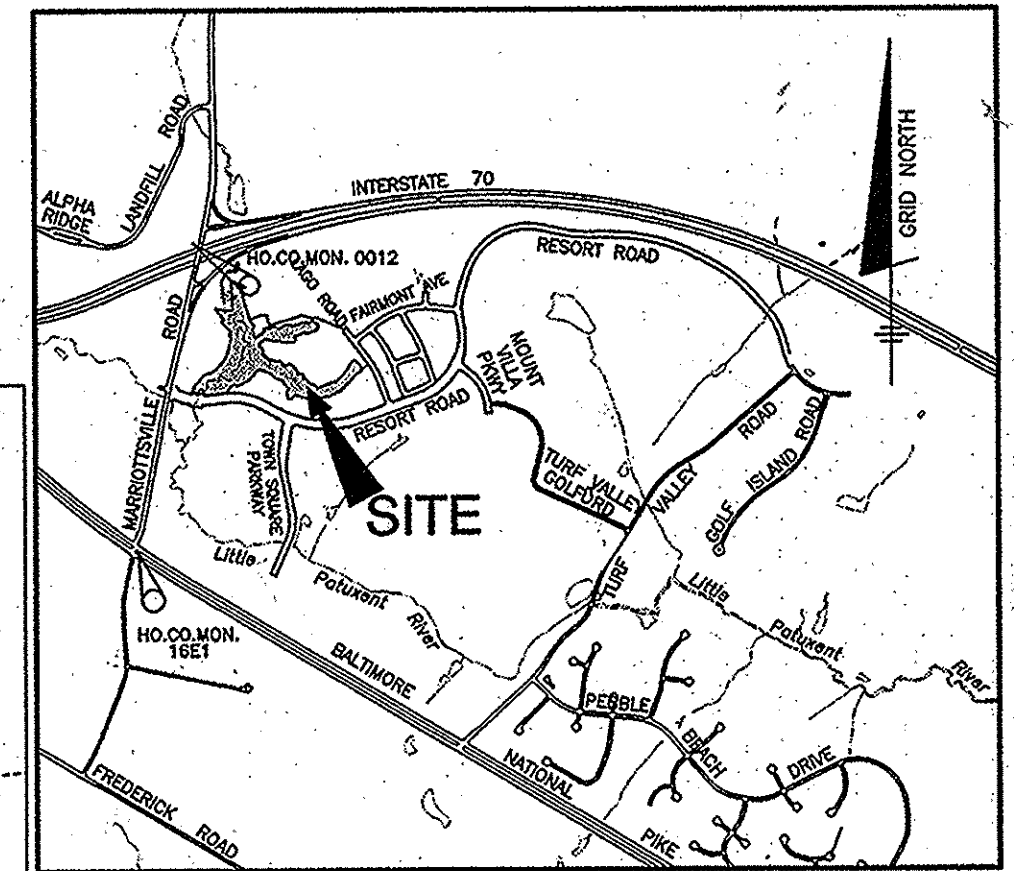
