

GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED AND NOTED BELOW.
- THE SUBJECT PROPERTY IS ZONED PGCC-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE 3RD AMENDED TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT #21029-21031 ON MARCH 26, 2010 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 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.
- TRACT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG IN MARCH, 2006 AND THE PREVIOUSLY RECORDED PLATS #23185-88 NAD #24763-69 BOTH PREPARED BY BENCHMARK ENGINEERING, INC. AS PLAT #24898-24909.
- ALL AREAS ARE MORE OR LESS.
- THERE ARE NO WETLANDS, STREAM, THEIR REQUIRED BUFFERS, OR 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF STEEP SLOPES GREATER THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THE NOISE STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- A TRAFFIC STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- THE PLAT IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION SINCE IT IS A PLAT OF REVISION PER SECTION 16.1202(b)(1)(v) OF THE COUNTY CODE.
- THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
- 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 PARCELS B-1 AND E-1, 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.
- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:
F-97-069, F-97-158, F-10-026, SDP-94-080, SDP-98-148, ECP-13-041, F-14-096, SDP-14-065, F-17-101, ECP-20-032, SDP-21-001/

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	594744.2399	1343891.9957
102	594771.3563	1343914.6194
103	594742.0198	1344082.2284
104	594694.6894	1344193.5098
105	594320.2619	1344382.4510
106	594136.4664	1344338.6423
107	593388.9545	1343998.4175
108	593504.7220	1343744.0636
109	593504.7220	1343707.4812
110	593535.7261	1343639.3617
111	593653.9721	1343639.3618
112	593709.1365	1343613.8688
113	593747.2523	1343602.0928
114	593744.9385	1343607.0878
115	593790.1264	1343628.4902
116	593823.9868	1343612.8031
117	593927.4586	1343644.1747
118	594054.3446	1343687.4109
119	594498.2184	1343855.7233

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 6/4/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 6/4/21
LOUIS MANGIONE
M10 RESIDENTIAL LAND DEVELOPMENT INC.

TABULATION CHART

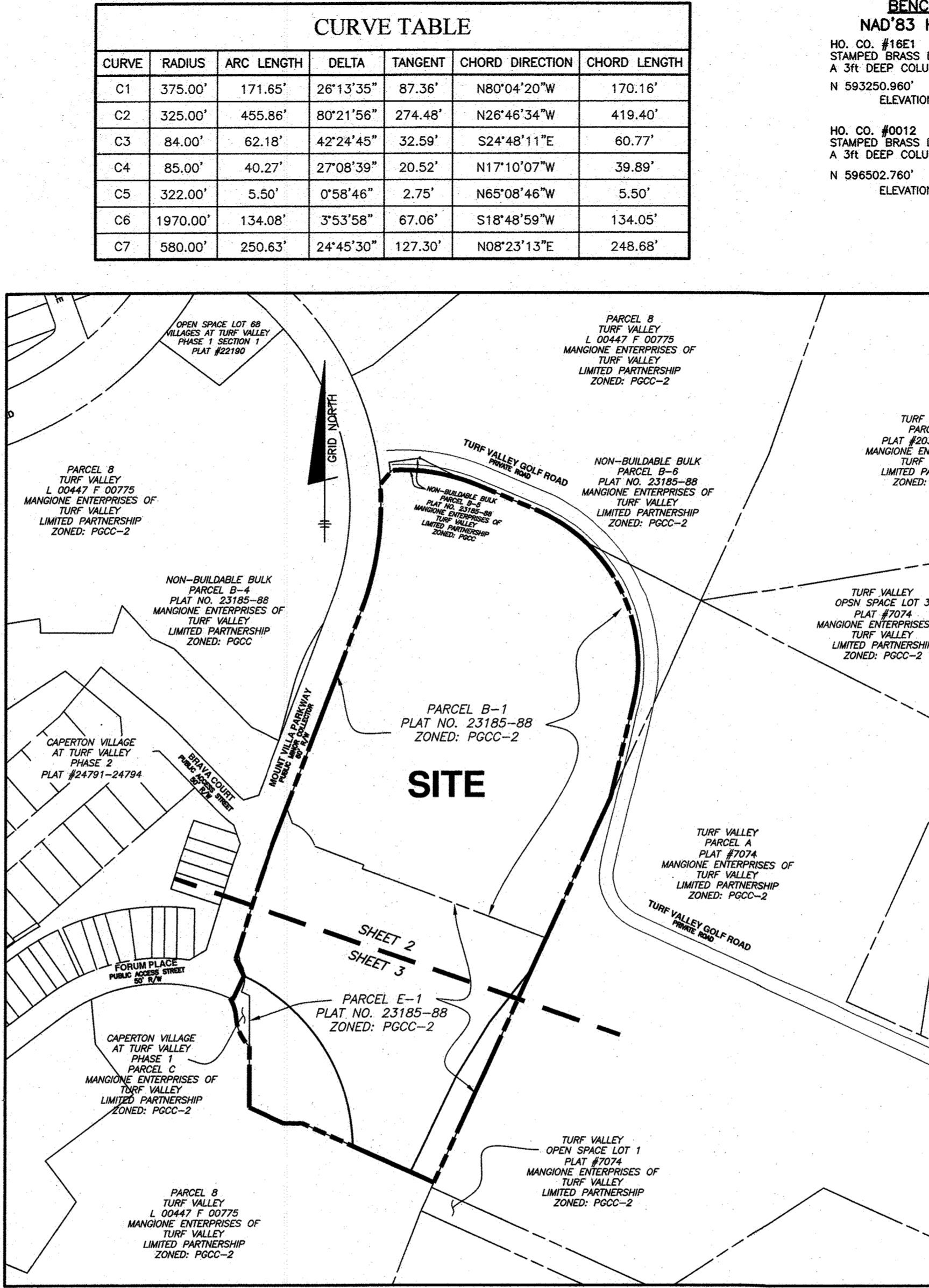
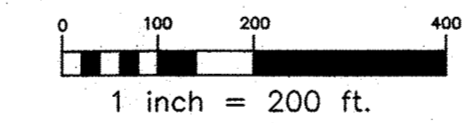
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE/GOLF SPACE	0
BUILDABLE BULK PARCELS	2
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE BULK PARCELS	15.46± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	15.46± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 6/4/21
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 7/3/21
DATE
Director 7/16/21
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 FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP TO M10 RESIDENTIAL LAND DEVELOPMENT INC. BY DEED DATED JANUARY 15, 2020 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 19175 AT FOLIO 496 AND THAT ALL MONUMENTS ARE 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.
Donald A. Mason 6/4/21
DATE
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

