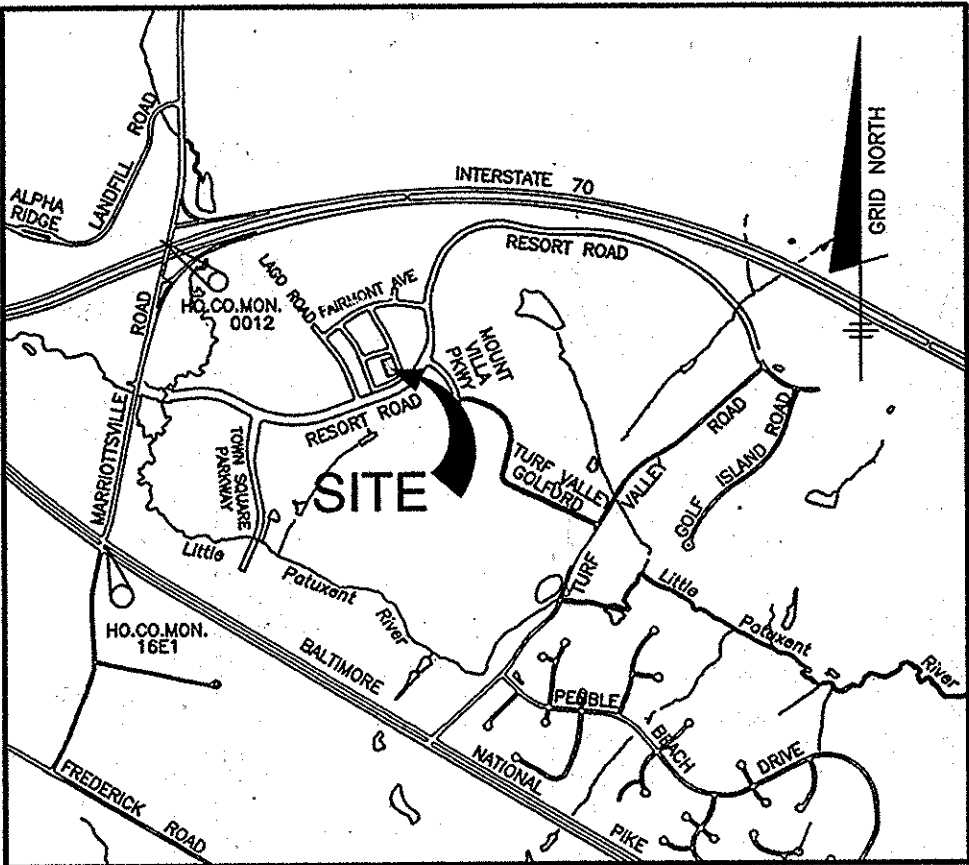
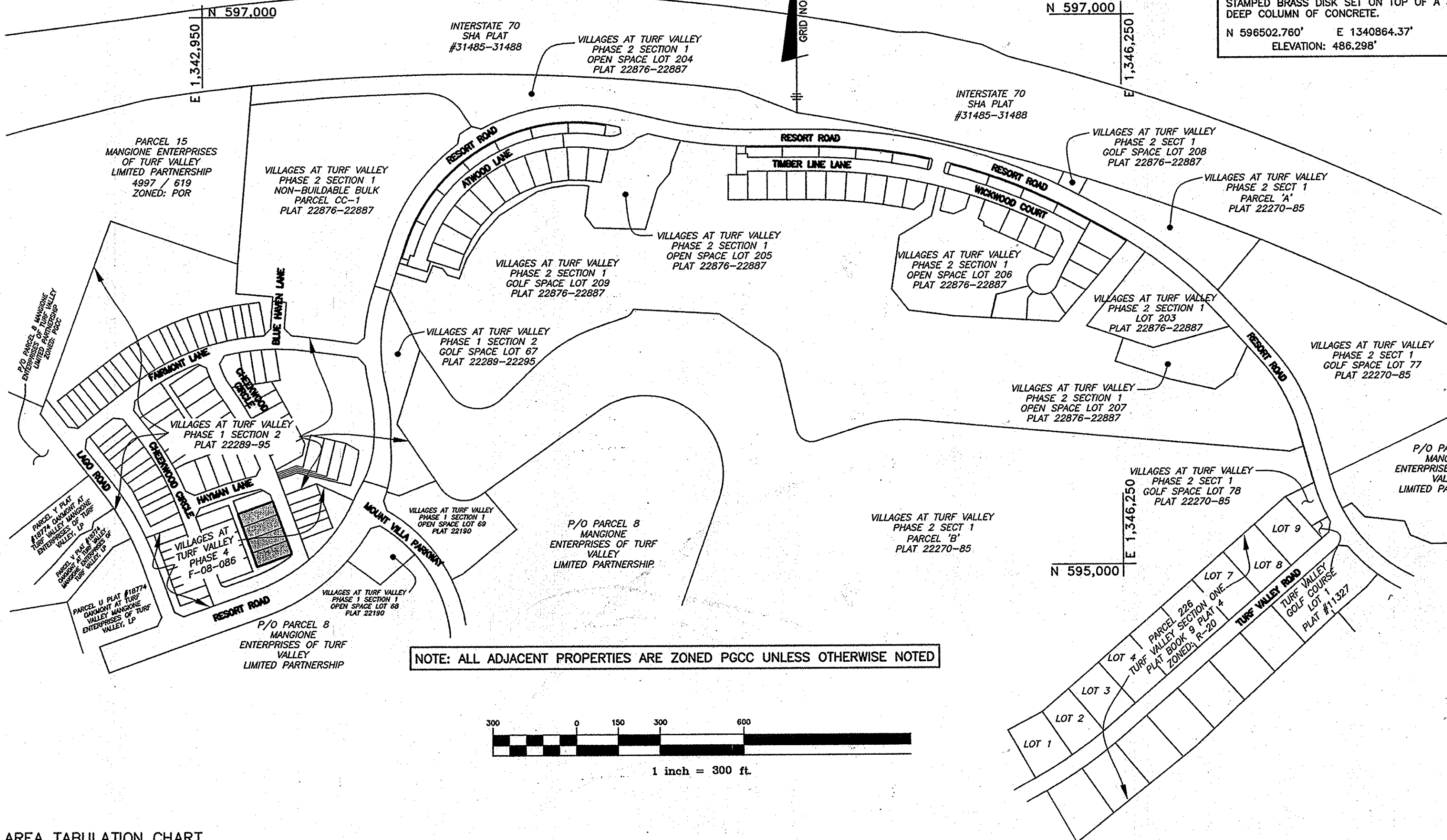


