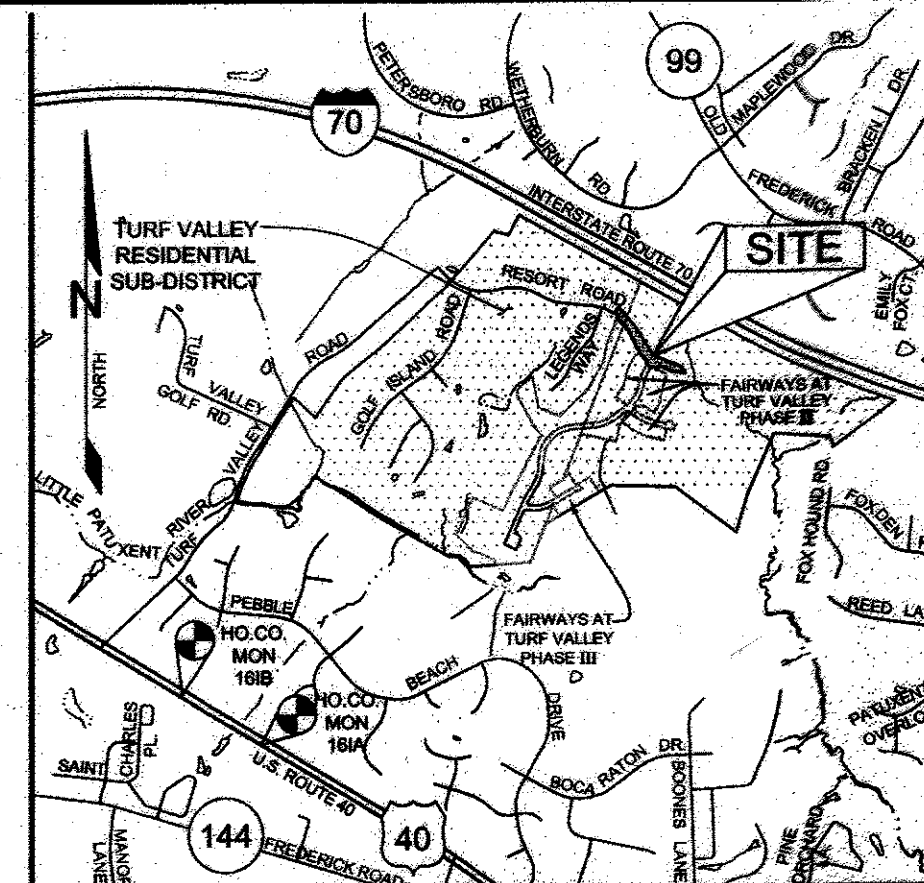


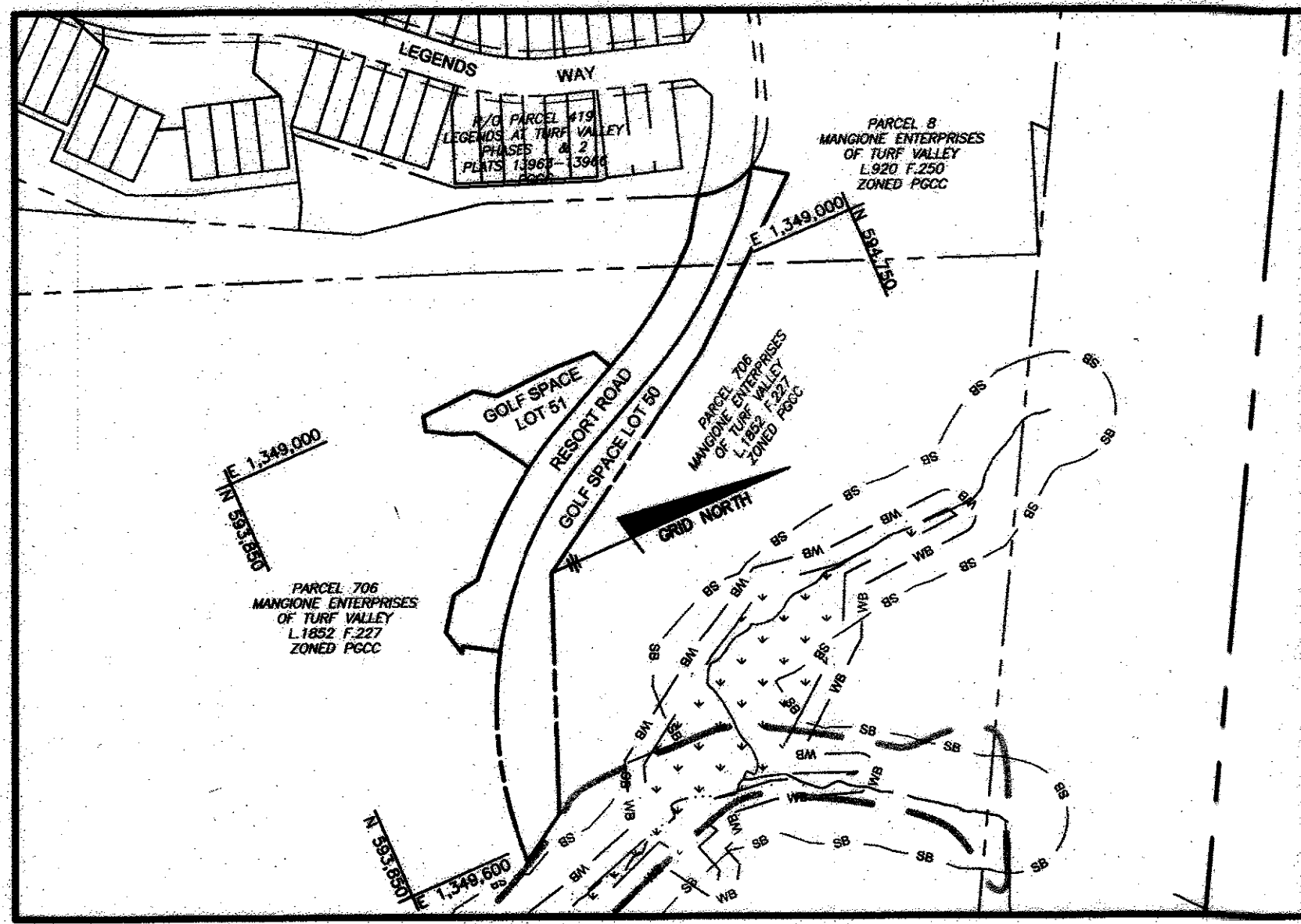
GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS NO. 16A AND NO. 16B.
 - DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP).
 - STA. NO. 16A N 589509.3678 E 1346343.6320
 - STA. NO. 16B N 590475.2538 E 1344753.93503.
- ⊗ DENOTES IRON PIPE FOUND.
- DENOTES REBAR AND CAP FOUND.
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- DENOTES REBAR AND CAP SET.
- DENOTES CONCRETE MONUMENT SET.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2006 BY MILDENBERG, BOENDER & ASSOC., INC. ALL LOT AREAS ARE MORE OR LESS (+/-).
- THE GOLF SPACE LOTS SHOWN HEREON IS TO REMAIN THE PROPERTY OF THE OWNER/DEVELOPER FOR GOLF AND GOLF ANCILLARY USE.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN, OR STEEP SLOPES LOCATED WITHIN THIS SUBDIVISION.
- W— DENOTES WETLAND AREA OUTLINE.
- WB— DENOTES WETLAND BUFFER OUTLINE.
- SB— DENOTES STREAM BANK BUFFER OUTLINE.
- WATER SERVICE IS PUBLIC. THE CONTRACT NUMBER IS 24-4354-D.
- THIS PROJECT IS WITHIN THE METROPOLITAN DISTRICT.
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY BIO-RETENTION FACILITY #1 CONSTRUCTED UNDER F-07-158. BIO-RETENTION FACILITY #1 IS OWNED AND MAINTAINED BY THE FAIRWAYS AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.
- 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 3-18-2015, ON WHICH DATE DEVELOPER AGREEMENT # F07158/24-4354 WAS FILED AND ACCEPTED.
