

BOUNDARY COORDINATES

101 595581.6410 1342368.2650
 102 595555.4820 1342358.7322
 103 595282.5489 1342573.3313
 104 595217.4049 1342620.3419
 105 595168.2313 1342545.9198
 106 595204.0386 1342540.1448
 107 595263.4179 1342475.6729
 108 595257.7089 1342451.8679
 109 595170.2031 1342397.0090
 110 595114.0374 1342357.1877
 111 595038.6614 1342286.2310
 112 595026.6360 1342228.9688
 113 595011.3451 1342216.5553
 114 595003.6399 1342177.8039
 115 594973.5664 1342086.9520
 116 594995.4525 1342064.8409
 117 595030.1335 1341991.5745
 118 595052.9337 1341985.6000
 119 595075.5156 1341944.5287
 120 595089.2439 1341951.0768
 121 595114.3723 1341941.5908
 122 595123.4998 1341884.1110
 123 595141.8103 1341884.9549
 124 595185.8431 1341856.2919
 125 595226.5076 1341809.7555
 126 595227.0768 1341791.9746
 127 595205.8092 1341758.0380
 128 595217.1953 1341726.6919
 129 595249.8994 1341715.2438
 130 595259.2764 1341699.4240
 131 595255.7959 1341660.5796
 132 595280.9517 1341579.4083
 133 595315.1223 1341527.4471
 134 595383.6076 1341519.8085
 135 595432.2671 1341483.0716
 136 595481.7886 1341539.8628
 137 595476.2499 1341597.8388
 138 595464.9924 1341637.6269
 139 595466.1968 1341680.4600
 140 595449.7795 1341744.7262
 141 595456.2520 1341850.5384
 142 595480.3680 1341864.5680
 143 595511.7015 1341850.2017
 144 595546.8370 1341940.7756
 145 595548.6781 1341997.3956
 146 595576.8514 1342081.0594
 147 595630.2754 1342100.7290
 148 595675.1072 1342038.0770
 149 595652.1171 1342016.2662
 150 595661.0286 1341973.2904
 151 595624.8738 1341847.4097
 152 595638.2993 1341764.5705
 153 595591.4211 1341690.6995
 154 595602.4090 1341680.7845
 155 595613.0601 1341626.8246
 156 595599.9337 1341598.0909
 157 595601.8754 1341552.8325
 158 595590.5887 1341534.5568
 159 595553.5470 1341528.1599
 160 595540.1706 1341515.8332
 161 595540.3378 1341491.7638
 162 595496.6796 1341444.1223
 163 595570.3382 1341418.1303
 164 595633.6303 1341423.0110
 165 595696.6397 1341387.0887
 166 595734.1351 1341510.5964
 167 595731.0902 1341552.1955
 168 595732.9378 1341558.2812
 169 595627.6814 1341590.2357
 170 595730.8618 1341930.1066
 171 595704.4334 1342044.7492
 172 595700.8792 1342096.1364

RIGHT-OF-WAY COORDINATES

201 595399.2629 1342481.5626
 202 595403.4293 1342446.4844
 203 595168.1181 1342148.2721
 204 595180.6389 1342042.8555
 205 595350.5678 1341909.2455
 206 595378.2603 1341862.1888
 207 595421.8850 1341590.7474
 208 595422.1973 1341586.3075
 209 595408.9393 1341584.1768
 210 595398.6947 1341548.5400
 211 595471.1840 1341527.7014
 212 595427.6268 1341870.1227
 213 595384.2918 1341946.2670
 214 595380.2948 1341981.2790
 215 595404.9978 1342012.6971
 216 595375.8330 1342258.2443
 217 595360.1784 1342270.5970
 218 595356.0387 1342305.7092
 219 595442.7346 1342415.5798
 220 595477.8735 1342419.7534
 221 595294.0937 1342227.2056
 222 595207.3699 1342117.2996
 223 595211.5436 1342082.1607
 224 595305.8845 1342007.9833
 225 595340.9895 1342012.1836
 226 595365.6925 1342043.6016
 227 595344.8605 1342218.9925
 228 595329.2059 1342231.3452

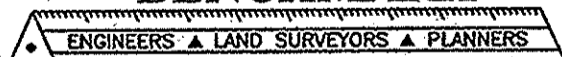
AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 BUILDABLE 36
 OPEN SPACE 3
 BULK PARCELS 1

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED
 BUILDABLE 3.51± AC.
 OPEN SPACE 3.80± AC.
 BULK PARCELS 1.42± AC.

TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) 1.76± AC.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED 10.49± AC.

BENCHMARK



ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BE-CIVILENGINEERING.COM



1 inch = 100 ft.

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

Victoria M. Rossman 2/4/2016
 HOWARD COUNTY HEALTH OFFICER H.O. 9w DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edman 2-24-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 9 DATE

Keith Schuch 3-01-16
 DIRECTOR 8 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 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 10/24/1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE AND CORRECTLY PLACED PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Donald A. Mason 11-3-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 FOR: BENCHMARK ENGINEERING, INC. MD. REG. NO. 21320 DATE

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 7TH DAY OF DECEMBER, 2015."

Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
 WITNESS

VILLAGES AT TURF VALLEY PHASE 5

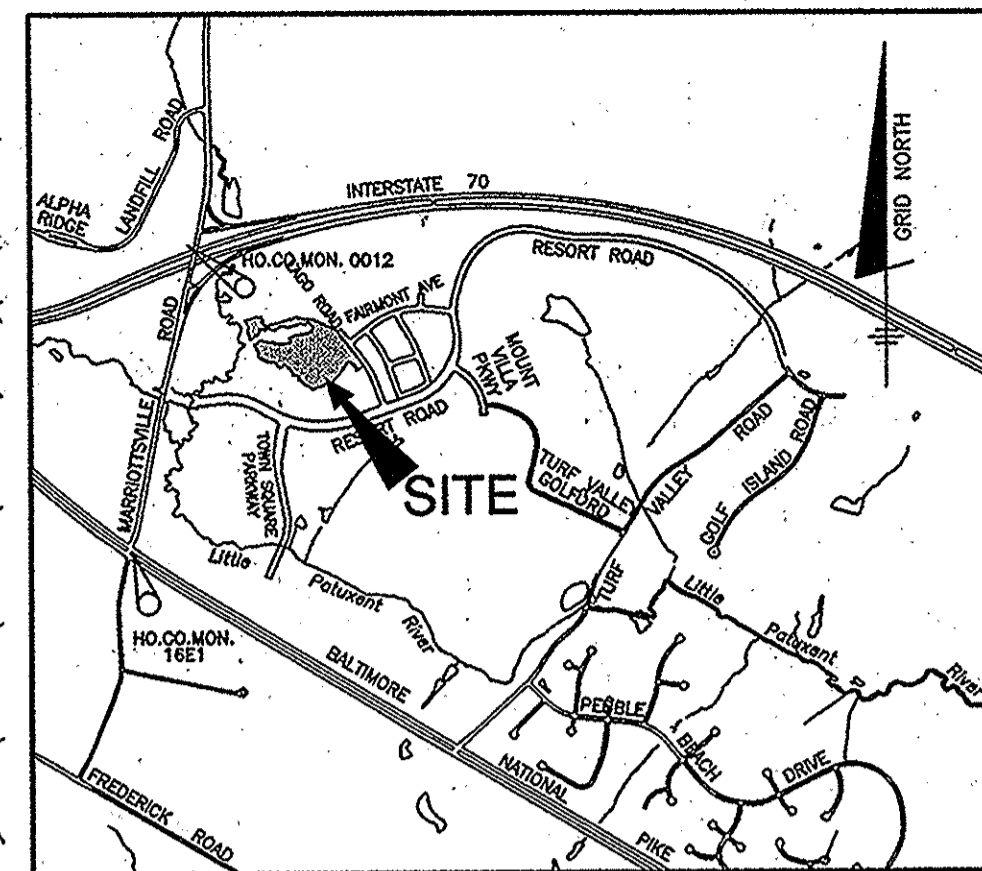
LOTS 261 thru 296; OPEN SPACE LOTS 297 thru 299; BULK PARCEL 'GG'

A RESUBDIVISION OF PARCEL 'Y' PREVIOUSLY RECORDED AS PLAT NO. 18774

AND PART OF DEEDED PARCEL 8 L 920 F 250

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 16 SCALE: AS SHOWN
 GRID: 10 DATE: NOVEMBER, 2015
 PARCEL: 8 SHEET: 1 OF 7
 ZONED: PGCC



VICINITY MAP
 SCALE: 1" = 2000'

ADC MAP: 19
 GRID: D3

BENCHMARKS

NAD'83 HORIZONTAL
 HO. CO. #16E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE.
 N 59350.960' E 1340192.70'
 ELEVATION: 463.981'
 HO. CO. #0012 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37'
 ELEVATION: 486.298'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	975.00'	80.36'	4°43'20"	40.20'	S35°48'57"E 80.34'
C2	58.00'	42.67'	42°08'52"	22.35'	S85°48'49"E 41.71'
C3	375.00'	118.14'	18°03'00"	59.56'	S77°01'06"E 117.65'
C4	75.00'	117.94'	90°05'57"	75.13'	S83°13'35"E 106.16'
C5	25.00'	39.31'	90°05'57"	25.04'	S83°13'35"E 35.39'
C6	75.00'	55.88'	42°44'34"	29.31'	N59°31'24"W 54.60'
C7	25.00'	4.46'	10°12'51"	2.23'	N85°58'37"W 4.45'
C8	125.00'	89.51'	41°01'46"	46.77'	S60°21'18"E 87.61'
C9	175.00'	274.59'	89°54'03"	174.70'	N83°13'35"W 247.27'
C10	125.00'	196.13'	89°54'03"	124.78'	N83°13'35"W 176.62'

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 11-3-15

DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

[Signature] 12/7/15
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY
 LIMITED PARTNERSHIP DATE

RECORDED AS PLAT NO. 23684 ON 3/14/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 SUBURBAN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG DATED MARCH, 2006.
- 3.) 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.
- 4.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 5.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4887-D.
- 6.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4887-D.
- 7.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE LITTLE PATUXENT.
- 8.) 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 02/02/2016, ON WHICH DATE DEVELOPER AGREEMENT #F15079/24-4887 WAS FILED AND ACCEPTED.
- 9.) STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN HAS BEEN PROVIDED FOR THIS PROJECT. THE ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 10.) THERE ARE NO WETLANDS, WETLANDS BUFFER, STREAMS, OR 100 YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF VILLAGES AT TURF VALLEY, PHASE 5. THE ON-SITE STREAM BUFFER DISTURBANCE AND THE OFF-SITE (PARCEL 'X') WETLAND, WETLAND BUFFER AND STREAM BUFFER DISTURBANCE WHICH IS ASSOCIATED WITH THE SEWER CONNECTION AND TEE TURNAROUND CONSTRUCTION FOR NASHVILLE COURT WAS DEEMED 'NECESSARY' BY THE DEPARTMENT OF PLANNING AND ZONING UNDER ECP-14-023.
- 11.) THE WETLAND LOCATIONS SHOWN ON THE ADJACENT PROPERTIES ARE BASED ON APPROVED STUDIES AS SHOWN ON THE COMPREHENSIVE SKETCH PLAN OF TURF VALLEY. WETLANDS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH FOR S-86-013 AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2002 AND APRIL 2004 FOR DEVELOPMENT IN AND AROUND PODS I, K, L, M, N, O, P, Q & S.
- 12.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 13.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS NONE OF THE PROPOSED LOTS ARE LOCATED WITHIN 500 FEET OF THE I-70 (PRINCIPAL ARTERIAL) RIGHT-OF-WAY.
- 14.) THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. IN JANUARY, 2005. IT WAS SUPPLEMENTED WITH A LETTER SPECIFICALLY FOR PHASE 5 DATED SEPTEMBER 3, 2015 AND APPROVED UNDER SP-15-003.
- 15.) THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED MARCH 31, 2014.
- 17.) LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$15,600.00 FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- 17.) THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) OF THE HOWARD 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 PRIOR TO DECEMBER 31, 1992.
- 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 TAR AND CHIP COATING (1.5" MIN).
 - 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 PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 261-296 AND OPEN SPACE LOTS 297-299. 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.) 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 126.0.H.1 PLANNING BOARD APPROVAL IS REQUIRED FOR THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.
- 21.) 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 I/A (131 UNITS) & I/B (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, PLATS 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.

