

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 BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG IN MARCH, 2006.
- 3.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- 4.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 161A AND 161B WERE USED FOR THIS PROJECT.
- 5.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 44-4934-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 6.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4354-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 7.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 8.) THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN JULY, 2015 AND APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING ON SEPTEMBER 29, 2015.
- 9.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT SINCE NO RESIDENTIAL LOTS/UNITS ARE PROPOSED.
- 10.) A TRAFFIC STUDY IS NOT NEEDED FOR THIS PROJECT AS IT CREATES NO NEW (ADDITIONAL) LOTS.
- 11.) A GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. IN JUNE, 2015 AND BY BENCHMARK ENGINEERING, INC. IN JULY 2015.
- 12.) STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL HAS BEEN PROVIDED FOR THIS PROJECT. THE PRACTICES SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
- 13.) THERE ARE NO EXISTING STRUCTURES LOCATED ON-SITE.
- 14.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 15.) THE GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, AND PAVING ASSOCIATED WITH THE CONSTRUCTION OF RESORT ROAD WITHIN THE LIMITS OF WETLANDS, STREAM, THEIR BUFFERS, 100-YEAR FLOODPLAIN AND STEEP SLOPES GREATER THAN 25% IN EXCESS OF 20,000 CONTIGUOUS SQUARE FEET HAS BEEN DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING BASED ON THE APPROVAL OF THE FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-013, PB 368) ON 7-28-2006. THE MDE PERMIT ASSOCIATED WITH THIS DISTURBANCE IS #02-NI-009/200261464.
- 16.) LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THIS ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED STREET TREES SHALL BE POSTED AS A PART OF THE DPW DEVELOPER'S AGREEMENT.
- 17.) THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE REQUIREMENT HAS BEEN DEFERRED PER APPROVAL OF WP-15-153. SEE GENERAL NOTE #30 (THIS SHEET).
- 18.) THE FOREST STAND DELINEATION FOR THIS PARCEL WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON JULY 16 2007.
- 19.) THE WETLANDS DELINEATION FOR THIS PARCEL WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON SEPTEMBER 29, 2009.
- 20.) 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 PARCELS 'A' & 'B'. 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 ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 21.) THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- 22.) PROPERTIES DEPICTED ON THESE PLANS ARE ZONED "PGCC" UNLESS OTHERWISE NOTED.
- 23.) THE PROPOSED USES FOR THIS PROJECT ARE ALL NON-RESIDENTIAL.
- 24.) ALL AREAS ARE "MORE OR LESS".
- 25.) DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, U.S. SURVEY FOOT.
- 26.) PLAT SUBJECT TO PRIOR PLANNING AND ZONING FILE NUMBERS S-86-013, S-11-002, WP-15-153.
- 27.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2nd AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUBDISTRICT FINAL DEVELOPMENT PLAN.
- 28.) RESORT ROAD IS CLASSIFIED AS A LOCAL ROAD PER THE HOWARD COUNTY GENERAL PLAN. IT SHALL BE DESIGNED AND CONSTRUCTED AS A MINOR COLLECTOR.
- 29.) NON-BUILDABLE BULK PARCELS 'A' AND 'B' SHALL BE RE-SUBDIVIDED UNDER A FUTURE PHASE.

