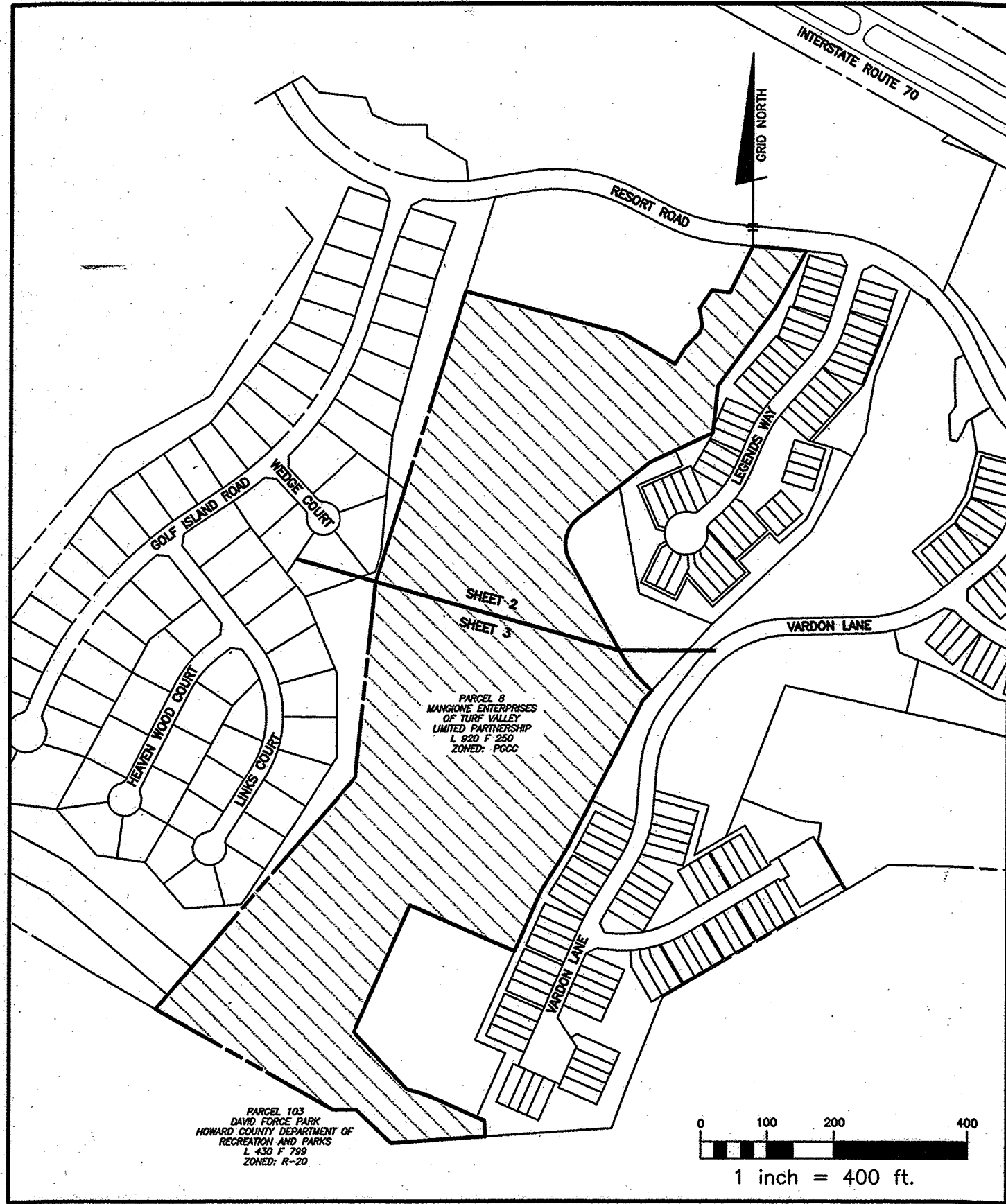
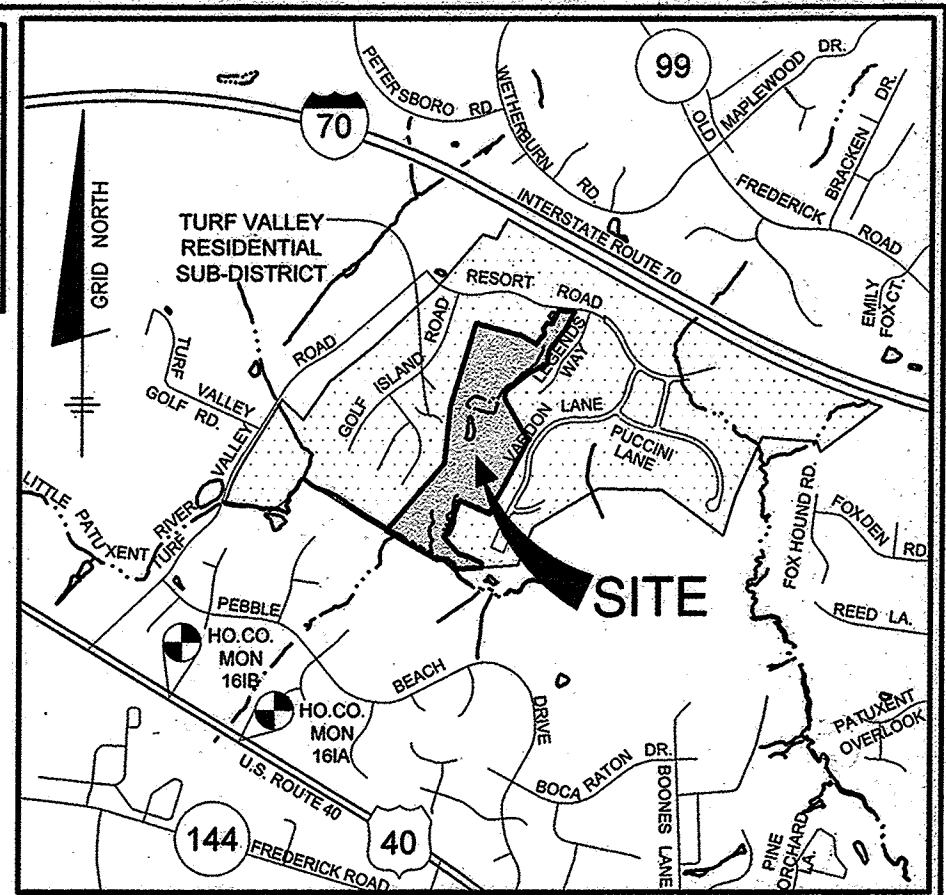