- 22.) OPEN SPACE DEDICATION FOR LOTS 297-299:
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.
- 23.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 7/8/0, DEPARTMENT ID# 780 (SEE GEN. NOTE 27).
- 24.) PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- 25.) ALL PROPERTIES/SHOWN ARE ZONED PGCC UNLESS OTHERWISE INDICATED.
- 26.) 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 "NEIGHBORHOOD" 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.
- 27.) WP-13-164, 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 JUNE 13, 2013 SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. PETITIONER SHALL SUBMIT TO DPZ, DIVISION OF LAND DEVELOPMENT, WITHIN SIXTY (60) DAYS OF RECORDATION OF THE REVISION PLAT RESULTING FROM REDESIGN OF VILLAGES AT TURF VALLEY, PHASE 2, SECTION 1, ONE COPY OF THE "MASTER" HOA DECLARATION AND COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "MASTER" HOA.
 - B. PETITIONER SHALL SUBMIT TO DPZ, DIVISION OF LAND DEVELOPMENT, WITHIN SIXTY (60) DAYS OF RECORDATION OF THE REVISION PLAT RESULTING FROM REDESIGN OF VILLAGES AT TURF VALLEY, PHASE 2, SECTION 1, ONE COPY OF THE "NEIGHBORHOOD" HOA DECLARATION AND COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "NEIGHBORHOOD" HOA.
 - C. PETITIONER SHALL SUBMIT TO DPZ, DIVISION OF LAND DEVELOPMENT, WITHIN SIXTY (60) DAYS OF RECORDATION OF THE REVISION PLAT RESULTING FROM REDESIGN OF VILLAGES AT TURF VALLEY, PHASE 2, SECTION 1, THE RECORDING REFERENCE(S) FOR THE DEED(S) CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE RESPECTIVE HOA'S.
 - D. SINCE AT THIS TIME F-10-078, VILLAGES AT TURF VALLEY, PHASE 2, SECTION 2 CREATES THREE ADDITIONAL OPEN SPACE LOTS TO BE DEDICATED TO THE HOA, THE PETITIONER MAY AT HIS DISCRETION REQUEST, IN WRITING, DEFERRAL OF CONDITIONS 2.A.-2.C. AS THEY APPLY TO CURRENT VILLAGES AT TURF VALLEY, PHASE 2, SECTION 1 REVISIONS UNTIL THOSE CONDITIONS BECOME APPLICABLE TO F-10-078, VILLAGES AT TURF VALLEY, PHASE 2, SECTION 2.
- 28.) THE 36 UNITS/LOTS SHOWN ON THIS PLAT ARE BEING TRANSFERRED FROM THE 59 UNITS/LOTS PREVIOUSLY APPROVED FOR VILLAGES AT TURF VALLEY, PHASE 3, F-08-085.
- 29.) APPLICABLE DPZ FILE REFERENCES ARE: S-86-13, S-03-01, ECP-14-053, SP-15-003, WP-13-164
- 30.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".

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)

PERMITTED HEIGHT : SINGLE-FAMILY ATTACHED - 34 FEET
EXCEPT UNITS W/GABLES, HIPS, OR GAMBREL ROOFS - 40 FEET
OTHER - 15 FEET
ACCESSORY STRUCTURES - 15 FEET

MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.

MINIMUM LOT SIZE REQUIREMENTS :
SINGLE FAMILY ATTACHED N/A

MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:
SINGLE FAMILY ATTACHED N/A

MINIMUM UNITS PER STRUCTURE:
SINGLE FAMILY ATTACHED 8 UNITS

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

MAXIMUM LOT COVERAGE:
SINGLE FAMILY ATTACHED 60%

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

FROM COLLECTORS AND LOCAL STREETS:
RESIDENTIAL AND NON-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
ZERO LOT LINE AND ALL OTHER USES - SIDE 0 FEET

RESIDENTIAL - REAR 20 FEET

MINIMUM DISTANCES BETWEEN ATTACHED DWELLING UNITS
1. FACE TO FACE 30 FEET
2. FACE TO SIDE/REAR TO SIDE 30 FEET
3. SIDE TO SIDE 15 FEET
4. REAR TO REAR 60 FEET
5. REAR TO FACE 100 FEET

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	157.59	NA	NA	10.49	202.08
Open Space Required 15% of gross	0.94	4.16	NA	23.64	NA	NA	1.57	39.23
Open Space Provided	2.58	5.32	0.19	124.96	0.32	1.02	3.80	138.19
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	3.80	136.16
Open Spaces Provided Above Requirement	1.64	0.51	0.05	100.97	0.00	0.45	2.23	105.85

* 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)

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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 11-2-15
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 12/7/15
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP

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-CMVEENGINEERING.COM

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 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 12/14/2015 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE AND RECORDED IN THE PUBLIC RECORDS 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, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 7th DAY OF DECEMBER, 2015."

