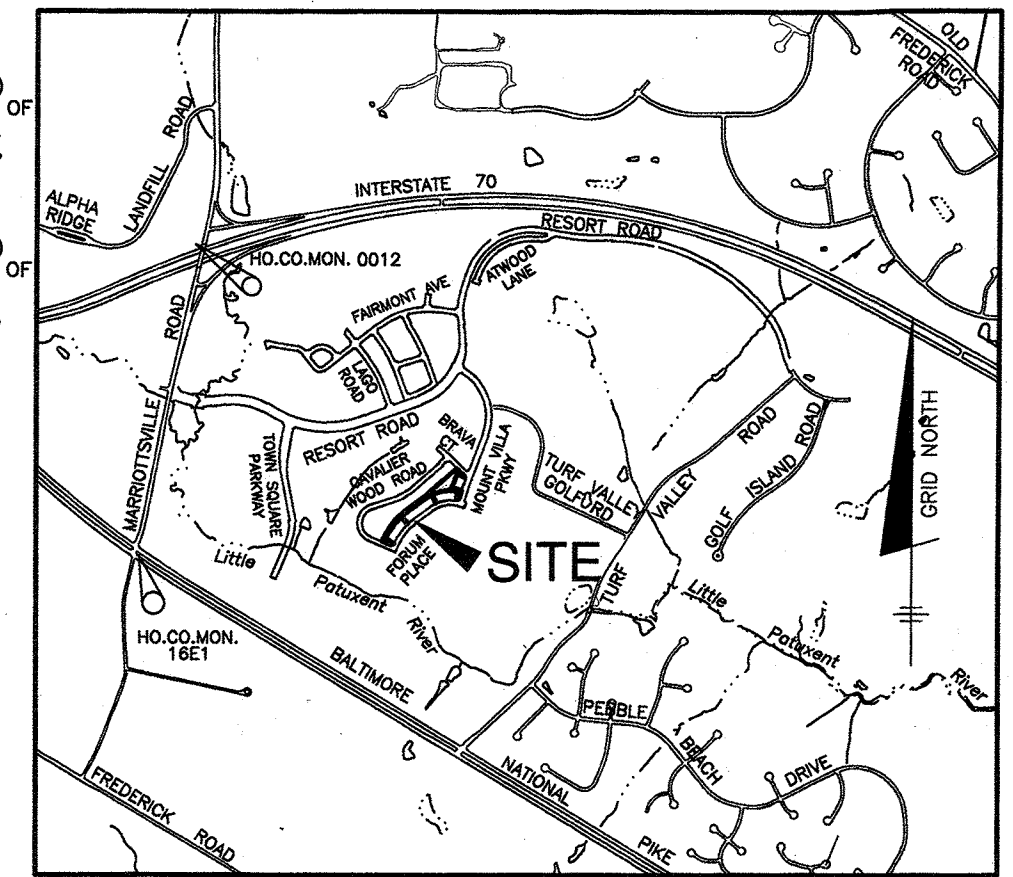


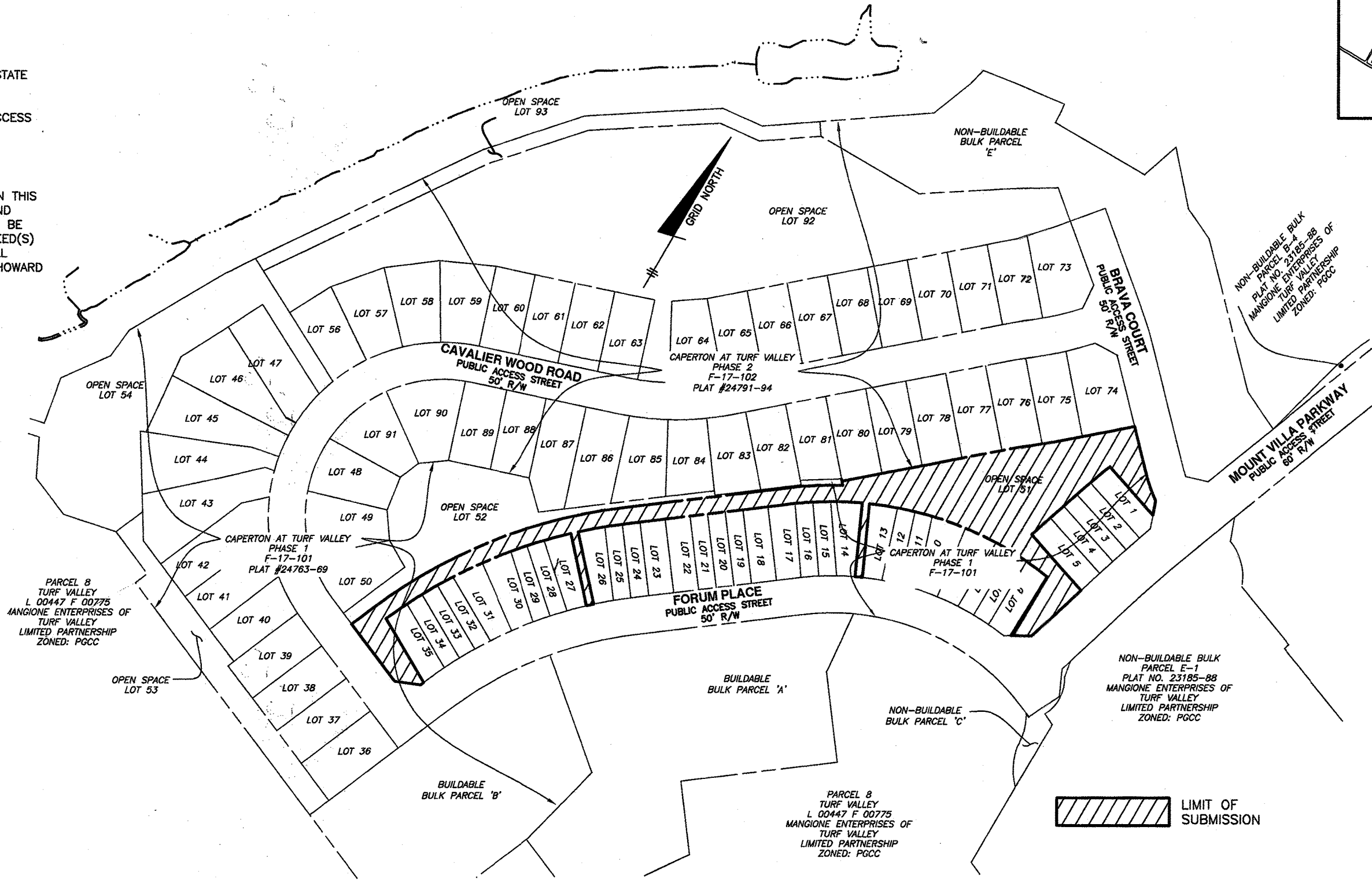
GENERAL NOTES

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
2. THE SUBJECT PROPERTY IS ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. THIS PROJECT IS SUBJECT TO THE 3RD AMENDED TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT NUMBERS 21029-21031 ON MARCH 26, 2010 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
4. 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. 16E1 AND 0012 WERE USED FOR THIS PROJECT.
5. TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006.
6. ALL AREAS SHOWN ON THIS PLAT ARE "MORE" OR "LESS".
7. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THESE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 3-6-2018, ON WHICH DATE DEVELOPER AGREEMENT NUMBER F-17-101/14-4977-D WAS FILED AND ACCEPTED.
8. THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100 YEAR-FLOODPLAINS, OR STEEP SLOPES 25% OR GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
10. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 3-27-2018 ID# D18698563
11. THE PURPOSE OF OPEN SPACE LOT 51 IS TO ENCOMPASS THE PRIVATE DRIVE WHICH IS THE ACCESS FOR THE REAR LOADED UNITS ON LOTS 1-35. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 51, 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. UPON COMPLETION OF THE PUBLIC UTILITIES, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
13. APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:
S-86-013, S-08-001, S-11-003, SDP-13-038, F-14-096, SP-16-010, WP-13-054, F-17-101, F-17-102, SDP-19-012, SDP-19-056