**GENERAL NOTES**

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS ALTERNATE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
2. THE SUBJECT PROPERTY IS ZONED PGCC-1 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. 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.
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. 161A AND 161B WERE USED FOR THIS PROJECT.
5. TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006 AND CONFIRMED BY BENCHMARK ENGINEERING, INC. IN MAY, 2020.
6. ALL AREAS ARE MORE OR LESS.
7. 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 OR STEEP SLOPES GREATER THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS PARCEL.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
9. THE NOISE STUDY IS NOT REQUIRED FOR THIS PLAT PER SECTION 5.2.F.2 AS THERE ARE NO EXISTING OR PROPOSED DWELLING UNITS.
10. A TRAFFIC STUDY IS NOT REQUIRED AS THIS IS PLAT DOES NOT CREATE ANY ADDITIONAL LOTS OR UNITS.
11. THE PLAT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(h) OF THE HOWARD COUNTY CODE.
12. THIS PLAT IS EXEMPT SECTION 16.124 - LANDSCAPING SINCE IT IS NOT A SUBDIVISION AND DOES NOT CREATE ANY NEW LOTS OR UNITS.
13. THIS PLAT IS EXEMPT FROM SECTION 16.129 - GOLF COURSE REDEVELOPMENT SINCE THIS IS NOT A REDEVELOPMENT PROJECT.
14. RESERVATION OF PUBLIC UTILITY EASEMENTS 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 GOLF SPACE LOT A, ANY CONVEYANCES OF THE AFORESAID PARCEL 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 AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
15. APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES: S-86-13, WP-20-102.
16. WP-20-102 AND ALTERNATIVE COMPLIANCE TO SECTION 16.146 PRELIMINARY PLAN WAS APPROVED ON JUNE 17, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
  1. SUBMISSION OF A PLAT TO CREATE THE GOLF SPACE LOT FOR REVIEW BY THE SRC AND RECORDED WITH HOWARD COUNTY LAND RECORDS. THE APPROVAL IS ONLY FOR THE AREA SHOWN HIGHLIGHTED WITH THE SUBMITTED EXHIBIT.
  2. THE ALTERNATIVE COMPLIANCE APPROVAL IS LIMITED TO THE AREA WITHIN PARCEL 8 SHOWN HIGHLIGHTED WITH THE SUBMITTED EXHIBIT.
  3. SUBMISSION OF A SUPPLEMENTARY PLAN SHOWING ALL EXISTING CONDITIONS WITHIN THE GOLF COURSE LOT INCLUDING TOPOGRAPHY, ENVIRONMENTAL AREAS, EXISTING PATHWAYS AND INFRASTRUCTURE, AND THE GOLF COURSE FEATURES.
  4. THE ALTERNATIVE COMPLIANCE FILE NUMBER, REQUESTED SECTIONS, DECISION DATE AND CONDITIONS OF APPROVAL SHALL BE INDICATED ON THE PLAT AS A GENERAL NOTE.
17. THERE IS NO FOREST STAND DELINEATION FOR THIS SITE.
18. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING DATED MAY 29, 2020 AND WAS APPROVED BY DPZ ON SEPTEMBER 2, 2020.
19. THE WETLANDS STUDY FOR TURF VALLEY WAS PREPARED BY EXPLORATION RESEARCH, INC. AND THE LIMITS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE 4TH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-013) AND APPROVED ON JULY 28, 2006.
20. STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS DEVELOPMENT.
21. THIS PROJECT IS WITHIN THE METROPOLITAN DISTRICT.

