

POINT	NORTHING	EASTING
52	595,546.5948	1,347,474.3648
53	595,449.3866	1,347,777.3845
55	595,655.9384	1,347,891.7092
58	595,577.5093	1,347,387.0777
59	595,212.1002	1,347,071.1297
60	595,162.7831	1,347,117.9612
61	595,146.3102	1,347,261.9218
62	595,095.7819	1,347,282.5055
63	595,064.7302	1,347,357.5553
64	595,065.3970	1,347,445.2128
65	595,027.3770	1,347,447.3503
66	594,956.9271	1,347,565.1165
67	594,897.3560	1,347,571.2376
70	594,956.0129	1,349,156.2727
327	595,314.5133	1,346,992.0577
334	595,295.9514	1,346,997.3074
336	595,194.4305	1,347,037.2649
604	594,652.5958	1,348,895.7429
605	594,701.1821	1,348,839.4627
606	594,744.4974	1,348,713.5551
608	594,740.9413	1,348,639.5734
636	594,768.8119	1,348,351.6336
699	594,694.1059	1,348,923.5445
701	594,817.7398	1,348,183.7605
702	594,873.9581	1,348,073.2816
704	594,924.4627	1,347,746.2444
705	594,902.9289	1,347,616.3371
721	594,592.6980	1,349,009.5413

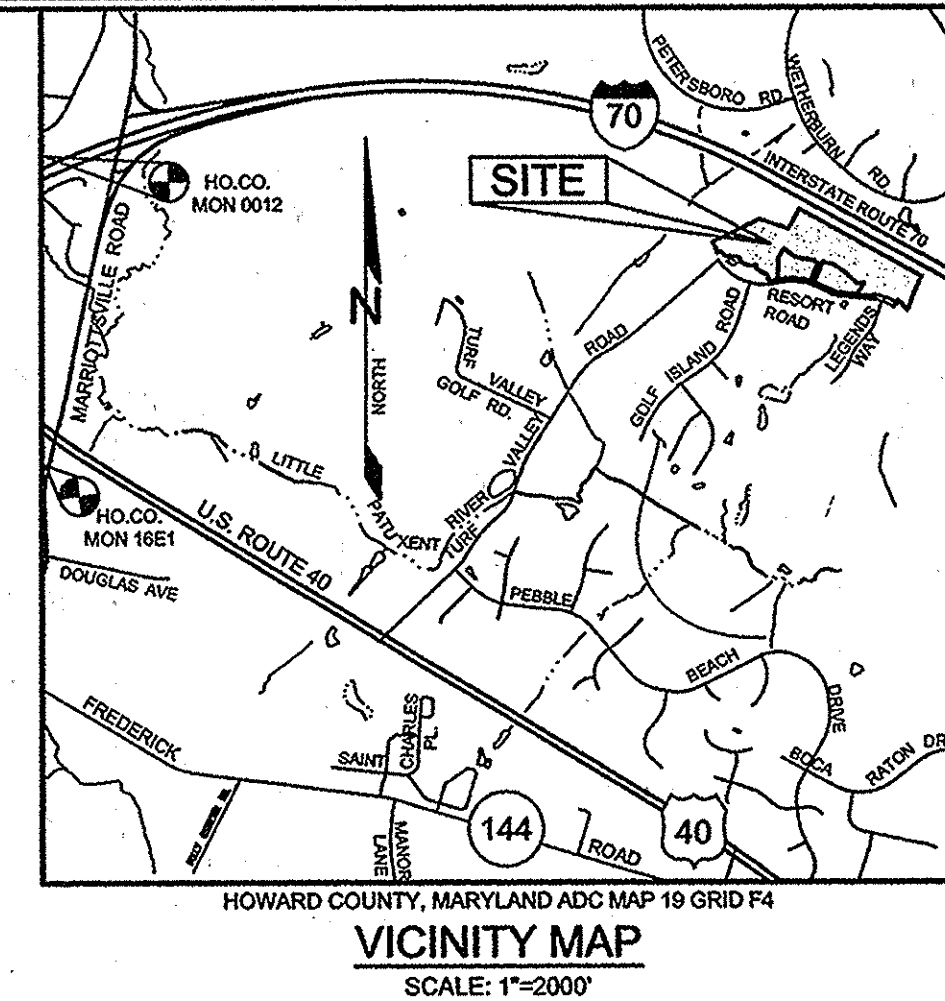
LINE	BEARING	LENGTH
E1	N55°35'59"W	83.37'
E2	N23°52'15"E	20.62'
E3	N66°07'45"W	121.17'
E4	S68°52'15"W	14.14'
E5	N66°07'45"W	216.20'
E6	N21°27'28"E	10.01'
E7	N66°07'45"W	26.52'
E8	N23°52'15"E	12.56'
E9	N66°07'45"W	15.00'
E10	S23°52'15"W	9.93'
E11	N89°05'08"W	104.18'
E12	S45°54'52"W	25.72'
E13	N89°24'25"W	36.57'
E14	S00°35'35"W	15.00'
E15	S89°24'25"E	38.82'
E16	S00°54'52"W	11.27'
E17	S05°54'56"W	16.43'
E18	N05°54'56"E	17.22'
E19	N00°54'52"E	21.17'
E20	N45°54'52"E	5.86'
E21	S89°05'08"E	59.45'
E22	S66°07'45"E	256.98'
E23	S23°52'15"W	7.50'
E24	S66°07'45"E	21.05'
E25	S23°52'15"W	41.49'
E26	N23°52'15"E	49.11'
E27	S66°07'45"E	58.04'
E28	S66°35'59"E	103.38'

