

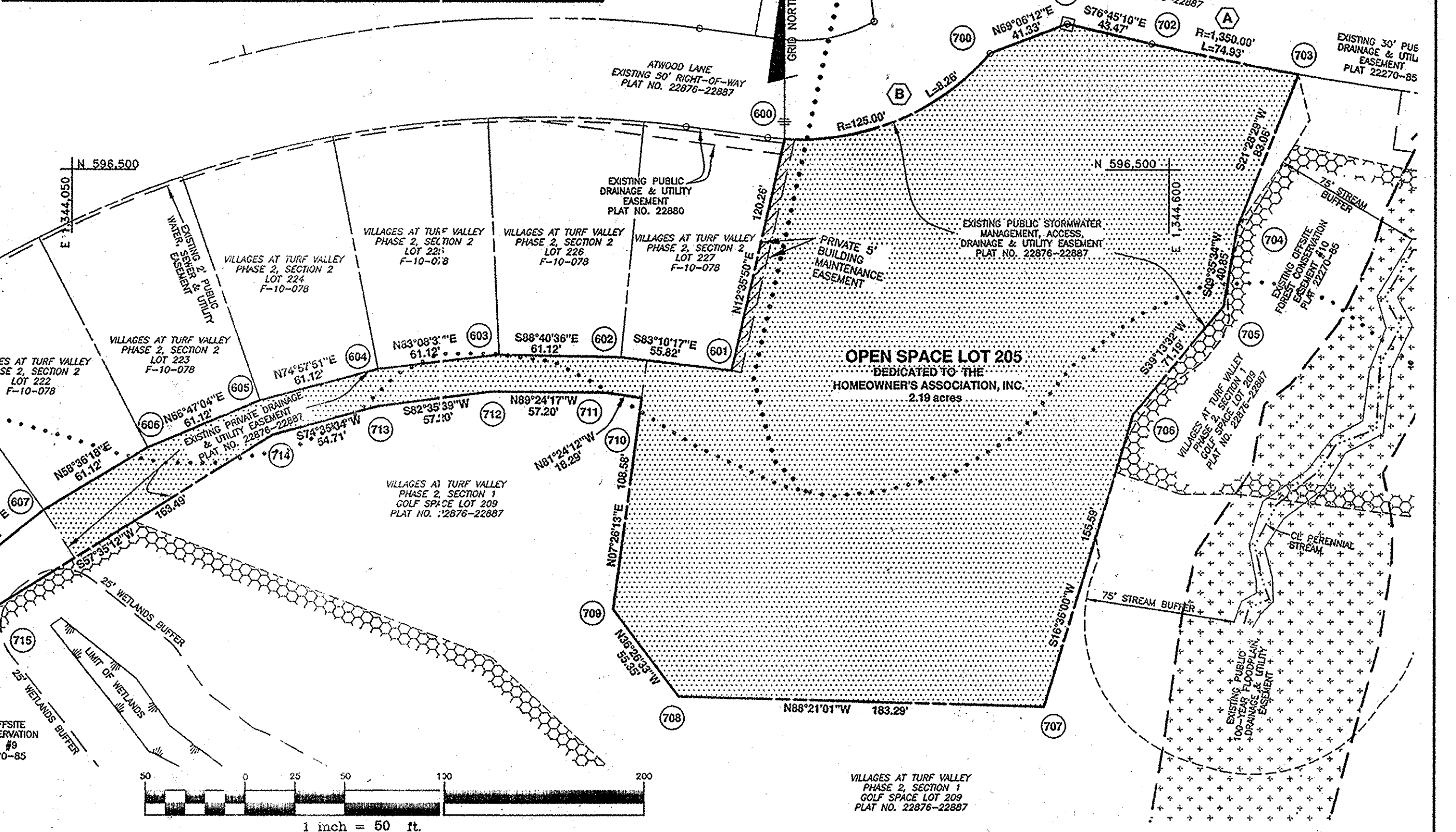
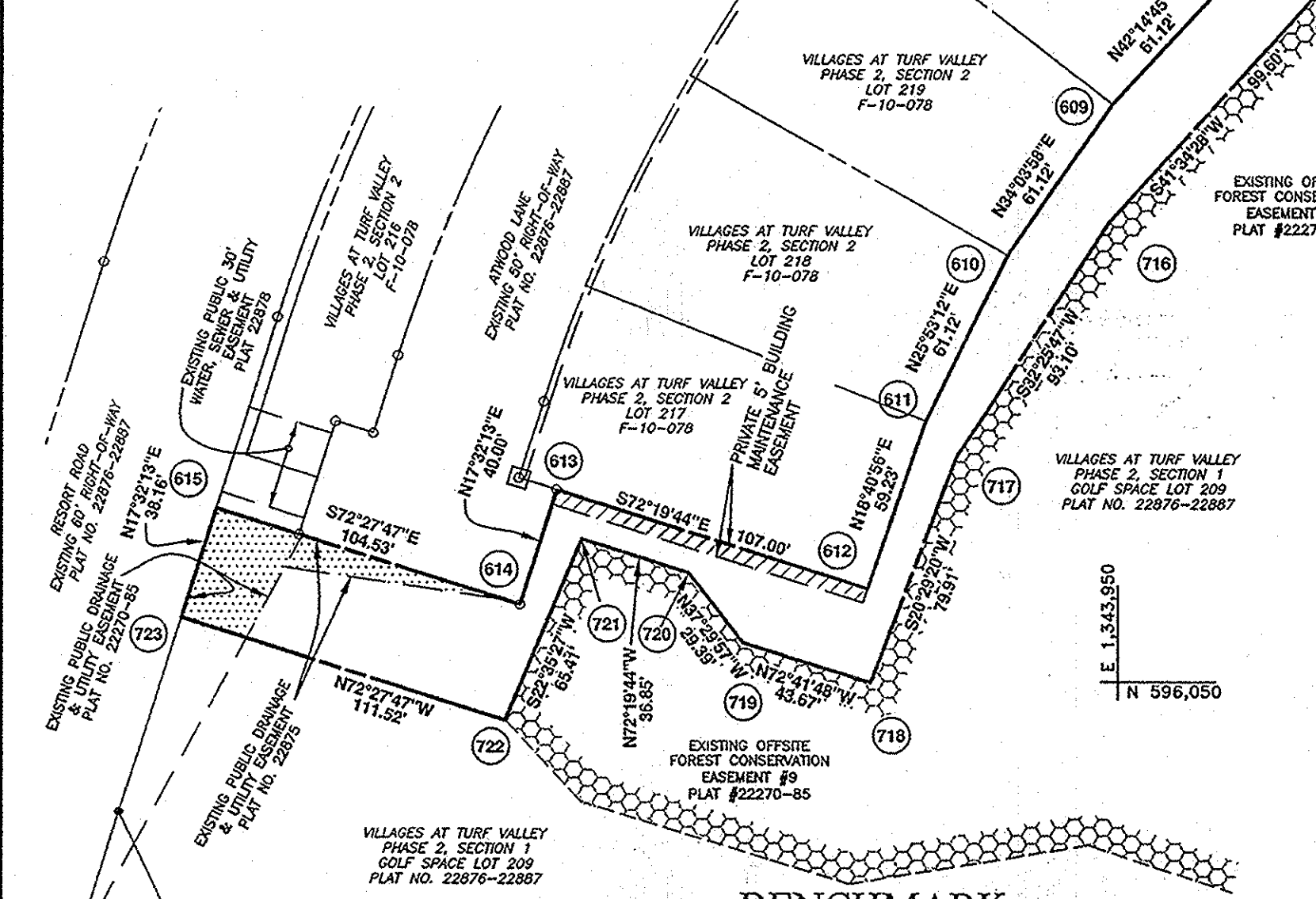
VICINITY MAP
SCALE: 1" = 2000'
ADC MAP: 19
GRID: D-4