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
161A	589,509.3676	1,346,343.632	462.988	RT. 40 0.35 MILES WEST OF RT-144 JOINT
161B	590,475.2538	1,344,753.9350	469.892	RT.40 0.8 MILES EAST OF MARRIOTTVILLE ROAD



BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	594564.9314	1347565.3113
102	594438.4742	1348037.0289
103	594346.1303	1348194.3260
104	594395.3032	1348223.5665
105	594441.1227	1348267.9914
106	594461.5310	1348275.1275
107	594513.8696	1348267.1707
108	594567.3503	1348303.5482
109	594561.6608	1348358.1124
110	594701.2974	1348426.2863
111	594685.7469	1348586.7847
112	594516.1480	1348495.9122
113	594281.1510	1348323.0458
114	594138.8586	1348308.3859
115	594050.5551	1348119.2866
116	593882.0919	1347905.3440
117	593754.9762	1347879.7841
118	593483.4624	1348030.5621

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
119	593363.2674	1348127.6491
120	593332.4139	1348099.7367
121	592890.2787	1347875.3763
122	592762.9475	1347797.9219
123	592580.8013	1347718.0293
124	592719.0641	1347402.8057
125	592338.2981	1347235.7949
126	592165.7879	1347395.4176
127	592135.0323	1347486.4065
128	592071.0394	1347629.6041
129	592023.1748	1347632.7713
130	592004.3959	1347348.9706
131	592104.4324	1347244.9607
132	592104.4188	1347170.8007
133	592408.3510	1346637.4402
134	593104.6920	1347236.8077
135	593691.1415	1347297.2891

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	100.00'	141.07'	80°49'38"	85.15'	S11°22'09"W	129.66'
C2	450.00'	155.28'	19°46'14"	78.42'	S38°55'46"E	154.51'
C3	510.00'	96.19'	10°48'23"	48.24'	N71°19'26"W	96.05'

**TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE/GOLF SPACE	1
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	39.79± AC.
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	39.79± 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.

**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.BE-CIVILENGINEERING.COM

*Donald Mason* 9/9/2020  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Louis Mangione* 9/14/20  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP

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

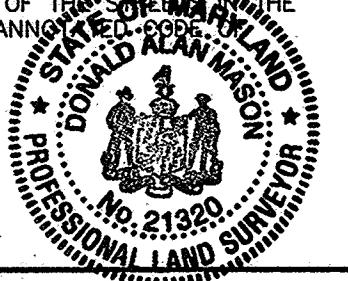
THE SOLE AND ONLY PURPOSE(S) OF THIS PLAT IS TO RECORD A PORTION OF UNRECORDED PARCEL 8 AS GOLF SPACE LOT A.

RECORDED AS PLAT NO. 25620 ON 2-8-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Bridgette M. Rossman* 10/6/2020  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Phelan* 10-28-20  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 1/4/21  
 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 FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY TURF VALLEY ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP, TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 920 AT FOLIO 250, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT AND THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
*Donald Mason* 9/9/2020  
 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 14th DAY OF SEPT., 2020."  
*Louis Mangione*  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP  
 WITNESS

**TURF VALLEY GOLF SPACE LOT A**  
 2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 17  
 GRID: 13  
 PARCEL: p/o 8  
 ZONED: PGCC-1  
 SCALE: AS SHOWN  
 DATE: SEPT. 3, 2020  
 SHEET: 1 OF 4

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

**BENCHMARK**  
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-8644  
WWW.BEI-CIVILENGINEERING.COM

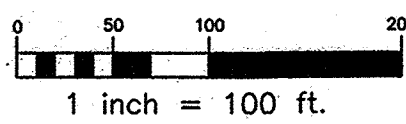
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE,  
ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME  
(AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE  
MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE  
BEEN COMPLIED WITH.

*Donald A. Mason* 9/9/2020  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Louis Mangione* 9/14/20  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY, LP  
DATE

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE/GOLF SPACE	1
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	15.53± AC.
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	15.53± AC.



NOTE: FOR WETLAND AND FLOODPLAIN  
BEARINGS AND DISTANCES SEE SHEET 4.

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

*Howard County Health Officer* 10/6/2020  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING.