LINE	BEARING	LENGTH
W1	S00°00'00"E	23.64'
W2	S64°34'14"E	2.07'
W3	S45°31'53"E	52.07'
W4	S58°20'45"E	28.62'
W5	S20°26'33"E	27.62'
W6	S83°08'26"E	33.27'
W7	S77°00'18"E	114.10'
W8	S22°03'57"E	70.36'
W9	S68°02'03"E	47.12'
W10	N54°54'32"E	156.00'
W11	N50°03'06"W	78.96'
W12	N84°56'17"W	66.27'
W13	S62°28'56"W	69.93'
W14	S89°43'39"W	74.44'
W15	N80°07'00"W	47.60'
W16	N62°35'45"W	34.59'
W17	N45°38'40"W	57.02'
W18	N48°18'25"W	36.27'
W19	N27°17'09"W	14.32'

LINE	BEARING	LENGTH
E29	N74°24'47"W	75.80'
E30	S23°53'29"W	9.35'
E31	N66°08'31"W	20.00'
E32	N23°53'29"E	7.45'
E33	N66°06'21"W	323.11'
E34	N66°06'21"W	329.50'
E35	N74°24'47"W	106.11'
E36	N69°20'24"E	35.98'
E37	S20°39'36"W	20.00'
E38	S69°20'24"W	32.56'
E39	N84°28'17"W	11.89'
E40	N05°31'43"W	16.44'
E41	S40°31'35"W	17.01'

LINE	BEARING	LENGTH
E48	S61°38'57"E	24.82'
E49	S38°51'26"E	63.12'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	76.18'	100.00'	43°38'59"	40.05'	N49°11'46"W	74.35'
C2	75.87'	100.00'	43°28'22"	39.87'	S87°14'53"W	74.07'
C3	175.88'	470.00'	21°26'28"	88.88'	N73°45'03"W	174.86'
C4	336.54'	530.00'	36°22'54"	174.16'	N81°13'16"W	330.91'
C5	45.46'	550.00'	04°44'07"	22.74'	S82°57'21"W	45.44'
C6	109.28'	550.00'	11°23'03"	54.82'	N21°29'03"W	109.10'



**LEGEND**

- EXISTING PRIVATE GOLF EASEMENT TO BE ABANDONED
- EXISTING PERPETUAL EASEMENT FOR STREAM CHANGE
- EXISTING PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING PRIVATE STORMWATER MANAGEMENT, ACCESS, DRAINAGE & UTILITY EASEMENT
- EXISTING 20' SEWER & UTILITY EASEMENT
- WETLANDS
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- 20' PUBLIC STORMDRAIN, DRAINAGE & UTILITY EASEMENT
- 20' PRIVATE STORMDRAIN, DRAINAGE & UTILITY EASEMENT