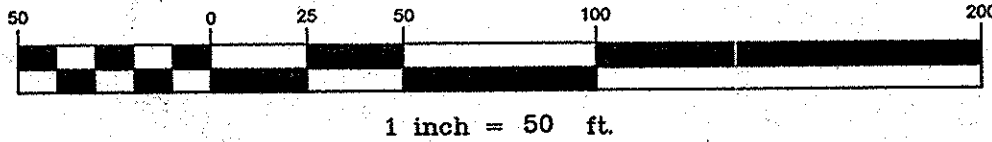
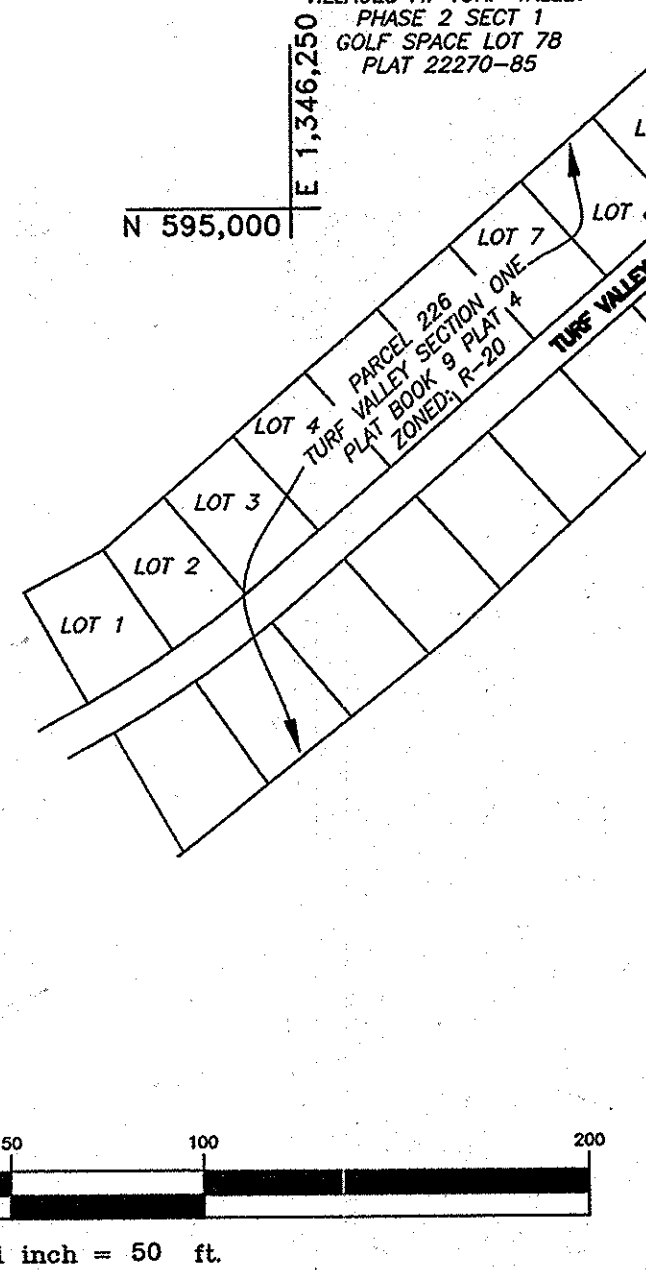
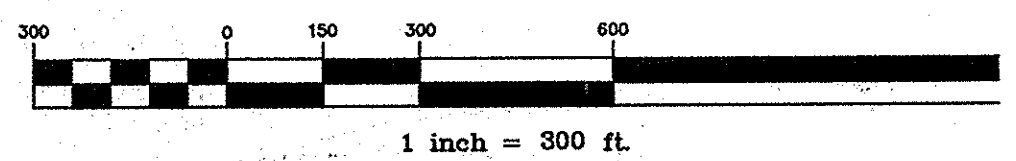
BENCHMARKS NAD'83 HORIZONTAL
 HO. CO. #16E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.
 N 593250.960' E 1340192.70'
 ELEVATION: 463.981'
 HO. CO. #0012 (AKA: 3439001)
 STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37'
 ELEVATION: 486.298'