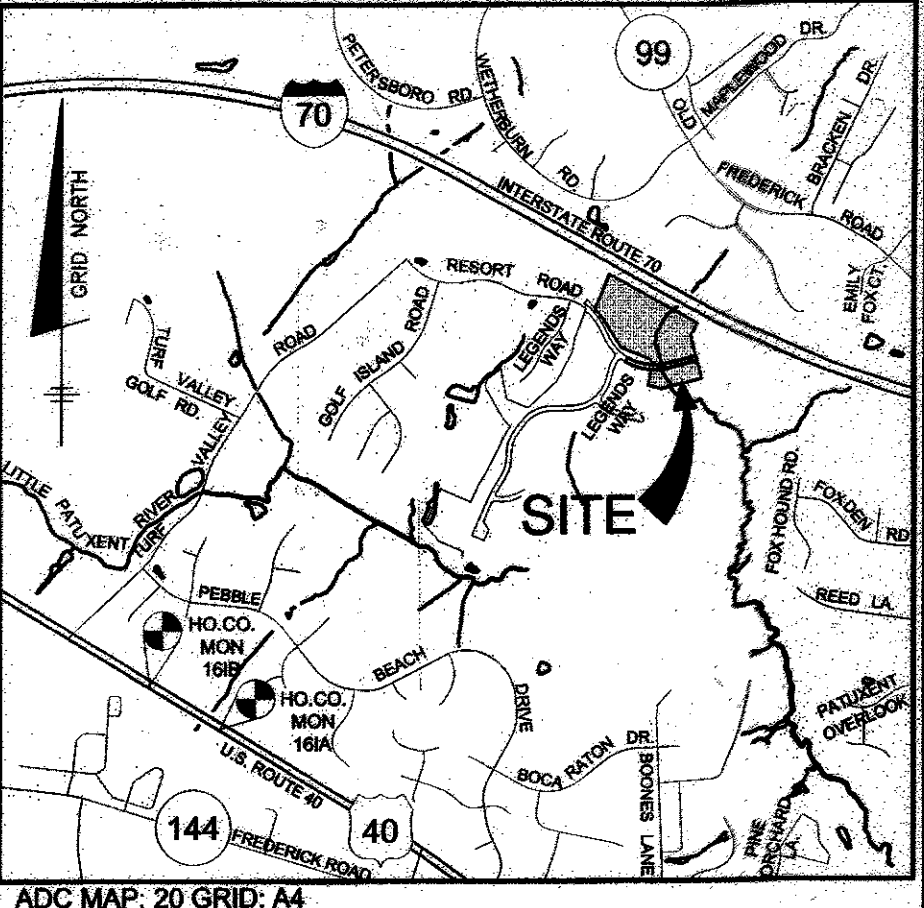
- 30.) WP-15-153, TO WAIVE SECTION 16.146 AND SECTION 16.1202(g) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON JUNE 16, 2015 WITH THE FOLLOWING CONDITIONS:
 - A. THE PETITIONER SHALL SUBMIT TO DPZ A PRELIMINARY PLAN IN ACCORDANCE WITH S-11-002 AND THE REQUIREMENTS OF SECTION 16.146 OF THE COUNTY CODE ON OR BEFORE JUNE 5, 2016. THIS PLAN MAY OMIT THE AREA WITHIN THE LIMITS OF THE BLUFFS AT TURF VALLEY, RESORT ROAD EXTENSION FINAL SUBDIVISION PLAN.
 - B. THE PETITIONER SHALL INDICATE THE BULK PARCELS RECORDED AS PART OF THE FINAL SUBDIVISION PLAN FOR THE BLUFFS AT TURF VALLEY, RESORT ROAD EXTENSION AS NON-BUILDABLE.
 - C. THE PETITIONER SHALL SUBMIT A FOREST CONSERVATION PLAN TO INCLUDE THE RELATED DATA WITHIN THE LIMITS OF DISTURBANCE OF THE FINAL SUBDIVISION PLAN SUBMITTED FOR THE BLUFFS AT TURF VALLEY, RESORT ROAD EXTENSION UPON SUBMISSION OF THE FIRST OF THE FOLLOWING:
 1. A FINAL SUBDIVISION PLAN SUBDIVIDING PARCEL 706
 2. A FINAL SUBDIVISION PLAN RESUBDIVIDING BULK PARCELS RECORDED AS PART OF THE BLUFFS AT TURF VALLEY, RESORT ROAD EXTENSION; OR
 3. A SITE DEVELOPMENT PLAN LOCATED ON PARCEL 706.
- 31.) WP-16-029, TO WAIVE SECTION 16.1205(g)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON SEPTEMBER 25, 2015 WITH THE FOLLOWING CONDITION:
 - A. THE PETITIONER SHALL PLANT TWO SHADE TREES AS REPLACEMENTS FOR THE SPECIMEN TREE REMOVED. THE REPLACEMENT PLANTINGS SHALL BE ADDED TO THE F-16-004 LANDSCAPE PLANS. LANDSCAPE SURETY SHALL BE POSTED FOR THE REPLACEMENT PLANTINGS.
- 32.) WP-16-104, TO WAIVE SECTION 16.144(g) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON APRIL 19, 2016 WITH THE FOLLOWING CONDITION:
 - A. THE PETITIONER SHALL SUBMIT THE FINAL SUBDIVISION PLAT FOR SIGNATURE APPROVAL ON OR BEFORE AUGUST 3, 2017.

