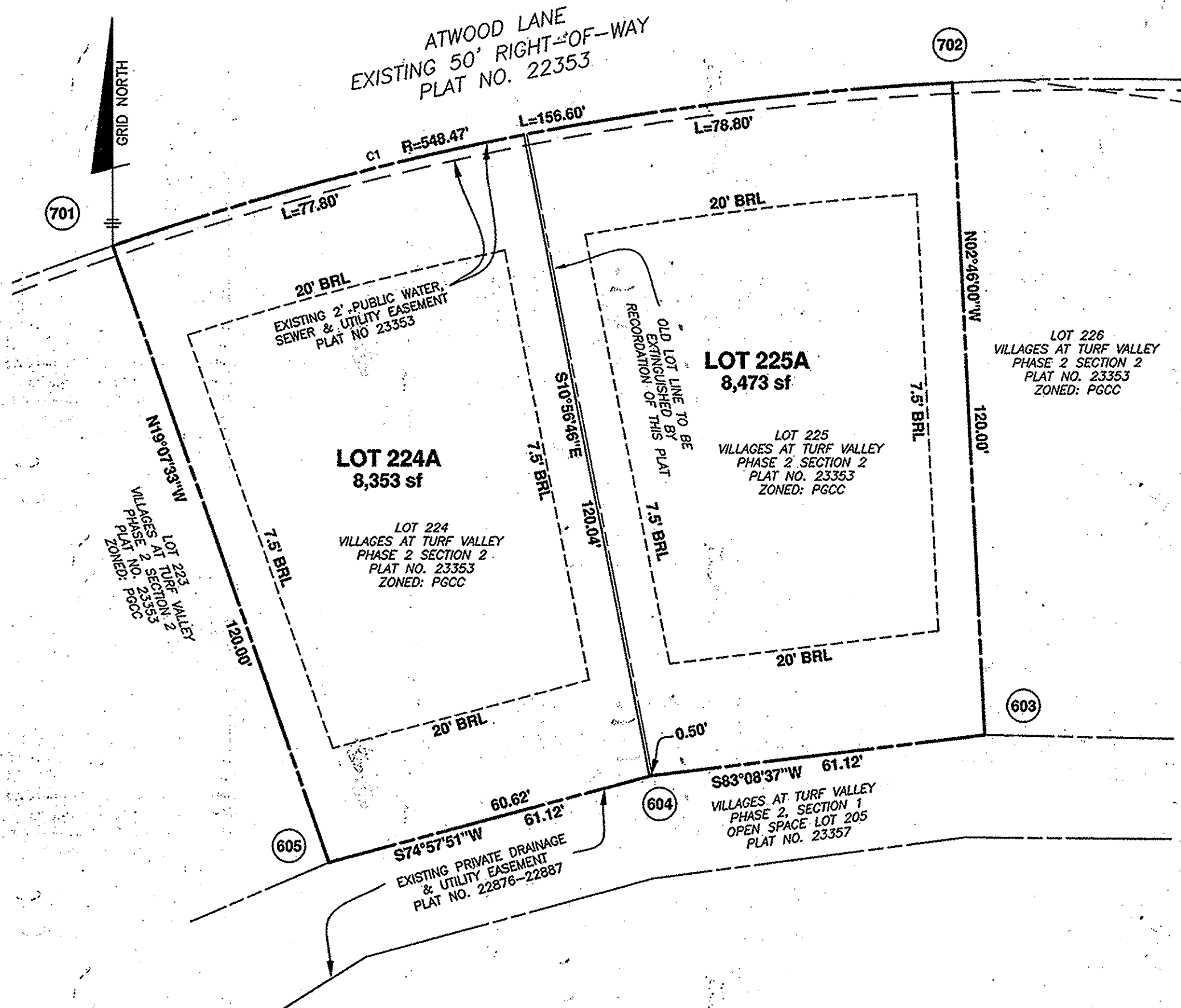
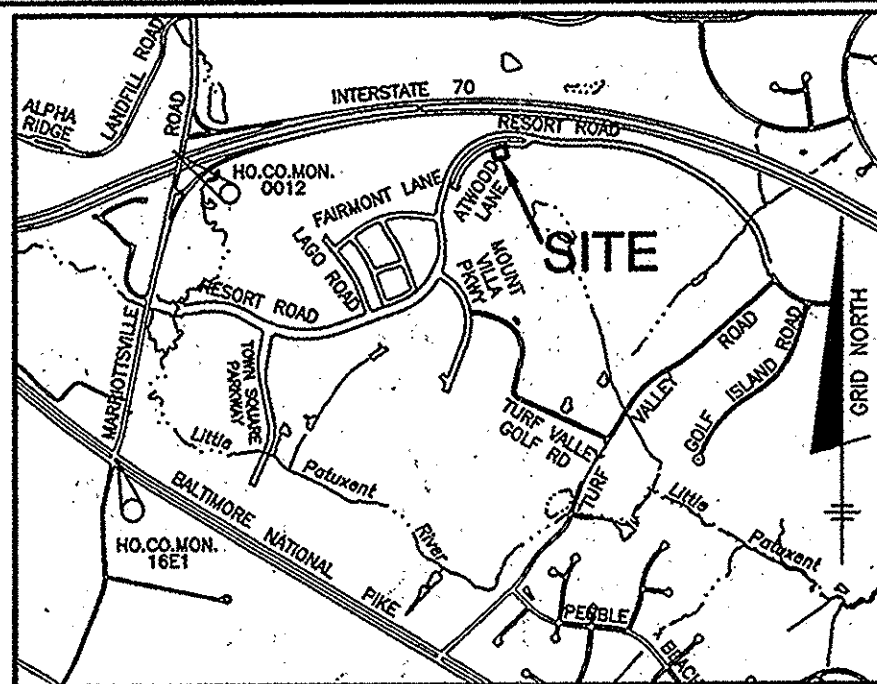