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Witness
WITNESS

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

Madison Maura Roszman 2/4/2016
HOWARD COUNTY HEALTH OFFICER H.O. 92 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad E. Clark 2-24-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION 9 DATE

Kate Sheehan 3-01-16
DIRECTOR DATE

RECORDED AS PLAT NO. 23685 ON 3/4/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

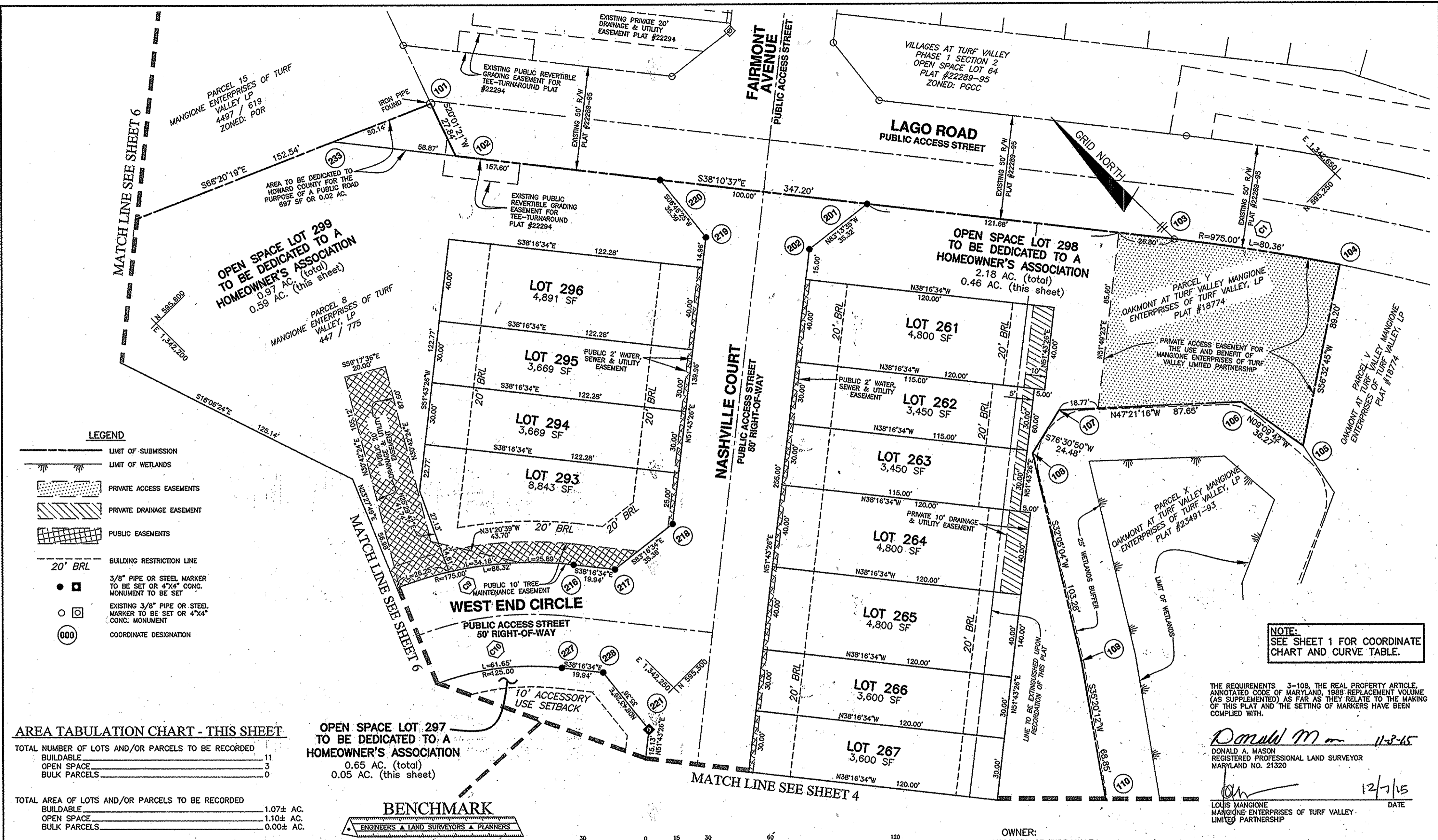
VILLAGES AT TURF VALLEY PHASE 5

LOTS 261 thru 296; OPEN SPACE LOTS 297 thru 299; BULK PARCEL 'GG'

A RESUBDIVISION OF PARCEL 'Y' PREVIOUSLY RECORDED AS PLAT NO. 18774

AND PART OF DEEDED PARCEL 8 L 920 F 250

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 10 DATE: NOVEMBER, 2015
PARCEL: 8 SHEET: 2 OF 7
ZONED: PGCC



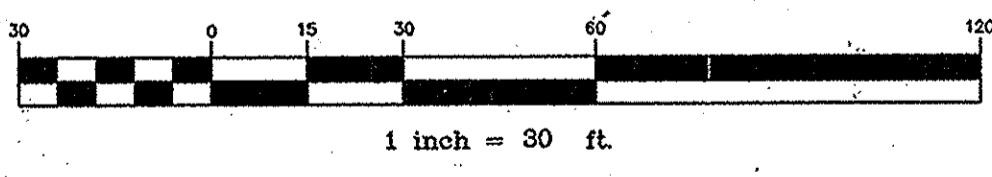
- LEGEND**
- LIMIT OF SUBMISSION
 - LIMIT OF WETLANDS
 - PRIVATE ACCESS EASEMENTS
 - PRIVATE DRAINAGE EASEMENT
 - PUBLIC EASEMENTS
 - 20' BRL --- BUILDING RESTRICTION LINE
 - 3/8" PIPE OR STEEL MARKER TO BE SET OR 4"x4" CONC. MONUMENT TO BE SET
 - EXISTING 3/8" PIPE OR STEEL MARKER TO BE SET OR 4"x4" CONC. MONUMENT
 - COORDINATE DESIGNATION

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	11
OPEN SPACE	3
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.07± AC.
OPEN SPACE	1.10± AC.
BULK PARCELS	0.00± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.50± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.67± AC.

OPEN SPACE LOT 297 TO BE DEDICATED TO A HOMEOWNER'S ASSOCIATION
 0.65 AC. (total)
 0.05 AC. (this sheet)

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (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

NOTE:
 SEE SHEET 1 FOR COORDINATE CHART AND CURVE TABLE.