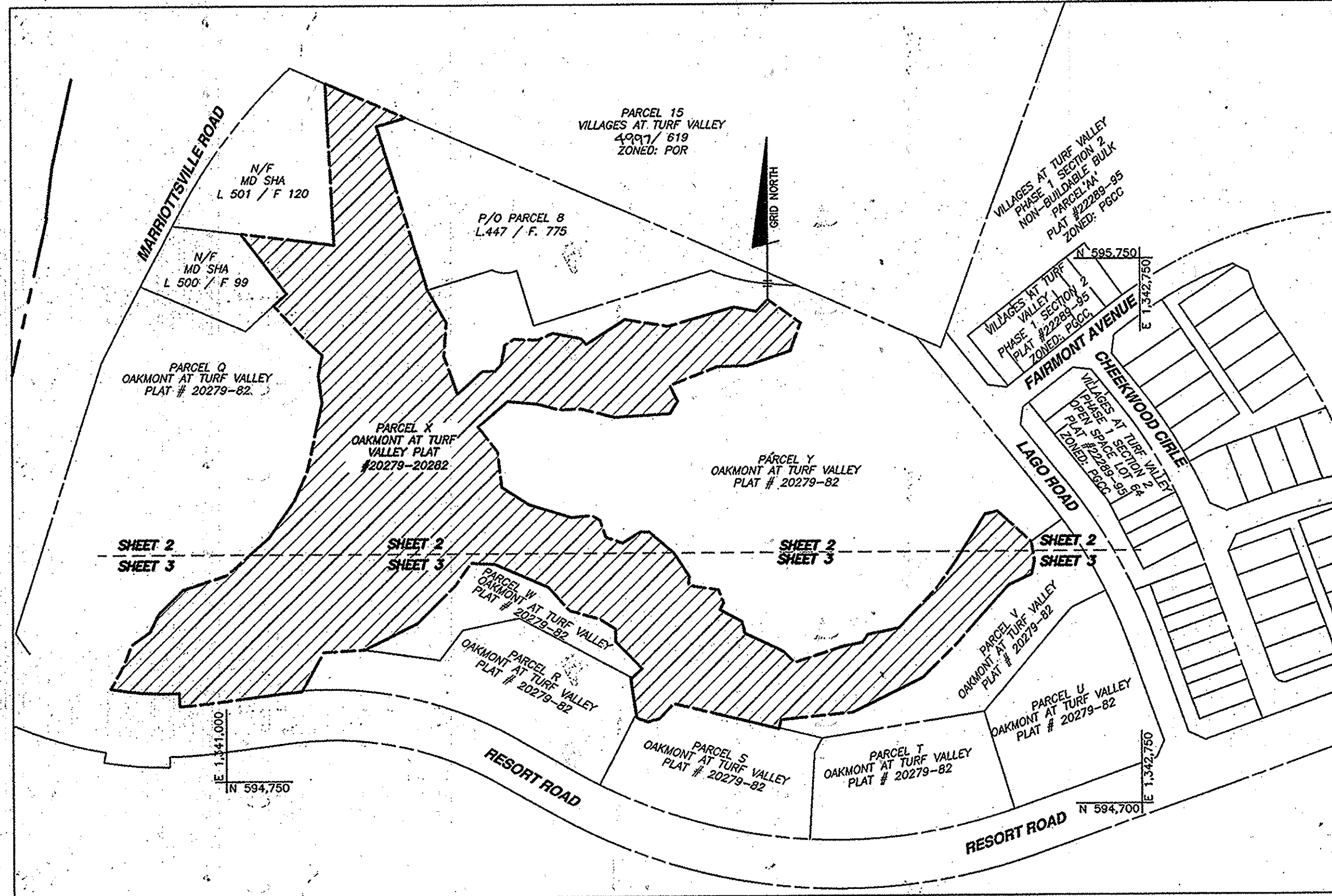