COORDINATE CHART (NAD '83)					
No.	NORTH	EAST	No.	NORTH	EAST
600	596515.3589	1344407.0158	704	596471.0383	1344634.1904
601	596397.9984	1344380.7885	705	596430.7559	1344627.3824
602	596404.6361	1344325.3596	706	596375.6067	1344582.3629
603	596406.0474	1344264.2592	707	596226.5040	1344537.9135
604	596398.7513	1344203.5796	708	596231.7806	1344354.6988
605	596382.8962	1344144.5554	709	596276.3061	1344321.8207
606	596358.8046	1344088.3874	710	596383.9756	1344335.8751
607	596326.9667	1344036.2185	711	596386.7098	1344317.7892
608	596288.0303	1343989.1101	712	596387.3042	1344260.5898
609	596242.7876	1343948.0206	713	596379.9309	1344203.8645
610	596192.1591	1343913.7860	714	596365.3962	1344151.1224
611	596137.1750	1343887.1030	715	596277.7606	1344013.1024
612	596081.0637	1343868.1299	716	596203.2505	1343947.0088
613	596113.5438	1343766.1784	717	596124.6682	1343897.0819
614	596075.4029	1343754.1255	718	596049.8148	1343869.1119
615	596106.9002	1343654.4538	719	596062.8046	1343827.4157
700	596558.6894	1344510.2887	720	596086.1208	1343809.5251
701	596573.4315	1344548.9014	721	596097.3055	1343774.4174
702	596563.4695	1344591.2181	722	596036.9151	1343749.2905
703	596548.3308	1344664.5973	723	596070.5177	1343642.9566