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 11-3-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

dm 12/7/15
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

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

Richard for Maureen Roseman 2/14/2016
 HOWARD COUNTY HEALTH OFFICER H.O.R. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Ed Eder 2-24-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Shalovich 3-01-16
 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 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 OF CONVEYANCE 1973 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M Mason 11-3-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 7th DAY OF December, 2015."

dm
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

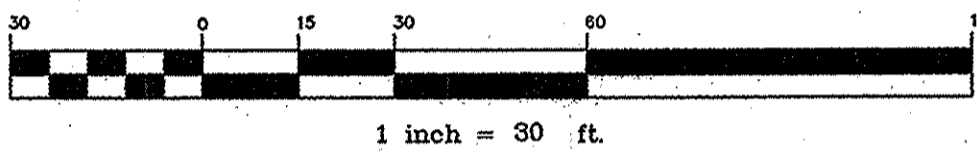
WITNESS *[Signature]*

RECORDED AS PLAT NO. 23686 ON 2/11/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY PHASE 5
 LOTS 261 thru 296; OPEN SPACE LOTS 298 thru 299; BULK PARCEL 'GG'
 A RESUBDIVISION OF PARCEL 'Y' PREVIOUSLY RECORDED AS PLAT NO. 18774 AND PART OF DEEDED PARCEL 8 L 920 F 250
 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 10 DATE: NOVEMBER, 2015
 PARCEL: 8 ZONED: PGCC SHEET: 3 OF 7

LEGEND

- LIMIT OF SUBMISSION
- LIMIT OF WETLANDS
- CL STREAM
- PRIVATE ACCESS EASEMENTS
- PRIVATE DRAINAGE EASEMENT
- PUBLIC EASEMENTS
- 20' BRL BUILDING RESTRICTION LINE
- 3/8" PIPE OR STEEL MARKER TO BE SET OR 4"x4" CONC. MONUMENT TO BE SET
- COORDINATE DESIGNATION



BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (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

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	9
BUILDABLE	2
OPEN SPACE	2
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.89± AC.
BUILDABLE	1.35± AC.
OPEN SPACE	0.00± AC.
BULK PARCELS	0.00± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.38± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.62± AC.

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

Richard M. ... 2/4/2016
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad ... 2-24-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 9 DATE

Kate ... 3-01-16
 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 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 OF MARYLAND PLAT #23491-93 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M. Mason 1-3-18
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

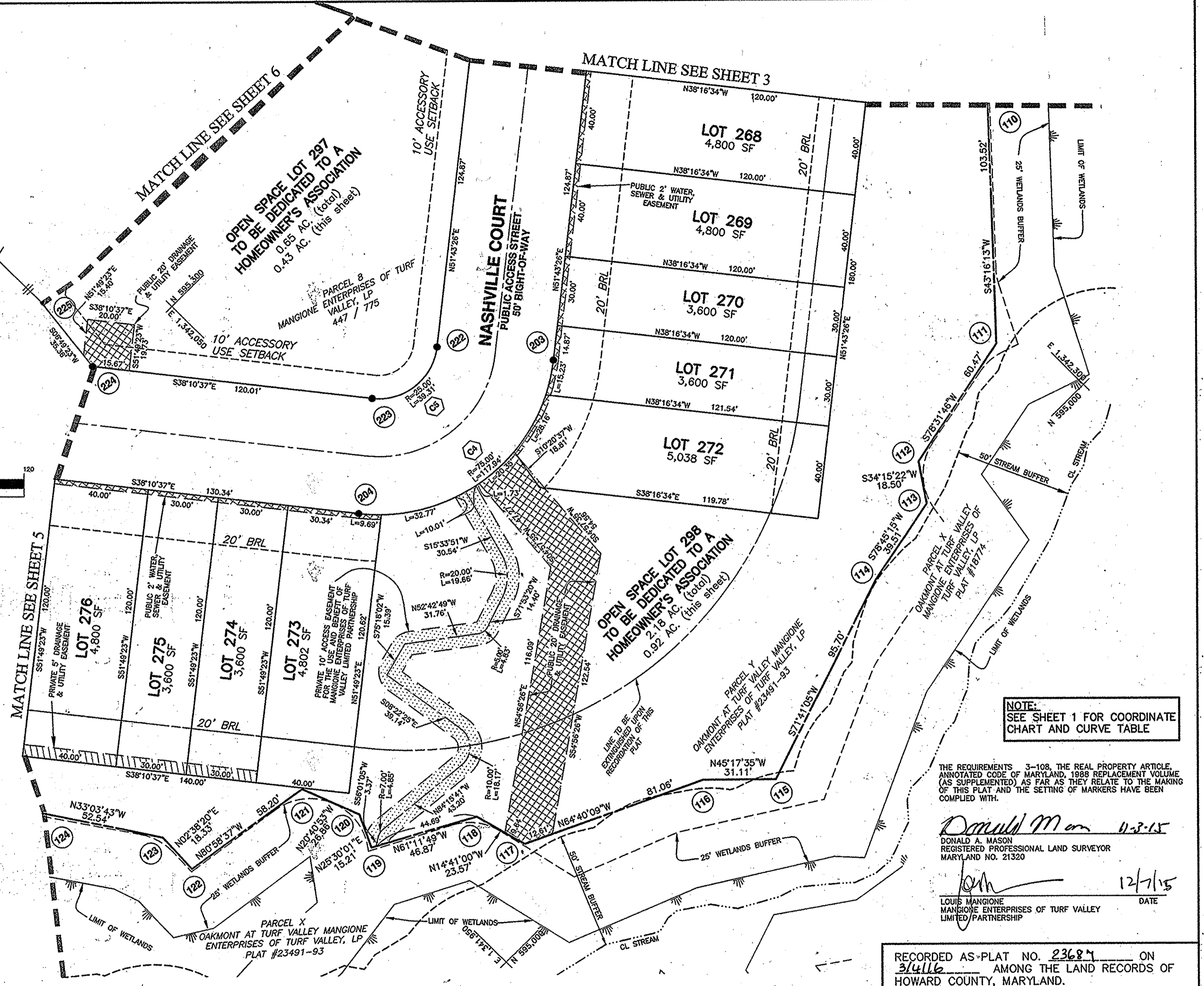
OWNER'S CERTIFICATE

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Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

