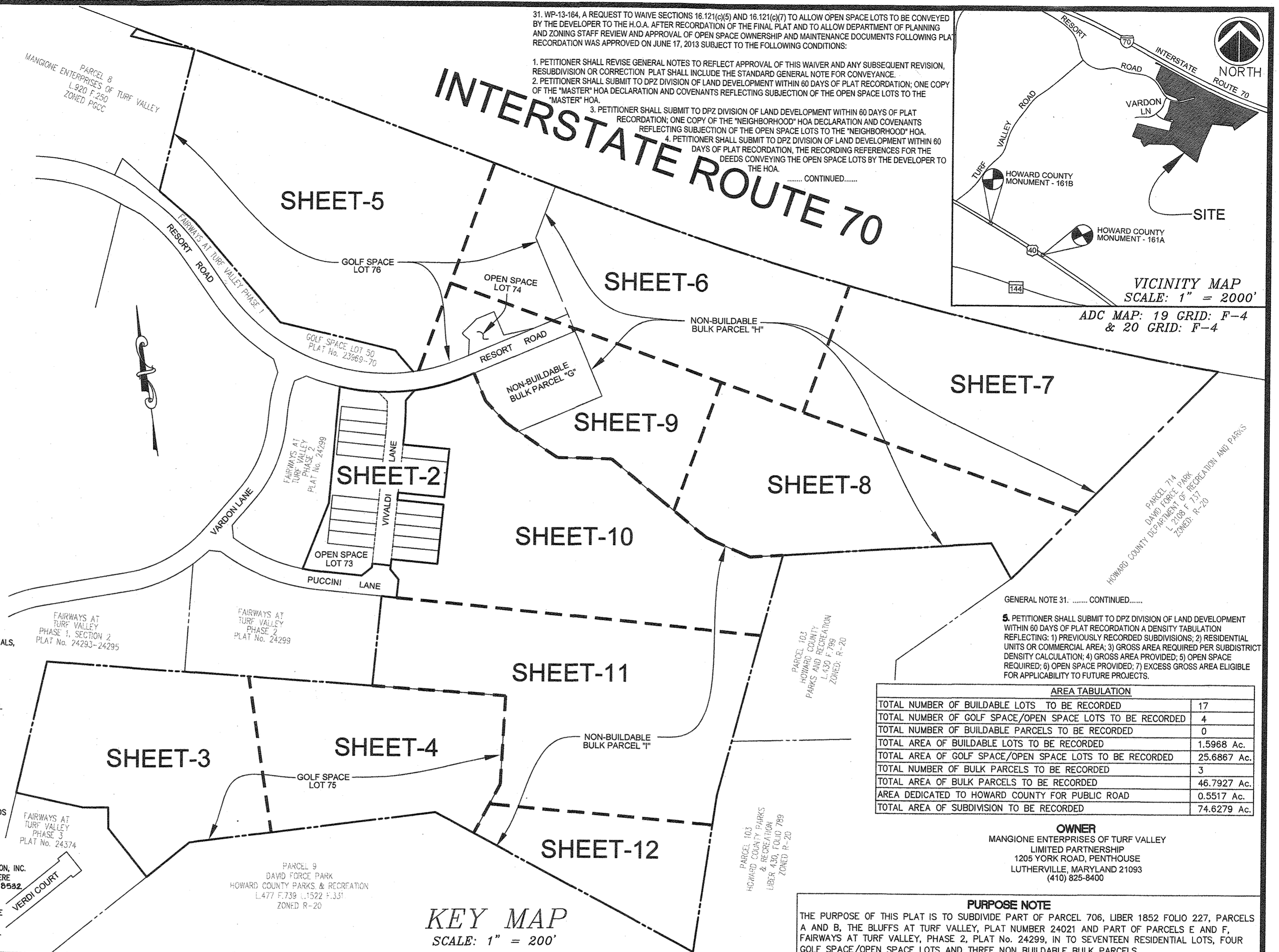
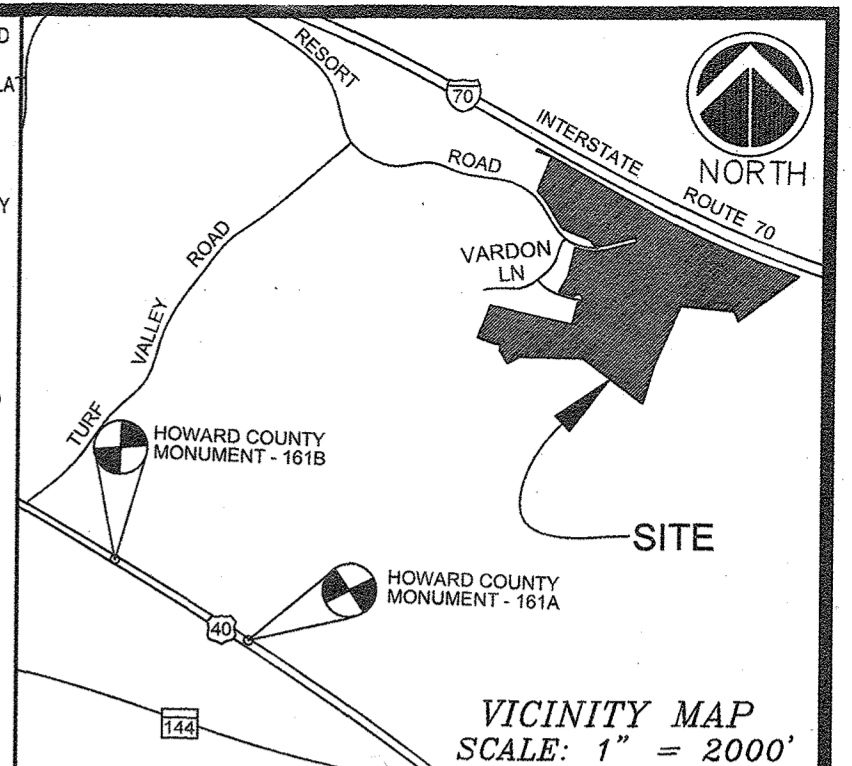


**GENERAL NOTES:**

- SUBJECT PROPERTY IS ZONED "PGCC" PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- OPEN SPACE LOT 73 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1229 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER WAS GRANTED UNDER TERMS AND PROVISIONS THEREOF, EFFECTIVE 10/10/18 ON WHICH DEVELOPER AGREEMENT #24-4979-D WAS FILED AND ACCEPTED.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 10, 2017 BY NJR AND ASSOCIATES.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
- WETLAND LIMITS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON MAY 31, 2016. 100-YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON A STUDY PREPARED BY BENCHMARK ENGINEERING, INC DATED SEPTEMBER 2016. WETLANDS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PB 388), APPROVED JULY 28, 2006.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: P-16-001, S-11-004, ECP-11-062, SP-08-006, WP-15-111.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 161A AND 161B WERE USED FOR THIS PROJECT.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND MAINTENANCE AGREEMENTS. STORMWATER MANAGEMENT FOR A PORTION OF THIS DEVELOPMENT IS PROVIDED BY A REGIONAL STORMWATER MANAGEMENT POND CONSTRUCTED UNDER SDP-95-121. WQV, REV AND CPV REQUIREMENTS FOR THE AREAS THAT DRAIN TO THE REGIONAL STORMWATER MANAGEMENT FACILITY ARE PROVIDED BY THAT FACILITY. SEE THE STORMWATER MANAGEMENT REPORT FOR SDP-95-121 FOR DESIGN COMPUTATIONS FOR THE REGIONAL STORMWATER MANAGEMENT FACILITY.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 18.9 ACRES OF FOREST WITHIN CONSERVATION EASEMENTS TO BE RECORDED WITH THIS PLAT.
- 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 ON APRIL 27, 2006.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. TURF VALLEY, POD E-1 (S-11-004) CONSTITUTED 74 UNITS/LOTS WHICH MET THE SKETCH PLAN MILESTONE DATES OF 12/1/09 THRU 5/3/11 FOR 74 OF THE 127 UNITS/LOTS, SECTION IV, RESIDENTIAL PHASE IV E AS ESTABLISHED BY THE REVISED PHASING PLAN DATED 7/14/08. PHASE II PROPOSES 17 UNITS/LOTS, PHASE II PROPOSES 55 UNITS/LOTS TOTALING 72 UNITS/LOTS. THE 2 REMAINING UNITS FROM S-11-004 ARE BEING TRANSFERRED TO VILLAGES AT TURF VALLEY PHASE 3 (F-08-085) TO REPLACE SOME OF THE 35 UNITS WHICH TRANSFERRED TO VILLAGES AT TURF VALLEY PHASE-5.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., IN SEPTEMBER 2016.
- 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.
- ALL AREAS ARE MORE OR LESS (+/-).
- DISTANCES SHOWN ARE BASED ON U.S. SURVEY FEET.
- THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED 7/16/2007 AND RE-CERTIFIED ON 5/31/2016.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- DEVELOPER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 17. ANY AND ALL CONVEYANCES OF APFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- HOMEOwner ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE HEAD-IN-PARKING AREAS INCLUDING PAVEMENT, STRIPING, CURB LITTER PICKUP AND SIDEWALKS.
- WAIVER PETITION WP-15-111 APPROVED ON APRIL 1, 2015 APPROVING WAIVER TO SUBSECTION 16.144(g)(3)(ii); APPROVAL SUBJECT TO SUBMITTING PRELIMINARY PLANS TO THE DEPARTMENT OF PLANNING & ZONING ON OR BEFORE JUNE 5, 2016.
- THIS PROJECT IS SUBJECT TO THE CRITERIA ESTABLISHED BY THE SECOND AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUBDISTRICT FINAL DEVELOPMENT PLAN, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBER 20286 AND 20287.
- GOLF SPACE LOTS 75 AND 76 ARE TO BE OWNED AND MAINTAINED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP.
- OPEN SPACE OBLIGATION OF 11.19 AC. FOR TURF VALLEY POD E-1, PHASE-I IS MET BY PROVIDING 25.69 AC. UNDER THIS PLAN (F-17-095).
- OPEN SPACE LOT 74 WILL BE OWNED AND MAINTAINED BY TURF VALLEY PROPERTY OWNERS ASSOCIATION, INC.
- THE ARTICLES OF INCORPORATION FOR TURF VALLEY POD E-1 NEIGHBORHOOD ASSOCIATION INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 11/30/18 ID # D1925052
- PERIMETER LANDSCAPING IS REQUIRED UNDER THIS PHASE OF DEVELOPMENT. STREET TREES AND INTERNAL LANDSCAPING TREES WILL BE PLANTED AT THE SITE DEVELOPMENT PLAN STAGE. LANDSCAPING FOR LOTS 1 THRU 17 WILL BE PROVIDED FOR AT THE SITE DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED STREET TREES AND PARKING LOT LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT WITH THIS FINAL PLAN IN THE AMOUNT OF \$3,900.00 (13 SHADE TREES AT \$300.00 EACH).

31. WP-13-164, A REQUEST TO WAIVE SECTIONS 16.121(c)(5) AND 16.121(c)(7) TO ALLOW OPEN SPACE LOTS TO BE CONVEYED BY THE DEVELOPER TO THE H.O.A. AFTER RECORDATION OF THE FINAL PLAT AND TO ALLOW DEPARTMENT OF PLANNING AND ZONING STAFF REVIEW AND APPROVAL OF OPEN SPACE OWNERSHIP AND MAINTENANCE DOCUMENTS FOLLOWING PLAT RECORDATION WAS APPROVED ON JUNE 17, 2013 SUBJECT TO THE FOLLOWING CONDITIONS:

- PETITIONER SHALL REVISE GENERAL NOTES TO REFLECT APPROVAL OF THIS WAIVER AND ANY SUBSEQUENT REVISION, RESUBDIVISION OR CORRECTION PLAT SHALL INCLUDE THE STANDARD GENERAL NOTE FOR CONVEYANCE.
- PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION; ONE COPY OF THE "MASTER" HOA DECLARATION AND COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "MASTER" HOA.
- PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION; ONE COPY OF THE "NEIGHBORHOOD" HOA DECLARATION AND COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "NEIGHBORHOOD" HOA.
- PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION, THE RECORDING REFERENCES FOR THE DEEDS CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE HOA.



AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	17
TOTAL NUMBER OF GOLF SPACE/OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.5968 Ac.
TOTAL AREA OF GOLF SPACE/OPEN SPACE LOTS TO BE RECORDED	25.6867 Ac.
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	3
TOTAL AREA OF BULK PARCELS TO BE RECORDED	46.7927 Ac.
AREA DEDICATED TO HOWARD COUNTY FOR PUBLIC ROAD	0.5517 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	74.6279 Ac.