**GENERAL NOTES**

- 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 BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG DATED MARCH, 2006 AND PREVIOUSLY RECORDED PLAT NO. 23353.
- 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.) 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.
- 5.) THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN, OR STEEP SLOPES LOCATED ON THESE LOTS.
- 6.) 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 LOTS 244A AND 225A. 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.
- 7.) 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.
- 8.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- 9.) ALL PROPERTIES SHOWN ARE ZONED PGCC UNLESS OTHERWISE INDICATED.
- 10.) APPLICABLE DPZ FILE REFERENCES ARE:  
S-86-13, S-03-01, P-06-013, F-08-084, F-10-078, SDP-15-014, F-14-026
- 11.) LANDSCAPING WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-10-078 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.



CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	548.47'	156.60'	16°21'33"	78.84'	S79°03'14"W	156.07'



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP: 19  
GRID: D4

**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: 486.298'

**COORDINATE CHART (NAD '83)**

No.	NORTH	EAST
701	596496.2724	1344105.2384
702	596525.9078	1344258.4672
603	598406.0474	1344264.2592
604	596398.7513	1344203.5796
605	596382.8982	1344144.5554

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* 3-1-16  
DATE  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Brent Hanauer* 3/2/16  
DATE  
BRENT HANAUER  
NVR, INC.

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	0
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.3863± AC.
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	N/A
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	0.3863± AC.

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043  
(P) 410-485-6105 (F) 410-485-6844  
WWW.BEI-CVLENGINEERING.COM

**OWNER:**  
NVR, INC.  
A VIRGINIA CORPORATION  
9720 PATUXENT WOODS DRIVE  
COLUMBIA, MARYLAND 21046

THE PURPOSE OF THIS PLAT OF REVISION IS SHIFT THE COMMON LOT LINE OF PREVIOUSLY RECORDED (PLAT #23353) LOTS 224 AND 225 0.5 FEET.

RECORDED AS PLAT NO. 23725 ON 3/24/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**

**VILLAGES AT TURF VALLEY**  
PHASE 2, SECTION 2  
LOTS 224A AND 225A

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16, GRID: 10 SCALE: AS SHOWN  
PARCEL: P/O 8 DATE: MARCH, 2016  
ZONED: PGCC SHEET: 1 OF 1

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*B. Dixon for Mauna Rossman* 3/15/16  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Phil Chatham* 3-21-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kevin DeLoach* 3-21-16  
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 NVR, INC., A VIRGINIA CORPORATION, FROM MANGIONE ENTERPRISES OF TURF VALLEY, L.P. BY DEED DATED 2-2-2016 RECORDED IN LIBER 16732 AT FOLIO 352 AND BY DEED DATED 2-18-2016 RECORDED IN LIBER 16722 AT FOLIO 352, 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* 3-1-16  
DATE  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**  
"NVR, INC., A VIRGINIA CORPORATION, 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 2nd DAY OF MARCH, 2016."

*Brent Hanauer*  
BRENT HANAUER  
NVR, INC.