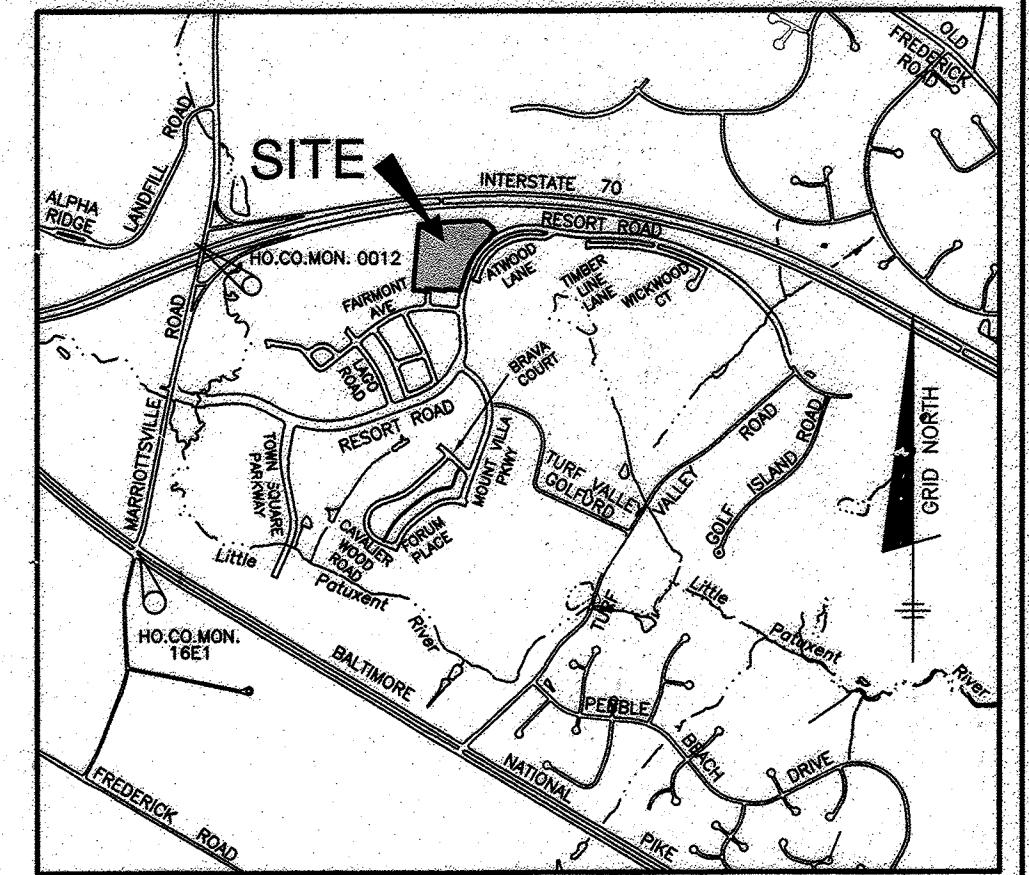
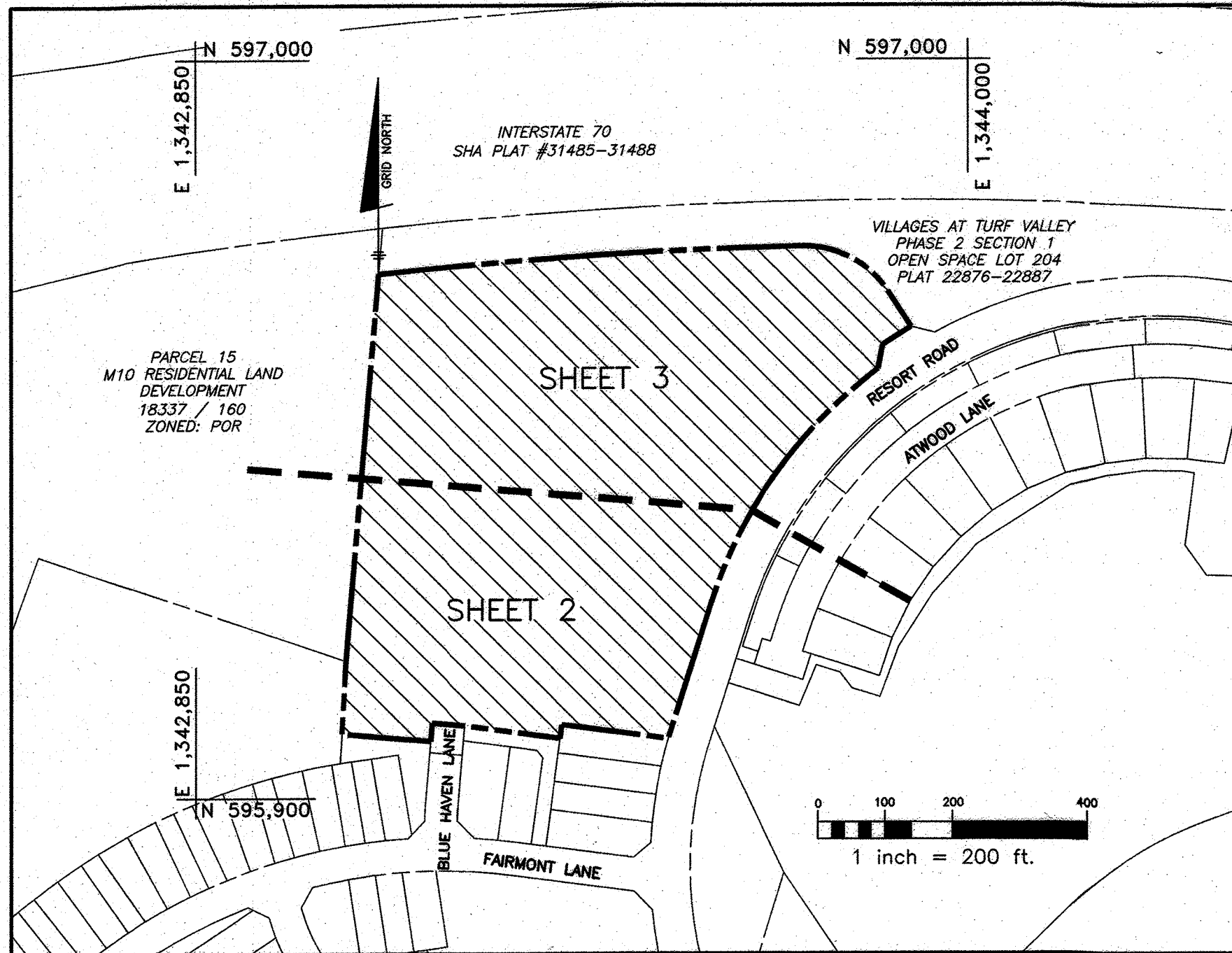