BENCHMARKS

NAD'83 HORIZONTAL

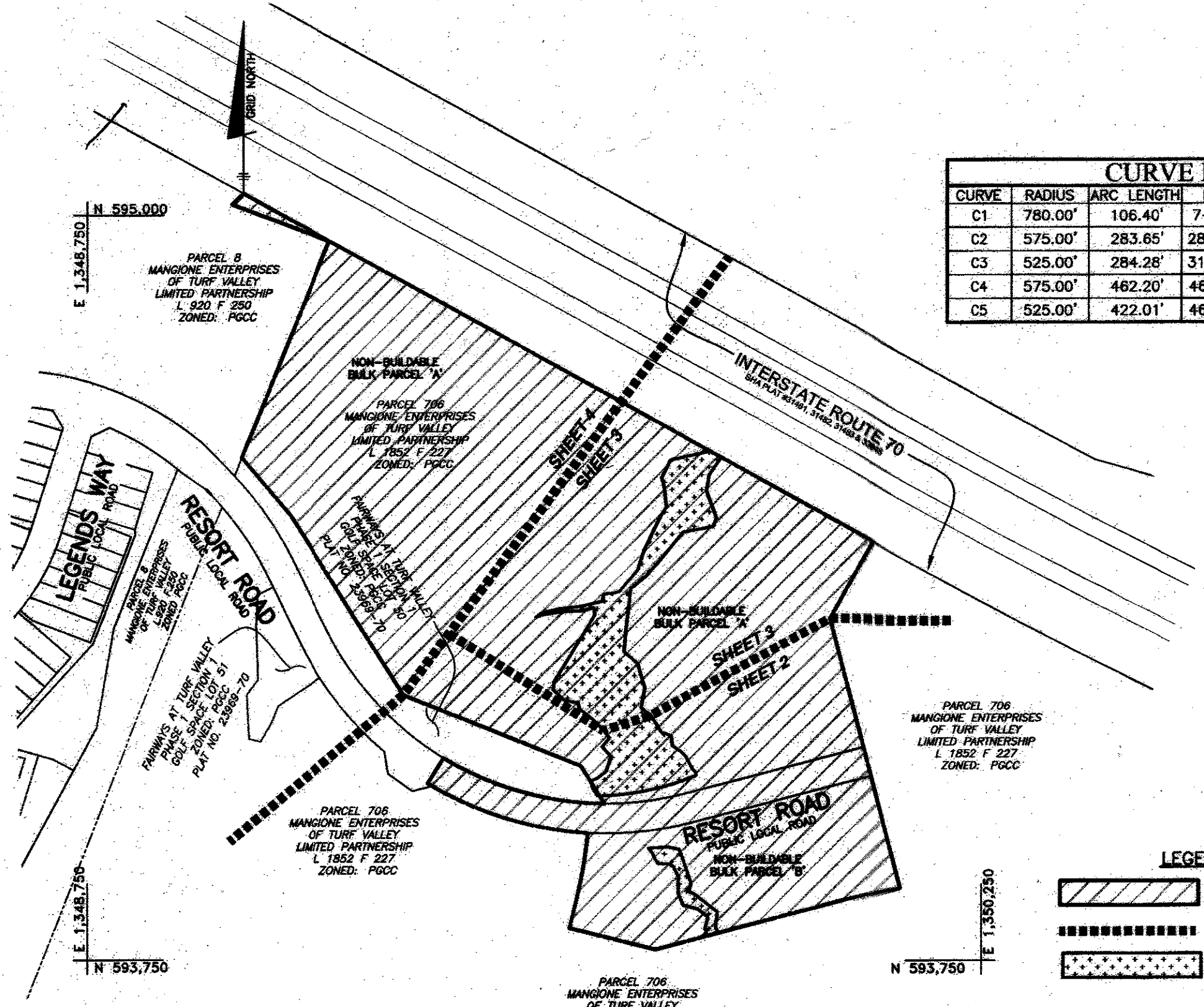
HO. CO. #161A
ROUTE 40 0.35 MILES WEST OF
ROUTE 144 JOINT
N 589,509.368' E 1,346,343.632'
ELEVATION: 462.988'

HO. CO. #161B
ROUTE 40 0.8 MILES EAST OF
MARRIOTTVILLE ROAD
N 590,475.254' E 1,344,753.935'
ELEVATION: 469.892'



AREA TABULATION CHART - THIS SUBMISSION

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	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	15.33± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.86± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.19± AC.