- THE PORTION OF THIS PROJECT LOCATED ON PARCEL 8 IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) 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 BEFORE DECEMBER 31, 1992.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, DATED JANUARY 07, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN (S-86-13, PB 368) ON APRIL 27, 2006.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT SINCE IT IS MORE THAN FIVE HUNDRED FEET (500') FROM A PRINCIPAL OR INTERMEDIATE ARTERIAL HIGHWAY AND SINCE THE HEAVY TRUCK TRAFFIC ON INTERSTATE ROUTE 70 DOES NOT EXCEED AN ADT OF TEN THOUSAND (10,000) VEHICLES.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND TO THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- MARYLAND DEPARTMENT OF THE ENVIRONMENT NON-TIDAL WETLAND AND WATERWAYS PERMIT 02-NT-0009/200261454. U.S. ARMY CORPS OF ENGINEERS PERMIT 02-61454-16.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES ON-SITE.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: S-86-013; PB-181; PB-294; PB-300; PB-351; PB-368; S-94-045; S-04-012; SP-97-012; SP-06-013; F-94-006; F-96-107; F-96-150; F-96-151; SDP-95-121; CONTR.#44-1562-D; CONTR.#24-3549-D; CONTR.#24-4485-D; CONTR.#24-4486-D; WP 09-048; PLAT #20286 & 20287, F-07-158, #24-4354.
- RESORT ROAD IS CLASSIFIED AS A LOCAL ROAD PER THE HOWARD COUNTY GENERAL PLAN. IT WILL BE DESIGNED AND CONSTRUCTED TO MINOR COLLECTOR ROAD STANDARDS.
- THIS PLAN IS SUBJECT TO WAIVER PETITION, WP-09-048, TO WAIVE SECTION 16.1202(a)(1) OF THE HOWARD COUNTY CODE AND WAS APPROVED ON NOVEMBER 26, 2006, SUBJECT TO THE FOLLOWING CONDITIONS:
 - PETITIONER IS ADVISED THAT WAIVER PETITION APPROVAL APPLIES ONLY TO TEMPORARY DEFERRAL FOR ESTABLISHING ON- OR OFF-SITE FOREST CONSERVATION EASEMENTS FOR DEVELOPMENT OF TURF VALLEY 4TH AMENDED CSP, PARCEL 706. EACH SUBSEQUENT PHASE OF DEVELOPMENT MUST ESTABLISH THE REQUIRED AREA OF FOREST CONSERVATION EASEMENTS AND PROVIDE THE NECESSARY AREA OF FOREST RETENTION AND AFFORESTATION PLANTING AS REQUIRED BY THE FOREST CONSERVATION WORKSHEET FOR THE DEVELOPMENT TO SATISFY ITS OBLIGATION. THE ENTIRE AREA OF FOREST CONSERVATION OBLIGATION FOR PARCEL 706 MUST BE PROVIDED WITH THE PROCESSING AND RECORDING OF THE LAST PHASE OF DEVELOPMENT LOCATED ON PARCEL 706.
 - PETITIONER MUST MEET ALL APPLICABLE DEADLINE AND MILESTONE DATES IN ACCORDANCE WITH SECTIONS 16.144 AND 16.156 OF THE HOWARD COUNTY CODE.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A COMBINATION OF ON-SITE RETENTION OF 0.3 ACRES AND OFF-SITE REFORESTATION OF 2.13 AC AND OFF-SITE RETENTION OF 2.75 AC. ON PARCEL 10 OF TURF VALLEY (PLAT # 20356). THE "OFF-SITE" RETENTION IS CREDITED AT A 0.5:1 RATIO. THE FOREST CONSERVATION EASEMENTS HAVE BEEN DEFINED ON THE PLAT OF REVISION FOR TURF VALLEY PARCEL D FCE #1-5. THESE EASEMENTS DEFINE A TOTAL OF 3.51 ACRES OF FOREST CONSERVATION CREDIT. THE SURPLUS OF 0.72 ACRES OF REFORESTATION CREDIT WILL BE ATTRIBUTED TO A FUTURE PHASE OF THE FAIRWAYS AT TURF VALLEY DEVELOPMENT. NO SURETY IS REQUIRED FOR THE ON-SITE RETENTION. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.