GENERAL NOTES

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-2 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 #21029-21031 ON 3/22/20 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 AND THE RECORD PLAT #23330-23333, F-15-076, PREPARED BY BENCHMARK ENGINEERING, INC. WHICH WAS RECORDED ON 5-15-2016.
6. ALL AREAS ARE MORE OR LESS.
7. THERE ARE NO 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 UNMITIGATED 65 dBA CONTOUR LINE SHOWN IS BASED ON A REPORT PREPARED BY HUSH ACOUSTICS LLC ON JANUARY 6, 2017. 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 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 NON-BUILDABLE BULK PARCEL "CC-2". 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-86-13, S-03-01, F-08-060, F-08-085, WP-09-211, WP-10-159, WP-11-168, WP-12-129, WP-13-054, WP-13-128, WP-14-084, F-14-026, F-15-076



VICINITY MAP
SCALE: 1" = 2000'

ADC MAP: 19
GRID: D4

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'

NOTE: ALL ADJACENT PROPERTIES
ARE ZONED PGCC UNLESS
OTHERWISE NOTED

BULK REGULATIONS :

PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029-21031, (48 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)

PROPOSED USE : SINGLE FAMILY ATTACHED
PERMITTED HEIGHT : SINGLE FAMILY ATTACHED - 34 FEET
OTHER - 15 FEET
ACCESSORY STRUCTURES - 15 FEET

MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.
MAXIMUM UNITS PER STRUCTURE:
SINGLE FAMILY ATTACHED 8 UNITS PER STRUCTURE

MINIMUM LOT SIZE REQUIREMENTS :
SINGLE FAMILY SEMI-DETACHED 4,000 SQ.FT.

MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:
SINGLE FAMILY SEMI-DETACHED 40 FEET

MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE = 120 FEET, UNLESS APPROVED BY PLANNING BOARD TO A MAXIMUM OF 300 FEET.

PERMITTED SETBACKS:

FROM ARTERIAL ROADS:
RESIDENTIAL STRUCTURES 50 FEET
ACCESSORY USES 30 FEET
PARKING 25 FEET

FROM COLLECTORS AND LOCAL STREETS:
RESIDENTIAL STRUCTURES 30 FEET FROM A 60 FT. ROW
20 FEET FROM A 50 FT. ROW
ACCESSORY USES 10 FEET

FROM NON-PGCC ADJACENT PROPERTIES:
FROM RESIDENTIAL DISTRICTS 75 FEET
FROM ALL OTHER DISTRICTS 30 FEET

FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT
A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
RESIDENTIAL - REAR 20 FEET

BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS :

FACE TO FACE 30 FEET
FACE TO SIDE/REAR TO SIDE 30 FEET
SIDE TO SIDE 15 FEET
REAR TO REAR 60 FEET
REAR TO FACE 100 FEET

THERE IS A 80% MAXIMUM LOT COVERAGE REQUIREMENT FOR SFA LOTS AND NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.

TABULATION CHART - TOTALS THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	10.18± ac.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.18± 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 3/30/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 3-31-21
LOUIS MANGIONE, PRESIDENT
M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

THE SOLE AND ONLY PURPOSE(S) OF THIS PLAT OF REVISION IS TO (1) ESTABLISH A 20' PUBLIC WATER AND UTILITY EASEMENT WITH 10' TEMPORARY CONSTRUCTION STRIPS; (2) ESTABLISH A 30' PUBLIC EMERGENCY ACCESS EASEMENT; AND (3) SHOW THE NEW 65 dBA NOISE CONTOUR LINE ON NON-BUILDABLE BULK PARCEL CC-2 PREVIOUSLY RECORDED AS PLAT NO. 23330-23333

RECORDED AS PLAT NO. 25734 ON 6/5/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 4/13/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 4-21-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Director 4/23/21
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 1-7-2023 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 M10 - RESIDENTIAL LAND DEVELOPMENT, INC. FROM MANGIONE ENTERPRISE OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED MAY 3, 2018 AND RECORDED IN LIBER 18337 AT FOLIO 160 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MARYLAND, AS AMENDED.

Donald A. Mason 3/30/21
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

OWNER:
M10 - RESIDENTIAL LAND DEVELOPMENT, INC.
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

OWNER'S CERTIFICATE

"M10 - RESIDENTIAL LAND DEVELOPMENT, 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 31ST DAY OF MARCH, 2021."

Louis Mangione
LOUIS MANGIONE, PRESIDENT
M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

Witness
WITNESS

PLAT OF REVISION
VILLAGES AT TURF VALLEY
PHASE 1 SECTION 3
NON-BUILDABLE BULK PARCEL CC-2
(PREVIOUSLY RECORDED AS PLAT #23330-23333)