BENCHMARKS
NAD'83 HORIZONTAL
 HO. CO. #16E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3ft DEEP COLUMN OF CONCRETE.
 N 593250.960' E 1340192.70'
 ELEVATION: 463.981'
 HO. CO. #0012 (AKA: 3439001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3ft DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37'
 ELEVATION: 486.298'



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

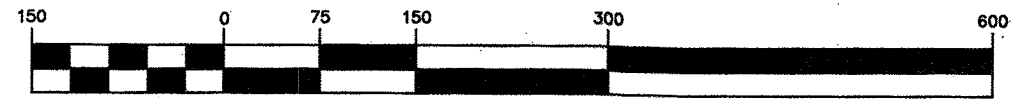


TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.00 AC.
OPEN SPACE	1.34± AC.
BUILDABLE BULK PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.34± AC.

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

Donald Mason 9/9/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
DM
 LOUIS MANGIONE DATE 9/19/19
 CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.



BENCHMARK
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-6105 (F) 410-485-8644
 WWW.BEI-CVLENGINEERING.COM

OWNER:
 CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
 410-825-8400

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF THE PUBLIC 10' TREE MAINTENANCE EASEMENT ON OPEN SPACE LOT 51 IN ORDER TO CONSTRUCT AN ENTRANCE MONUMENT.

RECORDED AS PLAT NO. 25241 ON 12/19/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maureen Rossman 12/3/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Charles Chamberlain 12/6/19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Maureen Rossman & Amy Gowan 12/12/19
 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 ACQUIRED BY CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. FROM MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED DECEMBER 17, 2018 AND RECORDED IN LIBER 18492 AT FOLIO 158 AND THAT ALL MONUMENTS SHOWN ON THIS PLAT OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald Mason 9/9/19
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE
 "CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC., 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 11th DAY OF SEPTEMBER, 2019."
John Mangione
 LOUIS MANGIONE
 CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.
 WITNESS *[Signature]*

CAPERTON VILLAGE AT TURF VALLEY PHASE 1 OPEN SPACE LOT 51 PLAT OF REVISION
 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 19 DATE: SEPTEMBER, 2019
 PARCEL: p/o 8 SHEET: 1 OF 2
 ZONED: PGCC

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	594156.6984	1343533.0562
102	594109.0139	1343579.2036
103	594084.1062	1343608.2846
104	594065.2613	1343614.7737
105	594092.9247	1343531.5823
106	594083.2192	1343527.4648
107	593960.2235	1343486.9662
108	593928.6734	1343581.8459
109	593841.3957	1343555.3842
110	593827.1727	1343532.0914
111	593921.5621	1343533.3128
112	593885.2537	1343277.5725