**OWNER**  
MANGIONE ENTERPRISES OF TURF VALLEY  
LIMITED PARTNERSHIP  
1205 YORK ROAD, PENNHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 825-8400

**PURPOSE NOTE**  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PART OF PARCEL 706, LIBER 1852 FOLIO 227, PARCELS A AND B, THE BLUFFS AT TURF VALLEY, PLAT NUMBER 24021 AND PART OF PARCELS E AND F, FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299, IN TO SEVENTEEN RESIDENTIAL LOTS, FOUR GOLF SPACE/OPEN SPACE LOTS AND THREE NON BUILDABLE BULK PARCELS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

*Edison for Maureen Rossman* 12/21/2018  
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Edman* 1.7.19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Stulewicz* 1-15-19  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE 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 JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 227.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

*Mohammad Najib Roshan*  
STATE OF MARYLAND  
MOHAMMAD NAJIB ROSHAN  
MARYLAND REGISTERED SURVEYOR #11049  
12/7/18  
DATE

**OWNER'S CERTIFICATE**

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

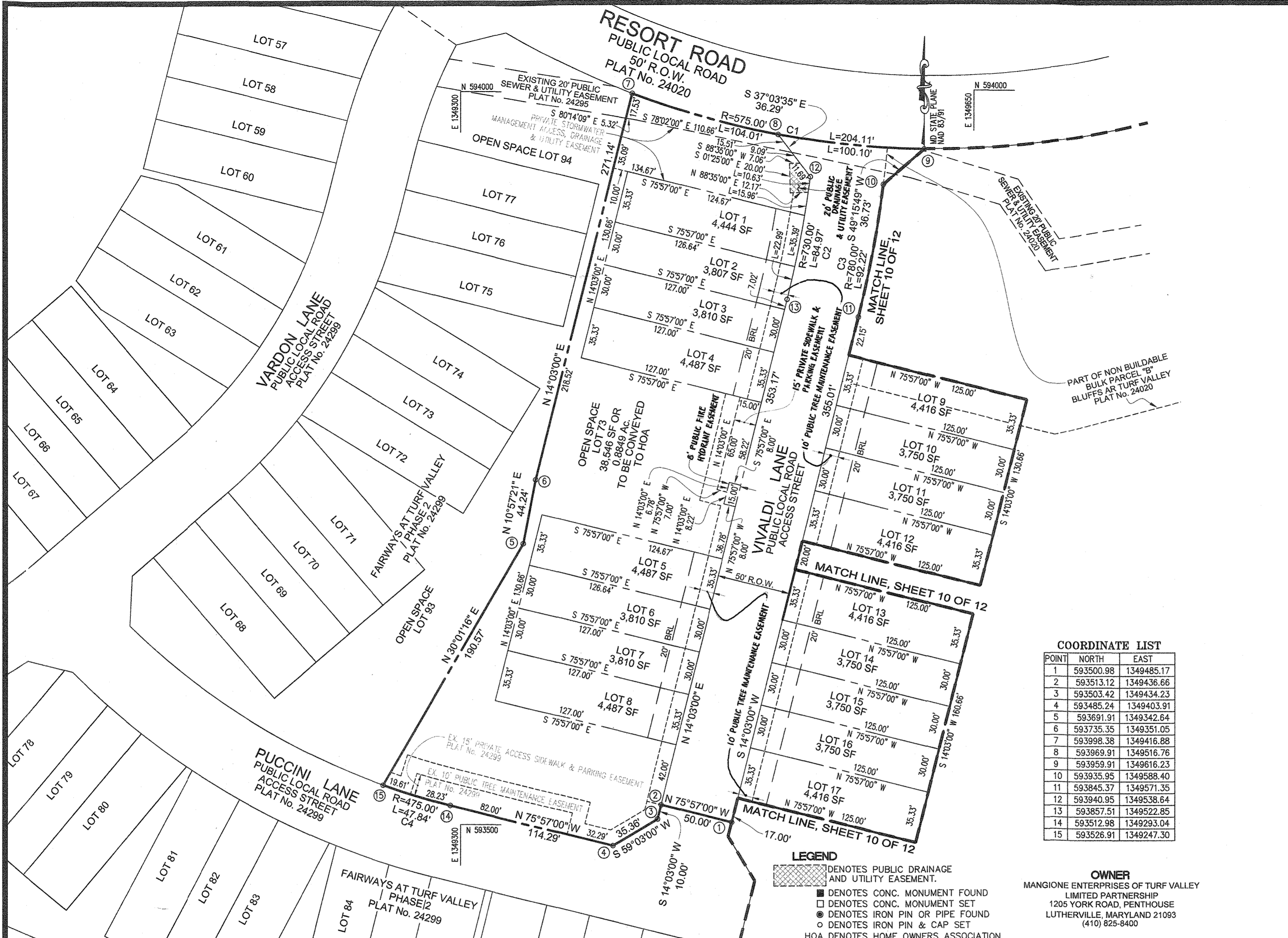
WITNESS OUR HANDS THIS THE 10 DAY OF DEC 2018.

*Louis Mangione* 12/10/18  
LOUIS MANGIONE DATE  
*Mehula Gupta* 12/10/18  
WITNESS DATE

RECORDED AS PLAT NUMBER 24898 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 1/18/19, 2018

**TURF VALLEY, POD E-1 PHASE ONE**  
LOTS 1 THRU LOT 17, OPEN SPACE LOTS 73 AND 74, GOLF SPACE LOTS 75 AND 76 AND NON BUILDABLE BULK PARCELS G, H & I A SUBDIVISION OF PART OF PARCEL 706 NON BUILDABLE BULK PARCELS "A" AND "B", BLUFFS AT TURF VALLEY, PLAT No. 24021 AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F" FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
TAX MAP: 17 SCALE: AS SHOWN  
GRID: 13 DATE: AUG. 22, 2018  
ZONED: PGCC SHEET: 1 OF 12

PREPARED BY: *NJR & Associates, LLC.*  
LAND SURVEYING AND PLANNING  
2770 STATE ROUTE 32  
WEST FRIENDSHIP, MD 21794  
TEL: (240) 508-3200



### BULK REGULATIONS

(ALSO SEE SECTION 128A, SUPPLEMENTARY BULK REGULATIONS, AND 128.B, APPLICATION OF BULK REGULATIONS.)

FOR ALL USES IN THE PGCC RESIDENTIAL SUBDISTRICT, THE FOLLOWING MAXIMUM LIMITATIONS SHALL APPLY.

**A) HEIGHT:**

- (a) SINGLE FAMILY DETACHED AND ATTACHED.....34 FEET
- (b) APARTMENT BUILDINGS IN RESIDENTIAL SUBDISTRICT.....40 FEET
- (c) OTHER.....34 FEET
- (d) ACCESSORY STRUCTURES.....16 FEET

**B) LOT COVERAGE FOR STRUCTURES WITHIN SINGLE-FAMILY ATTACHED PROJECTS DEVELOPED WITH ONE UNIT PER LOT.....50 PERCENT**

**C) DENSITY:**

- (1) FOR RESIDENTIAL SUB-DISTRICT.....1.75 DWELLING UNITS PER GROSS ACRE

**D) MAXIMUM UNITS PER STRUCTURE:**

- (1) SINGLE FAMILY ATTACHED DWELLING UNITS.....8 UNITS PER STRUCTURE
- (2) APARTMENTS LESS THAN 40 FEET IN HEIGHT.....24 UNITS PER STRUCTURE
- (3) APARTMENTS 40 FEET OR GREATER IN HEIGHT.....120 UNITS PER STRUCTURE

**E) BUILDING LENGTH - RESIDENTIAL STRUCTURE:**

HOWEVER, THE PLANNING BOARD MAY APPROVE A GREATER LENGTH UP TO A MAXIMUM OF 300 FEET, BASED ON A DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH.

**F) MINIMUM LOT SIZE REQUIREMENTS:**

- (1) SINGLE FAMILY DETACHED DWELLINGS.....8000 SQ. FT.
- (2) EXCEPT ZERO LOT LINE DWELLINGS.....4000 SQ. FT.
- (3) SINGLE FAMILY SEMI-DETACHED DWELLINGS.....4000 SQ. FT.

**G) MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:**

- (1) SINGLE FAMILY DETACHED DWELLINGS.....50 FEET
- (2) EXCEPT ZERO LOT LINE DWELLINGS.....40 FEET
- (3) SINGLE FAMILY SEMI-DETACHED DWELLINGS.....40 FEET

**H) MINIMUM SETBACK REQUIREMENTS: EXCEPT THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE PLANNING BOARD.**

- (1) FROM ARTERIAL ROADS
  - (a) RESIDENTIAL STRUCTURES (ALL).....50 FEET
  - (b) NON-RESIDENTIAL STRUCTURES.....30 FEET
  - (c) ACCESSORY USES.....30 FEET
  - (d) PARKING.....25 FEET
- (2) FROM COLLECTOR ROADS AND LOCAL STREETS
  - (a) RESIDENTIAL STRUCTURES (ALL).....20 FEET
  - (b) NON-RESIDENTIAL STRUCTURES.....20 FEET
  - (c) ACCESSORY USES.....10 FEET
- (3) FROM NON-RESIDENTIAL DISTRICTS
  - (a) RESIDENTIAL STRUCTURES (ALL).....20 FEET
  - (b) NON-RESIDENTIAL USES.....20 FEET
  - (c) ACCESSORY USES.....10 FEET
- (4) FROM LOT LINES - STRUCTURES AND USES IN ALL DEVELOPMENT PROJECTS EXCEPT SINGLE FAMILY ATTACHED:
  - (a) PRINCIPAL STRUCTURES - RESIDENTIAL
    - (i) SIDE.....7.5 FEET
    - (ii) EXCEPT ZERO LOT LINE DWELLINGS.....0 FEET (A MINIMUM OF 16 FEET MUST BE PROVIDED BETWEEN STRUCTURES)
    - (iii) REAR.....25 FEET
  - (b) DETACHED ACCESSORY GARAGES OR SHEDS - RESIDENTIAL
    - (i) SIDE.....0 FEET
    - (ii) REAR.....0 FEET
  - (c) OTHER ACCESSORY STRUCTURES TO RESIDENTIAL USES
    - (i) SIDE.....7.5 FEET
    - (ii) REAR.....0 FEET

**I) MINIMUM DISTANCES BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS, PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD:**

- (1) FACE TO FACE.....30 FEET
- (2) FACE TO SIDE / REAR TO SIDE.....30 FEET
- (3) SIDE TO SIDE.....16 FEET
- (4) REAR TO REAR.....50 FEET
- (5) REAR TO FACE.....100 FEET

#### COORDINATE LIST

POINT	NORTH	EAST
1	593500.98	1349485.17
2	593513.12	1349436.66
3	593503.42	1349434.23
4	593485.24	1349403.91
5	593691.91	1349342.64
6	593735.35	1349351.05
7	593998.38	1349416.88
8	593969.91	1349516.76
9	593959.91	1349616.23
10	593935.95	1349588.40
11	593845.37	1349571.35
12	593940.95	1349538.64
13	593857.51	1349522.85
14	593512.98	1349293.04
15	593526.91	1349247.30

#### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING	CHORD
C-1	575.00'	204.11'	20°20'17"	103.14'	S 79°04'44" E	203.03'	
C-2	730.00'	84.97'	06°40'08"	42.52'	N 10°42'56" E	84.92'	
C-3	780.00'	92.22'	06°46'27"	46.16'	S 10°39'46" W	92.17'	
C-4	475.00'	47.84'	05°46'13"	23.94'	N 73°03'54" W	47.82'	

THE REQUIREMENTS SECTION 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.

