

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 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 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.
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 AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS. THE 65 dBA CONTOUR LINE SHOWN IS BASED ON REPORT PREPARED BY HUSH ACOUSTICS LLC ON AUGUST 7, 2019. THE 65dBA LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREA BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
10. A TRAFFIC STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
11. THE PLAT IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION SINCE IT IS A PLAT OF REVISION PER SECTION 16.1202(b)(1)(vi) OF THE COUNTY CODE.
12. THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
13. RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES INTO 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 PARCEL 'AA', 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.
14. APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:
S-86-013, ECP-15-077, SP-16-011, F-16-004, F-17-095, F-17-096, F-18-027, SDP-89-47, S-11-002, ECP-16-059, WP-13-054, WP-15-153, WP-16-142, WP-13-164, P-16-001, ECP-11-062, SP-08-006, WP-15-111, WP-16-101

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.

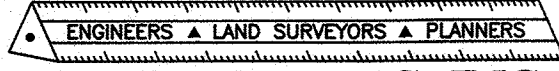
Donald A. Mason 7/9/2020
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione DATE
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP

TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE/GOLF SPACE	1
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE/GOLF SPACE	0.93± AC.
BUILDABLE BULK PARCELS	8.97± AC.
NON-BUILDABLE BULK PARCELS	3.74± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	13.64± AC.

BENCHMARK



ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21104
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

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 PEDICORD PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 AT FOLIO 227 AND THAT ALL MONUMENTS OF MARYLAND PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 7/9/2020
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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31st DAY OF JULY, 2020."

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Witness
WITNESS

PLAT OF REVISION

RAVENWOOD AT TURF VALLEY
OPEN SPACE LOT 10 AND BUILDABLE BULK PARCEL 'AA' (previously recorded as Plat #25078-25081) AND NON-BUILDABLE BULK PARCEL 'J' (previously recorded as Plat #25042-25044)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 17 SCALE: AS SHOWN
GRID: 13 DATE: JULY 8, 2020
PARCEL: p/o 757 SHEET: 1 OF 3
ZONED: PGCC