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	780.00'	106.40'	7-48-57	53.28'	N10°08'31"E 106.32'
C2	575.00'	283.65'	28-15-53	144.78'	N72°37'27"W 280.78'
C3	525.00'	284.28'	31-01-30	145.72'	S74°00'15"E 280.82'
C4	575.00'	462.20'	46-03-21	244.40'	N81°31'11"W 449.86'
C5	525.00'	422.01'	46-03-21	223.15'	S81°31'11"E 410.74'

COORDINATE CHART

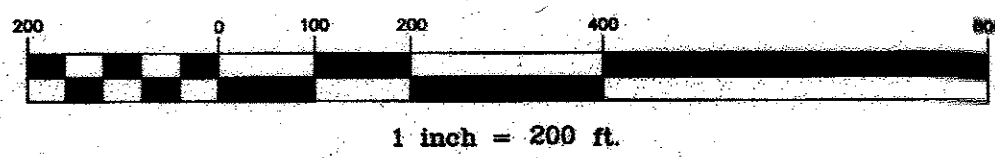
(NAD '83)

No.	NORTH	EAST
800	595035.9010	1349011.9317
801	594450.5625	1350069.4694
802	594320.6537	1349997.5659
803	593871.5903	1350114.1001
804	593765.4783	1349705.1987
805	593801.7087	1349560.4240
806	593845.3737	1349571.3513
807	593950.0302	1349590.0727
808	593960.7859	1349591.2477
809	594044.6400	1349323.2730
810	594087.2683	1349349.4041
811	594009.8835	1349619.3529
812	594073.4642	1349579.5448
813	594193.2259	1349281.8485
814	594494.8572	1349092.5109
815	594592.6860	1349009.5490
816	594955.4895	1349156.0728
817	595017.8925	1348992.6851
818	594026.6968	1349755.6525
819	593978.2998	1349768.2117
820	594104.0605	1350053.7729
821	594055.6635	1350066.3322

BENCHMARK

ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CVLENGINEERING.COM



LEGEND

- SITE
- MATCH LINE
- 100YR FLOODPLAIN

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 11-30-16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 12/6/16
LOUIS MANGIONE DATE

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

RECORDED AS PLAT NO. 24020 ON 11/16/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Maureen Rossman 12/16/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 12-21-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Veronica DeLuca 1-3-17
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, A MARYLAND LIMITED PARTNERSHIP, FROM PEDICOR PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED 1-11-1982 AND RECORDED IN LIBER 1852 AT FOLIO 0227 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON THE ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, AS SUPPLEMENTED.

Donald Mason 11-30-16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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 6th DAY OF December 2016."

Louis Mangione
LOUIS MANGIONE

Witness
WITNESS

BLUFFS AT TURF VALLEY

NON-BUILDABLE BULK PARCELS 'A' AND 'B'

A SUBDIVISION OF PART OF PARCEL 706

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 17 SCALE: AS SHOWN
GRID: 13 DATE: DECEMBER, 2016
PARCEL: P/O 706 SHEET: 1 OF 4
ZONED: PGCC

LEGEND

- LIMIT OF SUBMISSION
- EXISTING EASEMENTS
- EXISTING EASEMENT TO BE ABANDONED
- PUBLIC UTILITY EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC REVERTIBLE GRADING EASEMENTS
- COORDINATE DESIGNATION
- CL. STREAM
- LIMIT OF WETLANDS
- 75' STREAM BANK BUFFER
- PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- 100YR FLOODPLAIN WSE

MATCH LINE SHEET 4
RESORT ROAD
 PUBLIC LOCAL ROAD
 50' RIGHT-OF-WAY

MATCH LINE SHEET 3

MATCH LINE SHEET 3

MATCH LINE SHEET 3

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.