*Chief, Development Engineering Division* 10-28-20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 11/1/20  
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 FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT  
IS PART OF LAND CONVEYED BY TURF VALLEY ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP, TO  
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978  
AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 920 AT FOLIO 250 AND THAT ALL  
MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE SUBDIVISION BY  
SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF  
MARYLAND, AS AMENDED.

*Donald A. Mason* 9/9/2020  
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 INTO 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 14th DAY OF SEPT, 2020."

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

WITNESS

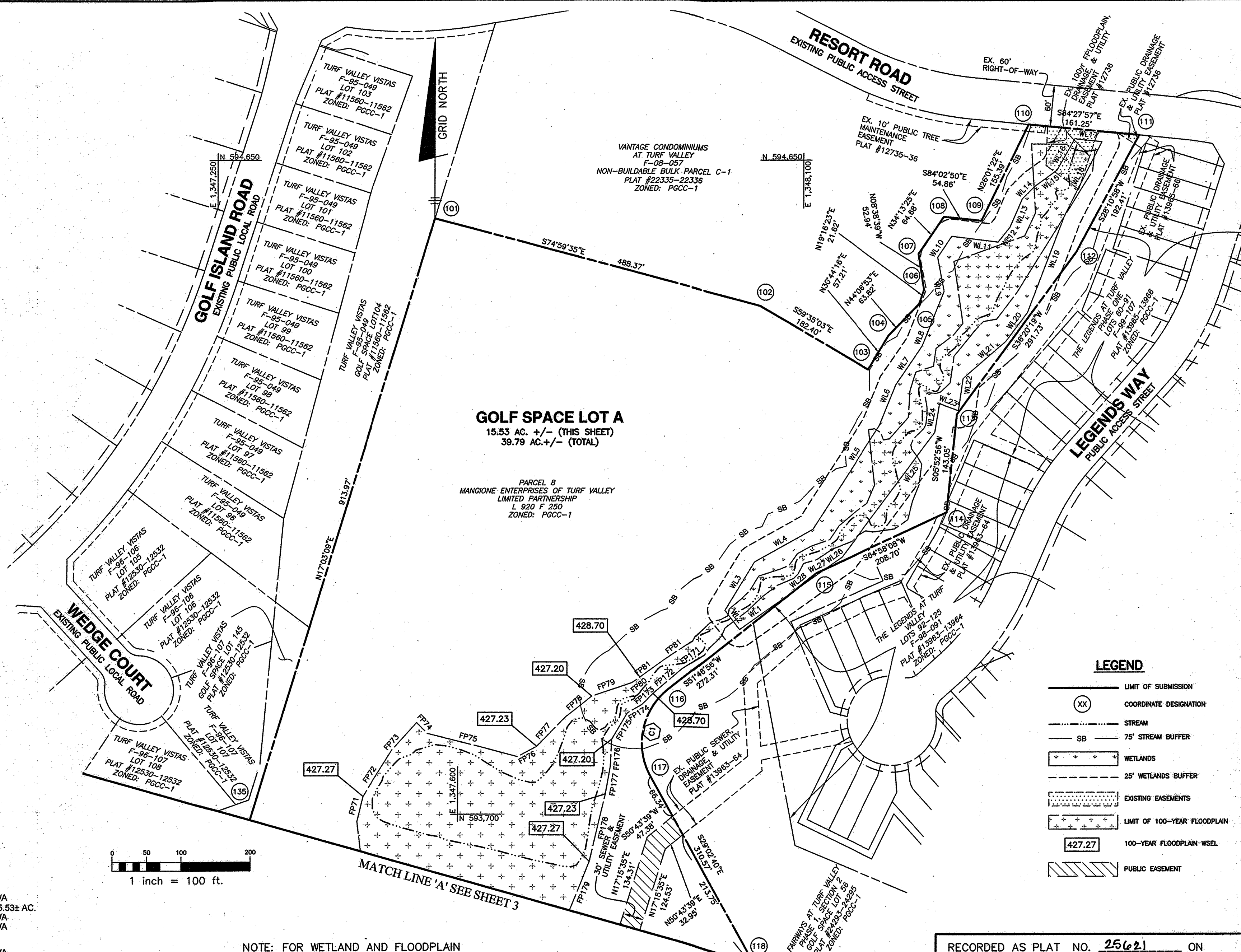
RECORDED AS PLAT NO. 25621 ON  
2-8-21 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND.