CURVE DATA							
CURVE	COORD POINTS	RADIUS	LENGTH	DELTA	TANGENT	CHORD	
A	702 TO 703	1,350.00'	74.93'	03°10'49"	37.48'	S78°20'35"E	74.92'
B	600 TO 700	125.00'	116.13'	53°13'42"	62.63'	N67°14'18"E	111.99'

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	1
BUILDABLE PARCELS	0
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	2.19± AC.
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.19± AC.



- GENERAL NOTES**
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - BOUNDARY IS BASED ON A FIELD RUN MONUMENTED SUBURBAN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG DATED MARCH, 2006.
 - 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.
 - THE SUBJECT PROPERTY IS ZONED PGCC AND IS CONSIDERED "GRANDFATHERED" TO THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006. THE GRANDFATHERING OF THIS PLAN IS IN ACCORDANCE WITH SECTION 100.E.3.b OF THE 2013 ZONING REGULATIONS SINCE THE PROPERTY RECEIVED INITIAL SUBDIVISION APPROVAL PRIOR TO 10-6-2013.
 - THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS OR 100-YEAR FLOODPLAIN LOCATED ON THESE LOTS.
 - 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 LOT 205. 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.
 - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004. PER SECTION 126(H)(1), PLANNING BOARD APPROVAL IS REQUIRED FOR THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.
 - ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
 - ALL PROPERTIES SHOWN ARE ZONED PGCC UNLESS OTHERWISE INDICATED.
 - APPLICABLE DPZ FILE REFERENCES ARE: S-88-13, S-03-01, P-06-013, F-10-078, SDP-15-014, F-14-126.
 - LANDSCAPING WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-08-084 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

- LEGEND**
- PRIVATE 5' EASEMENT FOR BUILDING MAINTENANCE
 - EXISTING EASEMENTS
 - FOREST CONSERVATION EASEMENTS
 - LIMIT OF SUBMISSION
 - BOUNDARY COORDINATE POINT
 - EX PIPE OR MONUMENT UNDER F-08-084 & F-10-078
 - LIMIT OF WETLANDS
 - UNMITIGATED 65DBA NOISE CONTOUR LINE
 - MITIGATED 65DBA NOISE CONTOUR LINE

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

Louis Mangione 5/5/2015
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

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

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

THE PURPOSE OF THIS PLAT OF REVISION IS TO ADD TWO "PRIVATE 5' EASEMENTS FOR BUILDING MAINTENANCE".

RECORDED AS PLAT NO. 23351 ON 6/5/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maureen Roseman 5/26/15
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Edman 5-28-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Salvo 6/04/15
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 1-7-2017 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 TURF VALLEY ASSOCIATES, LP BY DEED DATED FEBRUARY 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 SECTION 16.124 OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 5-4-15
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 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 5th DAY OF MAY, 2015."

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

John
WITNESS

PLAT OF REVISION

VILLAGES AT TURF VALLEY
PHASE 2, SECTION 1
OPEN SPACE LOT 205

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16, GRID: 10
PARCEL: 401
ZONED: PGCC

SCALE: AS SHOWN
DATE: MAY, 2015
SHEET: 1 OF 1