- SEE F-07-158 FOR ROAD CONSTRUCTION PLANS ASSOCIATED WITH THIS PLAT.
- WETLAND DELINEATION WAS CONDUCTED BY EXPLORATION RESEARCH, INC. 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).



HOWARD COUNTY, MARYLAND ADC MAP 19 GRID F4 & MAP 20 GRID F4
VICINITY MAP
 SCALE: 1"=2000'



LOCATION MAP
 SCALE: 1"=200'

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER, AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOTS/PARCELS. 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, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

AREA TABULATION CHART (TOTAL)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.00 ACRES
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.5112 ACRES±
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED:	0
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED:	0.00 ACRES
TOTAL AREA OF ROAD RIGHT OF WAY TO BE RECORDED:	0.8644 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.3756 ACRES±

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.

William L. Machen
 WILLIAM L. MACHEN, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 9011, EXPIRATION DATE: 10-02-2017

J. A. [Signature]
 DATE: 9/20/16

LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP



OWNER/DEVELOPER
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 (410) 825-8400

Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saatland.com

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

B. Wilson for Maria Rossman 11/9/2016
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 10-19-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11-15-16
 DIRECTOR DATE

DEDICATION FOR CORPORATIONS

WE, MANGIONE ENTERPRISES OF TURF VALLEY, A MARYLAND LIMITED PARTNERSHIP BY LOUIS MANGIONE, AUTHORIZED AGENT, WITNESS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 ROAD 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 20th DAY OF SEPTEMBER, 2016.

BY: *[Signature]*
 LOUIS MANGIONE, AUTHORIZED AGENT

ATTEST: *[Signature]*
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY TURF VALLEY ASSOCIATES, LP, TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0920 FOLIO 250, AND PART OF THE LANDS CONVEYED BY PEDIACORD PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 8TH, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

William L. Machen
 WILLIAM L. MACHEN, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 9011, EXPIRATION DATE: 10-02-2017

RECORDED AS PLAT NUMBER 239109
 ON 11/23/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SUBDIVISION PLAT
FAIRWAYS AT TURF VALLEY
 PHASE I, SECTION 1:
 RESORT ROAD AND GOLF SPACE LOT 50 & 51

