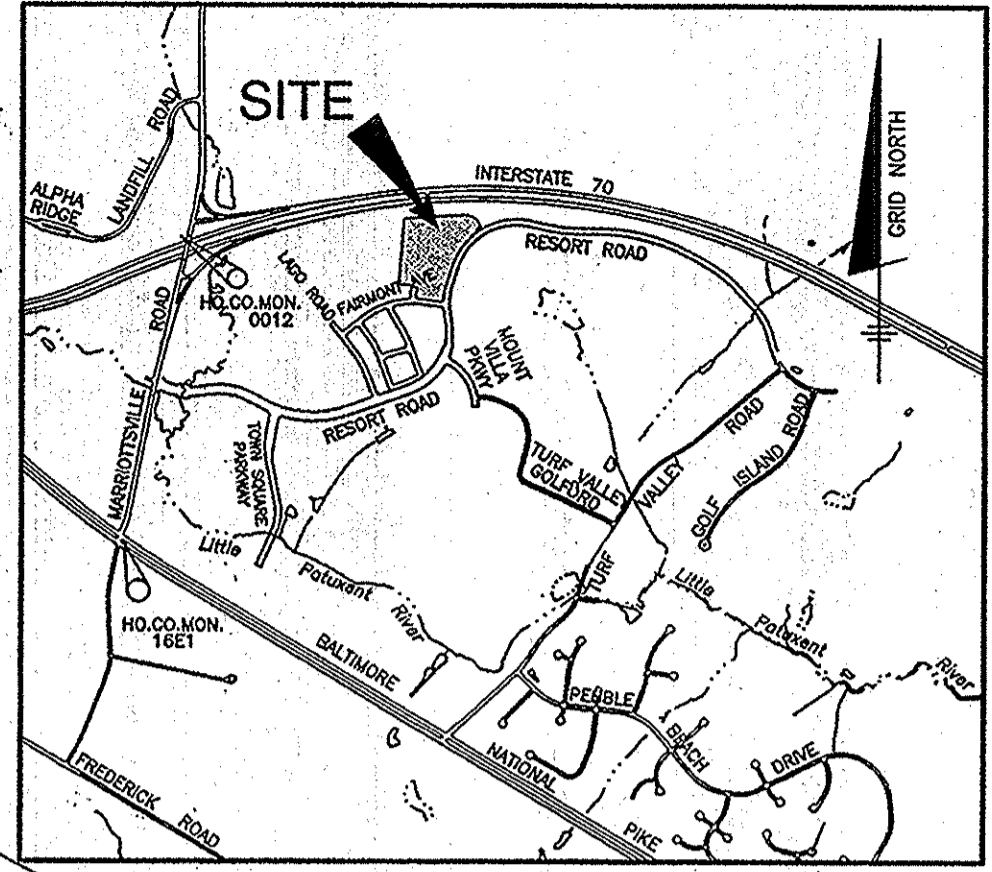