GENERAL NOTES

- SUBJECT PROPERTY ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG DATED MARCH, 2006 AND PREVIOUSLY RECORDED PLAT NO. 20279-20282.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 16E1 AND 0012.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 20-3601-D FOR SEWER AND CAPITAL PROJECT W-8195 FOR WATER.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- FLOODPLAIN SHOWN ON THESE PLANS IS FROM FLOODPLAIN STUDY PERFORMED UNDER TURF VALLEY PROFESSIONAL BUILDINGS, F-02-074, AND APPROVED ON APRIL 28, 2006.
- THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13. PER HOWARD COUNTY GENERAL PLAN OF HIGHWAYS AND COMPREHENSIVE SKETCH PLAN, RESORT ROAD IS A MAJOR COLLECTOR.
- THIS PLAN IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) SINCE IT IS A PLAT OF REVISION.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THE SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL. IF CAPACITY IS AVAILABLE AT THAT TIME, WATER AND SEWER WILL BE PROVIDED UNDER CONTRACT NO 24-4236-D.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- OWNER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCEL X. ANY CONVEYANCE OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122(b) OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE OCTOBER 26, 2006 ON WHICH DATE DEVELOPER AGREEMENT# 24-4236-D WAS FILED AND ACCEPTED.
- THE WETLAND, WETLAND BUFFER AND STREAM BUFFER DISTURBANCE LOCATED ON PARCEL 'X' ASSOCIATED WITH THE SEWER CONNECTION WAS DEEMED "NECESSARY" BY THE DEPARTMENT OF PLANNING AND ZONING UNDER ECP-14-023.
- THIS PLAT IS SUBJECT TO THE THIRD AMENDMENT TO THE TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN (PLATS 21029-21031).
- APPLICABLE DPZ FILE REFERENCES: F-02-082, F-08-166, F-09-029, F-15-079



VICINITY MAP
SCALE: 1" = 2000'

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

HO. CO. #0012 (AKA: 3439001)
STAMPED BRASS DISK SET ON TOP OF
A 3R DEEP COLUMN OF CONCRETE.
N 596502.760' E 1340864.37'
ELEVATION: 466.298'

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
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8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELlicOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CMLENGINEERING.COM

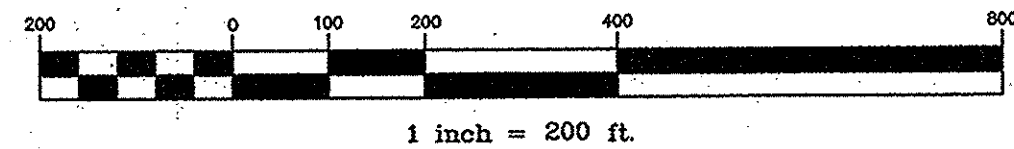
THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 9-23-15
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 8/24/15
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE LOTS	0
OPEN SPACE LOTS	0
PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE LOTS	0.0± AC.
OPEN SPACE LOTS	0.0± AC.
PARCELS	14.03± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	14.03± AC.



LEGEND
[Hatched Box] PARCEL "X"
ALL ADJACENT PROPERTIES ARE ZONED PGCC UNLESS OTHERWISE NOTED

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

THE PURPOSE OF THIS PLAT IS TO ADD A PUBLIC 20' SEWER & UTILITY EASEMENT TO SERVICE VILLAGES AT TURF VALLEY PHASE 5 (F-15-079)

RECORDED AS PLAT NO. 23491 ON 9/18/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William R. Moore 9/3/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Shelley 9-9-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vertel 9-16-15
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 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 11/19/78 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE AND WILL BE PLACED PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT CODE OF MARYLAND, AS AMENDED.

Donald Mason 9-23-15
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND 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 24 DAY OF August, 2015."

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

REVISION PLAT

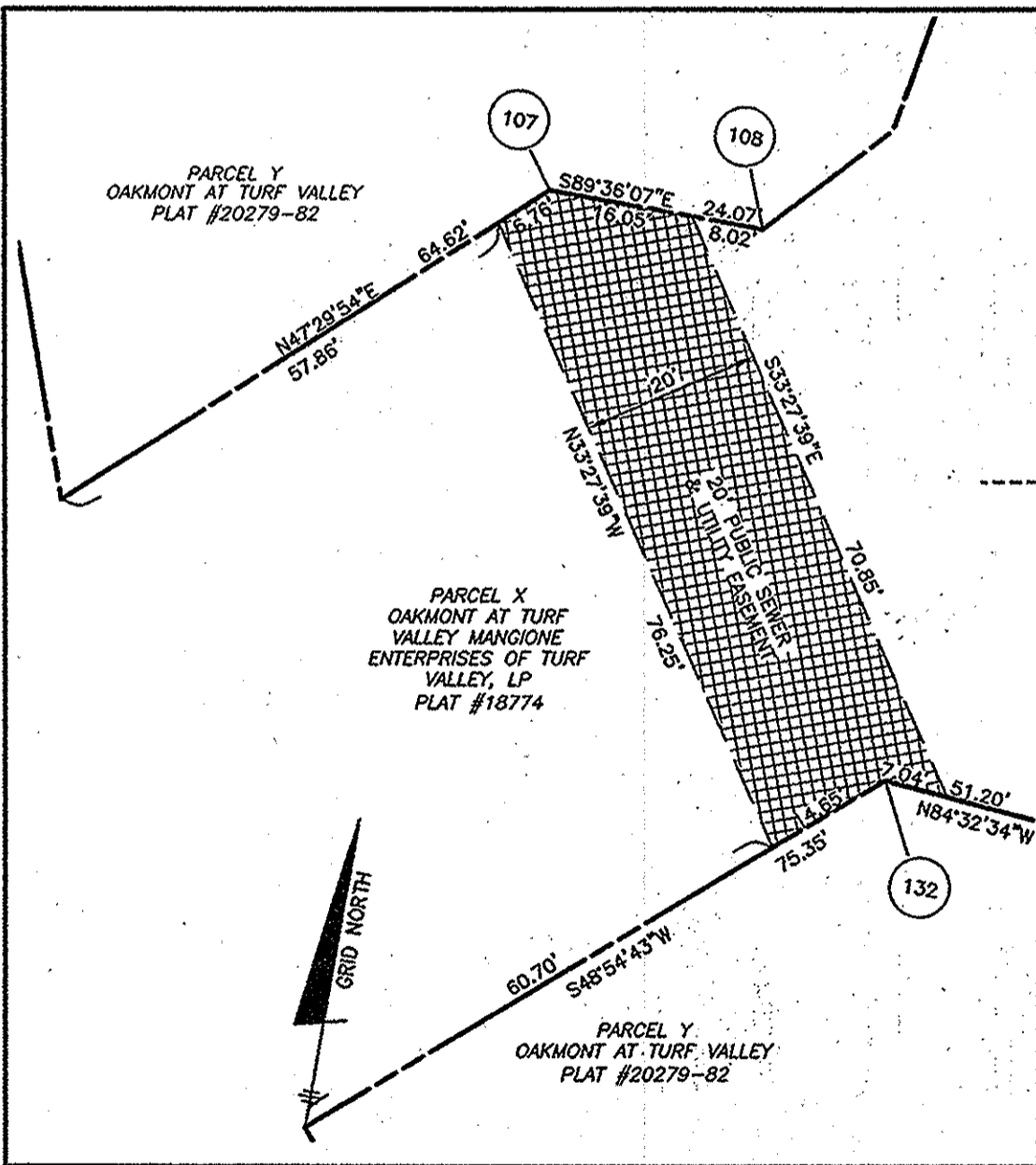
OAKMONT at TURF VALLEY
TURF VALLEY, PGCC DISTRICT
MULTI-USE SUBDISTRICT,
PARCEL X

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: 1" = 200'
GRID: 10 DATE: AUGUST, 2015
PARCEL: P/O 8 SHEET: 1 OF 3
ZONED: PGCC

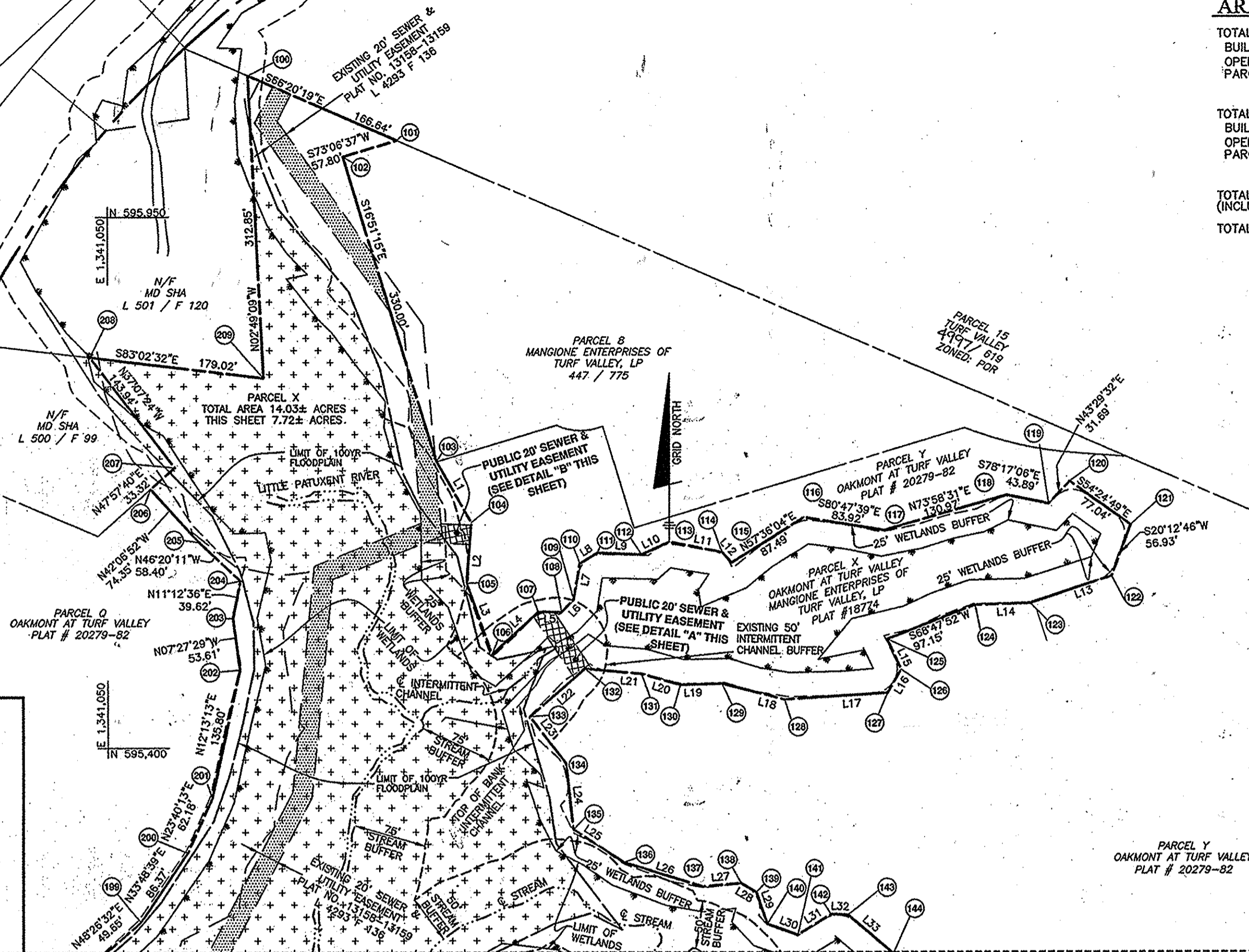
LINE	BEARING	DISTANCE
L1	S29° 41' 20"E	72.53'
L2	S04° 24' 35"W	63.48'
L3	S19° 26' 11"E	78.11'
L4	N47° 29' 54"E	64.62'
L5	S89° 36' 07"E	24.07'
L6	N42° 39' 41"E	18.19'
L7	N09° 47' 53"E	37.59'
L8	N58° 18' 06"E	21.48'
L9	S87° 32' 36"E	45.30'
L10	N65° 26' 52"E	31.59'
L11	S78° 50' 02"E	55.00'
L12	S42° 03' 41"E	14.80'
L13	S71° 23' 22"W	88.28'
L14	S88° 08' 16"W	56.65'
L15	S24° 37' 52"E	34.47'
L16	S30° 11' 21"W	27.90'
L17	S86° 29' 59"W	106.01'
L18	N75° 40' 11"W	66.33'
L19	S88° 23' 22"W	42.85'
L20	N74° 12' 06"W	41.35'
L21	N84° 32' 34"W	58.24'
L22	S48° 54' 43"W	75.35'
L23	S37° 03' 07"E	60.97'
L24	S06° 21' 51"E	68.91'
L25	S56° 40' 13"E	62.19'
L26	S72° 46' 52"E	84.98'
L27	N84° 52' 48"E	39.00'
L28	S59° 20' 35"E	18.39'

LINE	BEARING	DISTANCE
L29	S19° 17' 33"E	34.65'
L30	S70° 02' 13"E	33.35'
L31	N57° 55' 31"E	40.05'
L32	S88° 09' 59"E	17.79'
L33	S48° 51' 08"E	61.80'
L34	S33° 03' 43"E	52.54'
L35	S02° 38' 20"W	18.33'
L36	S80° 58' 37"E	58.20'
L37	S20° 40' 53"E	26.86'
L38	S25° 30' 01"W	15.21'
L39	S61° 11' 49"E	46.87'
L40	S14° 41' 00"E	23.57'
L41	S64° 39' 56"E	81.05'
L42	S45° 18' 31"E	31.12'
L43	N78° 45' 15"E	39.51'
L44	N34° 15' 22"E	18.50'
L45	N32° 05' 04"E	103.28'
L46	S13° 46' 08"W	17.42'
L47	N46° 50' 45"E	18.33'
L48	N44° 24' 26"W	72.13'
L49	N01° 53' 59"W	24.61'
L50	N56° 33' 47"W	35.23'
L51	N74° 33' 22"W	60.24'
L52	N41° 24' 05"W	61.30'
L53	N86° 39' 31"W	45.76'
L54	S34° 30' 15"W	52.04'
L55	S63° 24' 24"W	101.24'

SEE SHEET 3 FOR COORDINATE CHART



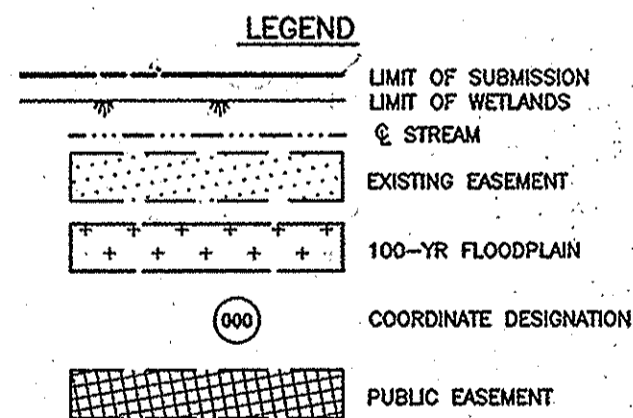
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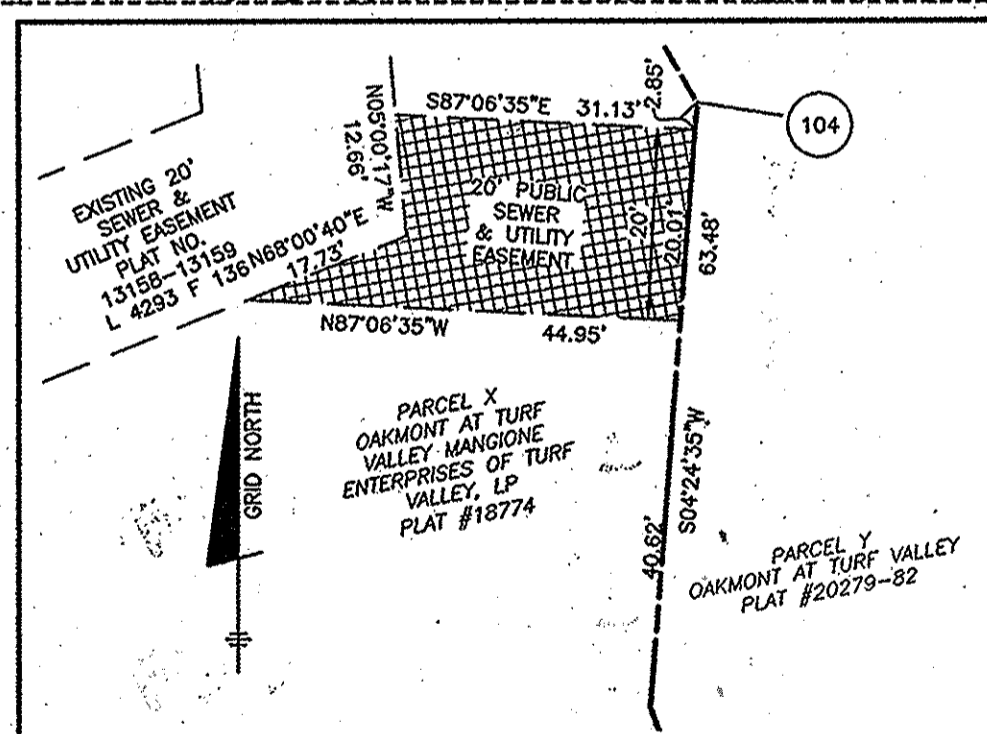
MATCHLINE: SEE SHEET 3

MATCHLINE: SEE SHEET 3

MATCHLINE: SEE SHEET 3



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



DETAIL "B"
SCALE: 1"=20'



1 inch = 100 ft.

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 7-23-15
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 8/24/15
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP

BENCHMARK
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ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6644
WWW.BE-CIVILENGINEERING.COM

RECORDED AS PLAT NO. 23492 ON 9/18/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Madison M. Rossman 9/3/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul E. Ehrlich 9-9-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

V. K. S. S. S. 9-11-15
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 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 PLAT NO. 20279-82, 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 8-23-15
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 051

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 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 24 DAY OF August, 2015."