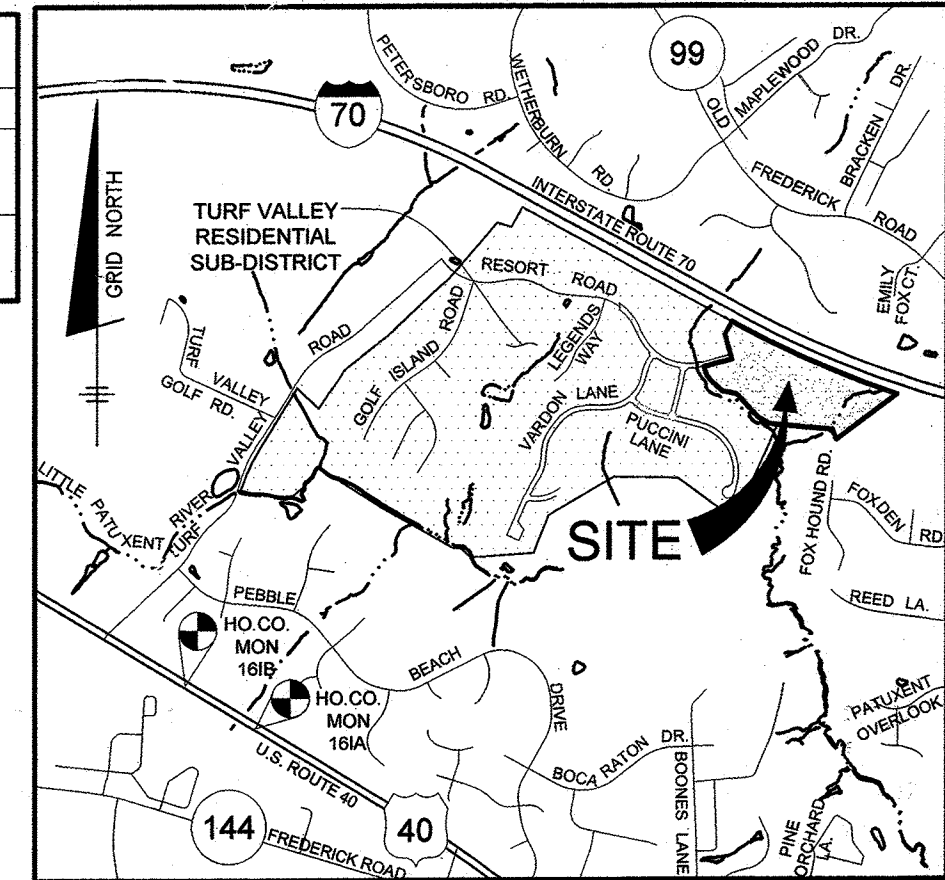
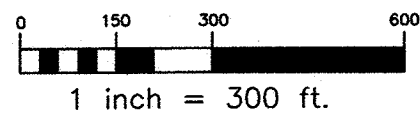
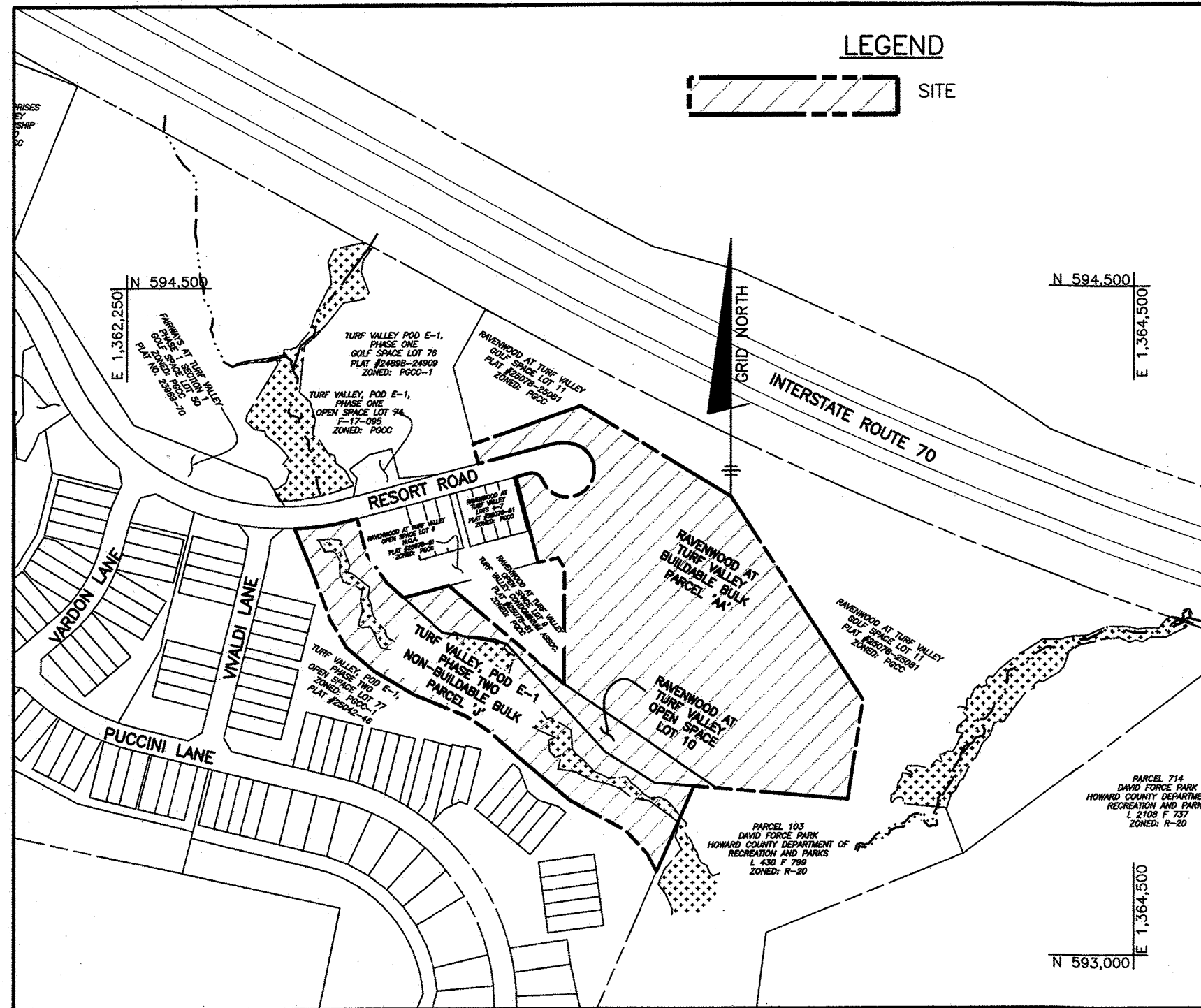
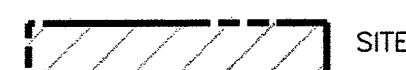
BENCHMARKS