**TURF VALLEY**  
GOLF SPACE LOT A

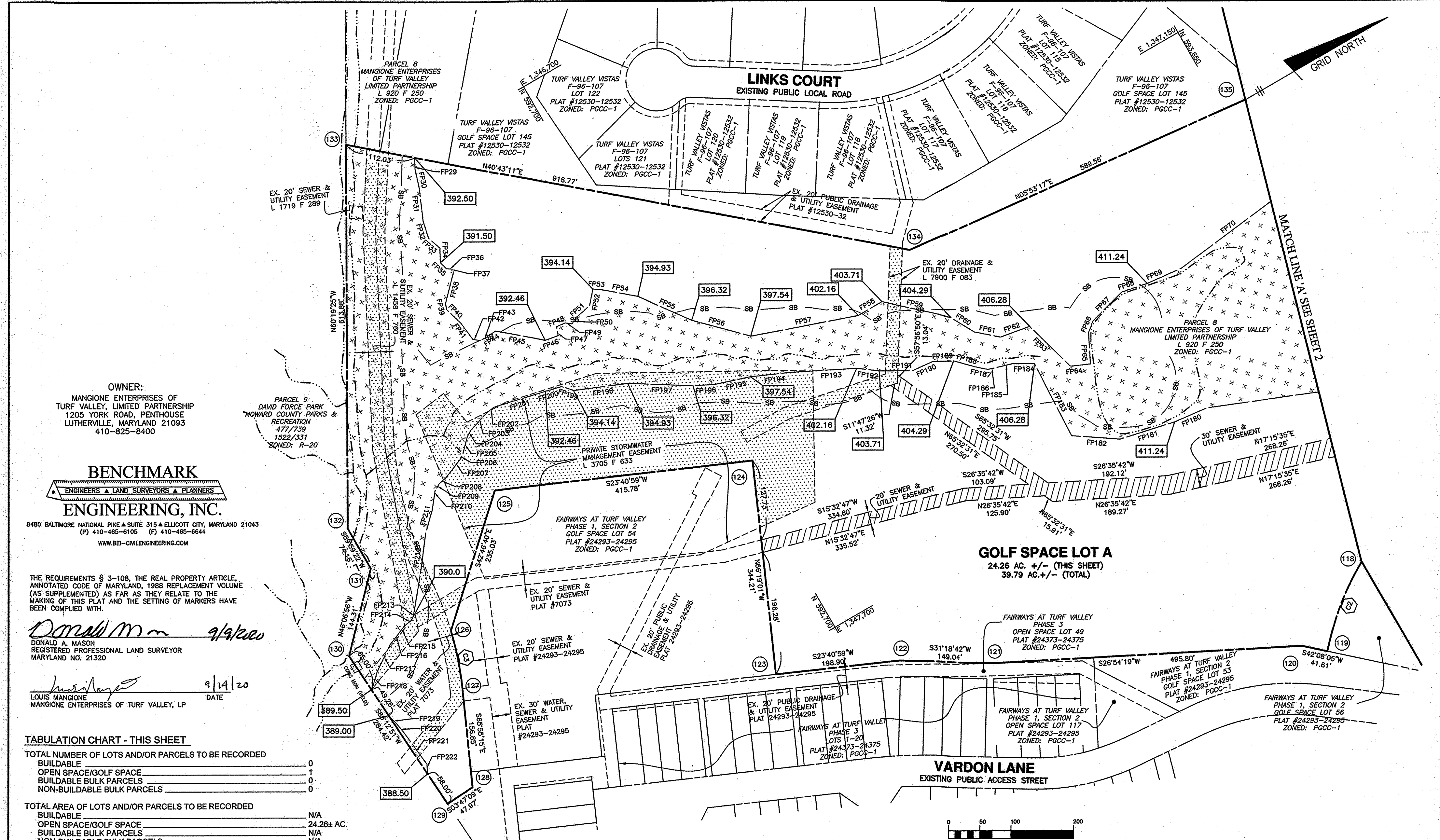
2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 17 SCALE: AS SHOWN  
GRID: 13 DATE: SEPT. 3, 2020  
PARCEL: p/o 8 SHEET: 2 OF 4  
ZONED: PGCC-1

**LEGEND**

- LIMIT OF SUBMISSION
- ⊗ COORDINATE DESIGNATION
- STREAM
- SB 75' STREAM BUFFER
- WETLANDS
- 25' WETLANDS BUFFER
- EXISTING EASEMENTS
- LIMIT OF 100-YEAR FLOODPLAIN
- 427.27 100-YEAR FLOODPLAIN WSEL
- PUBLIC EASEMENT







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

**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-CVLENGINEERING.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 A. Mason* 9/9/2020  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Louis Mangione* 9/14/20  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY, LP DATE

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE/GOLF SPACE	1
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	24.26± AC.
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	24.26± AC.

**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 FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY TURF VALLEY ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP, TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 920 AT FOLIO 250. I CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 9/9/2020  
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 OF 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 14<sup>TH</sup> DAY OF SEPT. 2020."