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



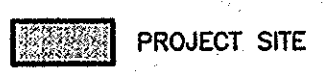
NOTE: ALL ADJACENT PROPERTIES ARE ZONED PGCC UNLESS OTHERWISE NOTED



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
OPEN SPACE/GOLF SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.62± AC.
OPEN SPACE/GOLF SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.62± AC.

LEGEND



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 5-27-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Louis Mangione 5.27.15
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CVLENGINEERING.COM

THE SOLE AND ONLY PURPOSE OF THIS PLAT SHIFT THE COMMON LOT LINES OF LOTS 191 thru 194 (PREVIOUSLY RECORDED AS PLAT NO. 23210), 2.18 FEET, CREATING NEW LOTS 308 thru 311.

RECORDED AS PLAT NO. 23395 ON 06/24/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

B. Winters for Meaura Rosenman 6/12/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edwards 6-17-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kathleen Linder 6-24-15
 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 FEBRUARY 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 Mason 5-27-15
 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 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 27th DAY OF MAY, 2015."

Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
Beth Dodson
 WITNESS

VILLAGES AT TURF VALLEY PHASE 4
 LOTS 308 thru 311

A RESUBDIVISION OF LOTS 191 thru 194 PREVIOUSLY RECORDED AS PLAT NO. 23210

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 11 DATE: MAY, 2015
 PARCEL: P/O 8 SHEET: 1 OF 2
 ZONED: PGCC