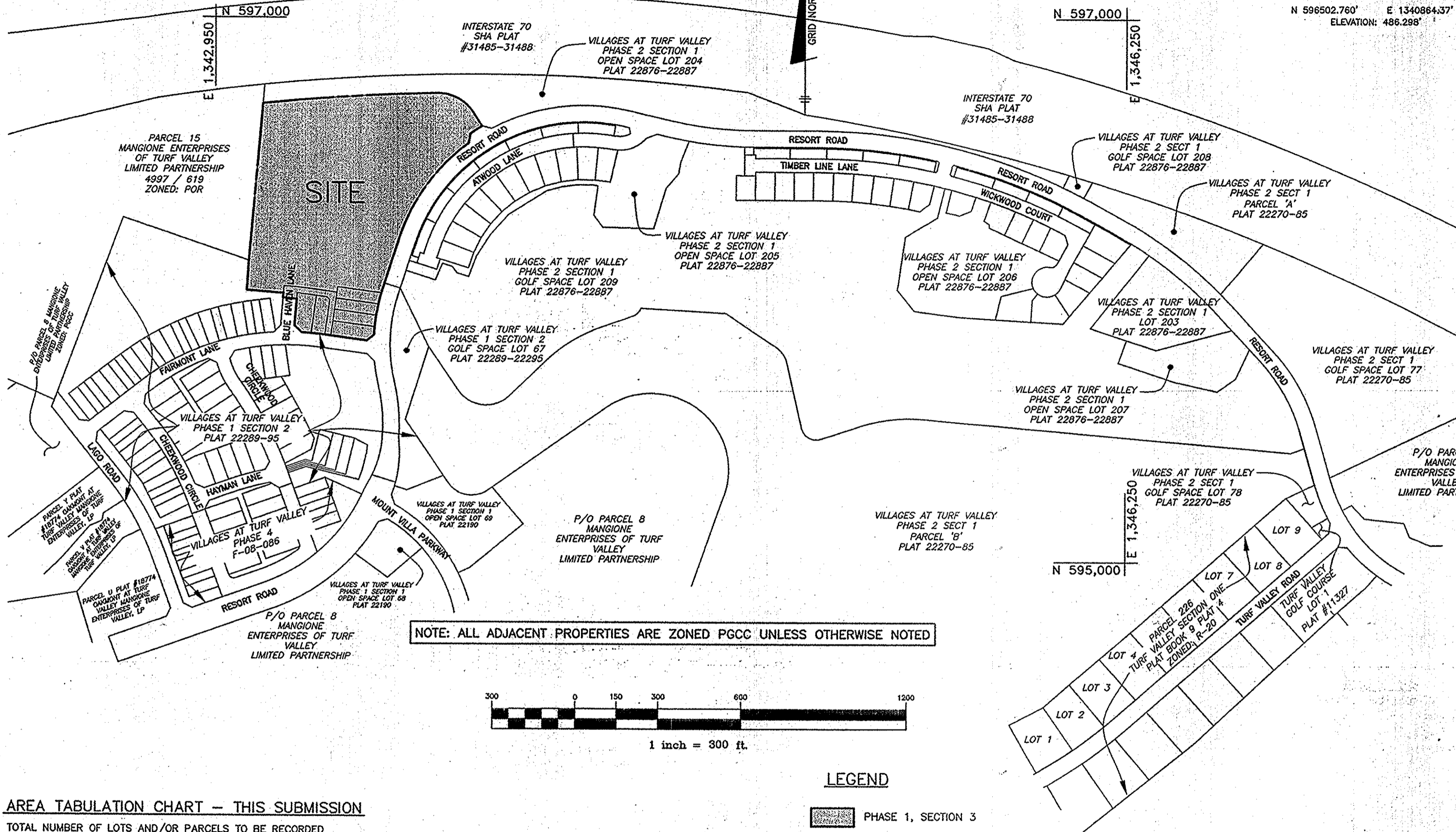