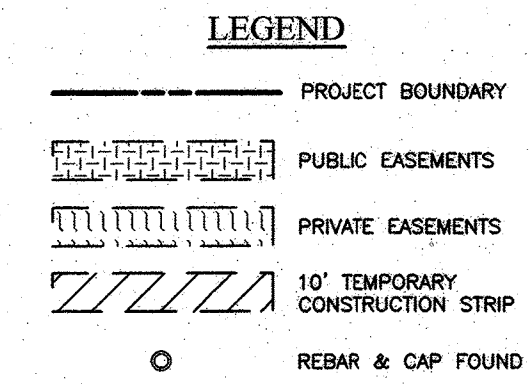
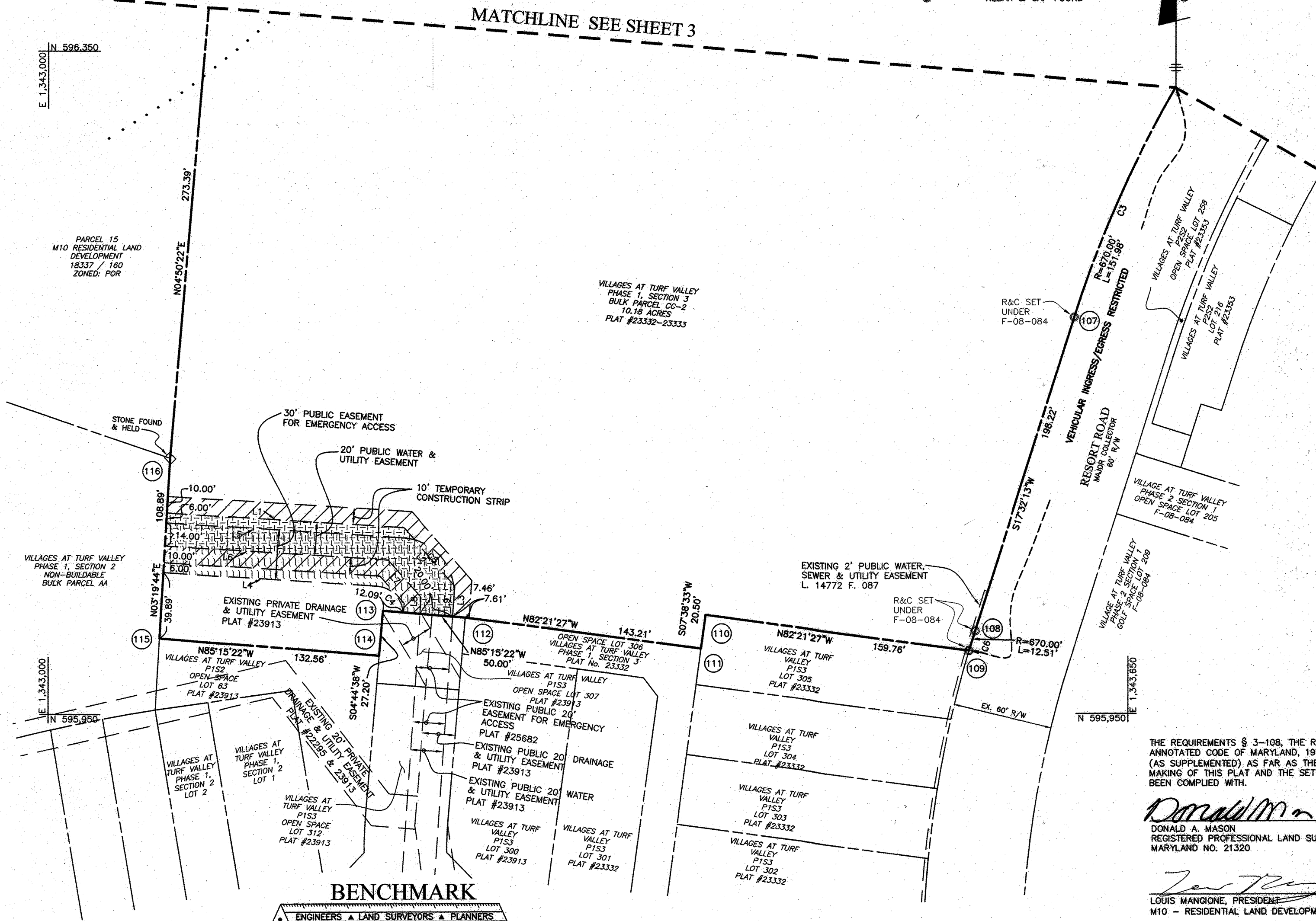
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 19 DATE: MARCH 30, 2021
PARCEL: p/o 8 SHEET: 1 OF 3
ZONED: PGCC-2

F-21-057

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	7423.44'	632.38'	4°52'51"	316.38'	S86°20'33"W	632.19'
C2	150.00'	153.39'	58°35'31"	84.16'	N61°55'16"W	146.80'
C3	700.00'	436.70'	35°44'41"	225.72'	S35°24'34"W	429.66'
C4	17.00'	24.58'	82°50'12"	15.00'	N44°46'23"W	22.49'
C5	33.00'	52.37'	90°55'21"	33.54'	N40°43'03"W	47.04'
C6	670.00'	12.51'	1°04'11"	6.25'	S17°00'08"W	12.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°09'54"E	142.93'
L2	N41°10'43"W	46.72'
L3	S03°49'17"W	18.45'
L4	S86°06'39"E	128.55'
L5	S86°07'03"E	143.04'
L6	N86°10'43"W	134.49'
L7	N41°10'43"W	30.21'
L8	N03°49'17"E	9.84'
L9	S04°01'29"W	11.84'