(SURVEYOR) *[Signature]* DATE 11-21-2018  
 (OWNER) *[Signature]* DATE 12/10/18  
 (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

*[Signature]* 12/21/2018  
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 1.7.19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

*[Signature]* 1-15-19  
 DIRECTOR DATE

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE 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 JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 227.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

*[Signature]* 11-21-2018  
 MOHAMMAD NAJIB ROSHAN  
 MARYLAND REGISTERED SURVEYOR #11049  
 DATE



#### OWNER'S CERTIFICATE

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT 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 & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

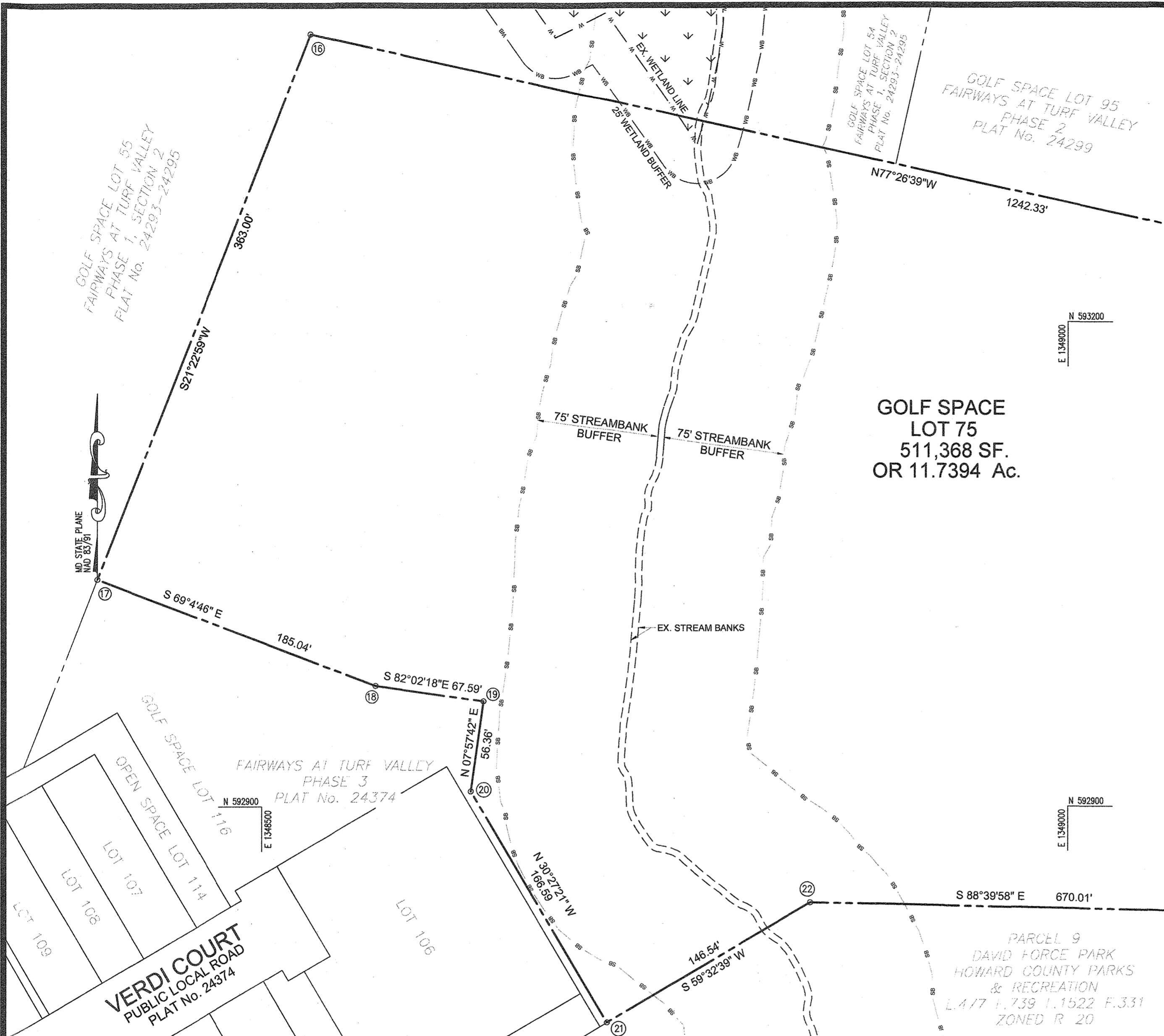
WITNESS OUR HANDS THIS THE 10 DAY OF Dec 2018.

*[Signature]* 12/10/18  
 LOUIS MANGIONE DATE  
*[Signature]* 12/10/18  
 Witness DATE

RECORDED AS PLAT NUMBER 24999 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 1/18/19, 2018

**TURF VALLEY, POD E-1**  
**PHASE ONE**  
 LOTS 1 THRU LOT 17,  
 OPEN SPACE LOTS 73 AND 74  
 GOLF SPACE LOTS 75 AND 76  
 AND NON BUILDABLE BULK PARCELS G, H & I  
 A SUBDIVISION OF PART OF PARCEL 706  
 NON BUILDABLE BULK PARCELS "A" AND "B",  
 BLUFFS AT TURF VALLEY, PLAT No. 24021  
 AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F"  
 FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP: 17 SCALE: 1" = 50'  
 GRID: 13 DATE: AUG. 22, 2018  
 ZONED: PGCC SHEET: 2 OF 12

PREPARED BY: *[Signature]*  
**NJR & ASSOCIATES, LLC.**  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200



**COORDINATE TABLE**

POINT	NORTH	EAST
16	593378.93	1348530.01
17	593040.91	1348397.66
18	592974.84	1348570.50
19	592965.48	1348637.44
20	592909.66	1348629.63
21	592766.06	1348714.07
22	592840.33	1348840.39

**LEGEND**

- SB --- SB --- 75' STREAM BUFFER LINE
- WB --- WB --- 25' WETLAND BUFFER LINE
- W --- W --- LIMIT OF WETLANDS
- ⬇ DENOTES WETLAND AREA
- DENOTES CONC. MONUMENT FOUND
- DENOTES CONC. MONUMENT SET
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN & CAP SET

THE REQUIREMENTS SECTION 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.

(SURVEYOR) M. Roshan 11-21-2018 DATE  
 (OWNER) David Force 12/10/18 DATE  
 (OWNER) \_\_\_\_\_ DATE

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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

Bradford for Maurea Rogman 12/21/2018 DATE  
 HOWARD COUNTY HEALTH OFFICER H.O.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief Edmund 1.7.19 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kent Slankovich 1-15-19 DATE  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE 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 JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 227.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.



M. Roshan 11-21-2018 DATE  
 MOHAMMAD NAJIB ROSHAN  
 MARYLAND REGISTERED SURVEYOR #11049

**OWNER'S CERTIFICATE**

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

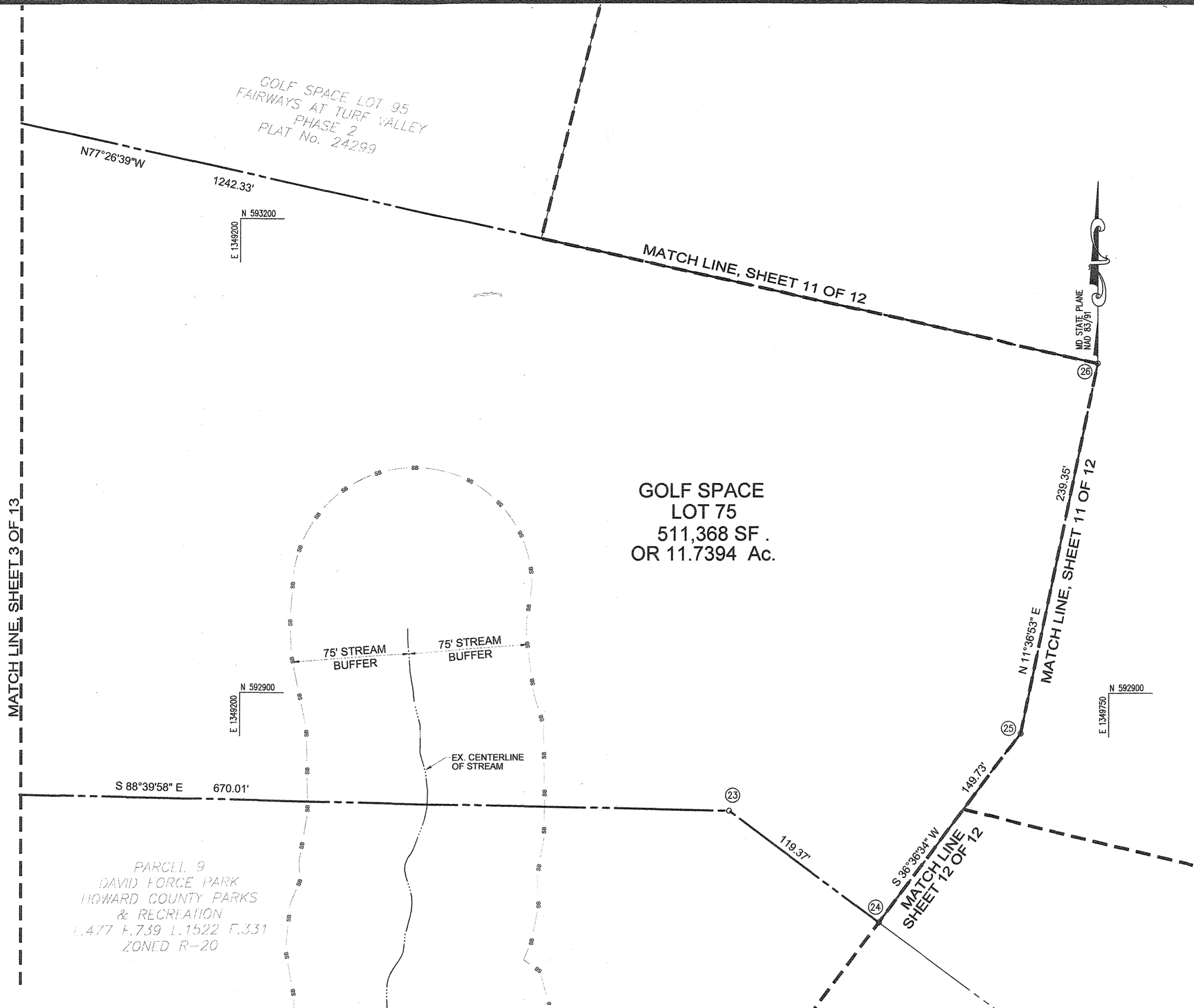
WITNESS OUR HANDS THIS THE 10 DAY OF Dec 2018.

David Force 12/10/18 DATE  
 MANGIONE  
 WITNESS Mudula Gupta 12/10/18 DATE

RECORDED AS PLAT NUMBER 24900 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 11/8/19, 2018

**TURF VALLEY, POD E-1**  
**PHASE ONE**  
 LOTS 1 THRU LOT 17,  
 OPEN SPACE LOTS 73 AND 74  
 GOLF SPACE LOTS 75 AND 76  
 AND NON BUILDABLE BULK PARCELS G, H & I  
 A SUBDIVISION OF PART OF PARCEL 706  
 NON BUILDABLE BULK PARCELS "A" AND "B",  
 BLUFFS AT TURF VALLEY, PLAT No. 24021,  
 AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F"  
 FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP: 17 SCALE: 1" = 50'  
 GRID: 13 DATE: AUG. 22, 2018  
 ZONED: PGCC SHEET: 3 OF 12

PREPARED BY: NJR & ASSOCIATES, LLC.  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200



**COORDINATE TABLE**

POINT	NORTH	EAST
23	592824.74	1349510.22
24	592754.21	1349605.15
25	592874.40	1349694.44
26	593108.85	1349742.63

- LEGEND**
- 75' STREAM BUFFER LINE
  - DENOTES CONC. MONUMENT FOUND
  - DENOTES CONC. MONUMENT SET
  - DENOTES IRON PIN OR PIPE FOUND
  - DENOTES IRON PIN & CAP SET

THE REQUIREMENTS SECTION 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.

(SURVEYOR) [Signature] DATE 11-21-2018  
 (OWNER) [Signature] DATE 12/10/18  
 (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

[Signature] 12/21/2018  
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 1.7.19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1-15-19  
 DIRECTOR NR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE 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 JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 227.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

[Signature] 11-21-2018  
 MOHAMMAD NAJIB ROSHAN  
 MARYLAND REGISTERED SURVEYOR #11049



**OWNER'S CERTIFICATE**

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

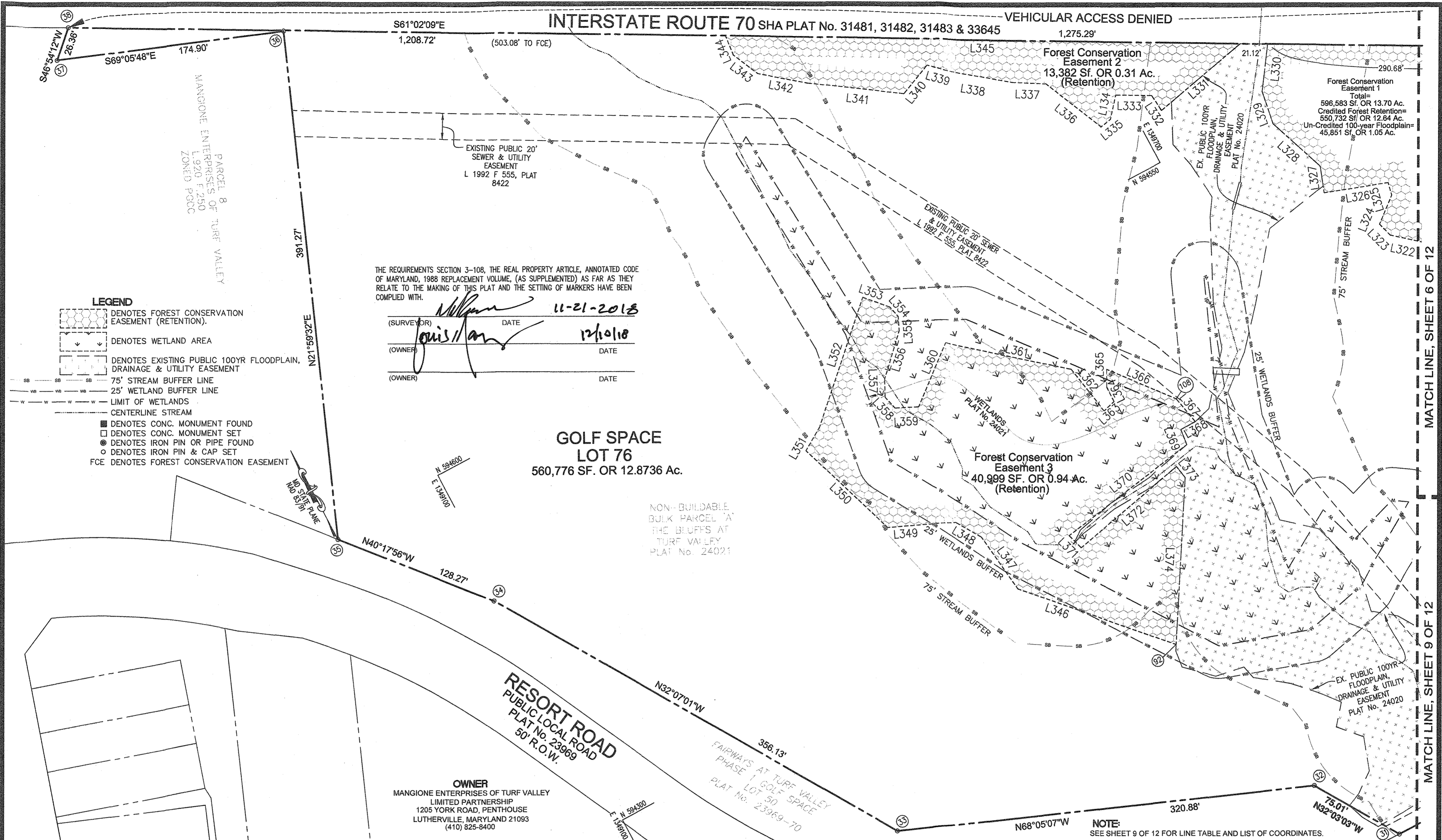
WITNESS OUR HANDS THIS 11<sup>th</sup> DAY OF DEC 2018.

[Signature] 12/10/18 [Signature] 12/10/18  
 LOUIS MANGIONE DATE WITNESS DATE

RECORDED AS PLAT NUMBER 24901 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 1/18/19, 2018

**TURF VALLEY, POD E-1  
 PHASE ONE**  
 LOTS 1 THRU LOT 17,  
 OPEN SPACE LOTS 73 AND 74  
 GOLF SPACE LOTS 75 AND 76  
 AND NON BUILDABLE BULK PARCELS G, H & I  
 A SUBDIVISION OF PART OF PARCEL 706  
 NON BUILDABLE BULK PARCELS "A" AND "B",  
 BLUFFS AT TURF VALLEY, PLAT No. 24021  
 AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F"  
 FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP: 17 SCALE: 1" = 50'  
 GRID: 13 DATE: AUG. 22, 2018  
 ZONED: PGCC SHEET: 4 OF 12

PREPARED BY: [Signature]  
**NJR & ASSOCIATES, LLC.**  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200



- LEGEND**
- DENOTES FOREST CONSERVATION EASEMENT (RETENTION).
  - DENOTES WETLAND AREA
  - DENOTES EXISTING PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
  - 75' STREAM BUFFER LINE
  - 25' WETLAND BUFFER LINE
  - LIMIT OF WETLANDS
  - CENTERLINE STREAM
  - DENOTES CONC. MONUMENT FOUND
  - DENOTES CONC. MONUMENT SET
  - DENOTES IRON PIN OR PIPE FOUND
  - DENOTES IRON PIN & CAP SET
  - FCE DENOTES FOREST CONSERVATION EASEMENT

THE REQUIREMENTS SECTION 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.

(SURVEYOR) *Mohammad Najib Roshan* DATE 11-21-2018  
 (OWNER) *Louis Mangione* DATE 12/10/18  
 (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

**GOLF SPACE LOT 76**  
 560,776 SF. OR 12.8736 Ac.

NON-BUILDABLE BULK PARCEL "A" THE BLUFFS AT TURF VALLEY PLAT No. 24021

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

**RESORT ROAD**  
 PUBLIC LOCAL ROAD  
 PLAT No. 23969  
 50' R.O.W.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

*Paula Wilson for Maureen Reppman* 12/21/2018  
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Paul Edmund* 1.7.19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kristen Steinhilber for* 1-15-19  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE 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 JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 227.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

PROFESSIONAL LAND SURVEYOR

*Mohammad Najib Roshan* 11-21-2018  
 MOHAMMAD NAJIB ROSHAN DATE  
 MARYLAND REGISTERED SURVEYOR #11049

**OWNER'S CERTIFICATE**

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 10 DAY OF Dec 2018.

*Louis Mangione* 12/10/18 *Mudula Gupta* 12/10/18  
 LOUIS MANGIONE DATE WITNESS DATE

RECORDED AS PLAT NUMBER 24902 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 1/18/19, 2018

**TURF VALLEY, POD E-1**  
**PHASE ONE**  
 LOTS 1 THRU LOT 17,  
 OPEN SPACE LOTS 73 AND 74  
 GOLF SPACE LOTS 75 AND 76  
 AND NON BUILDABLE BULK PARCELS G, H & I  
 A SUBDIVISION OF PART OF PARCEL 706  
 NON BUILDABLE BULK PARCELS "A" AND "B",  
 BLUFFS AT TURF VALLEY, PLAT No. 24021  
 AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F"  
 FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TAX MAP: 17  
 GRID: 13  
 ZONED: PGCC

SCALE: 1" = 50'  
 DATE: AUG. 22, 2018  
 SHEET: 5 OF 12

PREPARED BY: **NJR & ASSOCIATES, LLC.**  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200

MATCH LINE, SHEET 6 OF 12

MATCH LINE, SHEET 9 OF 12

THE REQUIREMENTS SECTION 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.

(SURVEYOR) MDK DATE 11-21-2018  
 (OWNER) J. Mangione DATE 12/10/18  
 (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

N 59A350  
E 135B650

**LEGEND**  
 DENOTES FOREST CONSERVATION EASEMENT (RETENTION).  
 DENOTES CONC. MONUMENT FOUND  
 DENOTES CONC. MONUMENT SET  
 DENOTES IRON PIN OR PIPE FOUND  
 DENOTES IRON PIN & CAP SET  
 25' WETLAND BUFFER LINE

**INTERSTATE ROUTE 70**  
 SHA PLAT No. 31481, 31482, 31483 & 33645

VEHICULAR ACCESS DENIED

C-5  
 R=9,699.30'  
 L=1,793.25'

S61°02'09"E 1,275.29'  
 1,208.72'  
 290.68'

NON-BUILDABLE BULK PARCEL "A" THE BLUFFS AT TURF VALLEY PLAT No. 24021

Forest Conservation Easement 1  
 Total= 596,583 Sf. OR 13.70 Ac.  
 Credited Forest Retention= 550,732 Sf. OR 12.64 Ac.  
 Un-Credited 100-year Floodplain= 45,851 Sf. OR 1.05 Ac.

MATCH LINE, SHEET 5 OF 12

MATCH LINE, SHEET 7 OF 12

GOLF SPACE LOT 76  
 560,776 SF. OR 12.8736 Ac.

NON-BUILDABLE BULK PARCEL "H"  
 1,055,636 SF.  
 OR 24.2341 Ac.

MATCH LINE, SHEET 9 OF 12

MATCH LINE, SHEET 8 OF 12

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

**NOTE:**  
 SEE SHEET 9 OF 12 FOR LINE TABLE AND LIST OF COORDINATES.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

Adrian for Maureen Roseman 12/21/2018  
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edwards 1.7.19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Rebecca S. Duvall 1-15-19  
 DIRECTOR NH DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE 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 JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 227.

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MDK 11-21-2018  
 MOHAMMAD NAJIB ROSHAN  
 MARYLAND REGISTERED SURVEYOR #11049 DATE

**OWNER'S CERTIFICATE**

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS THE 10 DAY OF Dec 2018.

Louis Mangione 12/10/18  
 LOUIS MANGIONE DATE  
Mredula Gupta 12/10/18  
 WITNESS DATE

RECORDED AS PLAT NUMBER 24903 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 1/18/19, 2018

**TURF VALLEY, POD E-1 PHASE ONE**

LOTS 1 THRU LOT 17,  
 OPEN SPACE LOTS 73 AND 74  
 GOLF SPACE LOTS 75 AND 76  
 AND NON-BUILDABLE BULK PARCELS G, H & I  
 A SUBDIVISION OF PART OF PARCEL 706  
 NON-BUILDABLE BULK PARCELS "A" AND "B",  
 BLUFFS AT TURF VALLEY, PLAT No. 24021  
 AND PART OF NON-BUILDABLE BULK PARCELS "E" AND "F"  
 FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP: 17 SCALE: 1" = 50'  
 GRID: 13 DATE: AUG. 22, 2018  
 ZONED: PGCC SHEET: 6 OF 12

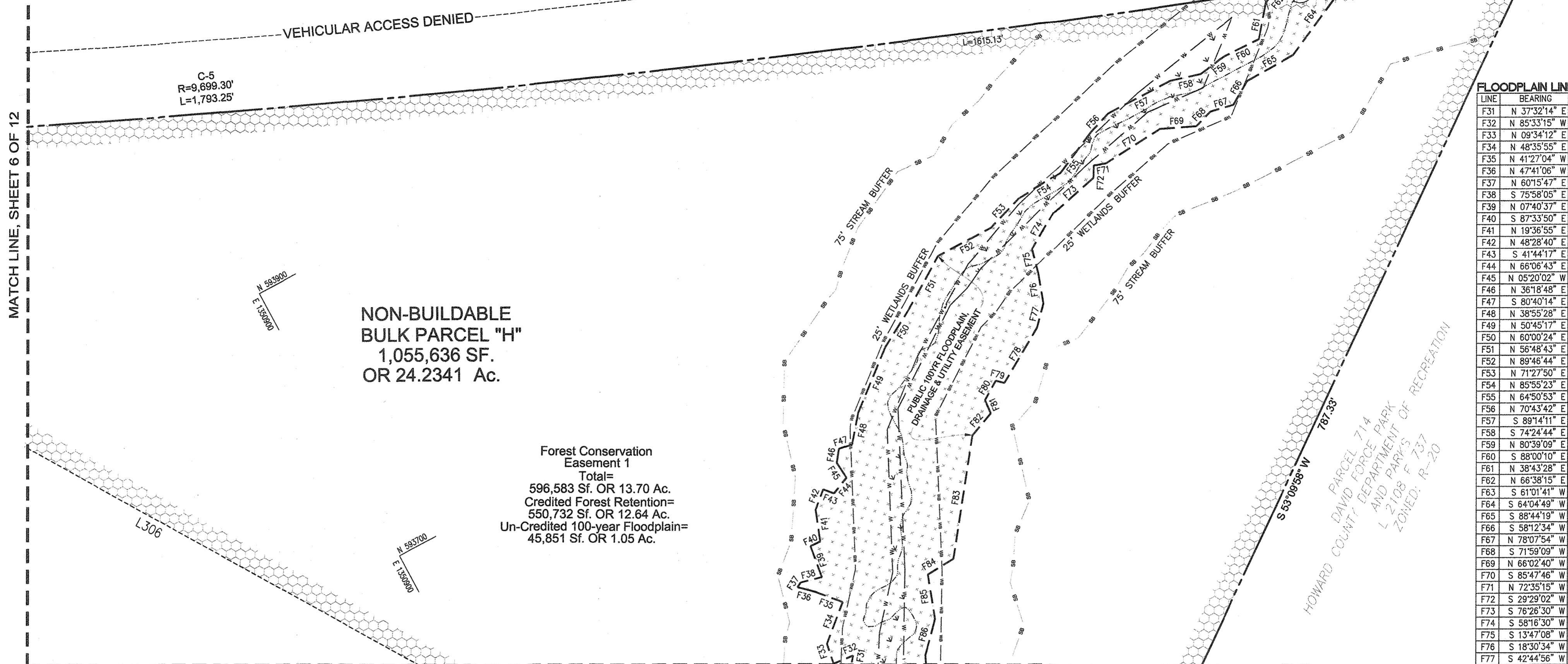
PREPARED BY: **NJR & ASSOCIATES, LLC.**  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200

THE REQUIREMENTS SECTION 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.

(SURVEYOR) *M. Mangione* DATE **11-21-2018**  
 (OWNER) *Quis* DATE **12/10/18**  
 (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

- LEGEND**
- DENOTES FOREST CONSERVATION EASEMENT (RETENTION).
  - DENOTES WETLAND AREA
  - DENOTES PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
  - 75' STREAM BUFFER LINE
  - 25' WETLAND BUFFER LINE
  - LIMIT OF WETLANDS
  - CENTERLINE STREAM
  - DENOTES CONC. MONUMENT FOUND
  - DENOTES CONC. MONUMENT SET
  - DENOTES IRON PIN OR PIPE FOUND
  - DENOTES IRON PIN & CAP SET

**INTERSTATE ROUTE 70**  
 SHA PLAT No. 31481, 31482, 31483 & 33645



**NON-BUILDABLE BULK PARCEL "H"**  
 1,055,636 SF.  
 OR 24.2341 Ac.

Forest Conservation Easement 1  
 Total= 596,583 Sf. OR 13.70 Ac.  
 Credited Forest Retention= 550,732 Sf. OR 12.64 Ac.  
 Un-Credited 100-year Floodplain= 45,851 Sf. OR 1.05 Ac.

**FLOODPLAIN LINE TABLE**

LINE	BEARING	DISTANCE
F31	N 37°32'14" E	13.63
F32	N 85°33'15" W	14.14
F33	N 09°34'12" E	14.13
F34	N 48°35'55" E	30.07
F35	N 41°27'04" W	20.13
F36	N 47°41'06" W	11.86
F37	N 60°15'47" E	3.79
F38	S 75°58'05" E	14.85
F39	N 07°40'37" E	22.28
F40	S 87°33'50" E	7.37
F41	N 19°36'55" E	21.51
F42	N 48°28'40" E	14.65
F43	S 41°44'17" E	7.76
F44	N 66°06'43" E	13.53
F45	N 05°20'02" W	11.80
F46	N 36°18'48" E	9.52
F47	S 80°40'14" E	9.40
F48	N 38°55'28" E	21.94
F49	N 50°45'17" E	47.60
F50	N 60°00'24" E	30.38
F51	N 56°48'43" E	40.14
F52	N 89°46'44" E	40.57
F53	N 71°27'50" E	26.60
F54	N 85°55'23" E	33.19
F55	N 64°50'53" E	34.26
F56	N 70°43'42" E	17.18
F57	S 89°14'11" E	47.00
F58	S 74°24'44" E	20.98
F59	N 80°39'09" E	19.29
F60	S 88°00'10" E	26.96
F61	N 38°43'28" E	25.29
F62	N 66°38'15" E	10.75
F63	S 61°01'41" W	6.85
F64	S 64°04'49" W	56.60
F65	S 88°44'19" W	35.57
F66	S 58°12'34" W	18.43
F67	N 78°07'54" W	16.56
F68	S 71°59'09" W	13.67
F69	N 66°02'40" W	24.68
F70	S 85°47'46" W	42.72
F71	N 72°35'15" W	8.37
F72	S 29°29'02" W	8.27
F73	S 76°26'30" W	36.19
F74	S 58°16'30" W	27.99
F75	S 13°47'08" W	17.09
F76	S 18°30'34" W	20.39
F77	S 42°44'56" W	16.85
F78	S 58°41'14" W	43.09
F79	N 47°07'49" W	5.98
F80	S 57°29'26" W	14.86
F81	S 04°36'46" W	9.74
F82	S 68°01'55" W	19.26
F83	S 36°44'48" W	84.17
F84	S 86°27'08" W	20.25
F85	S 18°46'15" W	30.31
F86	S 43°11'22" W	25.23

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

- NOTES:**
- 100 YEAR FLOODPLAIN LIMITS SHOWN ON THIS SHEET ARE BASED ON FIRM PANEL No. 24027C0090D, EFFECTIVE DATE NOVEMBER 6, 2013.
  - SEE SHEET 9 OF 12 FOR ADDITIONAL LINE TABLE AND LIST OF COORDINATES.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

*B. Nilon for Maura Roszman* 12/21/2018  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Edmister* 1-7-19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Steinhilber* 1-15-19  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE 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 JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 227.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.



*Mohammad Najib Roshan* 11-21-2018  
 MOHAMMAD NAJIB ROSHAN  
 MARYLAND REGISTERED SURVEYOR #11049 DATE

**OWNER'S CERTIFICATE**

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALLUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS THE 10 DAY OF DEC 2018.

*Louis Mangione* 12/10/18  
 LOUIS MANGIONE DATE  
*Mridula Gupta* 12/10/18  
 WITNESS DATE

RECORDED AS PLAT NUMBER **24904** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON **1/18/19**, 2018

**TURF VALLEY, POD E-1 PHASE ONE**  
 LOTS 1 THRU LOT 17,  
 OPEN SPACE LOTS 73 AND 74  
 GOLF SPACE LOTS 75 AND 76  
 AND NON BUILDABLE BULK PARCELS G, H & I  
 A SUBDIVISION OF PART OF PARCEL 706  
 NON BUILDABLE BULK PARCELS "A" AND "B",  
 BLUFFS AT TURF VALLEY, PLAT No. 24021  
 AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F"  
 FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP: 17 SCALE: 1" = 50'  
 GRID: 13 DATE: AUG. 22, 2018  
 ZONED: PGCC SHEET: 7 OF 12

PREPARED BY: *NJR & Associates, LLC.*  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200

MATCH LINE, SHEET 6 OF 12

MATCH LINE, SHEET 7 OF 12

NON-BUILDABLE BULK PARCEL "H" 1,055,636 SF. OR 24.2341 Ac.

Forest Conservation Easement 1 Total= 596,583 Sf. OR 13.70 Ac. Credited Forest Retention= 550,732 Sf. OR 12.64 Ac. Un-Credited 100-year Floodplain= 45,851 Sf. OR 1.05 Ac.

FLOODPLAIN LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists floodplain lines F1 through F93 with their respective bearings and distances.

LEGEND

- Denotes Forest Conservation Easement (Retention)
Denotes Wetland Area
Denotes Public 100Yr Floodplain, Drainage & Utility Easement
75' Stream Buffer Line
25' Wetland Buffer Line
Limit of Wetlands
Denotes Conc. Monument Found
Denotes Conc. Monument Set
Denotes Iron Pin or Pipe Found
Denotes Iron Pin & Cap Set

NOTES

- 1. 100 YEAR FLOODPLAIN LIMITS SHOWN ON THIS SHEET ARE BASED ON FIRM PANEL No. 24027C0090D, EFFECTIVE DATE NOVEMBER 6, 2013.
2. SEE SHEET 9 OF 12 FOR LINE TABLE AND LIST OF COORDINATES.

OWNER

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

THE REQUIREMENTS SECTION 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.

Surveyor signature and date: 12/10/18
Owner signature and date: 12/10/18

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

Howard County Health Officer signature and date: 12/21/2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division signature and date: 1-7-19

Director signature and date: 1-15-19

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE 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 JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 227.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.



Surveyor signature and date: 11-21-2018

OWNER'S CERTIFICATE

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT 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 & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS THE 10 DAY OF Dec 2018.

Owner signature and date: 12/10/18
Witness signature and date: 12/10/18

RECORDED AS PLAT NUMBER 24905 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 1/18/19, 2018

TURF VALLEY, POD E-1 PHASE ONE

LOTS 1 THRU LOT 17, OPEN SPACE LOTS 73 AND 74 GOLF SPACE LOTS 75 AND 76 AND NON BUILDABLE BULK PARCELS G, H & I A SUBDIVISION OF PART OF PARCEL 706 NON BUILDABLE BULK PARCELS "A" AND "B", BLUFFS AT TURF VALLEY, PLAT No. 24021 AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F" FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND TAX MAP: 17 GRID: 13 ZONED: PGCC SCALE: 1" = 50' DATE: AUG. 22, 2018 SHEET: 8 OF 12

PREPARED BY: NJR & ASSOCIATES, LLC. LAND SURVEYING AND PLANNING 2770 STATE ROUTE 32 WEST FRIENDSHIP, MD 21794 TEL: (240) 508-3200



**LINE TABLE**

LINE	BEARING	DISTANCE
L304	N 84°59'54" W	134.30
L305	N 08°41'14" E	225.80
L306	N 32°52'18" W	543.21
L307	N 58°42'31" W	392.36
L308	S 70°39'26" W	255.16
L309	S 71°06'36" W	131.42
L310	N 23°53'45" W	66.59
L311	N 58°39'42" E	91.38
L312	N 26°43'59" E	61.14
L313	N 83°41'36" E	14.19
L314	S 88°47'37" E	91.71
L315	N 28°14'31" E	36.27
L316	N 84°13'51" W	102.02
L317	S 87°48'02" W	17.64
L318	S 87°48'01" W	29.76
L319	N 13°44'47" E	70.52
L320	N 86°48'11" W	101.41
L321	N 75°53'39" W	24.37
L322	N 49°28'29" W	44.31
L323	N 16°02'51" W	11.81
L324	N 50°42'45" E	24.08
L325	N 12°29'28" E	10.00
L326	N 70°35'54" W	49.50
L327	N 19°48'44" E	20.50
L328	N 19°54'14" W	48.76
L329	N 09°36'37" E	26.44
L330	N 34°37'58" E	36.38
L331	S 77°39'16" W	78.73
L332	N 05°03'53" W	13.90
L333	N 61°12'60" W	27.40
L334	S 40°14'11" W	19.00
L335	S 79°59'13" W	9.57
L336	N 23°52'06" W	53.73
L337	N 59°17'15" W	25.38
L338	N 52°04'26" W	52.19
L339	N 46°01'01" W	14.51
L340	S 66°55'22" W	28.11
L341	N 55°32'08" W	74.29
L342	N 51°15'48" W	38.64
L343	N 24°56'38" W	23.53
L344	N 05°46'33" E	15.98
L345	S 61°02'08" E	393.83
L346	N 42°28'23" W	128.67
L347	N 07°10'24" W	48.54
L348	N 31°58'12" W	22.33
L349	N 66°32'02" W	52.29
L350	N 18°32'09" W	85.85
L351	N 58°10'56" E	20.53
L352	N 46°32'26" E	104.52
L353	S 42°46'14" E	21.80
L354	S 14°00'53" E	9.87
L355	S 24°08'36" W	10.69
L356	S 44°55'48" W	38.95
L357	S 26°24'03" W	13.76
L358	S 14°55'28" E	11.28
L359	S 64°50'30" E	18.02
L360	N 50°48'07" E	53.27
L361	S 50°01'26" E	98.08
L362	S 10°17'18" E	40.70
L363	N 75°06'47" E	10.65
L364	N 01°42'35" E	12.59
L365	N 27°16'38" E	13.53
L366	S 38°38'42" E	58.02
L367	S 11°40'27" E	22.78
L368	S 89°18'56" W	12.64
L369	S 06°28'03" W	12.46
L370	S 80°31'31" W	113.83
L371	S 16°28'39" E	13.09
L372	N 77°49'30" E	95.91
L373	S 09°58'13" E	10.70
L374	S 31°09'21" W	127.79

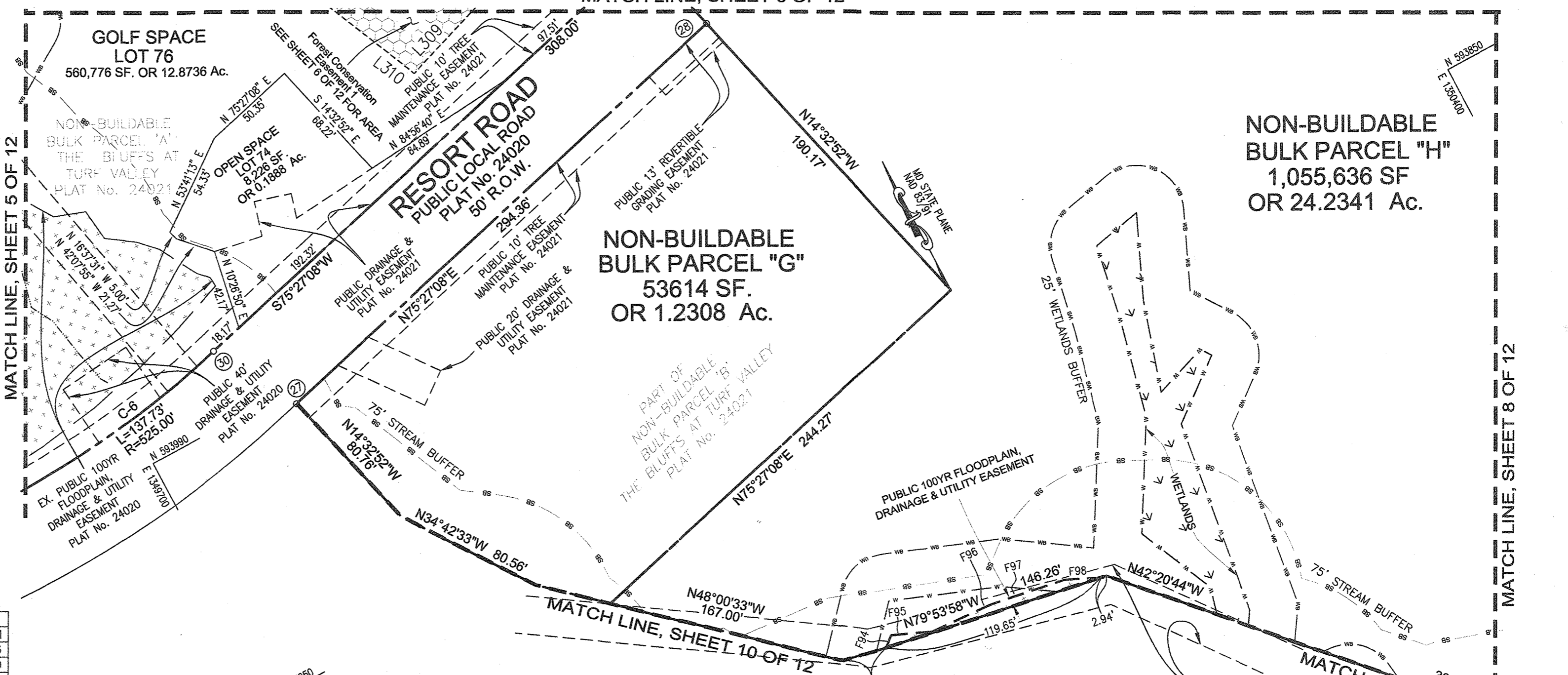
**COORDINATE LIST**

POINT	NORTH	EAST
16	593378.93	1348530.01
17	593040.91	1348397.66
18	592974.84	1348570.50
19	592965.48	1348637.44
20	592909.66	1348629.63
21	592766.06	1348714.07
22	592840.33	1348840.39
23	592824.74	1349510.22
24	592754.21	1349605.15
25	592874.40	1349694.44
26	593108.85	1349742.63
27	593981.72	1349781.41
28	594055.66	1350066.33
29	594104.06	1350053.77
30	594026.70	1349755.65
31	594009.88	1349619.35
32	594073.46	1349579.54
33	594193.23	1349281.85
34	594494.86	1349092.51
35	594592.69	1349009.55
36	594955.49	1349156.07
37	595017.89	1348992.69
38	595035.90	1349011.93
39	594418.32	1350127.71
40	593699.48	1351767.80
41	593227.48	1351137.64
42	593330.14	1351098.01
43	593379.35	1350535.75
92	594218.91	1349537.29
108	594384.70	1349625.79

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING	CHORD
C-5	9699.30	1793.25	10°35'35"	899.19	S 66°19'57" E	1790.70	
C-6	525.00	137.73	16°01'51"	69.26	S 82°58'04" W	137.33	

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



**FLOODPLAIN LINE TABLE**

LINE	BEARING	DISTANCE
F94	N 49°40'22" E	7.10
F95	S 67°02'02" E	21.88
F96	S 86°41'57" E	33.84
F97	S 80°11'22" E	41.13
F98	S 65°42'56" E	19.66

**LEGEND**

- DENOTES FOREST CONSERVATION EASEMENT (RETENTION).
- DENOTES WETLAND AREA
- DENOTES PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- DENOTES EXISTING PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- 75' STREAM BUFFER LINE
- 25' WETLAND BUFFER LINE
- LIMIT OF WETLANDS
- CENTERLINE STREAM
- DENOTES CONC. MONUMENT FOUND
- DENOTES CONC. MONUMENT SET
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN & CAP SET
- FCE DENOTES FOREST CONSERVATION EASEMENT

THE REQUIREMENTS SECTION 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:

*(Signature)* 11-21-2018  
 (SURVEYOR) DATE  
*(Signature)* 12/10/18  
 (OWNER) DATE  
 (OWNER) DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

*(Signature)* 12/2/2018  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*(Signature)* 1-7-19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*(Signature)* 1-15-19  
 DIRECTOR NH DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP FROM PEDICORO PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 227.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.



*(Signature)* 11-21-2018  
 MOHAMMAD NAJIB ROSHAN  
 MARYLAND REGISTERED SURVEYOR #11049 DATE

**OWNER'S CERTIFICATE**

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

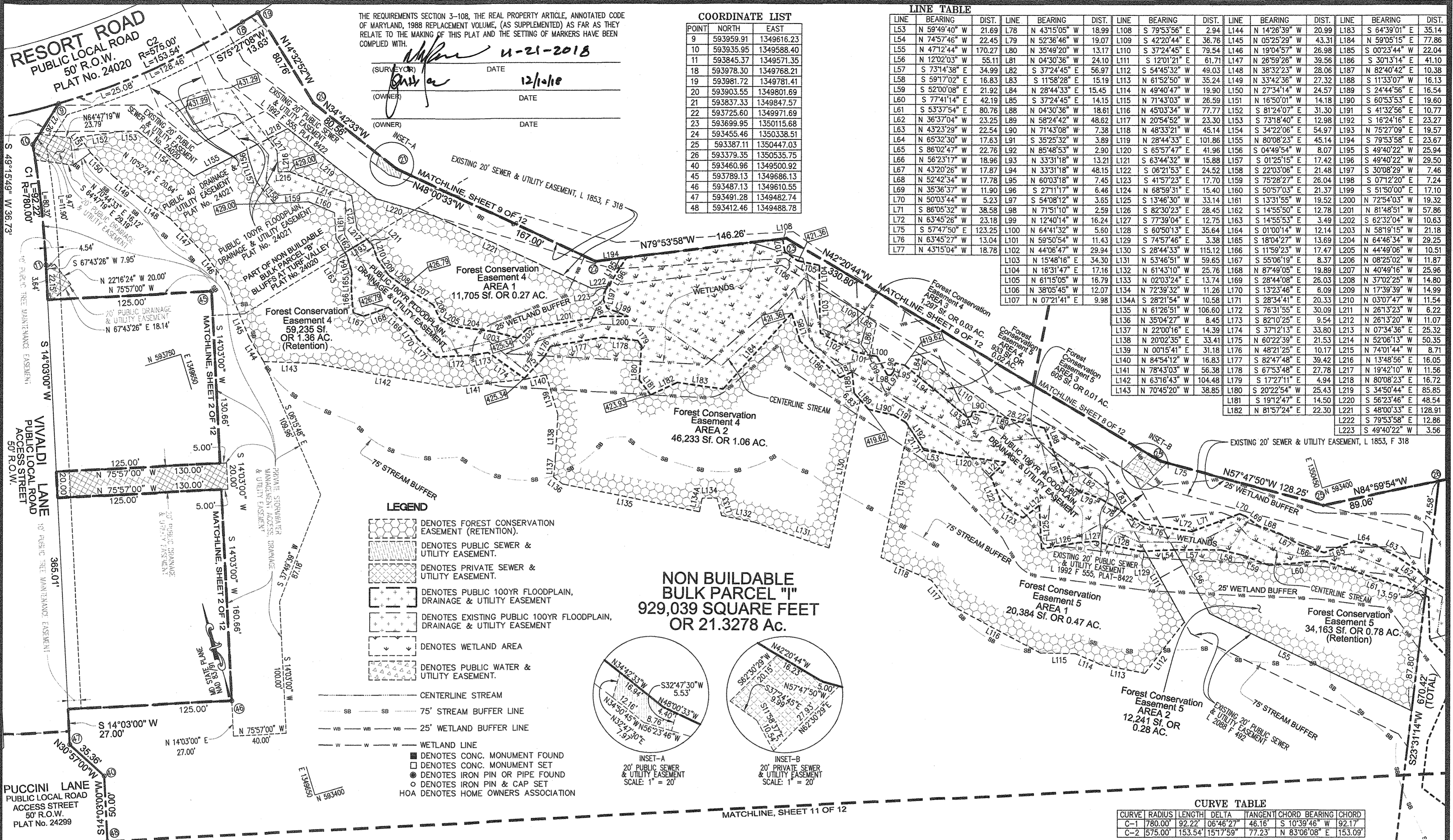
WITNESS OUR HANDS THIS 10 DAY OF Dec 2018.

*(Signature)* 12/10/18  
 LOUIS MANGIONE DATE  
*(Signature)* 12/10/18  
 WITNESS DATE

RECORDED AS PLAT NUMBER 24904 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 1/18/19, 2018

**TURF VALLEY, POD E-1  
 PHASE ONE**  
 LOTS 1 THRU LOT 17,  
 OPEN SPACE LOTS 73 AND 74  
 GOLF SPACE LOTS 75 AND 76  
 AND NON BUILDABLE BULK PARCELS G, H & I  
 A SUBDIVISION OF PART OF PARCEL 706  
 NON BUILDABLE BULK PARCELS "A" AND "B",  
 BLUFFS AT TURF VALLEY, PLAT No. 24021  
 AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F"  
 FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP: 17 SCALE: 1" = 50'  
 GRID: 13 DATE: AUG. 22, 2018  
 ZONED: PGCC SHEET: 9 OF 12

PREPARED BY: **NJR & ASSOCIATES, LLC.**  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200



THE REQUIREMENTS SECTION 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.

(SURVEYOR) *Mohammad Najib Roshan* DATE **12/10/18**  
 (OWNER) *Luigi Mangione* DATE  
 (OWNER) DATE  
 (OWNER) DATE

**COORDINATE LIST**

POINT	NORTH	EAST
9	593959.91	1349616.23
10	593935.95	1349588.40
11	593845.37	1349571.35
18	593978.30	1349768.21
19	593981.72	1349781.41
20	593903.55	1349801.69
21	593837.33	1349847.57
22	593725.60	1349971.69
23	593699.95	1350115.68
24	593455.46	1350338.51
25	593387.11	1350447.03
26	593379.35	1350535.75
40	593460.96	1349500.92
45	593789.13	1349866.13
46	593487.13	1349610.55
47	593491.28	1349482.74
48	593412.46	1349488.78

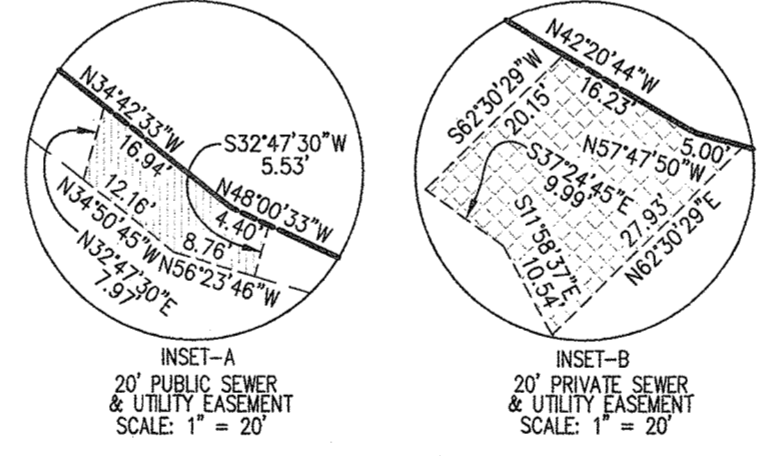
**LINE TABLE**

LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.
L53	N 59°49'40" W	21.69	L78	N 43°15'05" W	18.99	L108	S 79°53'56" E	2.94	L144	N 14°26'39" W	20.99	L183	S 64°39'01" E	35.14
L54	N 74°57'46" W	22.45	L79	N 52°36'46" W	19.07	L109	S 42°20'44" E	36.76	L145	N 05°25'29" W	43.31	L184	N 59°05'15" E	77.86
L55	N 47°12'44" W	170.27	L80	N 35°49'20" W	13.17	L110	S 37°24'45" E	79.54	L146	N 19°04'57" W	26.98	L185	S 00°23'44" W	22.04
L56	N 12°02'03" W	55.11	L81	N 04°30'36" W	24.10	L111	S 12°01'21" E	61.71	L147	N 26°59'26" W	39.56	L186	S 30°13'14" E	41.10
L57	S 73°14'38" E	34.99	L82	S 37°24'45" E	56.97	L112	S 54°45'32" W	49.03	L148	N 38°32'23" W	28.06	L187	N 82°40'42" E	10.38
L58	S 59°17'02" E	16.83	L83	S 11°58'28" E	15.19	L113	N 61°52'50" W	35.24	L149	N 33°42'36" W	27.32	L188	S 11°33'07" W	16.13
L59	S 52°00'08" E	21.92	L84	N 28°44'33" E	15.45	L114	N 49°40'47" W	19.90	L150	N 27°34'14" W	24.57	L189	S 24°44'56" E	16.54
L60	S 77°41'14" E	42.19	L85	S 37°24'45" E	14.15	L115	N 71°43'03" W	26.59	L151	N 16°50'01" W	14.18	L190	S 60°53'53" E	19.60
L61	S 53°37'54" E	80.76	L86	N 04°30'36" W	18.61	L116	N 45°03'34" W	77.77	L152	S 81°24'07" E	31.30	L191	S 41°32'56" E	10.77
L62	N 36°37'04" W	23.25	L87	N 58°24'42" W	48.62	L117	N 20°54'42" W	23.30	L153	S 73°18'40" E	12.98	L192	S 16°24'16" E	23.27
L63	N 43°23'29" W	22.54	L88	N 71°43'08" W	7.38	L118	N 48°33'21" W	45.14	L154	S 34°22'06" E	54.97	L193	N 75°27'09" E	19.57
L64	N 65°32'30" W	17.63	L89	S 35°25'32" W	3.89	L119	N 28°44'33" E	101.86	L155	N 08°08'23" E	45.14	L194	S 79°03'58" E	23.67
L65	S 86°02'47" W	22.76	L90	N 85°48'53" W	2.90	L120	S 65°57'47" E	41.96	L156	S 04°49'54" W	8.07	L195	S 49°40'22" W	25.94
L66	N 56°23'17" W	18.96	L91	N 33°31'18" W	13.21	L121	S 63°44'32" W	15.88	L157	S 01°25'15" E	17.42	L196	S 49°40'22" W	29.50
L67	N 43°20'26" W	17.87	L92	N 33°31'18" W	48.15	L122	S 06°21'53" E	24.52	L158	S 22°03'06" E	21.48	L197	S 30°08'29" W	7.46
L68	N 52°42'34" W	17.78	L93	N 60°03'18" W	7.45	L123	S 41°57'23" E	17.70	L159	S 75°28'27" E	26.04	L198	S 07°12'20" E	7.24
L69	N 35°36'37" W	11.90	L94	S 27°11'17" W	6.46	L124	N 68°59'31" E	15.40	L160	S 50°57'03" E	21.37	L199	S 51°50'00" E	17.10
L70	N 50°03'44" W	5.23	L95	S 54°08'12" W	3.65	L125	S 13°46'30" W	33.14	L161	S 13°31'55" W	19.52	L200	N 72°54'03" W	19.32
L71	S 86°05'32" W	38.58	L96	N 71°51'10" W	2.59	L126	S 82°30'23" E	28.45	L162	S 14°55'50" E	12.78	L201	N 81°48'51" W	57.86
L72	N 63°45'26" W	23.18	L97	N 12°40'14" W	16.24	L127	S 77°39'04" E	12.75	L163	S 14°55'53" E	3.49	L202	S 62°32'04" W	10.63
L73	S 57°47'50" E	123.25	L98	N 64°41'32" W	5.60	L128	S 60°50'13" E	35.64	L164	S 01°00'14" W	12.14	L203	N 58°19'15" W	21.18
L74	N 63°43'27" W	13.04	L99	N 59°50'54" W	11.43	L129	S 74°57'46" E	3.38	L165	S 18°04'27" W	13.69	L204	N 64°46'34" W	29.25
L75	N 43°15'04" W	18.78	L100	N 44°06'47" W	29.34	L130	S 28°44'33" W	115.12	L166	S 11°59'23" W	17.47	L205	N 44°49'06" W	10.51
L103	N 15°48'16" E	34.30	L131	N 53°46'51" W	59.65	L167	S 55°06'19" E	8.37	L206	N 08°25'02" W	11.87			
L104	N 16°31'47" E	17.16	L132	N 61°43'10" W	25.76	L168	N 87°49'05" E	19.89	L207	N 40°49'16" W	25.96			
L105	N 61°15'05" W	16.79	L133	N 20°03'24" E	13.74	L169	S 28°44'08" E	26.03	L208	N 37°02'25" W	14.80			
L106	N 38°05'45" W	12.07	L134	N 72°39'32" W	11.26	L170	S 13°23'46" E	6.09	L209	N 17°39'39" W	14.99			
L134A	S 28°21'54" W	10.58	L171	S 28°34'41" E	20.33	L210	N 12°01'47" E	11.54	L211	N 03°07'47" W	11.54			
L135	N 61°26'51" W	106.60	L172	S 76°31'55" E	30.09	L212	N 26°13'23" W	6.22	L213	N 26°13'20" W	11.07			
L136	N 35°04'27" W	8.45	L173	S 82°10'25" E	9.54	L214	N 07°32'36" E	25.32	L215	N 52°06'13" E	50.35			
L137	N 22°00'16" E	14.39	L174	S 37°12'13" E	33.80	L216	N 74°01'44" W	8.71	L217	N 19°42'10" W	11.56			
L138	N 20°02'35" E	33.41	L175	N 60°22'39" E	21.53	L218	N 13°48'56" E	16.05	L219	N 19°42'10" W	11.56			
L139	N 00°15'41" E	31.18	L176	N 48°21'25" E	10.17	L220	S 17°27'11" E	4.94	L221	N 80°08'23" E	16.72			
L140	N 84°54'12" W	16.83	L177	S 82°47'48" E	39.42	L222	N 20°22'54" W	25.43	L222	S 56°23'46" E	85.85			
L141	N 78°43'03" W	56.38	L178	S 67°53'48" E	27.78	L223	S 19°12'47" E	14.50	L223	S 49°40'22" W	12.86			
L142	N 63°16'43" W	104.48	L179	S 17°27'11" E	4.94	L224	S 49°40'22" W	22.30	L224	S 49°40'22" W	3.56			
L143	N 70°45'20" W	38.85	L180	S 20°22'54" W	25.43	L225	S 49°40'22" W	14.50						
			L181	S 19°12'47" E	14.50									
			L182	N 81°57'24" E	22.30									
			L221	S 48°00'33" E	128.91									
			L222	S 79°53'58" E	48.54									
			L223	S 49°40'22" W	3.56									

**LEGEND**

- DENOTES FOREST CONSERVATION EASEMENT (RETENTION).
- DENOTES PUBLIC SEWER & UTILITY EASEMENT.
- DENOTES PRIVATE SEWER & UTILITY EASEMENT.
- DENOTES PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- DENOTES EXISTING PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- DENOTES WETLAND AREA
- DENOTES PUBLIC WATER & UTILITY EASEMENT.
- CENTERLINE STREAM
- 75' STREAM BUFFER LINE
- 25' WETLAND BUFFER LINE
- WETLAND LINE
- DENOTES CONC. MONUMENT FOUND
- DENOTES CONC. MONUMENT SET
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN & CAP SET
- HOA DENOTES HOME OWNERS ASSOCIATION

**NON BUILDABLE BULK PARCEL "I"**  
 929,039 SQUARE FEET  
 OR 21.3278 AC.



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	1780.00'	92.22'	06°46'27"	46.16'	S 10°39'46" W	92.17'
C-2	675.00'	153.54'	15°17'59"	77.23'	N 83°06'08" E	153.09'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE 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 JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 277.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAN IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

*Mohammad Najib Roshan*  
 MOHAMMAD NAJIB ROSHAN  
 MARYLAND REGISTERED SURVEYOR #11049  
 DATE **12-21-2018**



**OWNER'S CERTIFICATE**

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT TO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 10 DAY OF **DEC** 2018.

*Luigi Mangione*  
 LOUIS MANGIONE  
 DATE **12/10/18**  
*Mridula Gupta*  
 MRIDULA GUPTA  
 WITNESS  
 DATE **12/10/18**

RECORDED AS PLAT NUMBER **24907** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON **11/19/18**, 2018

**TURF VALLEY, POD E-1 PHASE ONE**  
 LOTS 1 THRU LOT 17,  
 OPEN SPACE LOTS 73 AND 74  
 GOLF SPACE LOTS 75 AND 76  
 AND NON BUILDABLE BULK PARCELS G, H & I  
 A SUBDIVISION OF PART OF PARCEL 706  
 NON BUILDABLE BULK PARCELS "A" AND "B",  
 BLUFFS AT TURF VALLEY, PLAT No. 24021  
 AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F"  
 FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP: 17  
 GRID: 13  
 ZONED: PGCC

PREPARED BY:  
  
**NJR & ASSOCIATES, LLC.**  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200  
 SCALE: 1" = 50'  
 DATE: AUG. 22, 2018  
 SHEET: 10 OF 12

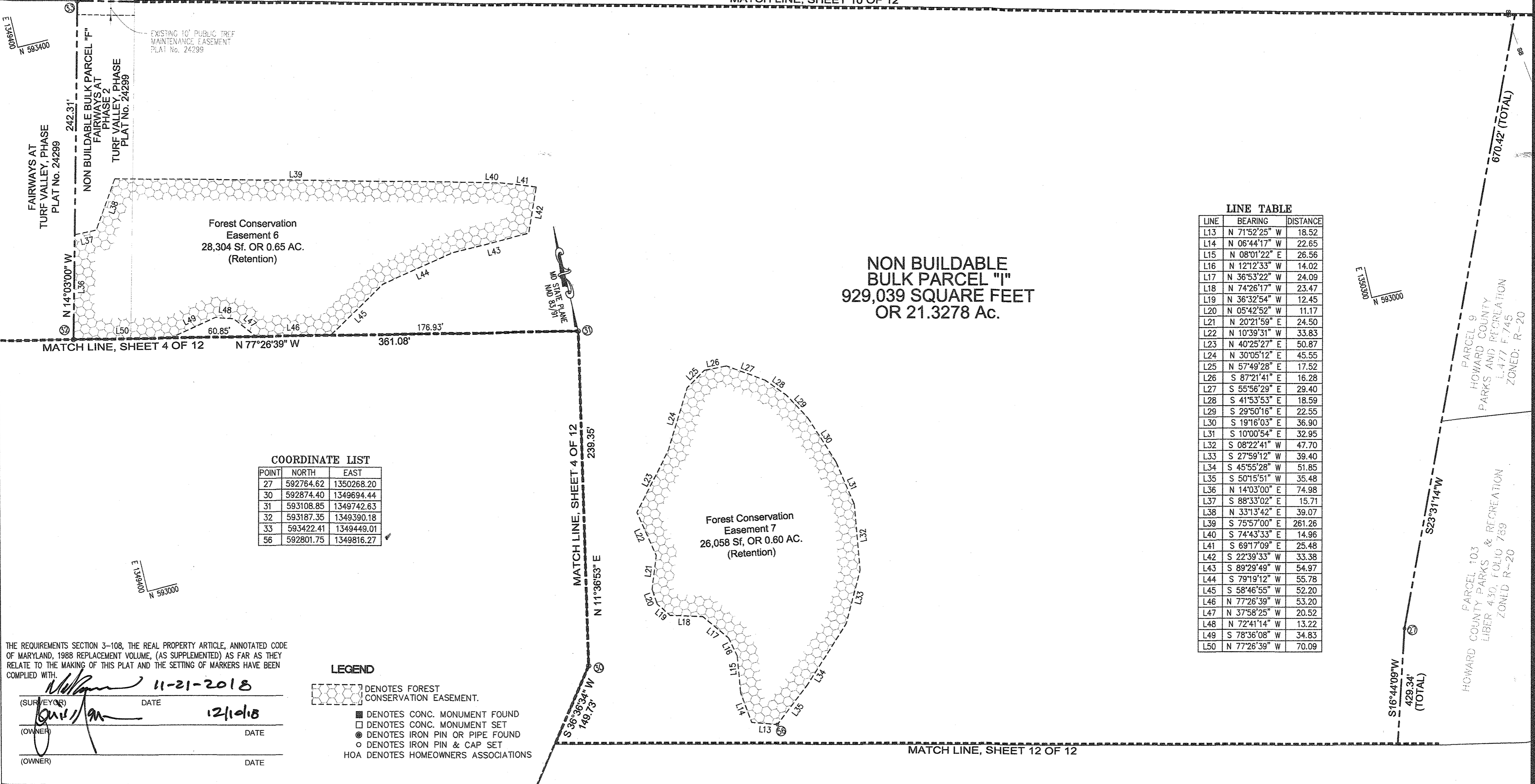
*Richard for Maureen Reasman*  
 HOWARD COUNTY HEALTH OFFICER  
 DATE **12/21/2018**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chief Edmund*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE **1-7-19**  
*Kent Sledziewski*  
 DIRECTOR NH  
 DATE **1-15-19**