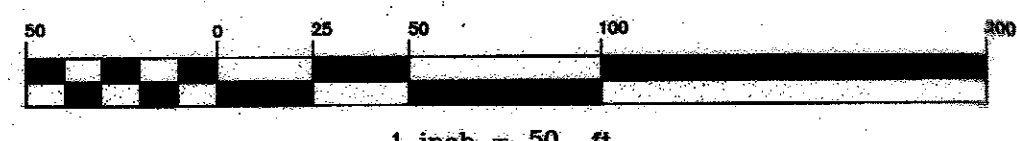
Donald M Mason 11-30-16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 12/6/16
 LOUIS MANGIONE DATE

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	0
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	4.72± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.86± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.58± AC.

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-CVLENGINEERING.COM



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

RECORDED AS PLAT NO. 24021 ON 11/6/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Bridgette M. ... 12/16/16
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Ch. ... 12-21-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

K. ... 1-3-17
 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, A MARYLAND LIMITED PARTNERSHIP, FROM PEDICORD PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED 11-18-1988 AND RECORDED IN LIBER 1852 AT FOLIO 0227 AND THAT ALL MONUMENTS ARE IN PLACE OR TO BE PLACED PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M Mason 11-30-16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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 December 2016."

Louis Mangione
 LOUIS MANGIONE

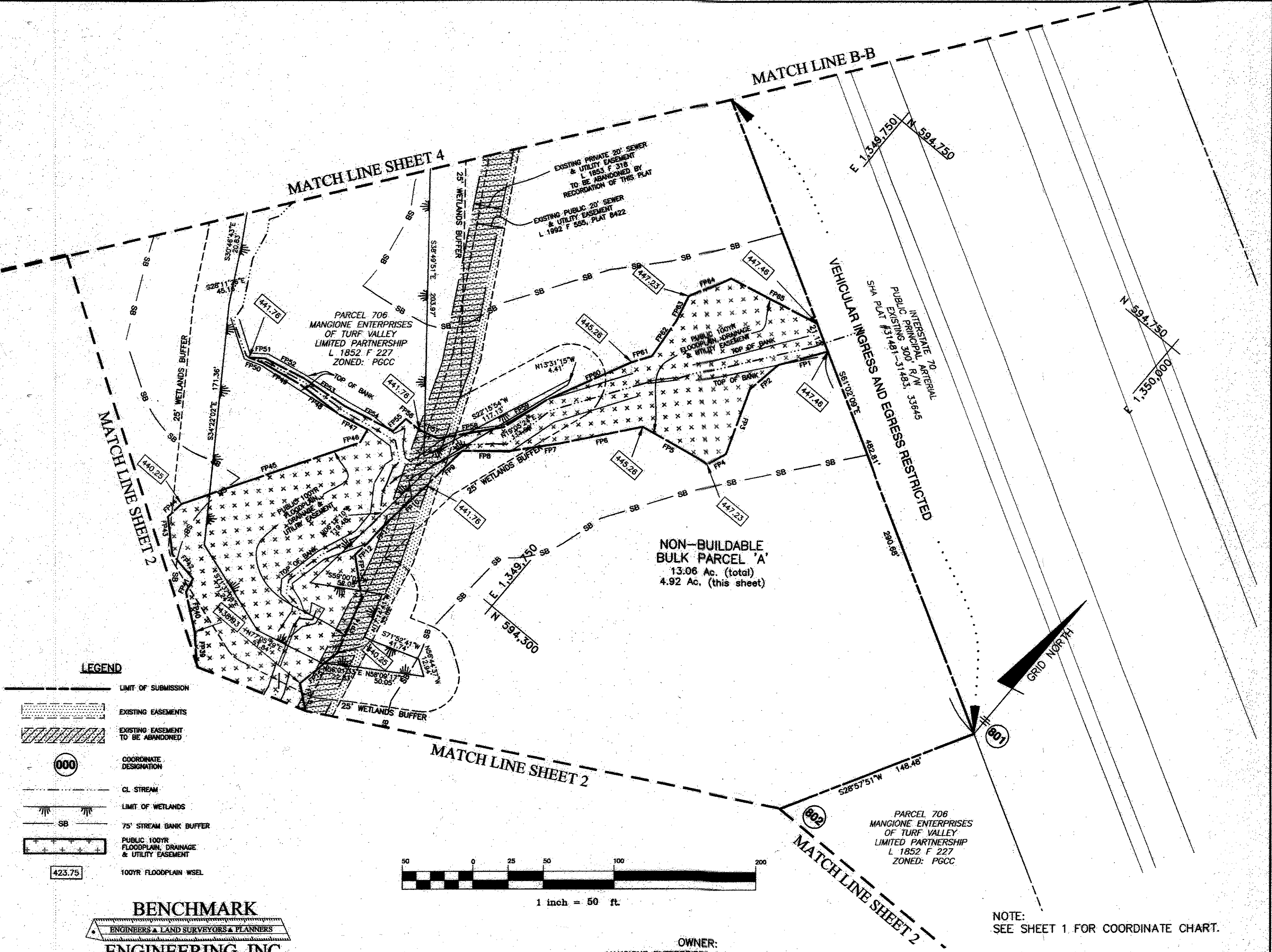
[Signature]
 WITNESS

**BLUFFS AT TURF VALLEY
 NON-BUILDABLE
 BULK PARCELS 'A' AND 'B'
 A SUBDIVISION OF PART OF PARCEL 706**

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 17
 GRID: 13
 PARCEL: P/O 706
 ZONED: PGCC

SCALE: AS SHOWN
 DATE: DECEMBER, 2016
 SHEET: 2 OF 4

FLOODPLAIN LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
FP1	36.38	S34°37'58"W	FP51	11.41	N53°14'47"E
FP2	26.44	S09°36'37"W	FP52	30.87	N77°14'06"E
FP3	48.76	S19°54'14"E	FP53	35.33	N84°07'34"E
FP4	15.29	S19°48'44"W	FP54	38.56	N77°10'37"E