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

*[Signature]*  
WITNESS

RECORDED AS PLAT NO. 25622 ON 2-8-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TURF VALLEY  
GOLF SPACE LOT A**

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 17 SCALE: AS SHOWN  
GRID: 13 DATE: SEPT. 3, 2020  
PARCEL: p/o 8 SHEET: 3 OF 4  
ZONED: PGCC-1



LINE	BEARING	DISTANCE
WL1	S54°52'58"W	93.22'
WL2	N37°10'16"W	35.18'
WL3	N31°23'44"E	81.60'
WL4	N60°46'22"E	97.42'
WL5	N32°39'55"E	178.45'
WL6	N21°49'08"E	64.05'
WL7	N34°18'37"E	67.87'
WL8	N21°42'45"E	85.03'
WL9	N10°44'53"W	50.15'
WL10	N33°42'48"E	36.76'
WL11	S82°47'31"E	67.70'
WL12	N38°19'18"E	27.57'
WL13	N23°38'53"E	44.51'
WL14	N45°01'31"E	26.44'
WL15	N53°54'17"E	38.93'
WL16	N29°42'02"E	52.62'
WL17	S83°53'03"E	39.57'
WL18	S26°45'56"W	120.82'
WL19	S20°54'53"W	150.04'
WL20	S37°04'51"W	52.17'
WL21	S48°58'08"W	81.41'
WL22	S08°16'59"W	47.21'
WL23	N69°27'38"W	29.05'
WL24	S09°16'50"W	42.17'
WL25	S36°35'30"W	225.34'
WL26	S54°52'58"W	30.65'
WL27	S64°58'08"W	13.78'
WL28	S51°46'56"W	44.63'

LINE	BEARING	DISTANCE
FP29	N62°05'36"W	18.31'
FP30	N72°30'34"W	30.99'
FP31	N66°53'27"W	52.93'
FP32	N77°17'27"W	28.71'
FP33	S71°01'36"W	23.90'
FP34	N62°07'13"W	23.68'
FP35	S74°05'40"W	13.32'
FP36	S35°52'32"W	8.95'
FP37	S81°49'21"W	4.82'
FP38	N45°20'42"W	52.88'
FP39	N72°29'14"W	9.70'
FP40	S74°02'28"W	32.15'
FP41	S83°31'44"W	31.41'
FP42	S41°14'54"W	11.46'
FP43	S02°51'24"W	12.56'
FP44	S03°38'53"E	16.82'
FP45	S41°13'57"W	80.88'
FP46	S10°12'47"W	22.26'
FP47	S70°16'01"E	14.54'
FP48	S06°52'35"W	14.84'
FP49	S36°46'13"W	11.35'
FP50	S31°04'14"E	10.12'
FP51	S10°52'01"E	16.83'
FP52	S49°11'20"E	26.41'
FP53	S34°45'58"W	14.68'
FP54	S40°41'48"W	58.41'
FP55	S53°57'48"W	95.12'
FP56	S45°21'51"W	98.08'

LINE	BEARING	DISTANCE
FP57	S19°11'12"W	175.25'
FP58	S00°16'54"E	43.72'
FP59	S42°37'31"W	112.86'
FP60	S61°23'58"W	43.84'
FP61	S41°12'53"W	42.76'
FP62	S09°58'01"W	49.51'
FP63	S74°17'47"W	91.38'
FP64	S23°33'32"W	32.07'
FP65	S63°38'06"E	50.41'
FP66	S37°10'38"E	19.50'
FP67	S15°10'36"E	65.91'
FP68	S11°25'51"W	42.68'
FP69	S06°00'49"W	59.21'
FP70	S06°39'19"E	154.84'
FP71	S13°45'45"W	37.02'
FP72	S31°54'00"W	79.40'
FP73	S42°06'31"W	54.01'
FP74	N44°40'44"W	22.30'
FP75	N75°41'01"W	80.25'
FP76	S62°09'51"W	31.98'
FP77	S44°13'05"W	59.26'
FP78	S51°37'36"W	49.04'
FP79	S71°26'55"W	61.11'
FP80	S55°31'05"W	14.03'
FP81	S54°04'30"W	44.00'
FP82	S56°26'49"W	48.72'
FP83	S27°11'51"W	6.60'
FP84	S45°28'43"W	30.32'

LINE	BEARING	DISTANCE
FP85	S68°34'01"W	8.16'
FP86	S77°30'17"W	8.06'
FP87	S61°54'47"W	12.07'
FP88	S11°50'08"W	9.99'
FP89	S50°26'45"W	24.22'
FP90	S44°26'39"W	16.67'
FP91	S31°32'22"W	16.56'
FP92	S32°25'51"W	7.10'
FP93	S71°44'17"W	16.79'
FP94	S71°55'05"W	15.69'
FP95	S67°40'07"W	13.93'
FP96	S35°42'45"W	21.03'
FP97	S61°10'59"W	22.05'
FP98	S70°42'34"W	29.32'
FP99	S33°09'10"W	23.74'
FP100	S49°45'25"W	32.22'
FP101	S54°38'09"W	20.15'
FP102	S23°01'03"W	28.84'
FP103	S06°11'11"E	81.03'
FP104	S82°03'26"W	8.61'
FP105	N59°22'55"W	10.46'
FP106	N19°39'34"W	11.62'
FP107	S79°19'28"W	8.68'
FP108	S41°11'01"W	41.59'
FP109	S03°22'56"W	38.84'
FP110	S17°07'02"W	28.32'
FP111	S72°09'03"W	26.90'
FP112	S08°18'11"W	26.13'