PODS 'I' AND PART OF 'H' SECTION IV : RESIDENTIAL PHASE IV D
 A SUBDIVISION OF PART OF PARCELS 8 & 706

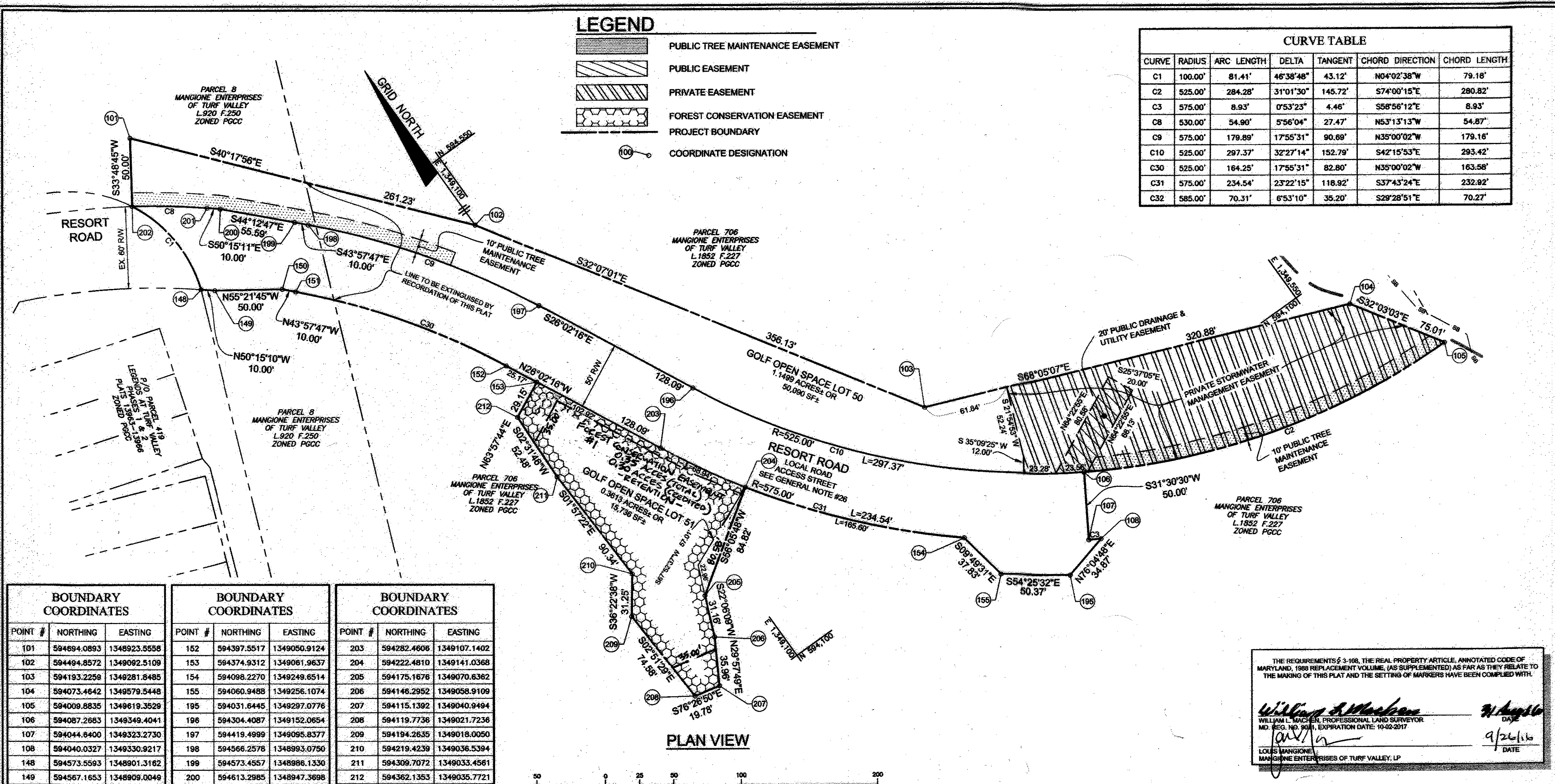
TAX MAP 16 2ND ELECTION DISTRICT
 GRIDS 10, 11, 16 & 17 HOWARD COUNTY, MARYLAND
 DATE: SEPTEMBER, 2016 SCALE: AS SHOWN SHEET 1 OF 2

LEGEND

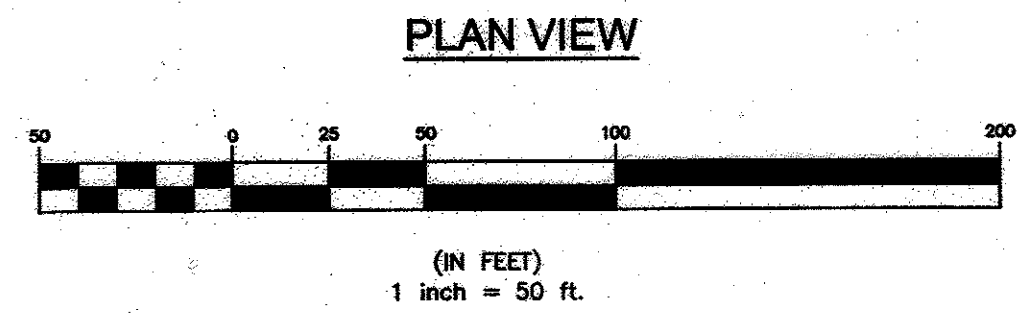
	PUBLIC TREE MAINTENANCE EASEMENT
	PUBLIC EASEMENT
	PRIVATE EASEMENT
	FOREST CONSERVATION EASEMENT
	PROJECT BOUNDARY
	COORDINATE DESIGNATION