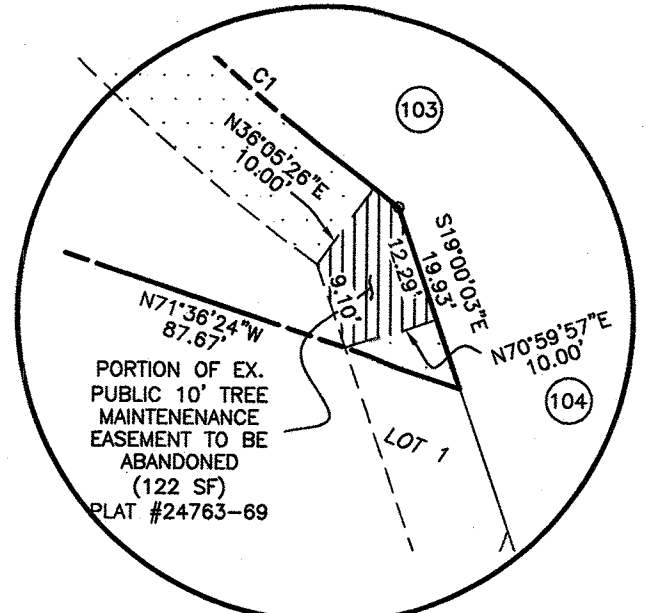
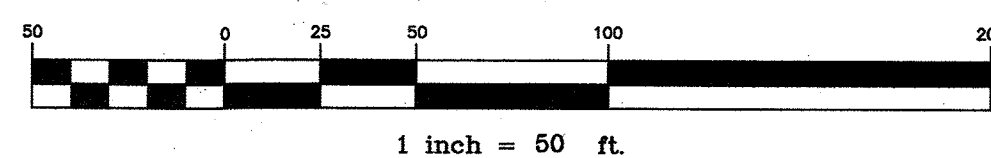
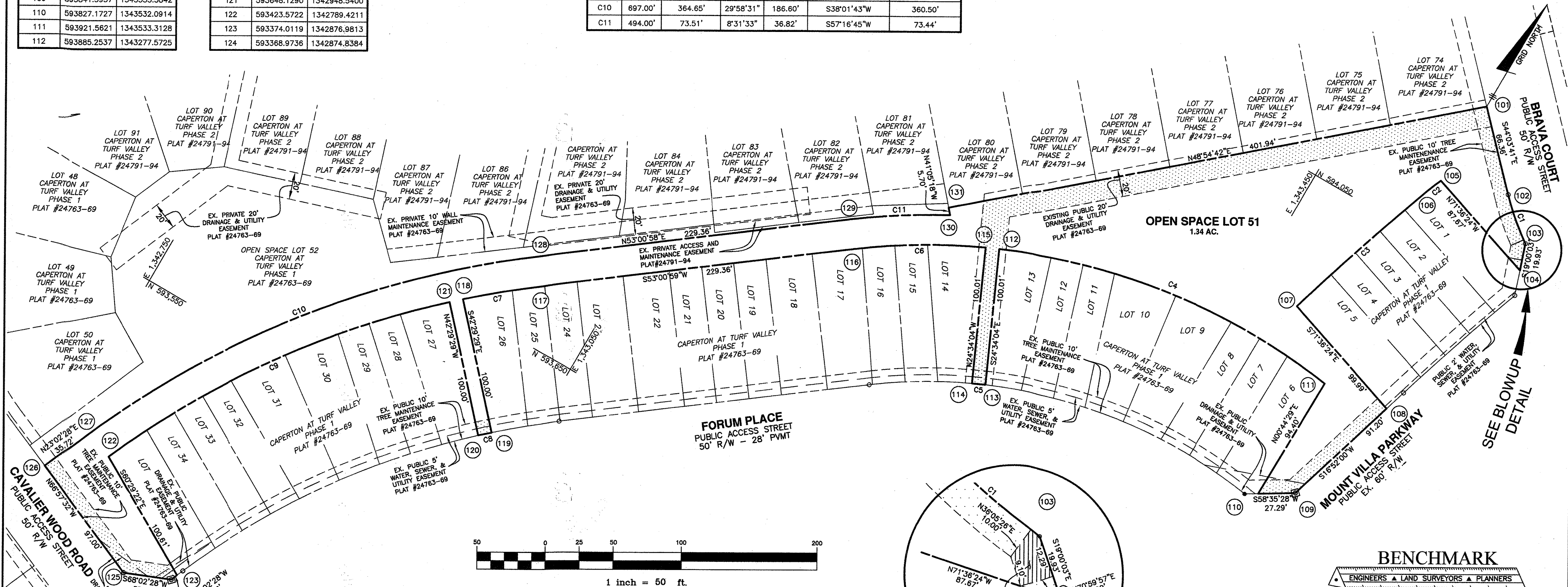
BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
113	593794.3002	1343319.1523
114	593790.1425	1343310.0576
115	593881.0960	1343268.4777
116	593830.9657	1343185.3075
117	593692.9847	1343002.0921
118	593654.8839	1342955.9138
119	593581.1437	1343023.4640
120	593574.3889	1343016.0903
121	593648.1290	1342948.5400
122	593423.5722	1342789.4211
123	593374.0119	1342876.9813
124	593368.9736	1342874.8384