LINE	BEARING	DISTANCE
FP113	S52°20'54"W	31.20'
FP114	S39°31'53"W	22.12'
FP115	S08°19'35"E	90.84'
FP116	S70°13'00"W	109.09'
FP117	S24°59'25"W	37.08'
FP118	S03°27'24"E	100.47'
FP119	N06°51'04"E	2.22'
FP120	N89°50'21"W	31.35'
FP121	N49°06'12"W	8.31'
FP122	N70°51'44"W	11.68'
FP123	N81°29'58"W	8.31'
FP124	S85°01'48"W	15.46'
FP125	N05°43'27"E	29.40'
FP126	N31°50'16"E	91.78'
FP127	N31°52'10"E	113.84'
FP128	N36°55'16"E	50.57'
FP129	N79°37'00"E	19.87'
FP130	N42°30'34"E	18.32'
FP131	N39°20'59"E	47.28'
FP132	N07°55'23"E	38.83'
FP133	N45°59'07"E	18.88'
FP134	N69°51'30"E	6.30'
FP135	S87°01'07"E	13.60'
FP136	N27°22'24"E	6.66'
FP137	N10°02'03"W	15.66'
FP138	N00°50'52"E	11.73'
FP139	N06°56'16"E	12.45'
FP140	N23°56'15"E	6.25'

LINE	BEARING	DISTANCE
FP141	N41°38'09"E	6.68'
FP142	N46°09'57"E	15.63'
FP143	N22°18'01"E	9.58'
FP144	N12°33'28"W	6.32'
FP145	N37°09'49"W	14.53'
FP146	N29°51'12"W	11.58'
FP147	N06°51'04"E	29.87'
FP148	N22°03'40"E	25.85'
FP149	N14°03'05"E	27.58'
FP150	N54°40'58"E	23.59'
FP151	N81°54'36"E	31.33'
FP152	S80°48'03"E	10.86'
FP153	N60°28'46"E	13.51'
FP154	N44°30'04"E	11.86'
FP155	N68°27'22"E	30.85'
FP156	N55°40'12"E	26.96'
FP157	N74°05'03"E	20.44'
FP158	N28°01'23"E	17.22'
FP159	N43°40'52"E	9.04'
FP160	N67°34'54"E	24.92'
FP161	N48°32'29"E	6.90'
FP162	N58°18'49"E	7.19'
FP163	N53°00'43"E	12.81'
FP164	N46°32'27"E	30.07'
FP165	N52°38'00"E	32.18'
FP166	N52°45'07"E	9.39'
FP167	N22°54'11"E	12.20'
FP168	N42°22'01"E	11.15'

LINE	BEARING	DISTANCE
FP169	N47°34'45"E	13.50'
FP170	N34°54'00"E	13.17'
FP171	N56°55'22"E	38.61'
FP172	N49°32'25"E	54.65'
FP173	N44°20'23"E	22.26'
FP174	N60°32'27"E	24.97'
FP175	N30°21'59"E	44.71'
FP176	N02°37'18"E	39.06'
FP177	N10°07'06"E	41.29'
FP178	N13°19'04"E	100.33'
FP179	N22°05'05"E	260.16'
FP180	N06°37'01"E	55.86'
FP181	N12°34'41"E	91.60'
FP182	N34°05'38"E	78.31'
FP183	S87°19'36"E	130.08'
FP184	N29°27'59"E	35.58'
FP185	N16°30'13"E	30.53'
FP186	N20°05'45"E	10.03'
FP187	N41°37'00"E	19.66'
FP188	N45°37'09"E	36.00'
FP189	N25°35'07"E	34.32'
FP190	N05°42'51"E	34.52'
FP191	N29°40'59"E	53.24'
FP192	N36°27'49"E	36.30'
FP193	N26°42'08"E	105.77'
FP194	N23°40'36"E	64.48'
FP195	N18°12'15"E	58.77'
FP196	N26°55'34"E	34.83'