BENCHMARKS
NAD'83 HORIZONTAL
 HO. CO. #16E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3R DEEP COLUMN OF CONCRETE.
 N 593250.960' E 1340192.70'
 ELEVATION: 463.981'

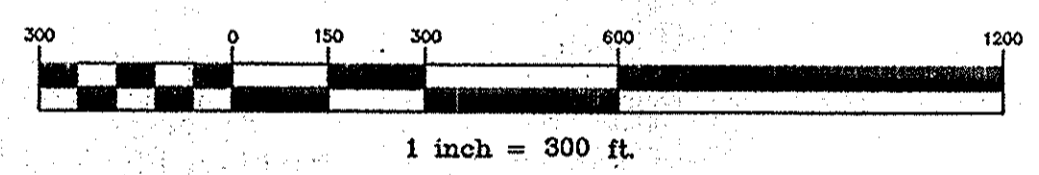
HO. CO. #0012 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3R DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37'
 ELEVATION: 486.298'



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP: 11
 GRID: D4



NOTE: ALL ADJACENT PROPERTIES ARE ZONED PGCC UNLESS OTHERWISE NOTED



LEGEND
 [Shaded Box] PHASE 1, SECTION 3

AREA TABULATION CHART - THIS SUBMISSION

| | |
|---|------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE | 6 |
| OPEN SPACE/GOLF SPACE | 1 |
| BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE | 1.01± AC. |
| OPEN SPACE/GOLF SPACE | 0.19± AC. |
| BUILDABLE PRESERVATION PARCELS | 0.00 |
| NON-BUILDABLE PRESERVATION PARCELS | 0.00 |
| NON-BUILDABLE BULK PARCELS | 10.18± AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | |
| | 0.00 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | |
| | 11.38± AC. |

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6844
 WWW.BEI-CIVILENGINEERING.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Debra Maura Roszman 4/23/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Phil Eshen 5-8-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Neil Slesinski 5/14/15
 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 PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN REGISTER 920 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 4-6-15
 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, 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 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 6TH DAY OF APRIL, 2015."
Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 WITNESS

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 4-6-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
Louis Mangione 4/6/2015
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

NOTE: FOR GENERAL NOTES SEE SHEET 2.

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL 'CC-1' PREVIOUSLY RECORDED AS PLAT NO. 22878-79 TO CREATE 6 NEW BUILDABLE LOTS, 1 OPEN SPACE LOT AND A BULK PARCEL REMAINDER IDENTIFIED AS NON-BUILDABLE BULK PARCEL 'CC-2'

RECORDED AS PLAT NO. 23330 ON 5/15/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY
PHASE 1, SECTION 3
 LOTS 300-305; OPEN SPACE LOTS 306 & 307;
 AND NON-BUILDABLE BULK PARCEL CC-2
 A Resubdivision of Non-buildable Bulk Parcel 'CC-1' previously recorded as plat no. 22878-79
 THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16
 GRID: 11
 PARCEL: P/O 8
 ZONED: PGCC
 SCALE: AS SHOWN
 DATE: APRIL, 2015
 SHEET: 1 OF 4

GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- 3.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013. PER SECTION 126(H)(1), PLANNING BOARD APPROVAL IS REQUIRED FOR THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.
- 4.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED SUBURBAN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG DATED MARCH, 2006.
- 5.) 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.
- 6.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 7.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4522-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 8.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4522-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 9.) 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 JULY 31, 2012 ON WHICH DATE DEVELOPER AGREEMENT #F-08-060/24-4522-D WAS FILED AND ACCEPTED.
- 10.) NOISE STUDY WAS PREPARED BY POLYSONICS IN NOVEMBER, 2007 AND REVISED IN MAY, 2008. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS RESUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- 11.) A GEOTECHNICAL REPORT IS NOT REQUIRED FOR VILLAGES AT TURF VALLEY, PHASE 1, SECTION 3.
- 12.) THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13 WHICH WAS UPDATED IN MARCH 2004 AND LETTER PREPARED BY THE TRAFFIC GROUP, INC. DATED FEBRUARY, 2015 INDICATING THAT THIS RESUBDIVISION IS IN COMPLIANCE WITH THAT STUDY.
- 13.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 14.) THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED WITHIN THE LIMITS OF VILLAGES AT TURF VALLEY, PHASE 1, SECTION 3.
- 15.) STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED WITHIN SWMF #2 (EXTENDED DETENTION FACILITY WITH MICROPPOOL), AND OFFLINE RECHARGE CHAMBER #2 BOTH CONSTRUCTED UNDER VILLAGES AT TURF VALLEY, PHASE 1, SECTION 2 (F-08-060). THE POND IS PRIVATELY OWNED AND JOINTLY MAINTAINED. THE RECHARGE CHAMBER IS PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- 16.) LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE F-08-060 ROAD CONSTRUCTION PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING HAS BEEN 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 UNDER S-86-13.
- 18.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH 1-1/2" MIN. TAR AND CHIP COATING.
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 19.) RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 300-305 AND OPEN SPACE LOT 306, 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 RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 20.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 21.) THE PROPOSED ALLEY SERVING UNITS WITH REAR LOAD GARAGES (LOTS 300-305) IS PRIVATE. IT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 22.) FOR LOTS SERVED BY ALLEYS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE ALLEYWAY AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE ALLEYWAY DRIVEWAY.