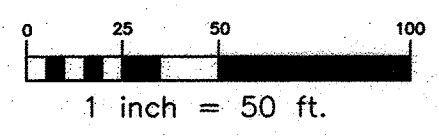
BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	596681.8701	1343122.0859
102	596722.1992	1343752.9880
103	596653.1043	1343882.5064
104	596601.7851	1343915.3583
105	596574.8280	1343873.2475
106	596539.1858	1343866.4228
107	596189.0022	1343617.4743
108	595999.9922	1343557.7452
109	595988.0311	1343554.0878
110	596009.2783	1343395.7458
111	595988.9604	1343393.0194
112	596008.0064	1343251.0813
113	596012.1415	1343201.2526
114	595985.0388	1343199.0035
115	595996.0017	1343066.8958
116	596104.7110	1343073.2190



TABULATION CHART - THIS PLAT SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	4.37± ac.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.37± 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.BE-CIVILENGINEERING.COM



OWNER:
 M10 - RESIDENTIAL LAND DEVELOPMENT, INC.
 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 3/30/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Louis Mangione 3-31-21
 LOUIS MANGIONE, PRESIDENT
 M10 - RESIDENTIAL LAND DEVELOPMENT, INC. DATE

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

Michael J. Davis 4/13/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Blum 4-21-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/23/21
 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 1-7-2023 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 M10 - RESIDENTIAL LAND DEVELOPMENT, INC. FROM MANGIONE ENTERPRISE OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED MAY 3, 2018 AND RECORDED IN LIBER 18337 AT FOLIO 160 AND THAT ALL MONUMENTS ARE IN PLACE 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 A. Mason 3/30/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"M10 - RESIDENTIAL LAND DEVELOPMENT, 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 31ST DAY OF MARCH, 2021."

Louis Mangione
 LOUIS MANGIONE, PRESIDENT
 M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