**GENERAL NOTES CONTINUED:**

12. THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY BY THE TRAFFIC GROUP DATED JANUARY 7, 2005 APPROVED UNDER THE FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN S-86-13 (PB 388). RESORT ROAD IN THIS AREA IS BUILT PER A PREVIOUSLY APPROVED TRAFFIC STUDY OF TURF VALLEY RESORT ROAD, BASED ON THE JANUARY 7, 2005 STUDY, NO IMPROVEMENTS TO RESORT ROAD ARE REQUIRED AS PART OF THIS PLAN.
13. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
14. IN ACCORDANCE WITH THE DESIGN MANUAL WAIVER APPROVAL DATED SEPTEMBER 7, 2006, BUILDINGS CONSTRUCTED ON PARCEL B-1 AND PARCEL B-2 SHALL BE CONSTRUCTED USING NOISE ABATEMENT MATERIALS TO REDUCE THE INTERIOR NOISE LEVELS TO 45 dBA OR BELOW.
15. THIS PLAN IS NOT SUBJECT TO THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
16. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
17. ARTICLES OF INCORPORATION FOR THE VANTAGE CONDOMINIUM AT TURF VALLEY CONDOMINIUM ASSOCIATION, INC. HAVE BEEN APPROVED ON MARCH 18, 2008 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER ID #D12427191.
18. THE GOLF SPACE PARCEL B-3 IS TO BE OWNED AND MAINTAINED BY MANGIONE ENTERPRISES OF TURF VALLEY, LP.
19. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
20. FLOODPLAIN AND WETLANDS INDICATED ARE BASED ON APPROVED STUDIES AS SHOWN ON FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN. WETLANDS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH FOR S-86-13 (PB 388) AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY 2004 (FOR DEVELOPMENT IN AND AROUND PODS B, C, & H). PER SECTION 16.116(a), NO CLEARING AND GRADING WITHIN THE STREAM OR WETLANDS BUFFERS IS PERMITTED.
21. DPZ FILE NOS: S-86-13; PB 181, PB 294, PB 300, PB 351, PB 368; RESIDENTIAL SUBDISTRICT FDP PLAT # 20286-20287; F-94-06; SDP-95-121; S-94-45; SP-95-14; F-96-107; F-96-150; F-96-151; F-08-057, SP-97-12; S-04-12; S-06-09; P-06-010, SDP-08-032, WP-09-211, WP-10-159, WP-11-168, AND WP-12-129, WP-13-054, PLAT NO. 22335-22336, WP-14-084 AND PLAT NO. 22958-22959, F-15-006
22. THIS PLAN IS SUBJECT TO THE FOLLOWING WAIVER PETITIONS AND THE CONDITIONS LISTED THEREON: WP-09-211, WP-10-159, WP-11-168, WP-12-129, WP-13-054, WP-14-084

**AREA TABULATION CHART**

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
  - A. BUILDABLE: 2
  - B. NON-BUILDABLE: 0
  - C. OPEN/GOLF SPACE: 1
  - D. PRESERVATION PARCELS: 0
2. TOTAL AREA OF LOTS AND/OR PARCELS
  - A. BUILDABLE: 4.2358 AC
  - B. NON-BUILDABLE: 0.0000 AC
  - C. OPEN/GOLF SPACE: 20.0287 AC
  - D. PRESERVATION PARCELS: 0.0000 AC
3. TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 24.2645 AC

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Michael D. Adcock* 3/10/16  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

*Louis Mangione* 3/10/16  
LOUIS MANGIONE, OWNER DATE

*Michael J. Keely* 3/8/16  
MICHAEL J. KEELY, MANAGER DATE

VANTAGE CONDOMINIUM, LLC

**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 LOT(S)/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S)/PARCELS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 OBLIGATION 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.



**OWNER/DEVELOPER**

VANTAGE CONDOMINIUM, LLC  
C/O JAMES KEELY & CO. INC.  
P.O. BOX 280  
STEVENSON, MD 21153

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@saaland.com

RECORDED AS PLAT NUMBER 23754  
ON 4/22/16 IN THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS PLAT IS TO REVISE LOT LINES, AND ABANDON THE EXISTING GOLF EASEMENTS.

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

*Carlynn McManus Rossman* 3/18/16  
HOWARD COUNTY HEALTH OFFICER HO DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. Keely* 4/15/16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Michael J. Keely* 4/15/16  
DIRECTOR DATE

**OWNER'S STATEMENT**

MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP AND VANTAGE CONDOMINIUM, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND AND SEAL THIS 10 DAY OF March, 2016.

*Louis Mangione*  
LOUIS MANGIONE, OWNER  
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER

*Michael J. Keely*  
MICHAEL J. KEELY, MANAGER  
VANTAGE CONDOMINIUM, LLC

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN 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 DEED DATED JULY 8TH, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227, AND THAT IT IS ALSO ALL OF THE PROPERTY CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP TO VANTAGE CONDOMINIUM, LLC BY DEED DATED JANUARY 15, 2016 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16688 AT FOLIO 157, 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, I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THIS PLAN IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

*Michael D. Adcock* 3/10/16  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE  
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2017

REVISION PLAT  
**VANTAGE CONDOMINIUMS AT TURF VALLEY**  
PARCELS B-1, B-2 AND B-3  
A REVISION OF VANTAGE CONDOMINIUMS AT TURF VALLEY PARCELS B-1, B-2, AND B-3 PLAT NO. 22958-22959

TAX MAP: 16, GRIDS: 12 & 18, PARCEL 452  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONED: PGCC-RESIDENTIAL DISTRICT

FEBRUARY 16, 2016  
SCALE: 1"= 100' SHEET 1 OF 2