LINE	BEARING	DISTANCE
FP197	N32°21'51"E	104.95'
FP198	N22°39'51"E	87.40'
FP199	N49°36'39"E	19.46'
FP200	N14°02'18"E	27.87'
FP201	N13°18'04"E	86.37'
FP202	N07°55'43"W	14.53'
FP203	N17°52'10"W	38.01'
FP204	N33°05'15"W	11.19'
FP205	N45°31'06"W	28.28'
FP206	N35°10'31"W	8.37'
FP207	N22°16'19"W	38.01'
FP208	N11°43'09"W	14.76'
FP209	N30°13'20"W	13.42'
FP210	N51°43'51"W	31.17'
FP211	N44°15'35"W	38.52'
FP212	N52°44'46"W	64.73'
FP213	N38°06'22"W	10.83'
FP214	N08°25'44"W	13.90'
FP215	N22°59'05"W	13.56'
FP216	N22°32'40"W	23.88'
FP217	N34°24'11"W	48.11'
FP218	N42°58'04"W	30.68'
FP219	N75°59'39"E	20.51'
FP220	N79°56'44"E	16.72'
FP221	N84°12'49"E	62.18'
FP222	S63°46'17"E	15.26'

**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-CIVILENGINEERING.COM

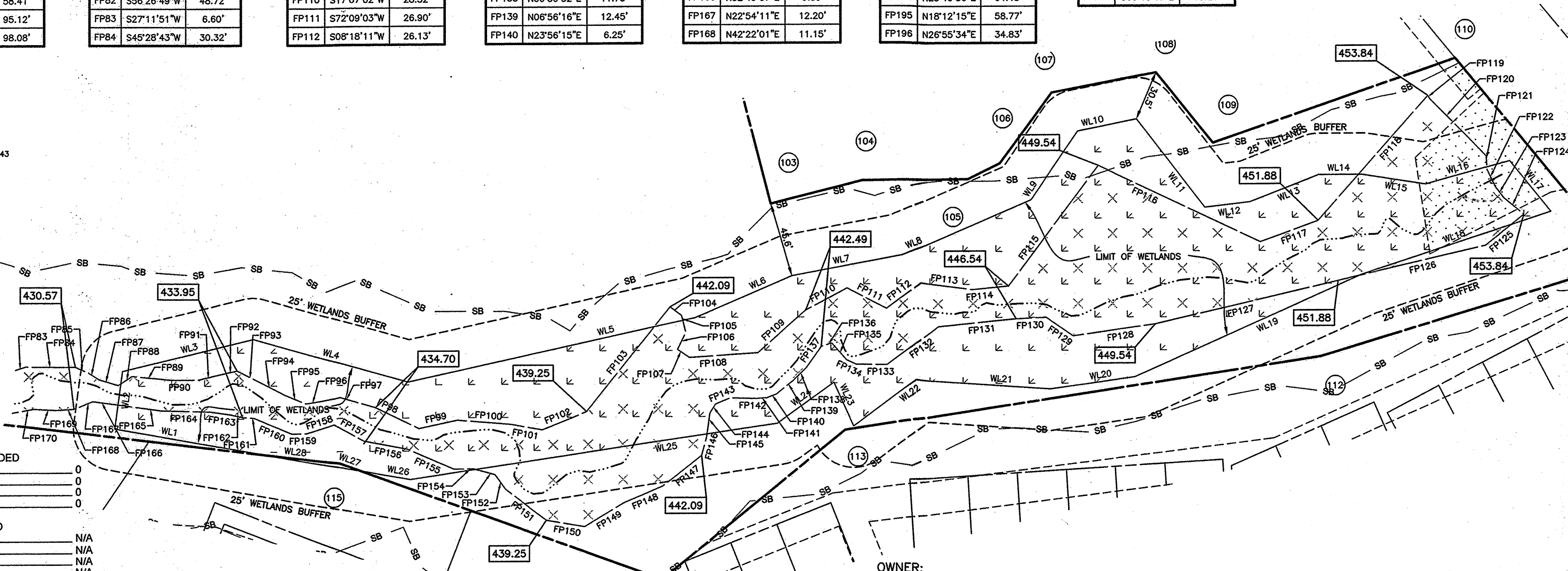
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald Mason* 9/9/2020  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

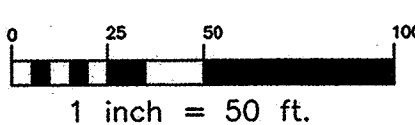
*Louis Mangione* 9/11/20  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP

**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	
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



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



RECORDED AS PLAT NO. 25623 ON 2-1-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Howard County Health Officer* 10/6/2020  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chief, Development Engineering Division* 10-28-20  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Director* 11/1/20  
 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 FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY TURF VALLEY ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP, TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 920 AT FOLIO 250, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE SURVEY AND THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
*Donald Mason* 9/9/2020  
 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 14th DAY OF Sept. 2020."  
*Louis Mangione*  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP  
 WITNESS

**TURF VALLEY GOLF SPACE LOT A**  
 2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 17 SCALE: AS SHOWN  
 GRID: 13 DATE: SEPT. 3, 2020  
 PARCEL: p/o 8 ZONED: PGCC-1 SHEET: 4 OF 4