PUCCINI LANE  
PUBLIC LOCAL ROAD  
ACCESS STREET  
50' R.O.W.  
PLAT No. 24299

MATCH LINE, SHEET 10 OF 12



Forest Conservation Easement 6  
28,304 Sf. OR 0.65 AC.  
(Retention)

NON BUILDABLE BULK PARCEL "I"  
929,039 SQUARE FEET  
OR 21.3278 Ac.

Forest Conservation Easement 7  
26,058 Sf. OR 0.60 AC.  
(Retention)

**LINE TABLE**

LINE	BEARING	DISTANCE
L13	N 71°52'25" W	18.52
L14	N 06°44'17" W	22.65
L15	N 08°01'22" E	26.56
L16	N 12°12'33" W	14.02
L17	N 36°53'22" W	24.09
L18	N 74°26'17" W	23.47
L19	N 36°32'54" W	12.45
L20	N 05°42'52" W	11.17
L21	N 20°21'59" E	24.50
L22	N 10°39'31" W	33.83
L23	N 40°25'27" E	50.87
L24	N 30°05'12" E	45.55
L25	N 57°49'28" E	17.52
L26	S 87°21'41" E	16.28
L27	S 55°56'29" E	29.40
L28	S 41°53'53" E	18.59
L29	S 29°50'16" E	22.55
L30	S 19°16'03" E	36.90
L31	S 10°00'54" E	32.95
L32	S 08°22'41" W	47.70
L33	S 27°59'12" W	39.40
L34	S 45°55'28" W	51.85
L35	S 50°15'51" W	35.48
L36	N 14°03'00" E	74.98
L37	S 88°33'02" E	15.71
L38	N 33°13'42" E	39.07
L39	S 75°57'00" E	261.26
L40	S 74°43'33" E	14.96
L41	S 69°17'09" E	25.48
L42	S 22°39'33" W	33.38
L43	S 89°29'49" W	54.97
L44	S 79°19'12" W	55.78
L45	S 58°46'55" W	52.20
L46	N 77°26'39" W	53.20
L47	N 37°58'25" W	20.52
L48	N 72°41'14" W	13.22
L49	S 78°36'08" W	34.83
L50	N 77°26'39" W	70.09

**COORDINATE LIST**

POINT	NORTH	EAST
27	592784.62	1350268.20
30	592874.40	1349694.44
31	593108.85	1349742.63
32	593187.35	1349390.18
33	593422.41	1349449.01
56	592801.75	1349818.27

- LEGEND**
- DENOTES FOREST CONSERVATION EASEMENT.
  - DENOTES CONC. MONUMENT FOUND
  - DENOTES CONC. MONUMENT SET
  - DENOTES IRON PIN OR PIPE FOUND
  - DENOTES IRON PIN & CAP SET
  - HOA DENOTES HOMEOWNERS ASSOCIATIONS

THE REQUIREMENTS SECTION 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.

*[Signature]* 11-21-2018  
DATE

*[Signature]* 12/10/18  
DATE

\_\_\_\_\_  
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

*[Signature]* 12/21/2018  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 1-7-19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 1-15-19  
DIRECTOR NH DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE 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 JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 277.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

*[Signature]* 11-21-2018  
MOHAMMAD NAJIB ROSHAN  
MARYLAND REGISTERED SURVEYOR #11049 DATE

**OWNER'S CERTIFICATE**

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS THE 10 DAY OF Dec 2018.

*[Signature]* 12/10/18  
LOUIS MANGIONE DATE

*[Signature]* 12/10/18  
WITNESS DATE

RECORDED AS PLAT NUMBER 24908 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 11/18/19, 2018

**TURF VALLEY, POD E-1 PHASE ONE**

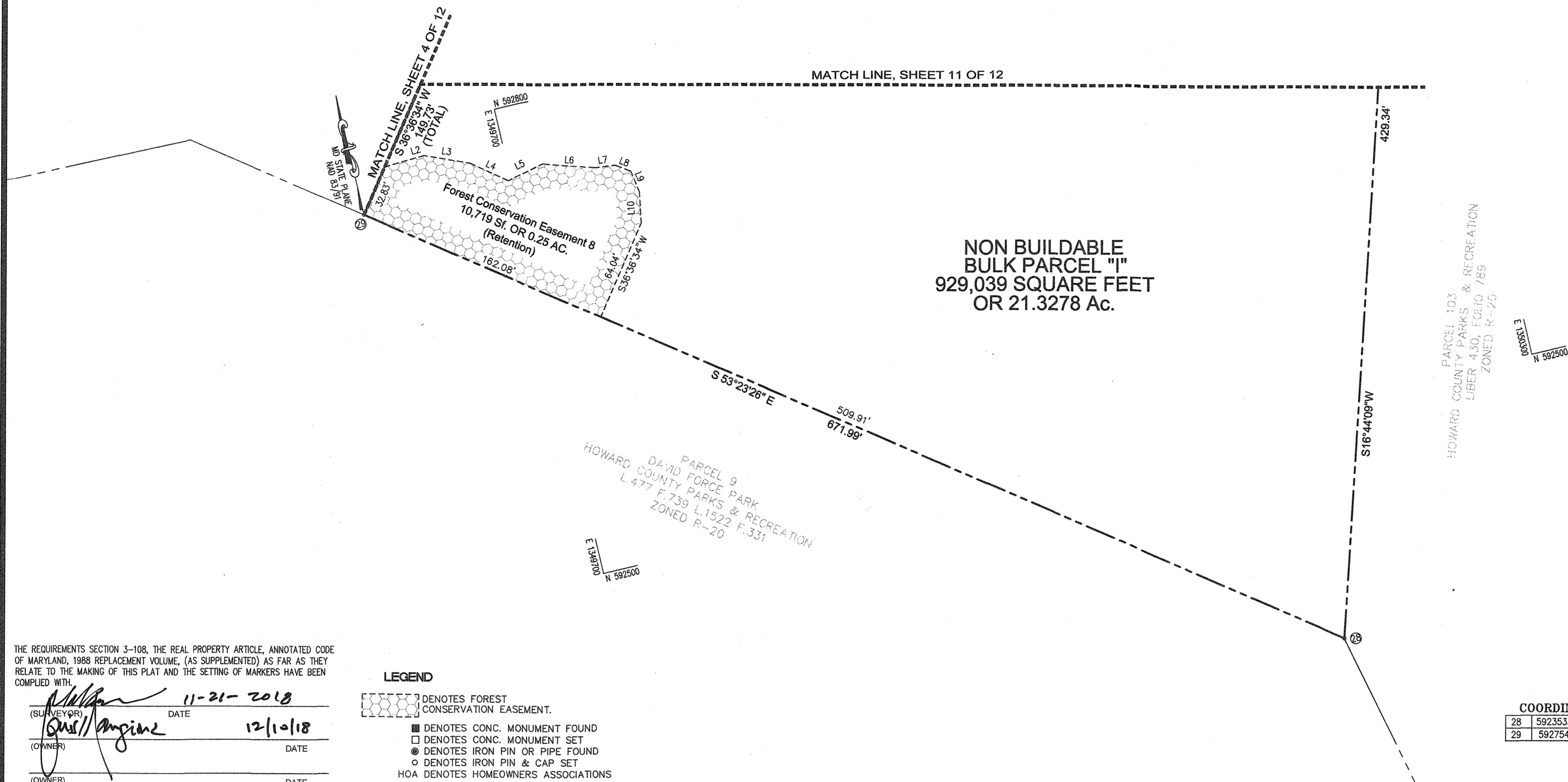
LOTS 1 THRU LOT 17,  
OPEN SPACE LOTS 73 AND 74  
GOLF SPACE LOTS 75 AND 76  
AND NON BUILDABLE BULK PARCELS G, H & I  
A SUBDIVISION OF PART OF PARCEL 706  
NON BUILDABLE BULK PARCELS "A" AND "B",  
BLUFFS AT TURF VALLEY, PLAT No. 24021  
AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F"  
FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TAX MAP: 17 SCALE: 1" = 50'  
GRID: 13 DATE: AUG. 22, 2018  
ZONED: PGCC SHEET: 11 OF 12

PREPARED BY: **NJR & ASSOCIATES, LLC.**  
LAND SURVEYING AND PLANNING  
2770 STATE ROUTE 32  
WEST FRIENDSHIP, MD 21794  
TEL: (240) 508-3200

LINE TABLE

LINE	BEARING	DISTANCE
L2	N 86°58'07" E	25.63
L3	S 67°14'22" E	29.13
L4	S 52°19'22" E	26.76
L5	N 76°53'34" E	23.97
L6	S 71°56'37" E	33.61
L7	S 84°01'04" E	12.20
L8	S 55°38'24" E	10.57
L9	S 09°28'09" E	13.95
L10	S 09°52'23" W	19.64



THE REQUIREMENTS SECTION 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.

(SURVEYOR) [Signature] 11-21-2018  
 (OWNER) [Signature] 12/10/18  
 (OWNER) \_\_\_\_\_ DATE

LEGEND

- DENOTES FOREST CONSERVATION EASEMENT.
- DENOTES CONC. MONUMENT FOUND
- DENOTES CONC. MONUMENT SET
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN & CAP SET
- HOA DENOTES HOMEOWNERS ASSOCIATIONS

COORDINATE LIST

28	592353.47	1350144.57
29	592754.21	1349605.15

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

[Signature] 12/21/2018  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 1-7-19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1-15-19  
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

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[Signature] 11-21-2018  
 MOHAMMAD NAJIB ROSHAN  
 MARYLAND REGISTERED SURVEYOR #11049 DATE

OWNER'S CERTIFICATE

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS THE 10 DAY OF Dec 2018.

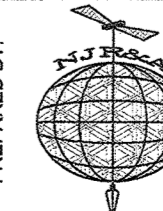
[Signature] 12/10/18  
 LOUIS MANGIONE DATE  
[Signature] 12/10/18  
 WITNESS DATE

RECORDED AS PLAT NUMBER 24909 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 1/18/19, 2018

TURF VALLEY, POD E-1  
 PHASE ONE

LOTS 1 THRU LOT 17,  
 OPEN SPACE LOTS 73 AND 74  
 GOLF SPACE LOTS 75 AND 76  
 AND NON BUILDABLE BULK PARCELS G, H & I  
 A SUBDIVISION OF PART OF PARCEL 706  
 NON BUILDABLE BULK PARCELS "A" AND "B",  
 BLUFFS AT TURF VALLEY, PLAT No. 24021  
 AND PART OF NON BUILDABLE BULK PARCELS "E" AND "F"  
 FAIRWAYS AT TURF VALLEY, PHASE 2, PLAT No. 24299  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP: 17 SCALE: 1" = 50'  
 GRID: 13 DATE: AUG. 22, 2018  
 ZONED: PGCC SHEET: 12 OF 12

PREPARED BY:



**NJR & ASSOCIATES, LLC.**  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
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