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.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4551-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 5.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4551-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 6.) STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED WITHIN SWMF #1 (EXTENDED DETENTION FACILITY WITH MICROPOOL), AND OFFLINE RECHARGE CHAMBER #1; CONSTRUCTED UNDER VILLAGES AT TURF VALLEY, PHASE 1, SECTION 1 (F-10-027). THE POND SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED. THE RECHARGE CHAMBER SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- 7.) THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH 2004.
- 8.) A NOISE STUDY IS NOT REQUIRED FOR VILLAGES AT TURF VALLEY, PHASE 4 SINCE IT IS NOT WITHIN 1000' OF AN ARTERIAL ROADWAY.
- 9.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- 10.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 11.) THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, OR 100-YR FLOODPLAIN LOCATED ON THESE LOTS.
- 12.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 13.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 14.) 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.
- 15.) LANDSCAPING FOR THESE LOTS WAS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-08-086 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 FOR F-08-086.
- 16.) 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.
- 17.) THERE ARE NO EXISTING STRUCTURES LOCATED ON THESE LOTS.
- 18.) 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 308 THRU 311, 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.
- 19.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT #F-08-086/24-4551-D WAS FILED AND ACCEPTED.
- 20.) 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. SITE DEVELOPMENT PLAN SDP-10-034 WAS APPROVED BY THE PLANNING BOARD ON APRIL 15, 2010.
- 21.) FOR LOTS 308-311, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE ALLEYWAY (LOCATED ON OPEN SPACE LOT 201) AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE ALLEYWAY DRIVEWAY.

- 22.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- 23.) PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- 24.) 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.
- 25.) PROPERTIES DEPICTED ON THIS PLAT ARE ZONED "PGCC" UNLESS OTHERWISE NOTED.
- 26.) 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.
- 27.) PREVIOUS ASSOCIATED DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS:
F-08-060, F-08-086, SDP-10-034

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
701	595239.1246	1343194.9080
702	595058.8084	1343260.3538
703	595047.3555	1343261.0107
704	595003.0058	1343138.8185
705	595193.6525	1343069.6232

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 & DETACHED

PERMITTED HEIGHT : SINGLE-FAMILY ATTACHED - 34 FEET
APARTMENT BUILDINGS - 80 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:
1. SINGLE FAMILY ATTACHED 8 UNITS PER STRUCTURE
2. APARTMENTS LESS THAN 40 FEET IN HEIGHT 24 UNITS PER STRUCTURE
3. APARTMENTS 40 FEET OR GREATER IN HEIGHT 120 UNITS PER STRUCTURE

MINIMUM LOT SIZE REQUIREMENTS :
SINGLE FAMILY DETACHED 6,000 SQ.FT.
EXCEPT ZERO LOT LINE DWELLINGS 4,000 SQ.FT.
SINGLE FAMILY SEMI-DETACHED 4,000 SQ.FT.

MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:
SINGLE FAMILY DETACHED 50 FEET
EXCEPT ZERO LOT LINE DWELLINGS 40 FEET
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 AND NON-RESIDENTIAL STRUCTURES 30 FEET FROM A 60 FT. ROW
20 FEET FROM A 50 FT. ROW