- 23.) THE VILLAGES AT TURF VALLEY SUBDIVISION (PHASES 1-4) CONSTITUTED 241 TOTAL UNITS (145 SFA, 35 SFD, AND 61 CONDOMINIUM), WHICH MET THE SKETCH PLAN MILESTONE DATE OF JANUARY 1, 2001 THROUGH JUNE 30, 2002 FOR BOTH PHASE IVA (131 UNITS) & IVB (110 UNITS) AS ESTABLISHED BY THE REVISED PHASING PLAN DATED JUNE 21, 2000. UNDER P-06-013, 42 CONDOMINIUM UNITS THAT WERE APPROVED WERE USED FOR OAKMONT AT TURF VALLEY (F-02-082). THESE 42 CONDOMINIUM UNITS WERE NOT PREVIOUSLY INCLUDED WITH THE OAKMONT AT TURF VALLEY (F-02-82) PLANS. IN ORDER TO RECEIVE BUILDING ALLOCATIONS, THESE 42 CONDOMINIUM UNITS WERE SHOWN AND APPROVED ON THE PRELIMINARY PLAN FOR THE VILLAGES AT TURF VALLEY (P-06-013). THE SECOND AMENDMENT TO THE TURF VALLEY MULTI-USE FINAL DEVELOPMENT PLAN WAS RECORDED ON NOVEMBER 30, 2007 (PLAT NO. 19578-19580), INCREASING THE PROJECTED UNITS IN THE OAKMONT AT TURF VALLEY AREA FROM 150 TO 200. AS A RESULT, THOSE 42 UNITS ARE NO LONGER A PART OF THE VILLAGES AT TURF VALLEY WHICH LEAVES UNIT TOTAL AT 199. HOWEVER, WITH THE APPROVAL OF WP-08-009 AN ADDITIONAL 21 UNITS WERE ADDED TO THE VILLAGES AT TURF VALLEY. THE FINAL UNIT TOTAL FOR THIS SUBDIVISION COMES TO 220.
- 24.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- 25.) OPEN SPACE DEDICATION FOR LOT 306 AND 307:
THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- 26.) THE ARTICLES OF INCORPORATION FOR VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON APRIL 13, 2010 ID# 0002413257.
- 27.) THE LOTS CREATED HEREON ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSESSMENT WHICH RUNS WITH THE LAND IS A CONTRACTUAL OBLIGATION BETWEEN DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
- 28.) WP-13-054, A REQUEST TO WAIVE SECTIONS 16.121(c)(5) AND 16.121(c)(7) TO ALLOW OPEN SPACE LOTS TO BE CONVEYED BY THE DEVELOPER TO THE H.O.A. AFTER RECORDATION OF THE FINAL PLAT AND TO ALLOW DEPARTMENT OF PLANNING AND ZONING STAFF REVIEW AND APPROVAL OF OPEN SPACE OWNERSHIP AND MAINTENANCE DOCUMENTS FOLLOWING PLAT RECORDATION WAS APPROVED ON NOVEMBER 2, 2012 SUBJECT TO THE FOLLOWING CONDITIONS:
 1. PETITIONER SHALL REVISE GENERAL NOTES TO REFLECT APPROVAL OF THIS WAIVER AND ANY SUBSEQUENT REVISION, RESUBDIVISION OR CORRECTION PLAT SHALL INCLUDE THE STANDARD GENERAL NOTE FOR CONVEYANCE.
 2. PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION; ONE COPY OF THE "MASTER" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "MASTER" H.O.A.; ONE COPY OF THE "NEIGHBORHOOD" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "NEIGHBORHOOD" H.O.A.; RECORDING REFERENCES FOR THE DEEDS CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE H.O.A.
 3. PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION A DENSITY TABULATION REFLECTING: 1) PREVIOUSLY RECORDED SUBDIVISIONS 2) RESIDENTIAL UNITS OR COMMERCIAL AREA 3) GROSS AREA REQUIRED PER SUBDISTRICT DENSITY CALCULATIONS 4) GROSS AREA PROVIDED 5) OPEN SPACE REQUIRED 6) OPEN SPACE PROVIDED 7) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.
- 29.) APPLICABLE DPZ FILE REFERENCES ARE:
S-86-13, S-03-01, F-08-060, F-08-085, WP-09-211, WP-10-159, WP-11-168, WP-12-129, WP-13-054, WP-13-128, WP-14-084, F-14-026
- 30.) PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 THE HOWARD COUNTY CODE.
- 31.) THE 6 UNITS/LOTS PROPOSED ON THIS PLAN ARE BEING TRANSFERRED FROM THE 59 LOTS/UNITS PREVIOUSLY APPROVED FOR VILLAGES AT TURF VALLEY, PHASE 3, F-08-085.