FP5	52.33	S79°36'49"W	FP55	12.46	N06°28'04"E
FP6	58.80	S38°43'00"W	FP56	12.64	N89°18'56"E
FP7	37.27	S41°19'25"W	FP57	14.41	N74°14'10"E
FP8	33.32	S50°18'39"W	FP58	47.27	N40°15'04"E
FP9	35.02	S05°41'22"W	FP59	35.63	N17°28'53"E
FP10	38.37	S07°07'31"W	FP60	65.91	N26°00'36"E
FP11	20.56	S03°46'27"W	FP61	14.98	N33°42'10"E
FP12	11.70	S07°22'59"W	FP62	29.86	N05°33'56"W
FP13	30.99	S48°50'46"E	FP63	20.25	N13°09'40"W
FP14	43.02	S16°12'40"E	FP64	32.58	N25°47'32"E
FP15	33.64	S11°07'24"W	FP65	68.85	N77°39'16"E
FP16	20.82	S51°13'28"E	FP66	12.78	N14°55'50"W
FP17	33.63	S32°10'07"E	FP67	19.52	N13°31'54"E
FP18	17.13	S70°41'13"E	FP68	21.37	N50°57'03"W
FP19	17.22	S07°07'38"E	FP69	26.04	N75°28'27"W
FP20	17.15	S55°33'08"E	FP70	21.48	N22°03'06"W
FP21	12.59	S44°42'06"E	FP71	17.42	N01°25'14"W
FP22	23.33	S28°12'05"E	FP72	9.96	N04°49'54"E
FP23	7.68	S42°37'36"E	FP73	19.76	N26°22'32"W
FP24	5.15	S04°30'16"E	FP74	8.64	N57°38'06"W
FP25	29.53	S70°01'34"W	FP75	18.20	S89°13'28"W
FP26	28.95	S72°29'14"W	FP76	10.17	N32°15'32"W
FP27	32.46	S76°42'47"W	FP77	10.77	N23°23'54"W
FP28	32.76	S81°12'54"W	FP78	9.91	N39°54'48"W
FP29	24.31	S85°06'23"W	FP79	31.02	N85°53'57"E
FP30	17.90	S88°13'52"W	FP80	20.86	S79°44'54"E
FP31	29.12	N32°03'03"W	FP81	59.89	S19°42'09"E
FP32	11.56	N66°12'19"E	FP82	16.05	S13°48'55"W
FP33	19.21	N53°08'51"E	FP83	8.71	S74°01'43"E
FP34	26.50	N18°48'54"E	FP84	50.35	S52°06'13"E
FP35	22.37	N42°01'57"W	FP85	25.32	S07°34'36"W
FP36	19.40	N39°41'09"E	FP86	11.07	S26°13'21"E
FP37	15.89	N38°48'51"W			
FP38	25.72	N43°23'34"W			
FP39	28.90	N52°24'43"W			
FP40	10.81	N13°09'38"W			
FP41	22.55	N80°16'33"W			
FP42	26.75	N46°42'21"W			
FP43	13.14	N06°33'38"E			
FP44	132.89	N31°09'22"E			
FP45	10.70	N09°58'15"W			
FP46	22.60	S78°17'39"W			
FP47	34.93	S87°32'05"W			
FP48	30.76	S80°04'48"W			
FP49	10.41	S71°05'48"W			
FP50					