VILLAGES AT TURF VALLEY PHASE 5

LOTS 261 thru 296; OPEN SPACE LOTS 297 thru 299;
 BULK PARCEL 'GG'
 A RESUBDIVISION OF PARCEL 'Y' PREVIOUSLY
 RECORDED AS PLAT NO. 18774
 AND PART OF DEEDED PARCEL 8 L 920 F 250
 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 10 DATE: NOVEMBER, 2015
 PARCEL: 8 SHEET: 4 OF 7
 ZONED: PGCC

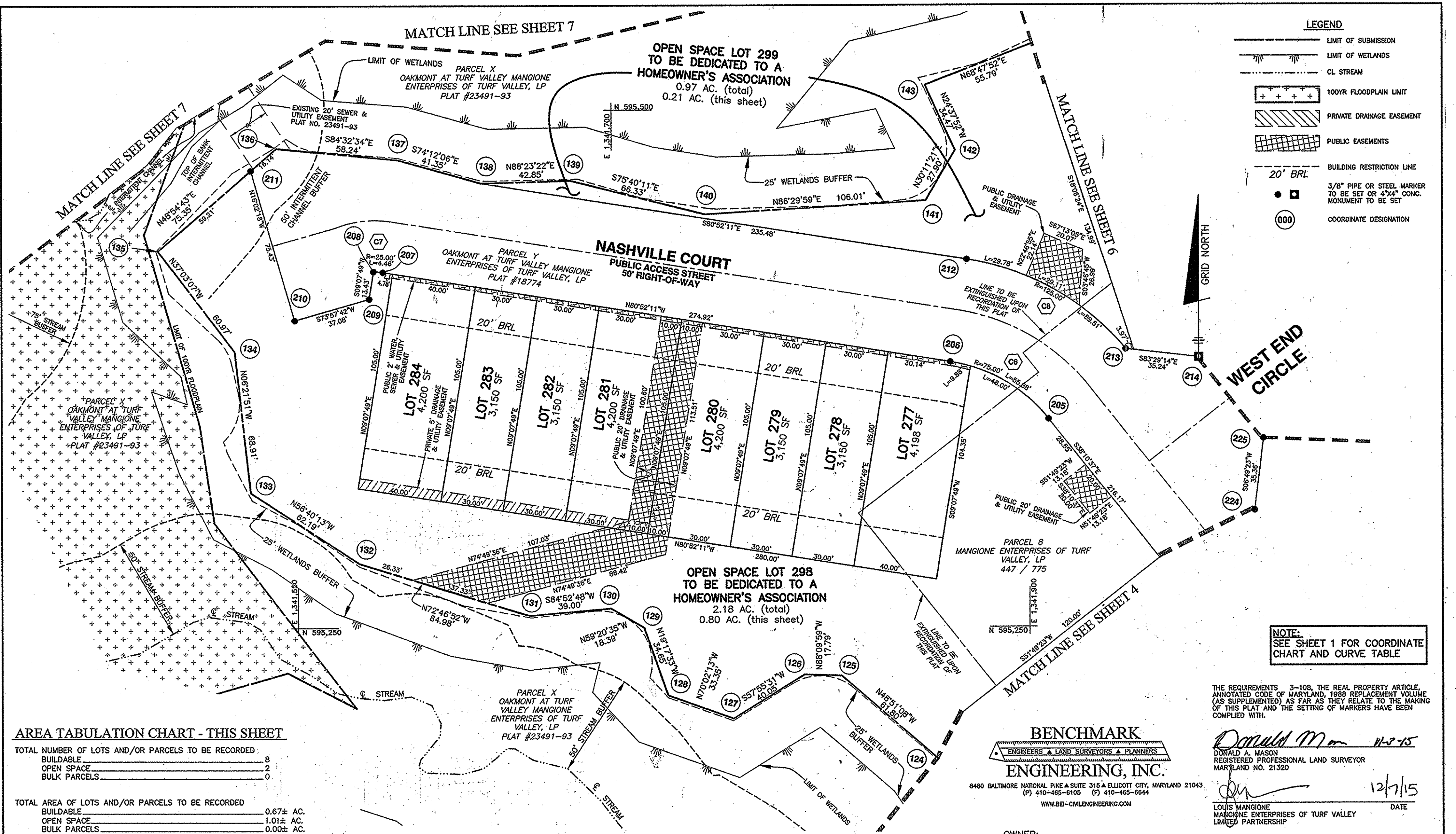


NOTE:
 SEE SHEET 1 FOR COORDINATE CHART AND CURVE TABLE

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 11-3-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE 12/7/15
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY
 LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 23687 ON 3/4/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



LEGEND

- LIMIT OF SUBMISSION
- LIMIT OF WETLANDS
- - - CL. STREAM
- ++++ 100YR FLOODPLAIN LIMIT
- ▨ PRIVATE DRAINAGE EASEMENT
- ▧ PUBLIC EASEMENTS
- - - BUILDING RESTRICTION LINE
- 20' BRL
- 3/8" PIPE OR STEEL MARKER TO BE SET OR 4"x4" CONC. MONUMENT TO BE SET
- 000 COORDINATE DESIGNATION



WEST END CIRCLE

NOTE:
SEE SHEET 1 FOR COORDINATE CHART AND CURVE TABLE

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.

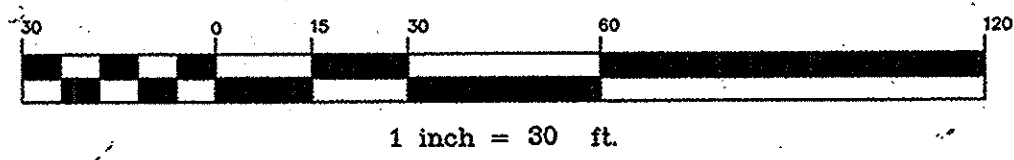
Donald M. Mason 11-3-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE 12/7/15
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY
 LIMITED PARTNERSHIP

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

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

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	8
OPEN SPACE	2
BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	0.67± AC.
OPEN SPACE	1.01± AC.
BULK PARCELS	0.00± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.65± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.33± AC.