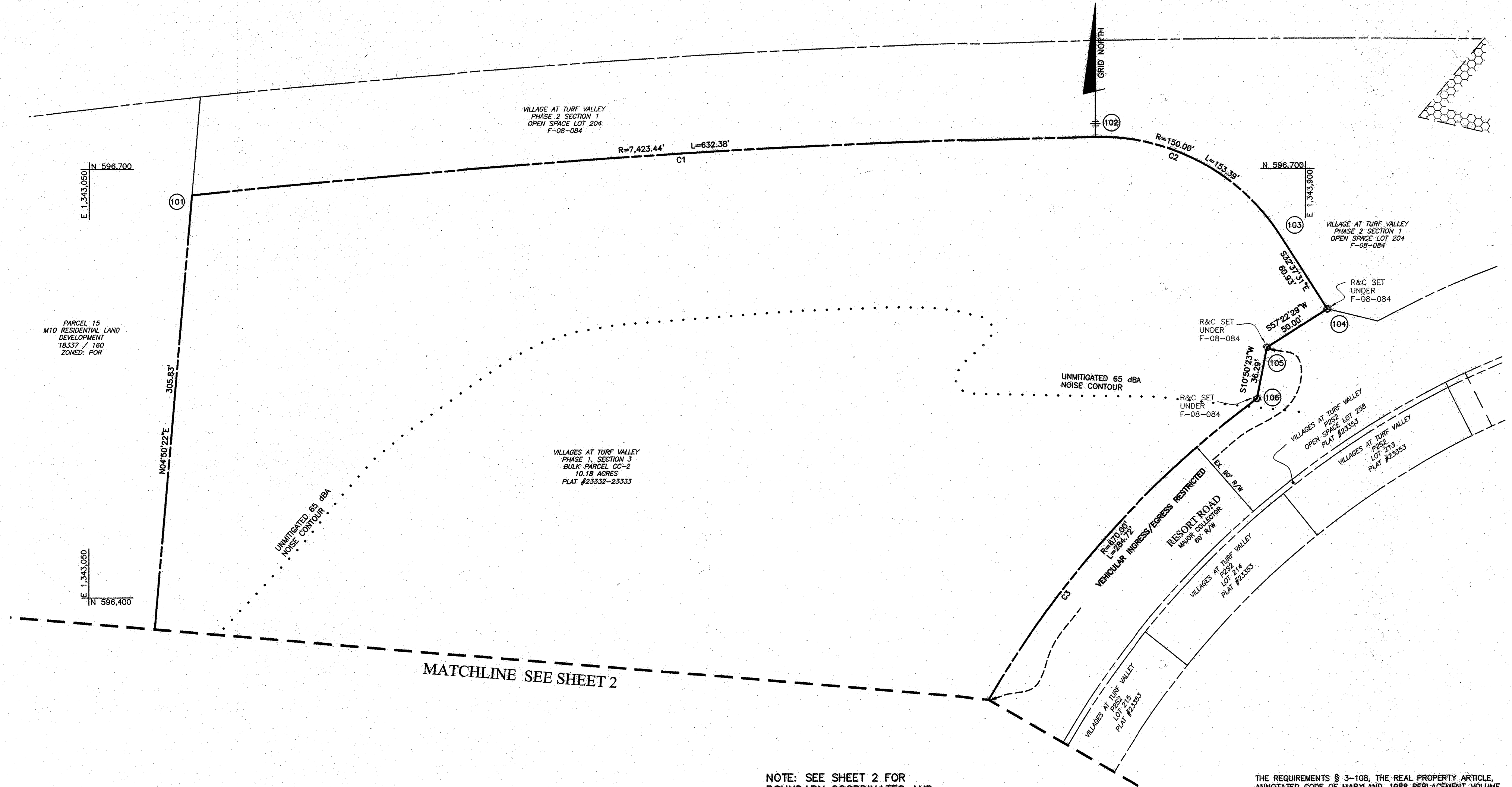
[Signature]
 WITNESS

RECORDED AS PLAT NO. 25735 ON 5/15/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

VILLAGES AT TURF VALLEY
PHASE 1 SECTION 3
 NON-BUILDABLE BULK PARCEL CC-2
 (PREVIOUSLY RECORDED AS PLAT #23330-23333)

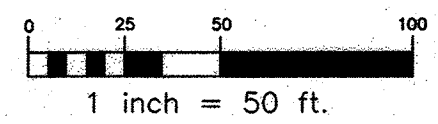
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 19 DATE: MARCH 30, 2021
 PARCEL: p/o 8 SHEET: 2 OF 3
 ZONED: PGCC-2



TABULATION CHART - THIS PLAT SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	5.81± ac.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	5.81± ac.

BENCHMARK
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NOTE: SEE SHEET 2 FOR BOUNDARY COORDINATES AND CURVE TABLE.

OWNER:
 M10 - RESIDENTIAL LAND DEVELOPMENT, INC.
 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 3/30/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Louis Mangione 3-31-21
 LOUIS MANGIONE, PRESIDENT
 M10 - RESIDENTIAL LAND DEVELOPMENT, INC. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Davis 4/13/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
David Edwards 4.21.21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/23/21
 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 1-7-2023 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 M10 - RESIDENTIAL LAND DEVELOPMENT, INC. FROM MANGIONE ENTERPRISE OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED MAY 3, 2018 AND GEORGE LIBER 18337 AT FOLIO 160 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 3/30/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"M10 - RESIDENTIAL LAND DEVELOPMENT, 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 31ST DAY OF MARCH, 2021."

Louis Mangione
 LOUIS MANGIONE, PRESIDENT
 M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

[Signature]
 WITNESS

RECORDED AS PLAT NO. 25736 ON 5/15/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
VILLAGES AT TURF VALLEY
PHASE 1 SECTION 3
NON-BUILDABLE BULK PARCEL CC-2
(PREVIOUSLY RECORDED AS PLAT #23330-23333)

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 19 DATE: MARCH 30, 2021
 PARCEL: p/o 8 SHEET: 3 OF 3
 ZONED: PGCC-2