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	100.00'	51.41'	29°27'13"	26.28'	N89°49'15"W	50.84'
C2	60.00'	244.48'	233°27'42"	119.14'	N41°57'55"E	107.18'
C3	25.00'	36.32'	83°14'37"	22.21'	N62°55'33"W	33.21'
C4	575.00'	128.46'	12°48'03"	64.50'	N81°51'10"E	128.20'

LEGEND



VICINITY MAP

SCALE: 1"=2000'

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
109	594148.0163	1350042.3662
110	594232.5304	1350283.1235
111	594028.7403	1350618.4119
112	593572.5071	1350913.2439
113	593349.2943	1350879.1389
114	593379.3470	1350535.7520
115	593187.7388	1350452.3569
116	593228.0198	1350431.4002
117	593280.3974	1350382.2581
118	593348.5506	1350258.7037
119	593442.7242	1350146.6357
120	593500.6168	1350081.9548
121	593538.6120	1350025.0261
122	593585.3071	1349909.4089
123	593638.8903	1349819.7295
124	593692.5600	1349757.5281
125	593754.8976	1349721.0556
126	593863.2457	1349680.8551

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
127	593960.1320	1349641.3084
128	593978.2998	1349768.2117
129	593981.7244	1349781.4085
130	593903.5535	1349801.6943
131	593837.3262	1349847.5679
132	593803.5582	1349885.0831
133	593830.2944	1349988.1110
134	593608.9163	1350245.1875
135	593869.2299	1350246.8189
136	593891.4433	1350232.2129
137	593881.9407	1350187.1294
138	594074.0723	1350137.2703
139	594081.8642	1350167.2962
140	594066.7486	1350196.8675
141	594146.4391	1350268.5335
142	594146.5982	1350217.6915
143	594104.0605	1350053.7729

THE SOLE AND ONLY PURPOSE(S) OF THIS PLAT OF REVISION IS TO: (1) ESTABLISH A PUBLIC 20' WATER & UTILITY EASEMENT ON BUILDABLE BULK PARCEL 'AA'; (2) TO ABANDON EXISTING PRIVATE SEWER & UTILITY EASEMENTS PREVIOUSLY RECORDED UNDER PLAT #25080 AND #24898 ON OPEN SPACE LOT 10 AND NON-BUILDABLE BULK PARCEL 'J'; (3) TO ESTABLISH A NEW PUBLIC SEWER & UTILITY EASEMENT ON OPEN SPACE LOT 10 AND NON-BUILDABLE BULK PARCEL 'J'; (4) SHOW THE NEW 65dBA NOISE CONTOUR LINE PER THE AUGUST 7, 2019 STUDY.

RECORDED AS PLAT NO. 25539 ON 10/13/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

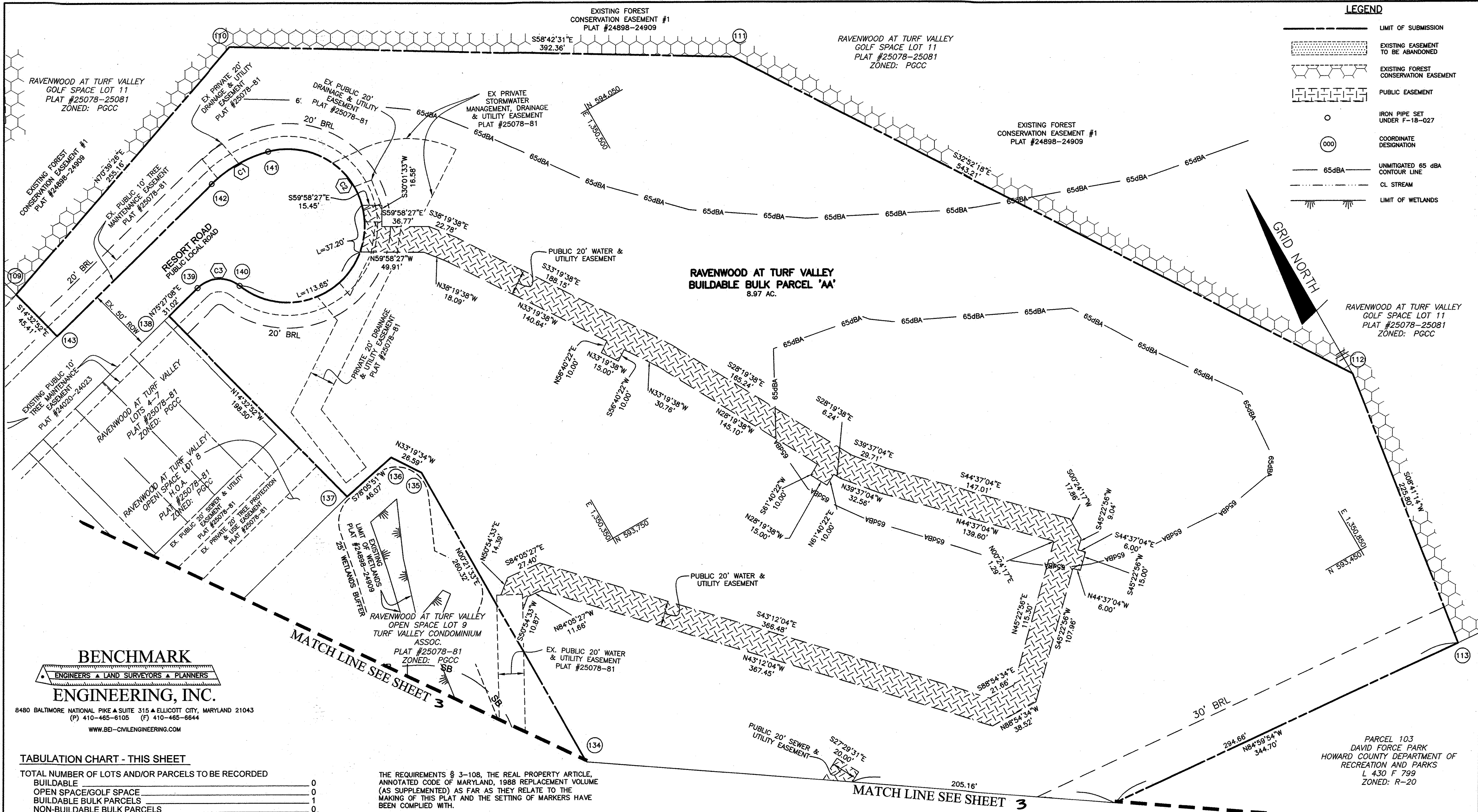
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