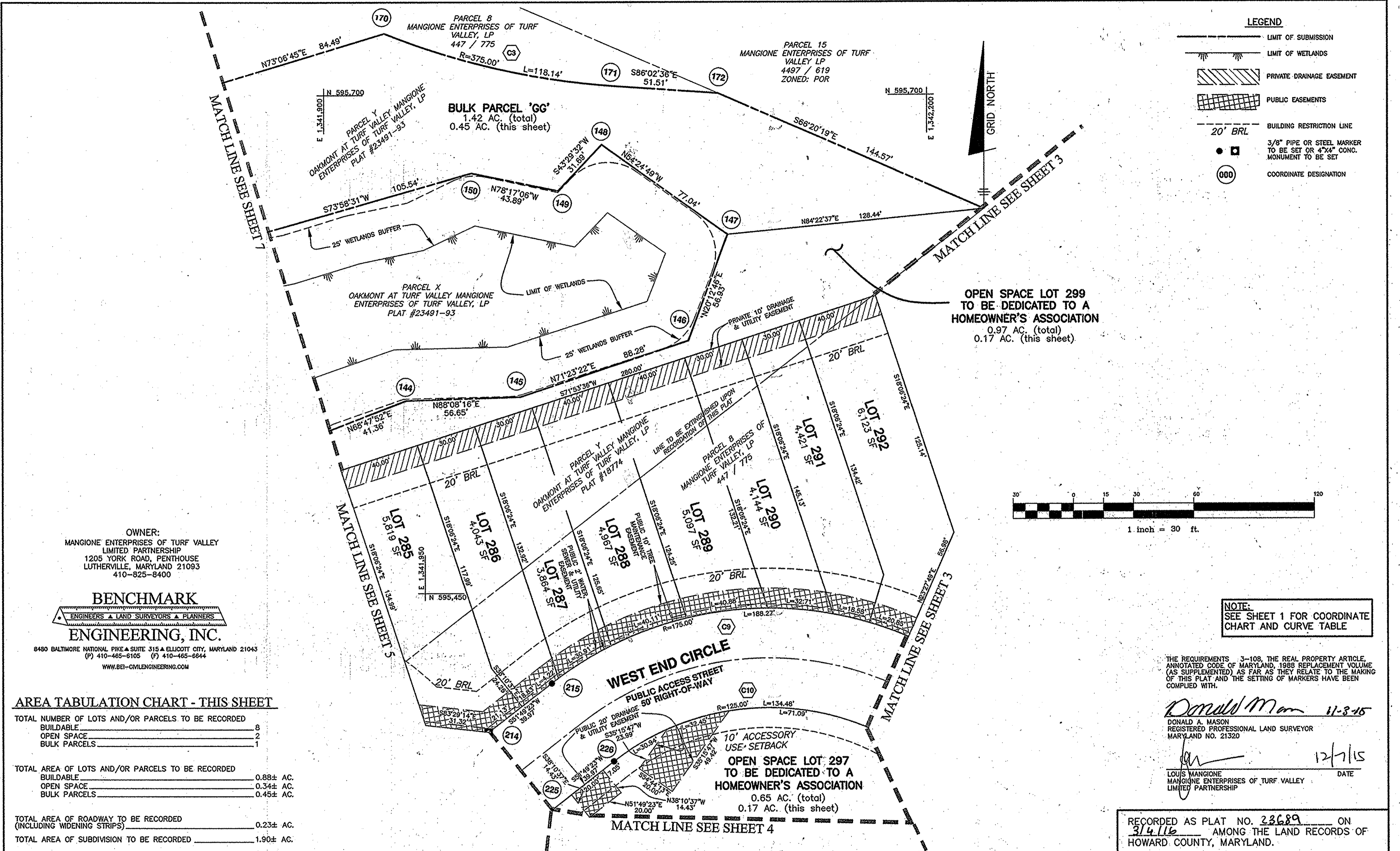
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Barbara for Maureen Roseman 2/4/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad G. Hill 2-21-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kathleen D. ... 3-01-16
 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 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 12-20-1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald M. Mason 11-3-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 FOR BENCHMARK ENGINEERING, INC. MD. NO. 21320

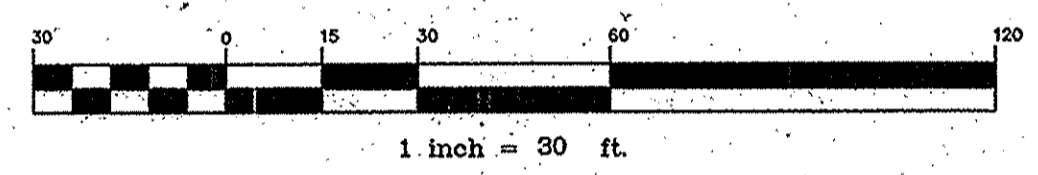
OWNER'S CERTIFICATE
 "MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID BASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 7th DAY OF December, 2015."
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 WITNESS

VILLAGES AT TURF VALLEY PHASE 5
 LOTS 261 thru 296; OPEN SPACE LOTS 297 thru 299; BULK PARCEL 'GG'
 A RESUBDIVISION OF PARCEL 'Y' PREVIOUSLY RECORDED AS PLAT NO. 18774 AND PART OF DEEDED PARCEL 8 L 920 F 250
 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16
 GRID: 10
 PARCEL: 8
 ZONED: PGCC
 SCALE: AS SHOWN
 DATE: NOVEMBER 2015
 SHEET: 5 OF 7



LEGEND

- LIMIT OF SUBMISSION
- LIMIT OF WETLANDS
- ▨ PRIVATE DRAINAGE EASEMENT
- ▩ PUBLIC EASEMENTS
- BUILDING RESTRICTION LINE
- 20' BRL
- 3/8" PIPE OR STEEL MARKER TO BE SET OR 4"x4" CONC. MONUMENT TO BE SET
- COORDINATE DESIGNATION



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

BENCHMARK ENGINEERING, INC.
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(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVLENGINEERING.COM

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
BUILDABLE	2
OPEN SPACE	2
BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.88± AC.
OPEN SPACE	0.34± AC.
BULK PARCELS	0.45± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.23± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.90± AC.