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
125	593355.7528	1342842.0480
126	593393.7178	1342752.7863
127	593426.5901	1342766.7676
128	593710.5585	1342988.8572
129	593848.5394	1343172.0725
130	593888.2374	1343233.8592
131	593892.5325	1343230.1139

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	205.00'	38.35'	10°43'02"	19.23'	S49°25'12"E	38.29'
C2	100.00'	10.55'	6°02'36"	5.28'	S22°59'19"W	10.54'
C3	2130.00'	129.51'	3°29'02"	64.78'	S18°13'30"W	129.49'
C4	472.00'	261.64'	31°45'38"	134.28'	S81°55'10"W	258.30'
C5	372.00'	10.00'	1°32'25"	5.00'	S65°25'56"W	10.00'
C6	472.00'	97.28'	11°48'32"	48.81'	S58°55'15"W	97.11'
C7	675.00'	59.89'	5°05'00"	29.96'	S50°28'29"W	59.87'
C8	575.00'	10.00'	0°59'47"	5.00'	S47°30'31"W	10.00'
C9	675.00'	277.16'	23°31'34"	140.56'	S35°19'16"W	275.22'
C10	697.00'	364.65'	29°58'31"	186.60'	S38°01'43"W	360.50'
C11	494.00'	73.51'	8°31'33"	36.82'	S57°16'45"W	73.44'

LEGEND

- LIMIT OF SUBMISSION
- EXISTING ON-SITE EASEMENTS
- PORTION OF EXISTING EASEMENTS TO BE ABANDONED
- 3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT TO BE SET UNDER F-17-101



TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.00 AC.
OPEN SPACE	1.34± AC.
BUILDABLE BULK PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.34± AC.

THE REQUIREMENTS § 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.

Donald A. Mason 9/9/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Louis Mangione 9/11/19
 LOUIS MANGIONE
 DATE
 CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.

BLOWUP
 SCALE: 1" = 20'

OWNER:
 CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 410-825-8400

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF THE PUBLIC 10' TREE MAINTENANCE EASEMENT ON OPEN SPACE LOT 51 IN ORDER TO CONSTRUCT AN ENTRANCE MONUMENT.

RECORDED AS PLAT NO. 25242 ON 12/19/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Debra Ann Mason 12/3/2019
 HOWARD COUNTY HEALTH OFFICER u.o. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris Chamber 12-6-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
James D. Mason 12/12/19
 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 ACQUIRED BY CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. FROM MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 17, 2018 AND RECORDED IN LIBER 18492 AT FOLIO 158 AND THAT ALL MONUMENTS SHOWN ON THIS PLAT WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald A. Mason 9/9/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE
 "CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC., 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 11th DAY OF SEPTEMBER, 2019."
Louis Mangione
 LOUIS MANGIONE
 CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.
 WITNESS: *[Signature]*

CAPERTON VILLAGE AT TURF VALLEY
 PHASE 1
 OPEN SPACE LOT 51
 PLAT OF REVISION
 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16
 GRID: 19
 PARCEL: p/o 8
 ZONED: PGCC
 SCALE: AS SHOWN
 DATE: SEPTEMBER, 2019
 SHEET: 2 OF 2

J:\2757 Clubhouse at Turf Valley\dwg\F-Plans\Phase 1\Revision Plat OS Lot 51.dwg, 9/9/2019 3:11:20 PM