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

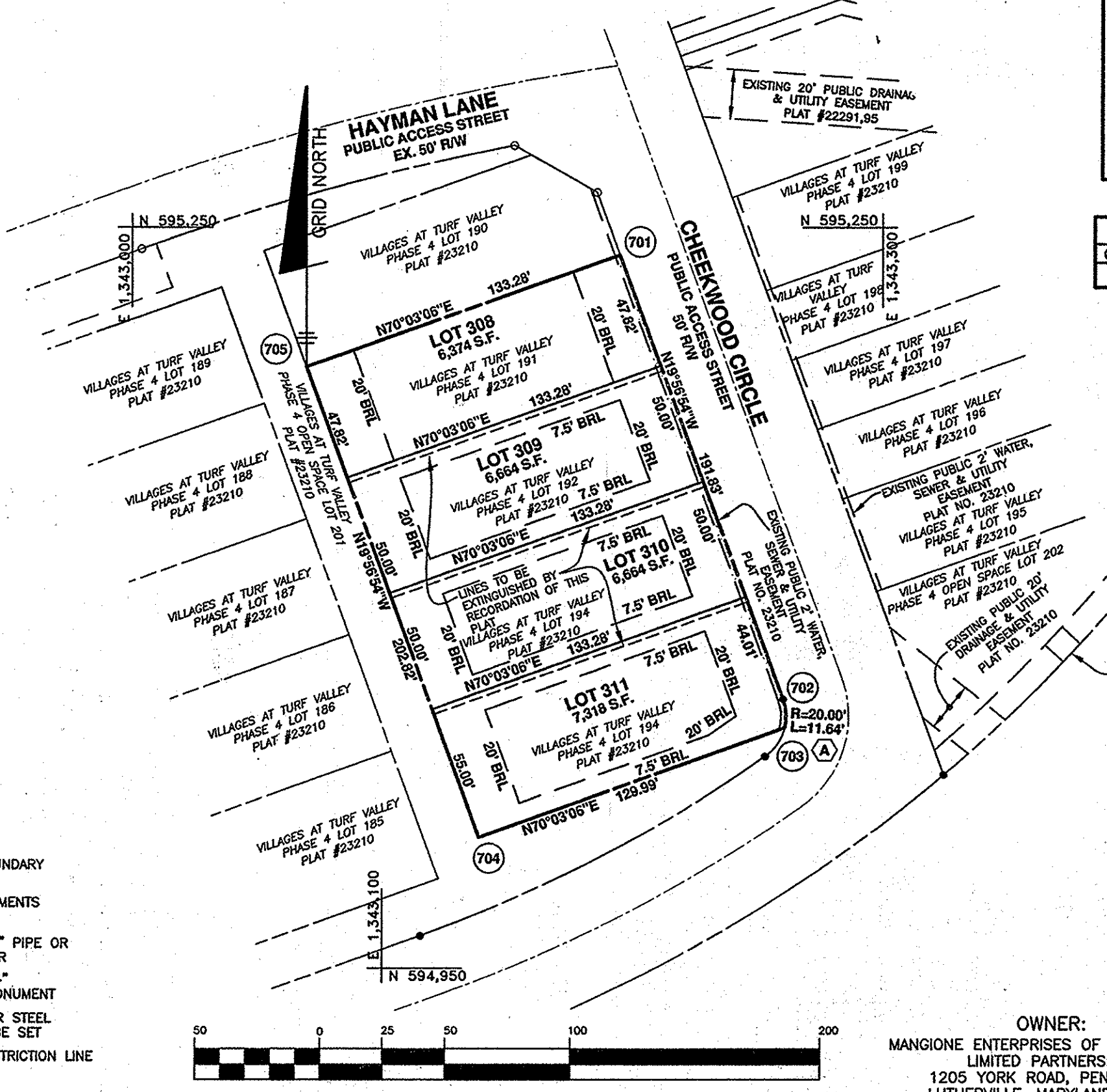
FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT:
SINGLE FAMILY DETACHED - SIDE 7.5 FEET
ZERO LOT LINE AND ALL OTHER USES - SIDE 0 FEET
A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
RESIDENTIAL - REAR 20 FEET

BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS :
FACE TO FACE 30 FEET
FACE TO SIDE/REAR TO SIDE 30 FEET
SIDE TO SIDE 15 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.

CURVE DATA TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
A	20.00'	11.64'	33°19'56"	5.99'	S03°16'56"E 11.47'



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
OPEN SPACE/GOLF SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.62± AC.
OPEN SPACE/GOLF SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.62± AC.

- LEGEND**
- PROJECT BOUNDARY
 - EXISTING EASEMENTS
 - EXISTING 3/8" PIPE OR STEEL MARKER
 - EXISTING 4"x4" CONCRETE MONUMENT
 - 3/8" PIPE OR STEEL MARKER TO BE SET
 - 10' BRL BUILDING RESTRICTION LINE

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

Beth Dawson for *Maura Roseman* 6/12/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Peltier 6-19-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen Kelly 6-24-15
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 12/29/1978 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 A. Mason 5-27-15
DONALD A. MASON 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 27th DAY OF MAY, 2015."

Louis Mangione
LOUIS MANGIONE MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Beth Dawson
WITNESS

THE SOLE AND ONLY PURPOSE OF THIS PLAT SHIFT THE COMMON LOT LINES OF LOTS 191 thru 194 (PREVIOUSLY RECORDED AS PLAT NO. 23210), 2.18 FEET, CREATING NEW LOTS 308 thru 311.

RECORDED AS PLAT NO. 23396 ON 06/26/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TURF VALLEY PHASE 4
LOTS 308 thru 311

A RESUBDIVISION OF LOTS 191 thru 194 PREVIOUSLY RECORDED AS PLAT NO. 23210

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