NOTE:
SEE SHEET 1 FOR COORDINATE CHART AND CURVE TABLE

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 11-3-15
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
[Signature] 12/7/15
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
DATE

RECORDED AS PLAT NO. 23689 ON 3/4/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

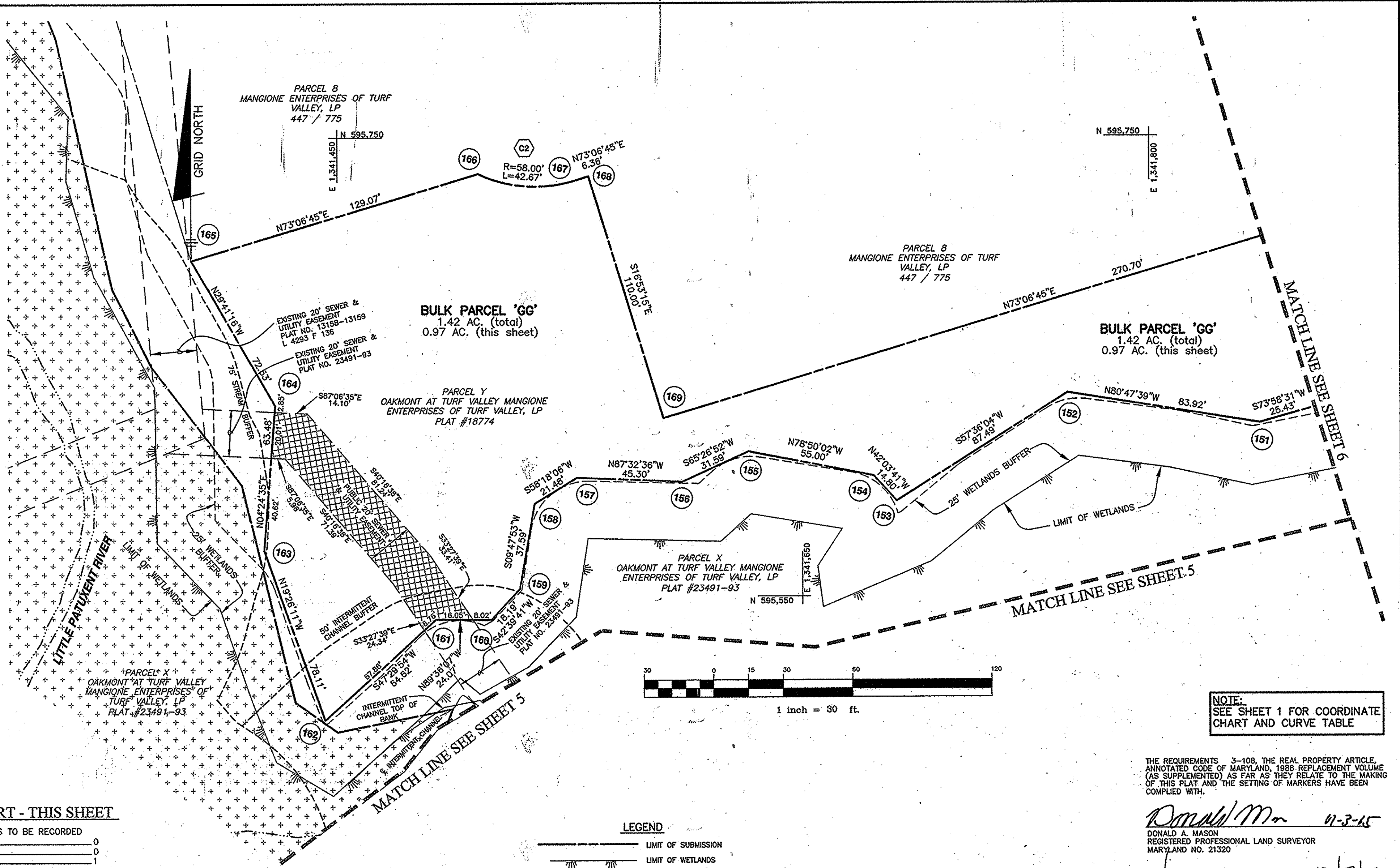
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 2/4/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 2-24-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 3-01-16
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 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 11-19-1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald Mason 11-3-15
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 21320

OWNER'S CERTIFICATE
"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, 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 7th DAY OF DECEMBER, 2015."
[Signature]
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
WITNESS *[Signature]*

VILLAGES AT TURF VALLEY PHASE 5
LOTS 261 thru 296; OPEN SPACE LOTS 297 thru 299; BULK PARCEL 'GG'
A RESUBDIVISION OF PARCEL 'Y' PREVIOUSLY RECORDED AS PLAT NO. 18774 AND PART OF DEEDED PARCEL 8 L920 F 250
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 10 DATE: NOVEMBER, 2015
PARCEL: 8 SHEET: 6 OF 7
ZONED: PGCC



AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.00± AC.
BUILDABLE	0.00± AC.
OPEN SPACE	0.00± AC.
BULK PARCELS	0.97± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.97± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELlicOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BEI-CMLEENGINEERING.COM

LEGEND

	LIMIT OF SUBMISSION
	LIMIT OF WETLANDS
	CL. STREAM
	100YR FLOODPLAIN LIMIT
	PUBLIC EASEMENTS
	COORDINATE DESIGNATION

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

NOTE:
 SEE SHEET 1 FOR COORDINATE CHART AND CURVE TABLE

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 11-3-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE 12/7/15
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Madison for Maureen Rossmann 2/4/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Phil Clark 2-24-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kate Lebeck 3-01-16
 DIRECTOR DATE

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Donald A. Mason 11-3-15
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 REGISTERED PROFESSIONAL LAND SURVEYOR
 FOR BENCHMARK ENGINEERING, INC. MD 21320

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Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 23696 ON 3/4/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY PHASE 5
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