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

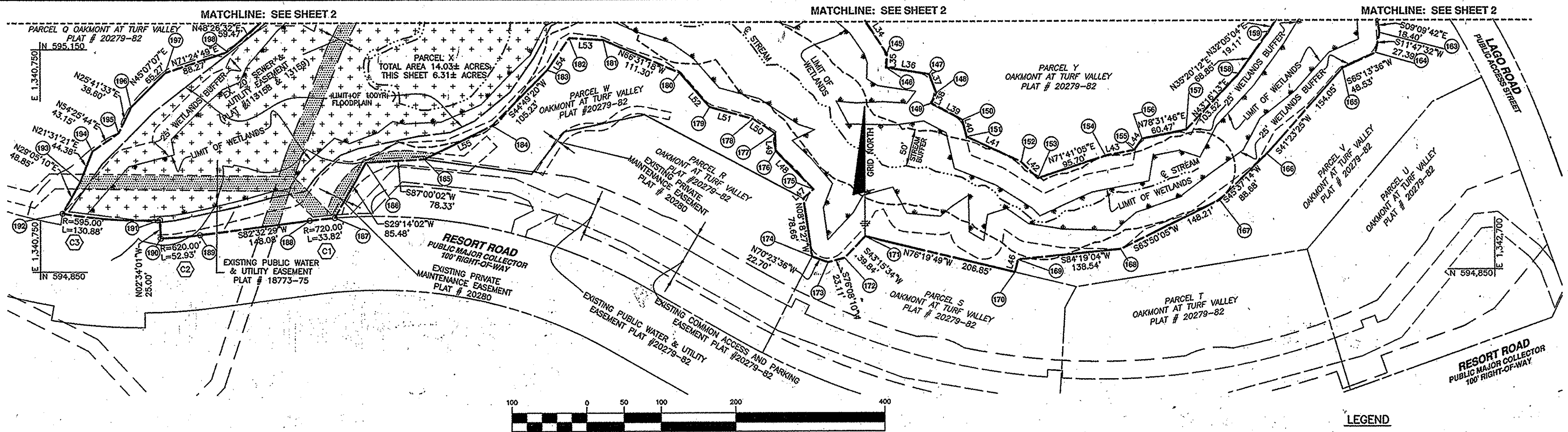
[Signature]
WITNESS

REVISION PLAT

OAKMONT at TURF VALLEY
TURF VALLEY, PGCC DISTRICT
MULTI-USE SUBDISTRICT,
PARCEL X

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: 1" = 100'
GRID: 10 DATE: AUGUST, 2015
PARCEL: P/O 8 SHEET: 2 OF 3
ZONED: PGCC

F-16-020



BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
100	596096.1295	1341194.0856
101	596029.2534	1341346.7120
102	596012.4621	1341291.4099
103	595896.6389	1341387.0877
104	595633.6303	1341423.0110
105	595570.3382	1341418.1303
106	595496.6796	1341444.1223
107	595540.3378	1341491.7638
108	595540.1706	1341515.8332
109	595553.5470	1341528.1599
110	595590.5887	1341534.5568
111	595601.8754	1341552.8325
112	595599.9337	1341598.0909
113	595613.0601	1341626.8246
114	595602.4090	1341680.7845
115	595591.4211	1341690.6995
116	595638.2993	1341764.5705
117	595624.8738	1341847.4097
118	595661.0286	1341973.2904
119	595652.1171	1342016.2662

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
120	595675.1072	1342038.0770
121	595630.2754	1342100.7290
122	595576.8514	1342081.0594
123	595548.6781	1341997.3956
124	595546.8370	1341940.7756
125	595511.7015	1341850.2017
126	595480.3680	1341864.5680
127	595456.2520	1341850.5384
128	595449.7795	1341744.7262
129	595468.1968	1341680.4600
130	595464.9924	1341637.6269
131	595476.2499	1341597.8388
132	595481.7886	1341539.8628
133	595432.2671	1341483.0716
134	595383.6076	1341519.8085
135	595315.1223	1341527.4471
136	595280.9517	1341579.4083
137	595255.7959	1341680.5796
138	595259.2764	1341699.4240
139	595249.8994	1341715.2438