B. Dizon for Marra Rosman 8/18/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief 8/26/20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR 9/2/2020
DIRECTOR DATE



LEGEND

	LIMIT OF SUBMISSION
	EXISTING EASEMENT TO BE ABANDONED
	EXISTING FOREST CONSERVATION EASEMENT
	PUBLIC EASEMENT
	IRON PIPE SET UNDER F-18-027
	COORDINATE DESIGNATION
	UNMITIGATED 65 dBA CONTOUR LINE
	CL STREAM
	LIMIT OF WETLANDS

BENCHMARK ENGINEERS, LAND SURVEYORS & PLANNERS ENGINEERING, INC.
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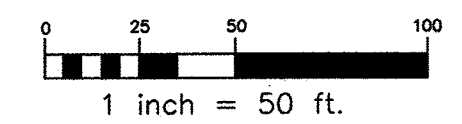
TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE/GOLF SPACE	0
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE/GOLF SPACE	8.97± 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	8.97± 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 A. Mason 7/9/2020
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Louis Mangione
 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. 25540 ON 10/13/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maura Roseman 8/18/2020
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 8/24/20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9/2/2020
 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 PEDICORD PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 AT FOLIO 227 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS SUPPLEMENTED.

Donald A. Mason 7/9/2020
 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 3rd DAY OF JULY, 2020."

Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
 WITNESS

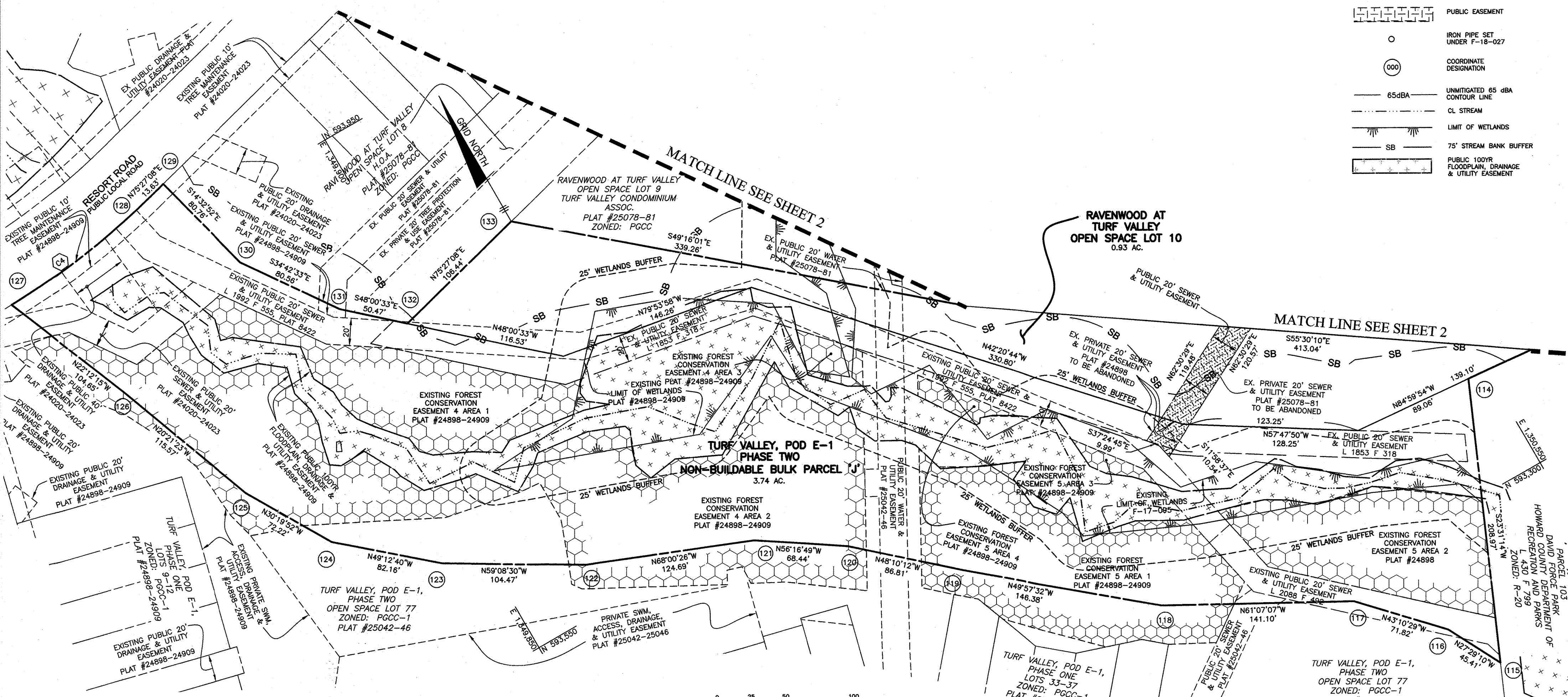
PLAT OF REVISION
RAVENWOOD AT TURF VALLEY
 OPEN SPACE LOT 10 AND BUILDABLE BULK PARCEL 'AA' (previously recorded as Plat #25078-25081) AND NON-BUILDABLE BULK PARCEL 'J' (previously recorded as Plat #25042-25044)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 17
 GRID: 13
 PARCEL: p/o 757
 ZONED: PGCC

SCALE: AS SHOWN
 DATE: JULY 8, 2020
 SHEET: 2 OF 3

LEGEND

- LIMIT OF SUBMISSION
- EXISTING EASEMENT TO BE ABANDONED
- EXISTING FOREST CONSERVATION EASEMENT
- PUBLIC EASEMENT
- IRON PIPE SET UNDER F-18-027
- COORDINATE DESIGNATION
- 65dBA UNMITIGATED 65 dBA CONTOUR LINE
- CL STREAM
- LIMIT OF WETLANDS
- SB 75' STREAM BANK BUFFER
- PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT



TABULATION CHART - THIS SHEET

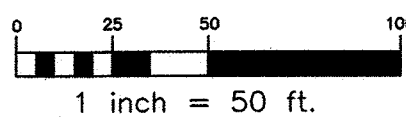
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE/GOLF SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE/GOLF SPACE	0.93± AC.
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	3.74± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.67± 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 A. Mason 7/9/2020

DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY, LP



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

RECORDED AS PLAT NO. 25541 ON 10/13/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Bilva for Maureen Rossmann 8/18/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Shelley Chubb 9/2/2020
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9/2/2020
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 PEDICORD PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 AT FOLIO 227 AND THAT ALL MONUMENTS SHOWN IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS SUPPLEMENTED.

Donald A. Mason 7/9/2020
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

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Louis Mangione
LOUIS MANGIONE DATE
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP

[Signature]
WITNESS

PLAT OF REVISION
RAVENWOOD AT TURF VALLEY

OPEN SPACE LOT 10 AND
BUILDABLE BULK PARCEL 'AA'
(previously recorded as Plat #25078-25081)
AND NON-BUILDABLE BULK PARCEL 'J'
(previously recorded as Plat #25042-25044)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 17 SCALE: AS SHOWN
GRID: 13 DATE: JULY 8, 2020
PARCEL: p/o 757 SHEET: 3 OF 3
ZONED: PGCC