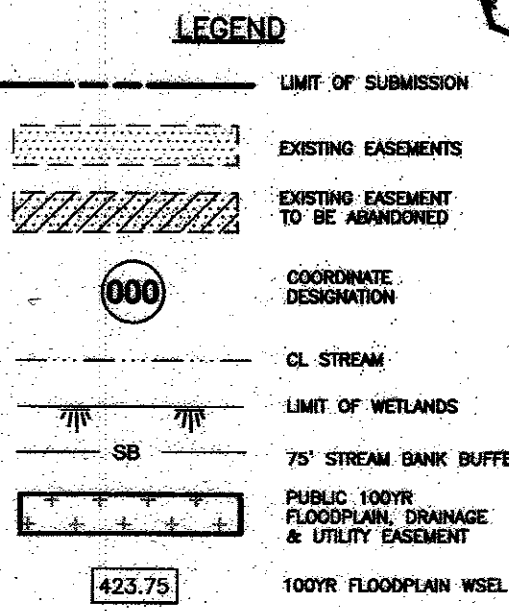
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M Mason 11-30-16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

LOUIS MANGIONE 12/6/16
 LOUIS MANGIONE DATE

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	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	N/A
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	4.92± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.92± AC.



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

RECORDED AS PLAT NO. 24022 ON 11/6/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Madison for Maria Rossman 12/14/16
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Clark 12-21-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Stalwood 1-3-17
 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, A MARYLAND LIMITED PARTNERSHIP, FROM PEDICORD PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED 11/11/1988 AND RECORDED IN LIBER 1852 AT FOLIO 0227 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED IN PLACE UPON ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M Mason 11-30-16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
 "MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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 December 2016."