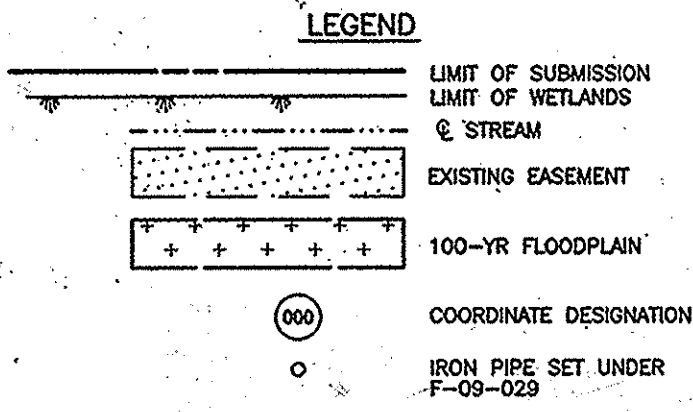
BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
140	595217.1953	1341726.6919
141	595205.8092	1341758.0380
142	595227.0768	1341791.9746
143	595226.5076	1341809.7555
144	595185.8431	1341856.2919
145	595141.8043	1341884.9549
146	595123.4998	1341884.1110
147	595114.3723	1341941.5908
148	595089.2439	1341951.0768
149	595075.5156	1341944.5287
150	595052.9337	1341985.6000
151	595030.1335	1341991.5745
152	594995.4526	1342064.8286
153	594973.5664	1342086.9520
154	595003.6039	1342177.8039
155	595011.3451	1342216.5553
156	595026.6360	1342226.9688
157	595038.6614	1342286.2310
158	595114.0374	1342357.1877
159	595170.2031	1342397.0090

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
160	595257.7089	1342451.8679
161	595263.4179	1342475.6729
162	595204.0386	1342540.1448
163	595168.2313	1342545.9198
164	595141.4199	1342540.3223
165	595121.0843	1342496.2584
166	595005.5122	1342394.4032
167	594943.4887	1342331.0216
168	594878.1334	1342197.9995
169	594864.4161	1342060.1402
170	594847.4927	1342055.9932
171	594896.3759	1341855.0054
172	594867.3646	1341827.7053
173	594861.8270	1341805.2682
174	594869.4439	1341783.8851
175	594959.8186	1341785.8915
176	595011.3471	1341735.4183
177	595035.9436	1341734.6024
178	595055.3560	1341705.2032
179	595071.3975	1341647.1384

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
180	595117.3783	1341606.5988
181	595161.7204	1341504.5132
182	595164.3875	1341458.8310
183	595121.5021	1341429.3521
184	595046.8626	1341355.1746
185	595001.5438	1341264.6486
186	594997.4452	1341186.4290
187	594922.8560	1341144.6843
188	594919.2550	1341111.0607
189	594900.0331	1340964.2349
190	594895.4095	1340911.5211
191	594920.3844	1340910.4015
192	594928.8923	1340780.0620
193	594971.5818	1340803.8091
194	595012.8674	1340820.0907
195	595037.9683	1340855.1886
196	595072.7520	1340871.9233
197	595118.8093	1340918.1716
198	595146.9439	1341001.8378
199	595219.3314	1341083.4909

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
200	595291.0944	1341151.5518
201	595348.0433	1341156.5153
202	595480.7662	1341185.2602
203	595533.9227	1341178.3016
204	595572.7868	1341186.0040
205	595613.1075	1341143.7571
206	595668.2577	1341093.8996
207	595690.5700	1341118.6460
208	595805.3410	1341031.7720
209	595783.6548	1341209.4736

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	720.00'	33.82'	002°41'28"	16.91'	S83° 53' 14"W	33.82'
C2	620.00'	52.93'	004°53'30"	26.48'	S84° 59' 14"W	52.92'
C3	595.00'	130.88'	012°36'12"	65.71'	N86° 15' 55"W	130.62'



AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	_____
BUILDABLE LOTS	0
OPEN SPACE LOTS	0
PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	_____
BUILDABLE LOTS	0.0± AC.
OPEN SPACE LOTS	0.0± AC.
PARCELS	6.31± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.31± AC.

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

BENCHMARK
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-8105 (F) 410-485-8644
 WWW.BEI-CIVLENGINEERING.COM

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 7-23-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

LM 8/24/15
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 DATE

RECORDED AS PLAT NO. 23493 ON 9/18/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Paulina for Maissa Roseman 9/3/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 9-9-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Net Schuchler 9-16-15
 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 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 11/20/1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR MARKED IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 7-23-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 11551

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 24 DAY OF August, 2015."

LM
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
 WITNESS

REVISION PLAT

OAKMONT at TURF VALLEY
TURF VALLEY, PGCC DISTRICT
MULTI-USE SUBDISTRICT,
PARCEL X

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16
 GRID: 10
 PARCEL: P/O 8
 ZONED: PGCC

SCALE: 1" = 100'
 DATE: AUGUST, 2015
 SHEET: 3 OF 3