BULK REGULATIONS :

PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029-21031 (46 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)

PROPOSED USE : SINGLE FAMILY ATTACHED
 PERMITTED HEIGHT : SINGLE-FAMILY ATTACHED - 34 FEET
 OTHER - 15 FEET
 ACCESSORY STRUCTURES - 15 FEET

MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.
 MAXIMUM UNITS PER STRUCTURE:
 SINGLE FAMILY ATTACHED 8 UNITS PER STRUCTURE

MINIMUM LOT SIZE REQUIREMENTS :
 SINGLE FAMILY SEMI-DETACHED 4,000 SQ.FT.

MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:
 SINGLE FAMILY SEMI-DETACHED 40 FEET

MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE = 120 FEET, UNLESS APPROVED BY PLANNING BOARD TO A MAXIMUM OF 300 FEET.

PERMITTED SETBACKS:

FROM ARTERIAL ROADS:
 RESIDENTIAL STRUCTURES 50 FEET
 ACCESSORY USES 30 FEET
 PARKING 25 FEET

FROM COLLECTORS AND LOCAL STREETS:
 RESIDENTIAL STRUCTURES 30 FEET FROM A 60 FT. ROW
 20 FEET FROM A 50 FT. ROW
 ACCESSORY USES 10 FEET

FROM NON-PGCC ADJACENT PROPERTIES:
 FROM RESIDENTIAL DISTRICTS 75 FEET
 FROM ALL OTHER DISTRICTS 30 FEET

FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT
 A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
 RESIDENTIAL - REAR 20 FEET

BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS :
 FACE TO FACE 30 FEET
 FACE TO SIDE/REAR TO SIDE 30 FEET
 SIDE TO SIDE 16 FEET
 REAR TO REAR 60 FEET
 REAR TO FACE 100 FEET

THERE IS A 60% MAXIMUM LOT COVERAGE REQUIREMENT FOR SFA LOTS AND NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.

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 4-6-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Louis Mangione 4/6/2015
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

OPEN SPACE CALCULATIONS

| | Phase 1 Section 1 | Phase 1 Section 2* | Phase 1 Section 3 | Phase 2 Section 1** | Phase 2 Section 2 | Phase 4 | Phase 5 | Total |
|--|-------------------|--------------------|-------------------|---------------------|-------------------|---------|---------|--------|
| Gross Area | 6.25 | 27.75 | NA | 157.69 | NA | NA | 10.49 | 202.08 |
| Open Space Required 15% of gross | 0.94 | 4.16 | NA | 23.64 | NA | NA | 1.57 | 33.23 |
| Open Space Provided | 2.58 | 5.32 | 0.19 | 124.96 | 0.32 | 1.02 | 3.86 | 138.25 |
| Non-Credited (less than 35' in width) | 0.00 | 0.65 | 0.14 | 0.35 | 0.32 | 0.57 | 0.00 | 2.03 |
| Total Credited | 2.58 | 4.67 | 0.05 | 124.61 | 0.00 | 0.45 | 3.86 | 136.22 |
| Open Spaces Provided Above Requirement | 1.64 | 0.51 | 0.05 | 100.97 | 0.00 | 0.45 | 2.29 | 105.91 |

* This includes area for Phase 4 (Non-Buildable Bulk Parcel BB)
 ** This includes area for Phase 2, Section 2 (Non-Buildable Bulk Parcels DD-1, EE-1 & FF-1) and area for Phase 1 Section 3 (Non-Buildable Bulk Parcel CC-1)

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

RECORDED AS PLAT NO. 23331 ON 5-15-15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE A SUITE 418 • ELICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BE-CMLENGINEERING.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William R. Mauer 4/23/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
John E. ... 5-3-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter ... 5-14-15
 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 PART OF 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 THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Donald A. Mason 4-6-15
 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, 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 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 6th DAY OF APRIL, 2015."

Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
 WITNESS

VILLAGES AT TURF VALLEY PHASE 1, SECTION 3
 LOTS 300-305; OPEN SPACE LOTS 306 & 307; AND NON-BUILDABLE BULK PARCEL CC-2

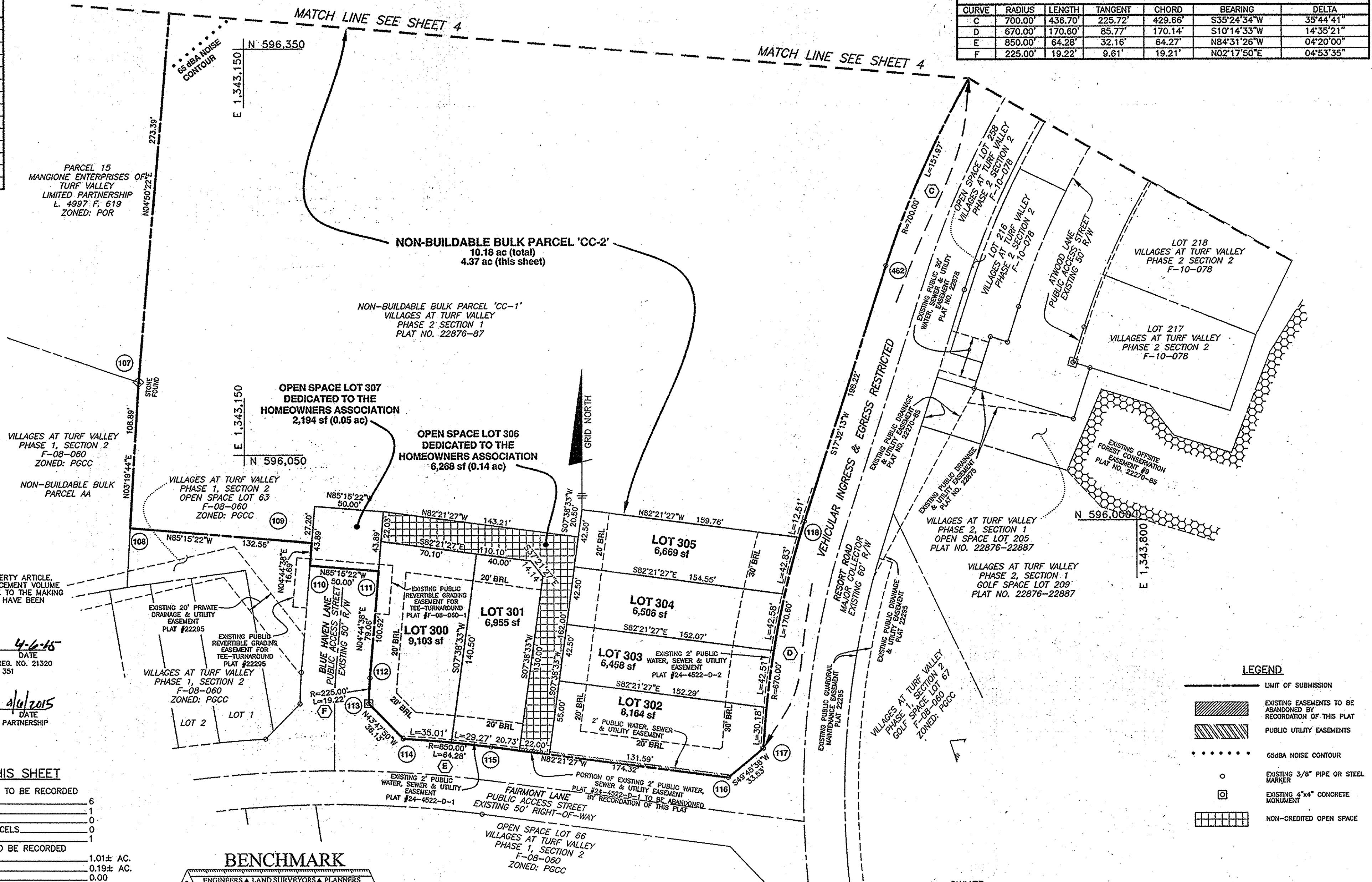
A Resubdivision of Non-buildable Bulk Parcel 'CC-1' previously recorded as plat no. 22878-79