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	100.00'	81.41'	46°38'48"	43.12'	N04°02'38"W	79.18'
C2	525.00'	284.28'	31°01'30"	145.72'	S74°00'15"E	280.82'
C3	575.00'	8.93'	0°53'25"	4.46'	S56°56'12"E	8.93'
C8	530.00'	54.90'	5°56'04"	27.47'	N63°13'13"W	54.87'
C9	575.00'	179.89'	17°55'31"	90.69'	N35°00'02"W	179.16'
C10	525.00'	297.37'	32°27'14"	152.79'	S42°15'53"E	293.42'
C30	525.00'	184.25'	17°55'31"	82.80'	N35°00'02"W	163.58'
C31	575.00'	234.54'	23°22'15"	118.92'	S37°43'24"E	232.92'
C32	585.00'	70.31'	6°53'10"	35.20'	S29°28'51"E	70.27'



BOUNDARY COORDINATES			BOUNDARY COORDINATES			BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
101	594694.0893	1348923.5558	152	594397.5517	1349050.9124	203	594282.4606	1349107.1402
102	594494.8572	1348992.5109	153	594374.9312	1349061.9637	204	594222.4810	1349141.0368
103	594193.2258	1349281.8485	154	594098.2270	1349249.6514	205	594175.1676	1349070.6362
104	594073.4642	1349579.5448	155	594060.9488	1349256.1074	206	594146.2952	1349058.9109
105	594009.8835	1349619.3529	195	594031.6445	1349297.0776	207	594115.1392	1349040.9494
106	594087.2683	1349349.4041	196	594304.4087	1349152.0654	208	594119.7736	1349021.7236
107	594044.8400	1349323.2730	197	594419.4999	1349095.8377	209	594194.2635	1349018.0050
108	594040.0327	1349330.9217	198	594566.2578	1348993.0750	210	594219.4239	1349036.5394
148	594573.5593	1348901.3162	199	594573.4557	1348986.1330	211	594309.7072	1349033.4561
149	594567.1653	1348909.0049	200	594613.2985	1348947.3698	212	594362.1353	1349035.7721
150	594538.7459	1348950.1437	201	594619.6924	1348939.6810			
151	594531.5480	1348957.0856	202	594652.5461	1348895.7321			



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.

William L. Machen
 WILLIAM L. MACHEN, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 9011, EXPIRATION DATE: 10-02-2017
 DATE: 9/26/16



OWNER/DEVELOPER
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 (410) 825-8400

Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saalnd.com

AREA TABULATION CHART (TOTAL)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.00 ACRES
 TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2
 TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1.5112 ACRES±
 TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED: 0
 TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED: 0.00 ACRES
 TOTAL AREA OF ROAD RIGHT OF WAY TO BE RECORDED: 0.8644 ACRES±
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.3756 ACRES±

HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
Maureen Roszman 11/9/2016
 HOWARD COUNTY HEALTH OFFICER, H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Clendenen 10-19-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kevin... 11-15-16
 DIRECTOR DATE

DEDICATION FOR CORPORATIONS

WE, MANGIONE ENTERPRISES OF TURF VALLEY, A MARYLAND LIMITED PARTNERSHIP BY LOUIS MANGIONE, AUTHORIZED AGENT, WITNESS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 ROAD 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 26th DAY OF SEPTEMBER, 2016.

BY: *Louis Mangione*
 LOUIS MANGIONE, AUTHORIZED AGENT

ATTEST: *[Signature]*
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY TURF VALLEY ASSOCIATES, LP, TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0920 FOLIO 250, AND PART OF THE LANDS CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 8TH, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

William L. Machen
 WILLIAM L. MACHEN, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 9011, EXPIRATION DATE: 10-02-2017
 DATE: 9/26/16

RECORDED AS PLAT NUMBER 23910 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
 ON 11/23/16

SUBDIVISION PLAT
FAIRWAYS AT TURF VALLEY
 PHASE I, SECTION 1:
 RESORT ROAD AND GOLF SPACE LOT 50 & 51

PODS 'F' AND PART OF 'H' SECTION IV : RESIDENTIAL PHASE IV D
 A SUBDIVISION OF P/O PARCELS 8 & 706

TAX MAP 16
 GRIDS 10, 11, 16 & 17
 DATE: SEPTEMBER, 2016 SCALE: AS SHOWN SHEET 2 OF 2

2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND