

- LEGEND**
- DENOTES PUBLIC DRAINAGE AND UTILITY EASEMENT.
  - DENOTES EX. 10' PUBLIC TREE MAINTENANCE EASEMENT HEREBY VACATED
  - DENOTES CONC. MONUMENT FOUND
  - DENOTES CONC. MONUMENT SET
  - DENOTES IRON PIN OR PIPE FOUND
  - DENOTES IRON PIN & CAP SET
  - HOA DENOTES HOME OWNERS ASSOCIATION

**AREA TABULATION**

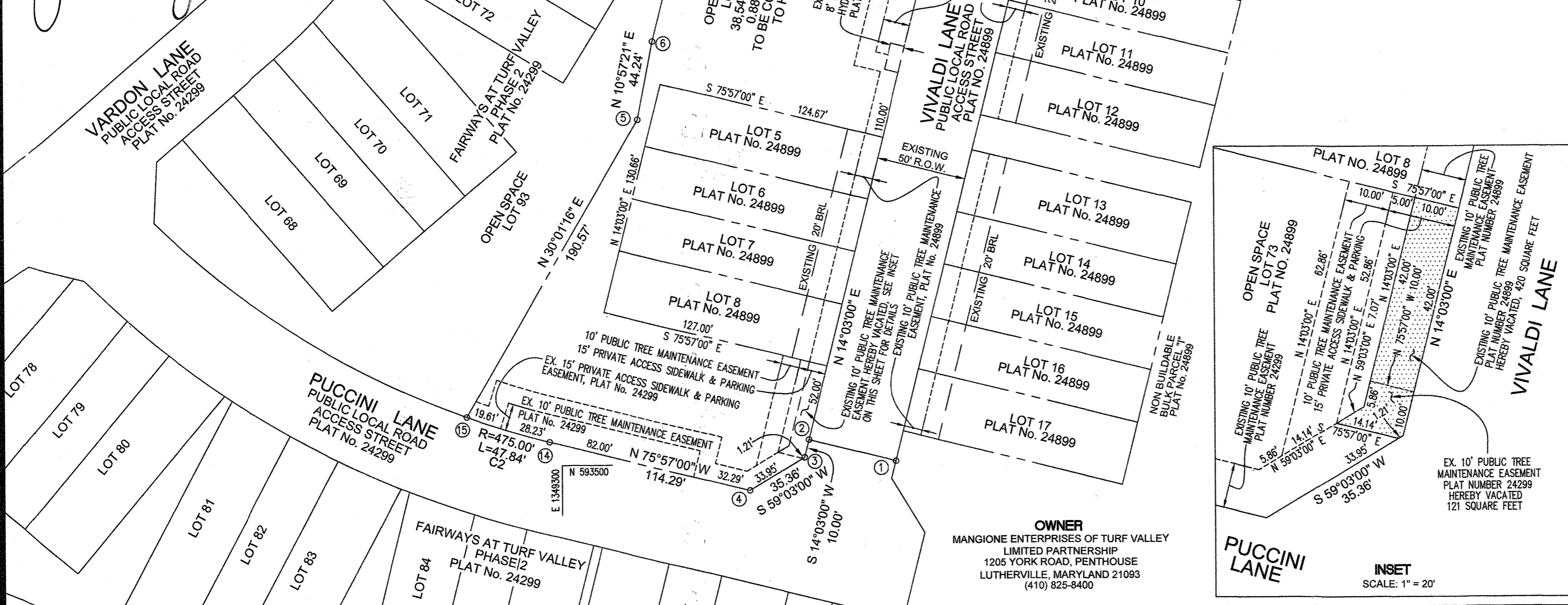
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF GOLF SPACE/OPEN SPACE LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0 Ac.
TOTAL AREA OF GOLF SPACE/OPEN SPACE LOTS TO BE RECORDED	0.8849 Ac.
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0 Ac.
AREA DEDICATED TO HOWARD COUNTY FOR PUBLIC ROAD	0 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.8849 Ac.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	730.00	84.97	06°40'08"	42.52	N 10°42'56" E	84.92
C-2	475.00	47.84	05°46'13"	23.94	N 73°03'54" W	47.82

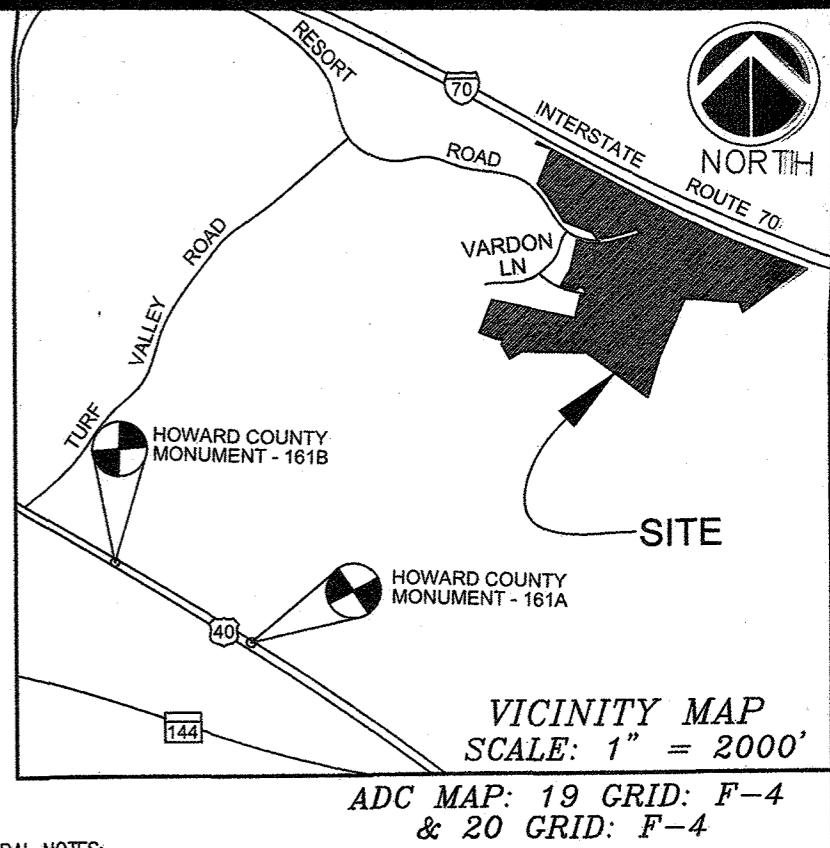
THE REQUIREMENTS SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

(SURVEYOR) M. J. Roshan DATE 08/09/2019  
 (OWNER) Louis Mangione DATE 8/13/19



**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



- GENERAL NOTES:**
- SUBJECT PROPERTY IS ZONED "PGCC" PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
  - OPEN SPACE LOT 73 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 10, 2017 BY NJR AND ASSOCIATES.
  - HERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
  - 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.
  - THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(VII) OF THE HOWARD COUNTY CODE. RETENTION OF 18.9 ACRES OF FOREST WITHIN CONSERVATION EASEMENTS WAS RECORDED WITH PLAT NO. 24898.
  - ALL AREAS ARE MORE OR LESS (+/-).
  - DISTANCES SHOWN ARE BASED ON U.S. SURVEY FEET.
  - 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.
  - THE ARTICLES OF INCORPORATION FOR TURF VALLEY POD E-1 NEIGHBORHOOD ASSOCIATION INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 11/30/2018, ID #19258532.
  - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
  - 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.
    - 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 CALCULATION; 4) GROSS AREA PROVIDED; 5) OPEN SPACE REQUIRED; 6) OPEN SPACE PROVIDED; 7) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS PLAT IS TO (1) VACATE EXISTING PUBLIC TREE EASEMENTS AS SHOWN ON PLATS 24299 AND 24899; AND (2) CREATE A 10' PUBLIC TREE EASEMENT AND 15' PRIVATE ACCESS SIDEWALK & PARKING EASEMENT.

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 2-10-2021 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.

**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 13 DAY OF AUG, 2019.

RECORDED AS PLAT NUMBER **25159** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON SEP 19, 2019

**REVISION PLAT**  
**TURF VALLEY, POD E-1**  
**PHASE ONE**  
**OPEN SPACE LOT 73**  
 (BEING A REVISION OF OPEN SPACE LOT 73, AS SHOWN ON PLATS ENTITLED "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" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT Nos. 24898 THRU 24909)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
Chad Edman 9-6-19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mohammad Najib Roshan 08/09/2019  
 MOHAMMAD NAJIB ROSHAN MARYLAND REGISTERED SURVEYOR #11049

Louis Mangione 8/13/19  
 LOUIS MANGIONE DATE  
Michele Goyette 8/13/19  
 WITNESS DATE

SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 DATE: JULY 24, 2019  
 SHEET: 1 OF 1  
 TAX MAP: 17 GRID: 13 ZONED: PGCC  
 PREPARED BY: **NJR & ASSOCIATES, L.L.C.**  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200