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 11 DATE: APRIL, 2015
 PARCEL: P/O 8 SHEET: 2 OF 4
 ZONED: PGCC

COORDINATE CHART (NAD 83)

| No. | NORTH | EAST |
|-----|-------------|--------------|
| 107 | 596104.7110 | 1343073.2190 |
| 108 | 595996.0017 | 1343066.8958 |
| 109 | 595985.0388 | 1343199.0035 |
| 110 | 595968.4056 | 1343197.6232 |
| 112 | 595964.2706 | 1343247.4519 |
| 113 | 595866.2913 | 1343240.1439 |
| 114 | 595840.2156 | 1343265.1472 |
| 115 | 595834.0824 | 1343329.1229 |
| 116 | 595810.8991 | 1343501.8936 |
| 117 | 595832.5613 | 1343527.4916 |
| 118 | 595999.9922 | 1343557.7452 |
| 119 | 596023.8303 | 1343565.2783 |
| 462 | 596189.0022 | 1343617.4743 |

| CURVE TABLE | | | | | | |
|-------------|---------|---------|---------|---------|-------------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| C | 700.00' | 436.70' | 225.72' | 429.66' | S35°24'34"W | 35°44'41" |
| D | 670.00' | 170.60' | 85.77' | 170.14' | S10°14'33"W | 14°35'21" |
| E | 850.00' | 64.28' | 32.16' | 64.27' | N84°31'26"W | 04°20'00" |
| F | 225.00' | 19.22' | 9.61' | 19.21' | N02°17'50"E | 04°53'35" |



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

Donald M. Mason 4-6-15
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 4/1/2015
 LOUIS MANGIONE DATE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART—THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 6 |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 1 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | 1.01± AC. |
| BUILDABLE LOTS | 0.00 |
| OPEN SPACE/GOLF SPACE | 0.19± AC. |
| BUILDABLE PARCELS | 0.00 |
| NON-BUILDABLE PRESERVATION PARCELS | 0.00 |
| NON-BUILDABLE BULK PARCELS | 4.37± AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0.00 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 5.57± AC. |

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8490 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

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

RECORDED AS PLAT NO. 23332 ON 5/15/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Richard for Maria Roseman 4/23/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Phil Edner 5-8-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Westley 5-14-15
 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 1-7-2015 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 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 IN ACCORDANCE WITH THE ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M. Mason 4-6-15
 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, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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 6th DAY OF APRIL, 2015."

Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Witness Signature]
 WITNESS

VILLAGES AT TURF VALLEY PHASE 1, SECTION 3

LOTS 300-305; OPEN SPACE LOTS 306 & 307; AND NON-BUILDABLE BULK PARCEL CC-2

A Resubdivision of Non-buildable Bulk Parcel 'CC-1' previously recorded as plat no. 22878-79

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 11 DATE: APRIL, 2015
 PARCEL: P/O 8 SHEET: 3 OF 4
 ZONED: PGCC

| CURVE TABLE | | | | | | |
|-------------|-----------|---------|---------|---------|-------------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| A | 7,423.44' | 632.38' | 316.38' | 632.19' | N86°20'33"E | 4°52'51" |
| B | 150.00' | 153.39' | 84.16' | 146.80' | S61°55'16"E | 58°35'31" |
| C | 700.00' | 436.70' | 225.72' | 429.66' | S35°24'34"W | 35°44'41" |

| COORDINATE CHART (NAD 83) | | |
|---------------------------|-------------|--------------|
| No. | NORTH | EAST |
| 459 | 596601.7851 | 1343915.3583 |
| 460 | 596574.8280 | 1343873.2475 |
| 461 | 596539.1858 | 1343866.4228 |
| 500 | 596681.8701 | 1343122.0859 |
| 501 | 596722.1992 | 1343752.9880 |
| 502 | 596653.1043 | 1343882.5064 |

INTERSTATE 70
SHA PLAT NO. 31485-31488

VEHICULAR INGRESS & EGRESS RESTRICTED

PARCEL 15
MANGIONE ENTERPRISES OF
TURF VALLEY
LIMITED PARTNERSHIP
L. 4997 F. 619
ZONED: POR

NON-BUILDABLE BULK PARCEL 'CC-2'
10.18 ac (total)
5.81 ac (this sheet)

NON-BUILDABLE BULK PARCEL 'CC-1'
VILLAGES AT TURF VALLEY
PHASE 2 SECTION 1
PLAT NO. 22876-87

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 4-6-15
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

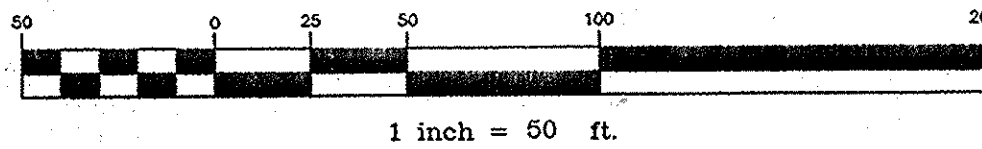
Louis Mangione 4/6/2015
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

AREA TABULATION CHART—THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0 |
| OPEN SPACE/GOLF SPACE | 0 |
| BUILDABLE PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 0.00 |
| OPEN SPACE/GOLF SPACE | 0.00 |
| BUILDABLE PARCELS | 0.00 |
| NON-BUILDABLE PRESERVATION PARCELS | 0.00 |
| NON-BUILDABLE BULK PARCELS | 5.81± AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0.00 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 5.81± AC. |

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-CIVLENGINEERING.COM



LEGEND

- LIMIT OF SUBMISSION
- ▨ EXISTING EASEMENTS TO BE ABANDONED BY RECORDED BY THIS PLAT
- ▨ PUBLIC UTILITY EASEMENTS
- 65dBA NOISE CONTOUR
- EXISTING 3/8" PIPE OR STEEL MARKER
- EXISTING 4"x4" CONCRETE MONUMENT

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

RECORDED AS PLAT NO. 23333 ON
5/15/15 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

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

Richard M. Rossman 4/23/2015
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edick 5-8-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Veronica Schuler 5-14-15
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 PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN MARYLAND 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, AMENDED.

Donald M Mason 4-6-15
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, 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 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 6th DAY OF APRIL, 2015."

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
WITNESS

VILLAGES AT TURF VALLEY
PHASE 1, SECTION 3

LOTS 300-305; OPEN SPACE LOTS 306 & 307;
AND NON-BUILDABLE BULK PARCEL CC-2

A Resubdivision of Non-buildable Bulk Parcel 'CC-1'
previously recorded as plat no. 22878-79

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 11 DATE: APRIL, 2015
PARCEL: P/O 8 SHEET: 4 OF 4
ZONED: PGCC

F-15-076