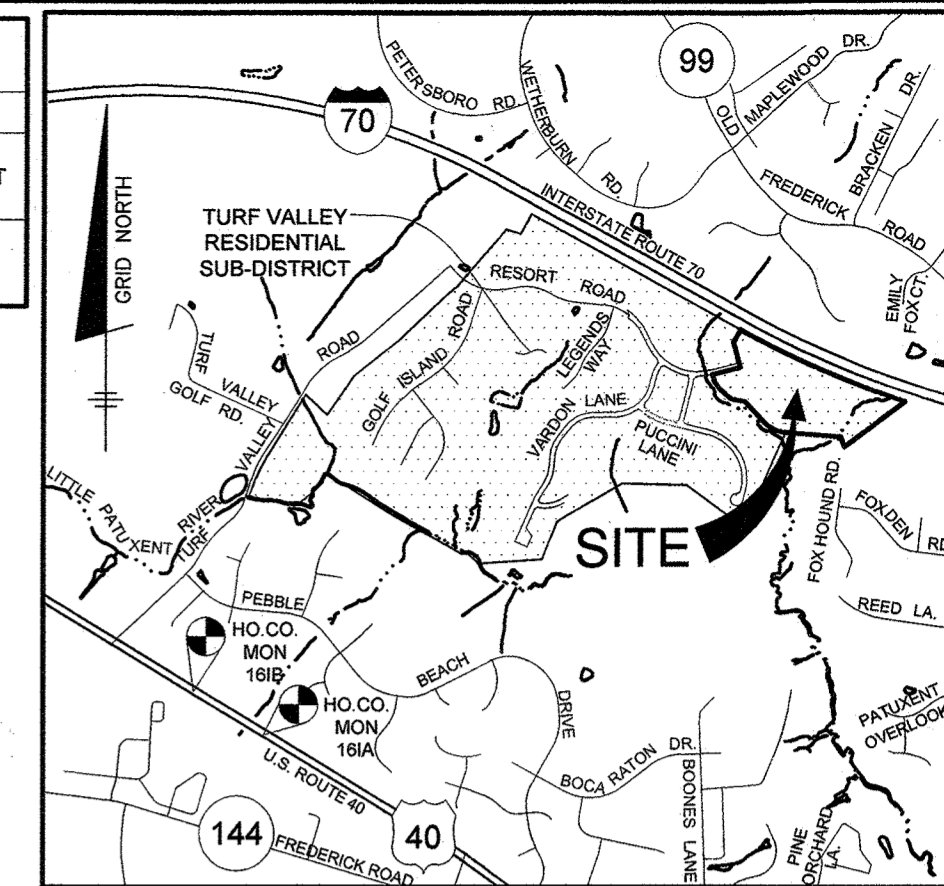


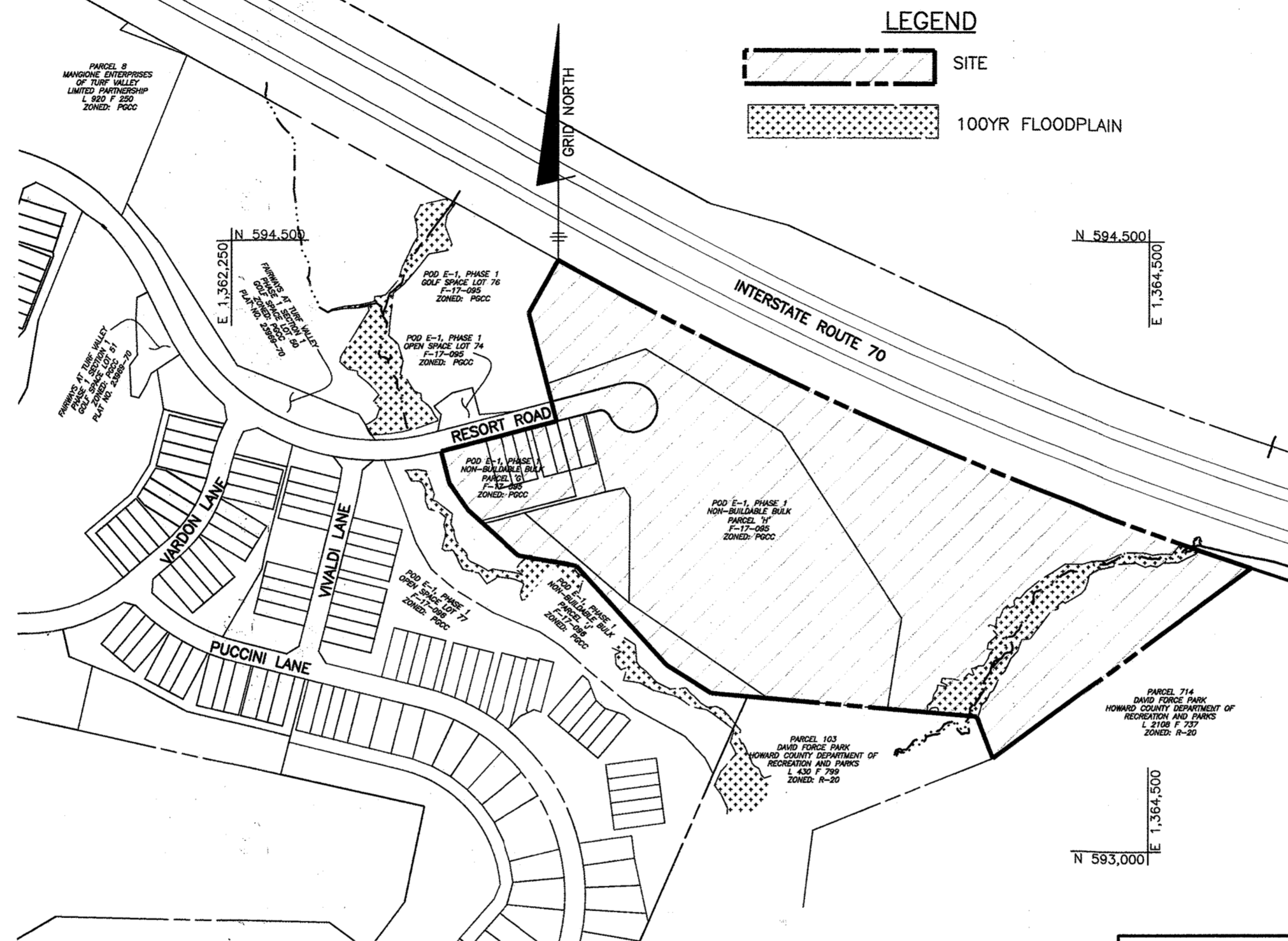
BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	594450.5625	1350069.4694
102	594418.3249	1350127.7136
103	593699.4829	1351767.7986
104	593227.4820	1351137.6400
105	593330.1390	1351098.0110
106	593387.1117	1350447.0307
107	593455.4577	1350338.5110
108	593699.9506	1350115.6841
109	593725.6012	1349971.6909
110	593837.3262	1349847.5679
111	593903.5535	1349801.6943
112	593981.7244	1349781.4085
113	594055.6635	1350066.3322
114	594320.6537	1349997.5659
115	594095.7956	1350072.1057
116	594136.8481	1350217.0268
117	594136.0609	1350268.2500
118	594076.4946	1350204.0355
119	594092.7866	1350164.8478

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	9699.30'	1793.25'	10°35'35"	899.19'	S66°19'57"E	1790.70'
C2	100.00'	51.41'	29°27'13"	26.28'	N89°49'15"W	50.84'
C3	60.00'	244.48'	233°27'42"	119.14'	N41°57'55"E	107.18'
C4	25.00'	36.32'	83°14'37"	22.21'	N62°55'33"W	33.21'

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
16IA	589,509.3676	1,346,343.632	462.988	RT. 40 0.35 MILES WEST OF RT-144 JOINT
16IB	590,475.2538	1,344,753.9350	469.892	RT. 40 0.8 MILES EAST OF MARRIOTTVILLE ROAD

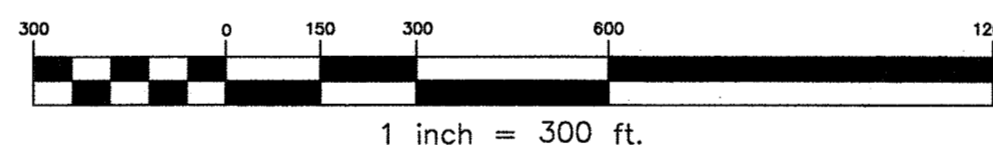


VICINITY MAP
SCALE: 1"=2000'



LEGEND

- [Hatched Box] SITE
- [Dotted Box] 100YR FLOODPLAIN



SEE SHEET 2 FOR GENERAL NOTES

Site Analysis Data Chart	
Zoned: PGCC	
Gross Area	25.46 acres
100yr Floodplain	1.07 acres
Steep Slopes 25% or >(outside floodplain)	1.11 acres
Net Area	23.28 acres
Number of Proposed Units:	
Single Family Detached:	0
Single Family Attached:	7
Apartments:	0
Total:	7
Area of Buildable Lots	0.67 acres
Area of Buildable Bulk Parcels	8.97 acres
Area of Proposed Right-of-way	0.44 acres
Open Space Calculations	
Area of Open Space Required (15% of gross)	3.82 acres
Area of Open Space Provided	15.38 acres
Recreational Open Space Required	NA (PGCC)

TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7
OPEN SPACE/GOLF SPACE	4
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.67± AC.
OPEN SPACE/GOLF SPACE	15.38± AC.
BUILDABLE BULK PARCELS	8.97± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.44± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	25.46± AC.

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
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OWNER:
MANGIONE ENTERPRISES OF
TURF VALLEY, LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

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

Donald A. Mason 6/10/19
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
Louis Mangione 6/10/19
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP DATE

RECORDED AS PLAT NO. **25078** ON
7/3/19 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

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

Belinda M. Rossman 6/19/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Phil Chubb 6-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Belcher 6-26-19
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 1-7-2021 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY PEDICOR PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN DEED BOOK 1852 AT FOLIO 227 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE OPENING OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 6/10/19
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 10th DAY OF JUNE, 2019."

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
WITNESS

RAVENWOOD AT TURF VALLEY
LOTS 1-7; OPEN SPACE LOTS 8-10;
GOLF SPACE LOT 11 AND
BUILDABLE BULK PARCEL 'AA'
(A Resubdivision of Turf Valley, Pod E-1, Phase 1,
Non-Buildable Bulk Parcels 'G' and 'H'
previously recorded as Plat #24898-24909

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 17 SCALE: AS SHOWN
GRID: 13 DATE: JUNE 10, 2019
PARCEL: p/o 706 SHEET: 1 OF 4
ZONED: PGCC

F-18-027

GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS ALTERNATE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE 2ND AMENDED TURF VALLEY RESIDENTIAL SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT #20286-20287 ON OCTOBER 24, 2008 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 161A AND 161B WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006 AND THE RECORD PLAT FOR POD E-1, PHASE 1, F-17-095, PREPARED BY NJR & ASSOCIATES, LLC WAS RECORDED ON 1-18-2019 AS PLAT #24898-24909.
- ALL AREAS ARE MORE OR LESS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YR FLOODPLAIN, FOREST CONSERVATION EASEMENTS, OR STEEP SLOPES 25% OR GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.

THERE IS ONE AREA OF STEEP SLOPES GREATER THAN 15% ON-SITE LOCATED AROUND LOTS 1-7. THE TOTAL AREA OF THE STEEP SLOPES IS 27,441 SF. HOWEVER, 10,514 SF OF THAT WAS CREATED BY THE DEVELOPER DURING THE CONSTRUCTION OF RESORT ROAD UNDER F-16-004. IT WAS ALWAYS THE INTENTION FOR RESORT ROAD TO BE EXTENDED IN THE FUTURE, AND AS SUCH, IT WAS ALWAYS KNOWN THAT THESE MAN-MADE STEEP SLOPES WOULD BE DISTURBED UPON THAT EXTENSION. THE DEPARTMENT OF PLANNING AND ZONING DETERMINED THIS DISTURBANCE TO BE A NECESSARY DISTURBANCE.
- THE WETLAND LIMITS FOR TURF VALLEY ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON MAY 26 2016. THE LIMITS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE 4TH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PB 368) APPROVED JULY 28, 2006.
- THE 100-YEAR FLOODPLAIN LIMITS SHOWN ALONG THE STREAM ON THE SOUTHWEST PORTION OF THE SITE IS BASED ON A STUDY PREPARED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2016 AND APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER SP-16-011. THE FLOODPLAIN LIMIT ALONG THE STREAM ON THE SOUTHEAST PORTION OF THE SITE (LITTLE PATUXENT RIVER TRIBUTARY 15) IS BASED ON FEMA FLOOD INSURANCE MAP NUMBER 24027C0090D, EFFECTIVE NOVEMBER 6, 2013.
- THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT THE DISTURBANCE TO THE STREAM AND WETLAND BUFFERS ASSOCIATED WITH THE INSTALLATION OF THE UNDERGROUND UTILITIES IS NECESSARY IN ACCORDANCE WITH SUBSECTION 16.118(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THE NOISE STUDY WAS PREPARED BY HUSH ACOUSTICS DATED OCTOBER 23, 2016 AND APPROVED UNDER SP-16-011. 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 ESTABLISHED BY HOWARD COUNTY IS 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.
- THE TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP ON JANUARY 7, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS 14-4985-D. THE DRAINAGE AREA IS THE LITTLE PATUXENT. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 4-11-2019, ON WHICH DATE DEVELOPER AGREEMENT NUMBER #F-18-027/24-4985-D WAS FILED AND ACCEPTED.
- THE FOREST STAND DELINEATION FOR THIS PARCEL WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON JULY 16, 2007. THE FOREST CONSERVATION OBLIGATION WAS PREVIOUSLY PROVIDED UNDER POD E-1, PHASE 1, F-17-095 VIA THE ON-SITE RETENTION OF NET TRACT AREA FOREST WITHIN FOREST CONSERVATION EASEMENTS.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL VIA A CERTIFIED LANDSCAPE PLAN AS PART OF THIS PLAN SET. FINANCIAL SURETY FOR THE REQUIRED PERIMETER AND INTERNAL RESIDENTIAL LANDSCAPE OBLIGATIONS SHALL BE POSTED AS PART OF THE GRADING PERMIT UNDER THE FUTURE SITE DEVELOPMENT PLAN.
- STORMWATER MANAGEMENT IS PROVIDED BASED ON ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL (ESD TO THE MEP). SEE ASSOCIATED ROAD CONSTRUCTION PLANS FOR SPECIFIC PRACTICES. ALL SWM PRACTICES SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON TBD.

THE ARTICLES OF INCORPORATION FOR THE TURF VALLEY PROPERTY OWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON JUNE 30, 2006 ID# 0001809551.
- THE PURPOSE OF OPEN SPACE LOT 8 IS TO CREATE A BUFFER BETWEEN THE BUILDABLE LOTS AND THE SURROUNDING PROPERTIES AND FOR THE USE OF THE RESIDENCES WITHIN THE SUBDIVISION. IT SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.

THE PURPOSE OF OPEN SPACE LOT 9 IS TO PRESERVE ENVIRONMENTAL AREAS SUCH AS WETLANDS AND WETLANDS BUFFER. IT SHALL BE DEDICATED TO THE CONDOMINIUM ASSOCIATION.

THE PURPOSE OF OPEN SPACE LOT 10 IS TO CREATE A BUFFER FROM FUTURE DEVELOPMENT OF PARCEL 'AA' TO ADJACENT POD E-1 SUBDIVISION AND TO PROTECT THE ENVIRONMENTAL AREAS SUCH AS THE WETLANDS, WETLANDS BUFFER, STREAM BUFFER. IT SHALL BE DEDICATED TO TURF VALLEY PROPERTY OWNERS ASSOCIATION.

THE PURPOSE OF GOLF SPACE LOT 11 IS TO PRESERVE ENVIRONMENTAL AREAS SUCH AS WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN, AND FOREST CONSERVATION EASEMENT. IT SHALL REMAIN THE PROPERTY OF THE OWNER/DEVELOPER FOR GOLF AND GOLF ANCILLARY USE.

GENERAL NOTES

- THIS PROJECT IS EXEMPT FROM THE RECREATIONAL OPEN SPACE REQUIREMENTS SINCE IT IS ZONED PGCC.
- THIS PROJECT IS EXEMPT FROM THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SINCE IT IS ZONED PGCC.
- RESERVATION OF PUBLIC UTILITY EASEMENTS 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 LOCATED IN, ON, OVER AND THROUGH LOTS 1-7, OPEN SPACE LOTS 8-10, GOLF SPACE LOT 11, AND BUILDABLE BULK PARCEL AA, 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 LOTS/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 EASEMENTS, UPON COMPLETION OF THE DEVELOPERS OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPERS SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
C) GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- RESORT ROAD IS CLASSIFIED AS A LOCAL ROAD PER THE HOWARD COUNTY GENERAL PLAN. IT SHALL BE DESIGNED AS A MINOR COLLECTOR.
- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:

S-86-013, ECP-15-077, SP-16-011, F-16-004, F-17-095, SDP-89-47, S-11-002, ECP-16-059
- WP-13-054, 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 NOVEMBER 2, 2012 SUBJECT TO THE FOLLOWING CONDITIONS:

1. 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.

2. PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION; ONE COPY OF THE "MASTER" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "MASTER" H.O.A.; ONE COPY OF THE "NEIGHBORHOOD" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "NEIGHBORHOOD" H.O.A.; RECORDING REFERENCES FOR THE DEEDS CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE H.O.A.

3. PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION A DENSITY TABULATION REFLECTING: 1) PREVIOUSLY RECORDED SUBDIVISIONS 2) RESIDENTIAL UNITS OR COMMERCIAL AREA 3) GROSS AREA REQUIRED PER SUBDISTRICT DENSITY CALCULATIONS 4) GROSS AREA PROVIDED 5) OPEN SPACE REQUIRED 6) OPEN SPACE PROVIDED 7) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.
- WP-15-153, AN ALTERNATE COMPLIANCE TO SECTION 16.146 AND SECTION 16.1202(a) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON JUNE 16, 2015 WITH THE FOLLOWING CONDITIONS:

A. THE PETITIONER SHALL SUBMIT TO DPZ A PRELIMINARY PLAN IN ACCORDANCE WITH S-11-002 AND THE REQUIREMENTS OF SECTION 16.146 OF THE COUNTY CODE ON OR BEFORE JUNE 5, 2016. THIS PLAN MAY OMIT THE AREA WITHIN THE LIMITS OF THE BLUFFS AT TURF VALLEY, RESORT ROAD EXTENSION FINAL SUBDIVISION PLAN.

B. THE PETITIONER SHALL INDICATE THE BULK PARCELS RECORDED AS PART OF THE FINAL SUBDIVISION PLAN FOR THE BLUFFS AT TURF VALLEY, RESORT ROAD EXTENSION AS NON-BUILDABLE.

C. THE PETITIONER SHALL SUBMIT A FOREST CONSERVATION PLAN TO INCLUDE THE RELATED DATA WITHIN THE LIMITS OF DISTURBANCE OF THE FINAL SUBDIVISION PLAN SUBMITTED FOR THE BLUFFS AT TURF VALLEY, RESORT ROAD EXTENSION UPON SUBMISSION OF THE FIRST OF THE FOLLOWING:
1. A FINAL SUBDIVISION PLAN SUBDIVIDING PARCEL 706
2. A FINAL SUBDIVISION PLAN RESUBDIVIDING BULK PARCELS RECORDED AS PART OF THE BLUFFS AT TURF VALLEY, RESORT ROAD EXTENSION; OR
3. A SITE DEVELOPMENT PLAN LOCATED ON PARCEL 706.
- WP-16-142, WAS APPROVED ON JUNE 21, 2016 WITH THE FOLLOWING CONDITIONS:

A. THE PETITIONER SHALL SUBMIT TO THE DEPARTMENT OF PLANNING AND ZONING A PRELIMINARY PLAN OR A PRELIMINARY-EQUIVALENT SKETCH PLAN IN ACCORDANCE WITH THE APPROVED SKETCH PLAN S-11-002 AND THE REQUIREMENTS OF SECTION 16.146 OF THE HOWARD COUNTY CODE WITHIN 21 DAYS OF WAIVER APPROVAL (ON OR BEFORE JULY 12, 2016). IF THE SUBMISSION IS NOT MADE BY THE ESTABLISHED DEADLINE THE PLAN SHALL BE VOIDED AND THE APPLICATION FOR PLAN APPROVAL CONSIDERED WITHDRAWN IN ACCORDANCE WITH SUBSECTION 16.144(r)(1)(i).

B. THE PETITIONER IS ADVISED THAT THE GRANTING OF 114 HOUSING UNIT ALLOCATIONS TO S-11-002 WAS RESCINDED UPON VOIDING OF THE PLAN DUE TO THE MISSED MILESTONE DEADLINE. THEREFORE, UPON REACTIVATION ALLOCATIONS MUST AGAIN BE GRANTED AND THE OPEN/CLOSED SCHOOLS TEST REPEATED. ACCORDING TO THE DPZ RESEARCH DIVISION THE PLAN WILL RECEIVE 114 ALLOCATIONS FOR THE CURRENT 2018 ALLOCATION YEAR, THE GROWTH AND REVITALIZATION - ELLICOTT CITY PLANNING AREA. IT WILL TAKE THE SCHOOLS TEST AND PASS FOR THE MANOR WOODS SCHOOL DISTRICT/ THE NORTHERN SCHOOL REGION AND THE MOUNT VIEW MIDDLE SCHOOL DISTRICT GIVEN THAT THE APPO TESTS WILL PASS/ THE PLAN WILL BE ACCEPTED FOR PROCESSING FOR THIS 114-UNIT PHASE.

C. THE PETITIONER IS STRONGLY ADVISED THAT ADDITIONAL REQUESTS FOR WAIVERS OF SUBSECTION 16.144(r)(1)(i) WITH RESPECT TO S-11-002 MAY BE DENIED.
- THE BLUFFS AT TURF VALLEY (S-11-002) CONSTITUTED 114 UNITS WHICH MET THE SKETCH PLAN MILESTONE DATES OF 7-1-2010 THRU 3-31-2011 FOR 114 UNITS FOR YEAR 2013 ALLOCATION AS ESTABLISHED BY THE PHASING PLAN DATED 4-29-2008. THIS PLAN PROPOSES 97 UNITS. THE 17 REMAINING UNITS FROM S-11-002 ARE BEING TRANSFERRED TO VILLAGES AT TURF VALLEY, PHASE 3 (F-08-085) TO REPLACE SOME OF THE 35 UNITS WHICH TRANSFERRED FROM VILLAGES AT TURF VALLEY PHASE 3 (F-08-085) TO VILLAGES AT TURF VALLEY PHASE 5 (F-15-079).

31. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

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.

BENCHMARK
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WWW.BEI-CVLENGINEERING.COM

Donald A. Mason 6/10/19
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
Louis Mangione 6/10/19
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP DATE

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

RECORDED AS PLAT NO. 25079 ON
7/3/19 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

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

Richard Lee Manna Rossman 6/19/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Ch. Blank 6-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Shalender 6-26-19
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 1-7-2021 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY PEDICOR PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN HOWARD COUNTY FOLIO 227 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDATION OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 6/10/19
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 18th DAY OF JUNE, 2019."

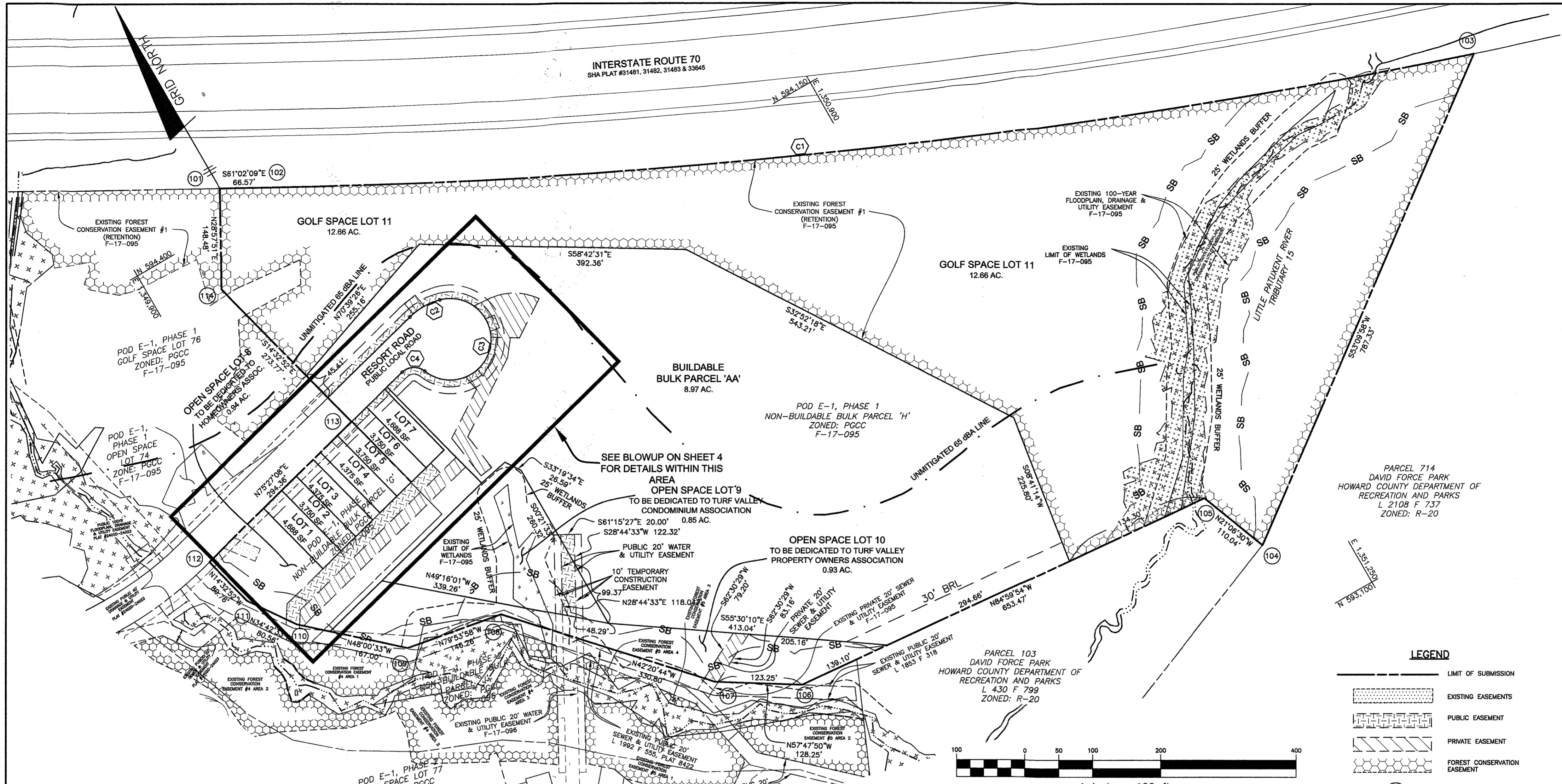
Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
WITNESS

RAVENWOOD AT TURF VALLEY

LOTS 1-7; OPEN SPACE LOTS 8-10;
GOLF SPACE LOT 11 AND
BUILDABLE BULK PARCEL 'AA'
(A Resubdivision of Turf Valley, Pod E-1, Phase 1,
Non-Buildable Bulk Parcels 'G' and 'H'
previously recorded as Plat #24898-24909

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 17 SCALE: AS SHOWN
GRID: 13 DATE: JUNE 10, 2019
PARCEL: p/a 706
ZONED: PGCC SHEET: 2 OF 4



TABULATION CHART - THIS SHEET

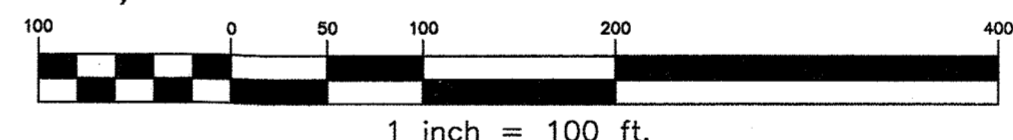
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7
OPEN SPACE/GOLF SPACE	4
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.67± AC.
OPEN SPACE/GOLF SPACE	15.38± AC.
BUILDABLE BULK PARCELS	8.97± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.44± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	25.46± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 ■ ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVLENGINEERING.COM

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

Donald M Mason 6/10/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Louis Mangione 6/10/19
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 DATE



1 inch = 100 ft.

SEE SHEET 1 FOR COORDINATE CHART AND CURVE TABLE

SEE SHEET 2 FOR GENERAL NOTES

SEE SHEET 4 FOR DETAILS WITHIN BOXED AREA.

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

LEGEND

	LIMIT OF SUBMISSION
	EXISTING EASEMENTS
	PUBLIC EASEMENT
	PRIVATE EASEMENT
	FOREST CONSERVATION EASEMENT
	COORDINATE DESIGNATION
	CL. STREAM
	75' STREAM BANK BUFFER
	PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	LIMIT OF WETLANDS

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

W. Wilson for Maureen Roszman 6/19/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 6-21-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin DeLuca for 6-26-19
 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 1-7-2021 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY PEDIGOR PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN PLAT 1852 AT FOLIO 227 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE COMMENCEMENT OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M Mason 6/10/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 10th DAY OF JUNE, 2019."

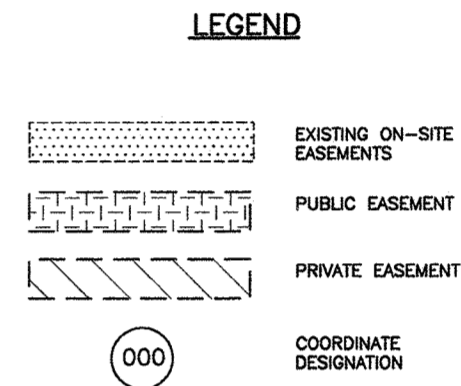
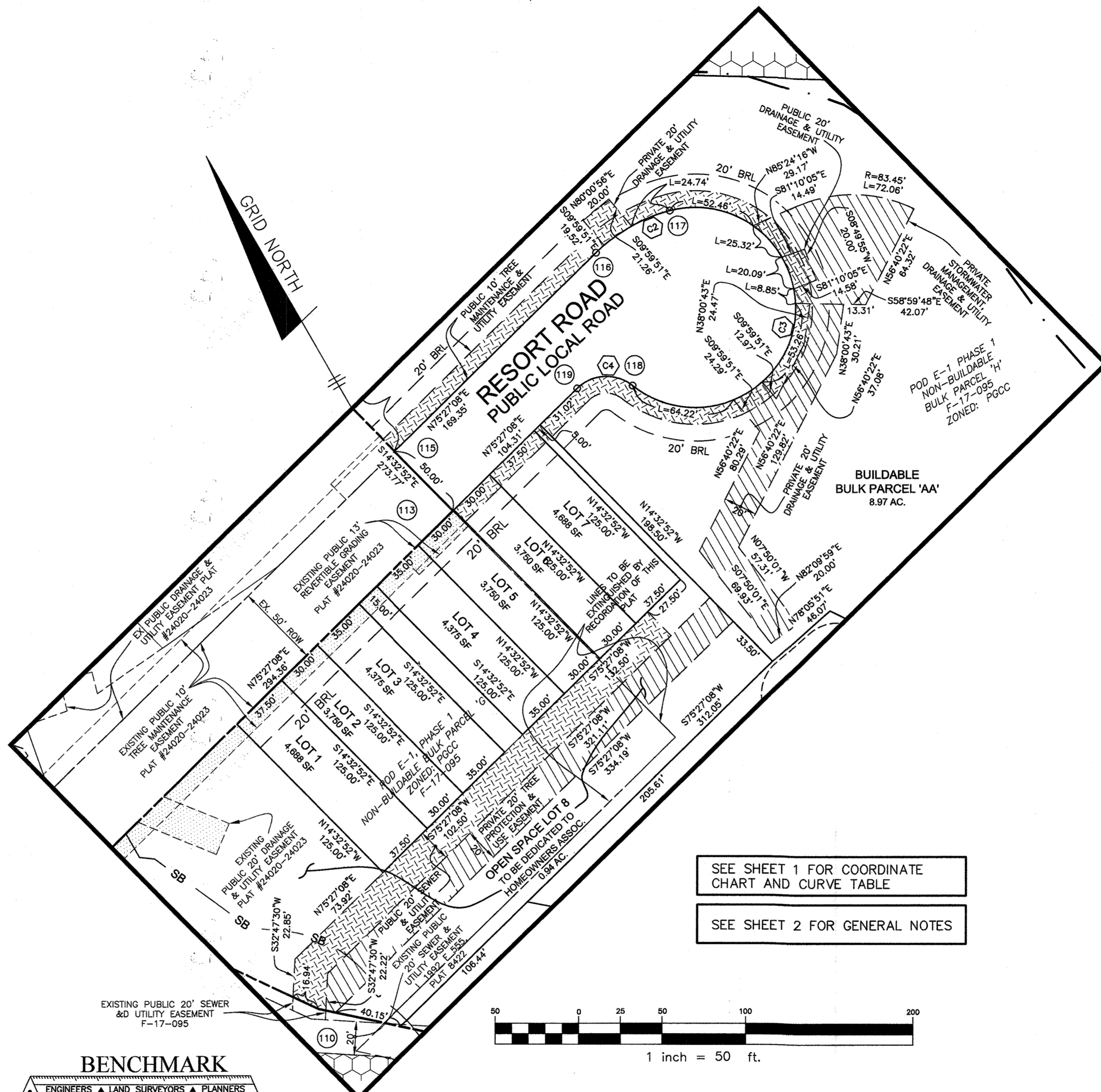
Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Witness Signature]
 WITNESS

RECORDED AS PLAT NO. 25080 ON 7/31/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RAVENWOOD AT TURF VALLEY
 LOTS 1-7; OPEN SPACE LOTS 8-10;
 GOLF SPACE LOT 11 AND
 BUILDABLE BULK PARCEL 'AA'
 (A Resubdivision of Turf Valley, Pod E-1, Phase 1,
 Non-Buildable Bulk Parcels 'G' and 'H'
 previously recorded as Plat #24898-24909

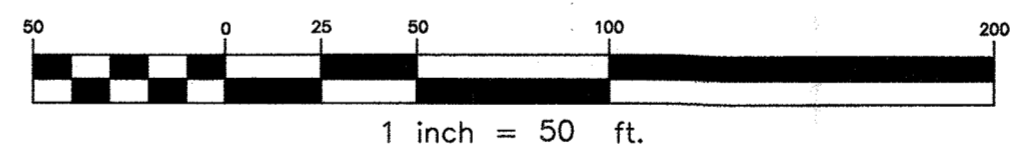
2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 17 SCALE: AS SHOWN
 GRID: 13 DATE: JUNE 10, 2019
 PARCEL: p/o 706 SHEET: 3 OF 4
 ZONED: PGCC



TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE/GOLF SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE BULK 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	N/A

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SEE SHEET 1 FOR COORDINATE CHART AND CURVE TABLE
 SEE SHEET 2 FOR GENERAL NOTES

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 6/10/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
LM
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 DATE 6/10/19

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

RECORDED AS PLAT NO. 25081 ON 7/31/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Wilton for Maureen Rossman 6/19/2019
 HOWARD COUNTY HEALTH OFFICER DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Keith Schenck 6-21-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keith Schenck 6-26-19
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
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Donald Mason 6/10/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
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LM
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
 WITNESS

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 LOTS 1-7; OPEN SPACE LOTS 8-10;
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