LOUIS MANGIONE
 LOUIS MANGIONE
 WITNESS

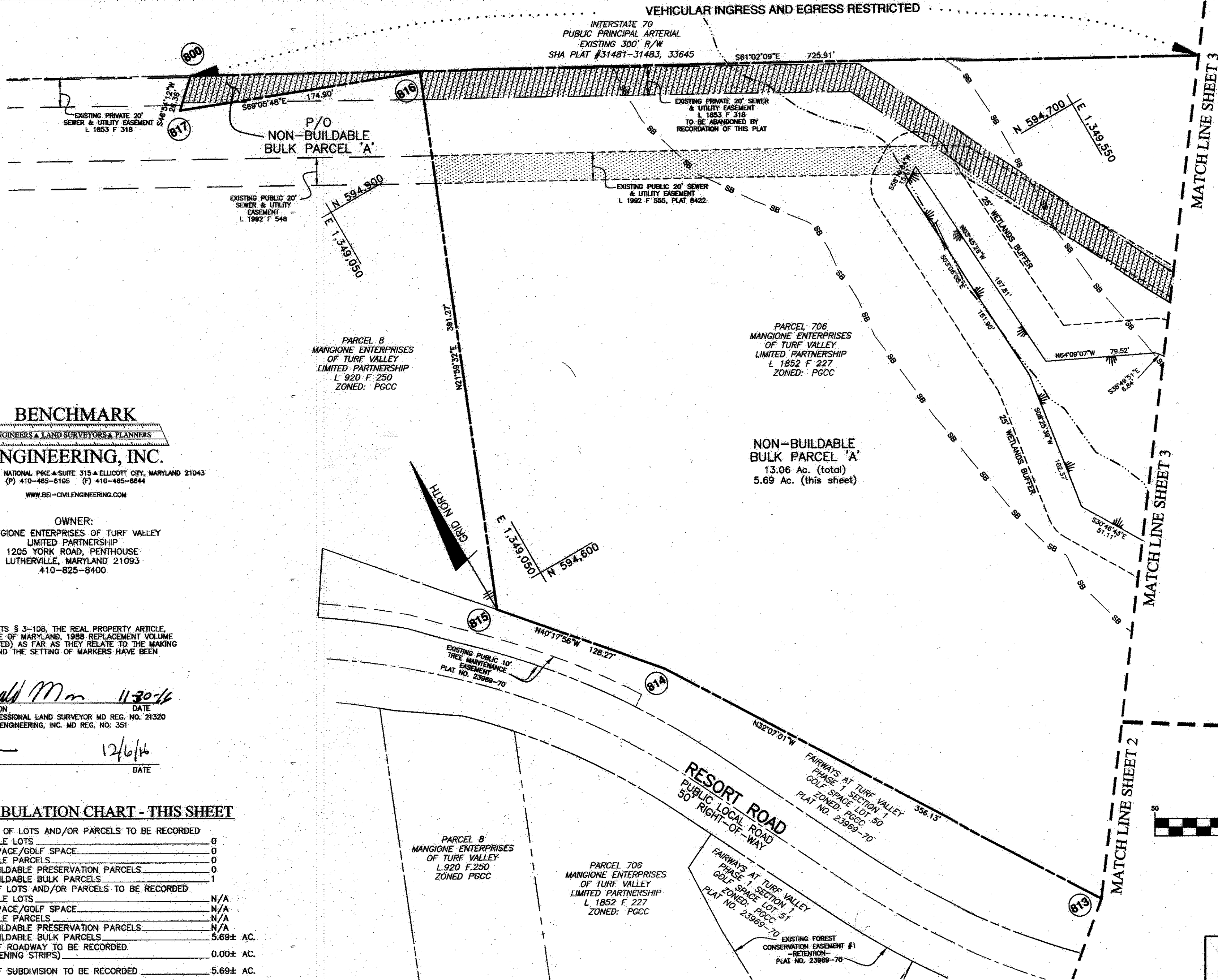
BLUFFS AT TURF VALLEY NON-BUILDABLE BULK PARCELS 'A' AND 'B'
 A SUBDIVISION OF PART OF PARCEL 706

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 17 SCALE: AS SHOWN
 GRID: 13 DATE: DECEMBER, 2016
 PARCEL: P/O 706 SHEET: 3 OF 4
 ZONED: PGCC

VEHICULAR INGRESS AND EGRESS RESTRICTED

LEGEND

- LIMIT OF SUBMISSION
- EXISTING EASEMENTS
- EXISTING EASEMENT TO BE ABANDONED
- COORDINATE DESIGNATION
- CL. STREAM
- LIMIT OF WETLANDS
- 75' STREAM BANK BUFFER



MATCH LINE SHEET 3

MATCH LINE SHEET 3

MATCH LINE SHEET 2

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OWNER:
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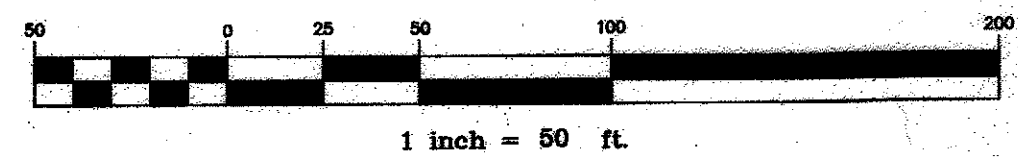
THE REQUIREMENTS § 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 11-30-16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Louis Mangione 12/6/16
LOUIS MANGIONE DATE

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	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	N/A
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	5.69± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.69± AC.



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

RECORDED AS PLAT NO. 24023 ON 11/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William M. Rosman 12/16/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Plimmon 12-21-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keith L. DeWitt 1-3-17
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, A MARYLAND LIMITED PARTNERSHIP, FROM PEDICORD PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED 11/11/16 AND RECORDED IN LIBER 1852 AT FOLIO 0227 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED UPON ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 11-30-16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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 DECEMBER, 2016."

Louis Mangione
LOUIS MANGIONE
WITNESS

BLUFFS AT TURF VALLEY
NON-BUILDABLE
BULK PARCELS 'A' AND 'B'
A SUBDIVISION OF PART OF PARCEL 706

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 17 SCALE: AS SHOWN
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