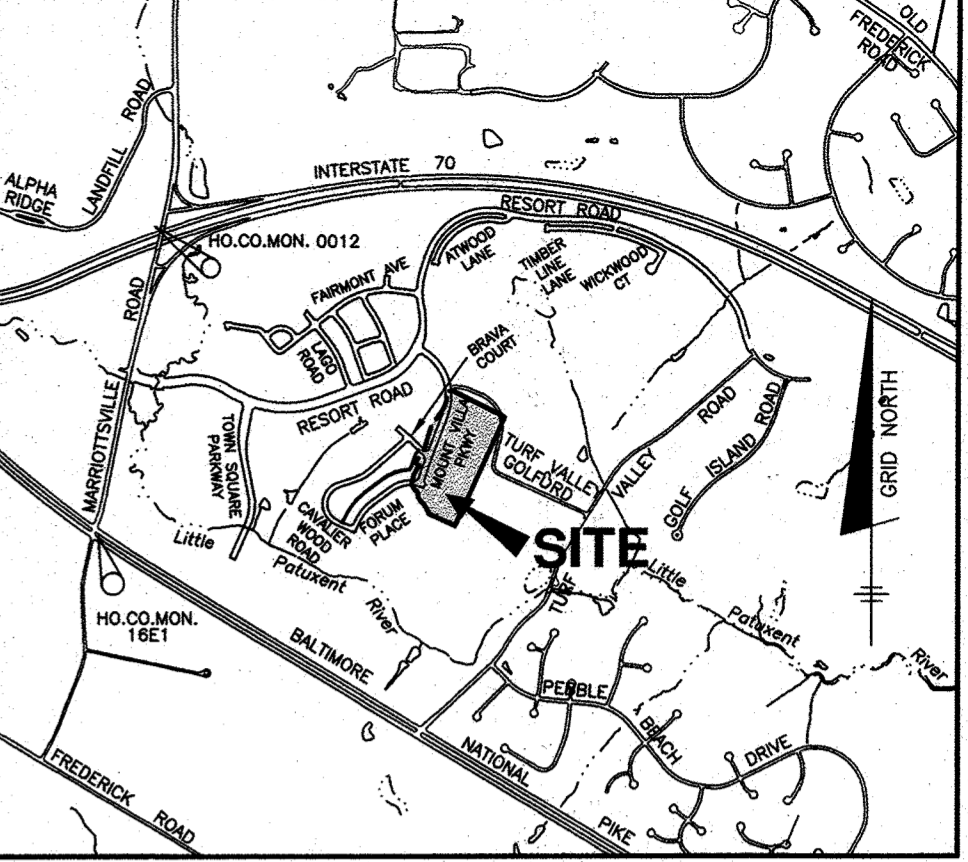
BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8490 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	375.00'	171.65'	26°13'35"	87.36'	N80°04'20"W	170.16'
C2	325.00'	455.86'	80°21'56"	274.48'	N26°46'34"W	419.40'
C3	84.00'	62.18'	42°24'45"	32.59'	S24°48'11"E	60.77'
C4	85.00'	40.27'	27°08'39"	20.52'	N17°10'07"W	39.89'
C5	322.00'	5.50'	0°58'46"	2.75'	N65°08'46"W	5.50'
C6	1970.00'	134.08'	3°53'58"	67.06'	S18°48'59"W	134.05'
C7	580.00'	250.63'	24°45'30"	127.30'	N08°23'13"E	248.68'

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: 3438001)
STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
N 596502.760' E 1340864.37'
ELEVATION: 466.298'



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

BULK REGULATIONS :

PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029-21031. (46 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)

PERMITTED HEIGHT : SINGLE-FAMILY DETACHED AND ATTACHED - 34 FEET
APARTMENT BUILDINGS - 80 FEET
COMMERCIAL - 120 FEET
ACCESSORY STRUCTURES - 15 FEET

MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.

MAXIMUM UNITS PER STRUCTURE:
1. SINGLE FAMILY ATTACHED 8 UNITS PER STRUCTURE
2. APARTMENTS LESS THAN 40 FEET IN HEIGHT 24 UNITS PER STRUCTURE
3. APARTMENTS 40 FEET OR GREATER IN HEIGHT 120 UNITS PER STRUCTURE

MINIMUM LOT SIZE REQUIREMENTS :
SINGLE FAMILY DETACHED 6,000 SQ.FT.
EXCEPT ZERO LOT LINE DWELLINGS 4,000 SQ.FT.
SINGLE FAMILY SEMI-DETACHED 4,000 SQ.FT.

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 AND NON-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
ZERO LOT LINE AND ALL OTHER USES - SIDE 0 FEET
A MINIMUM OF 15 FEET MUST BE PROVIDED BETWEEN STRUCTURES
RESIDENTIAL - REAR 20 FEET
SINGLE-FAMILY DETACHED - SIDE 7.5 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 60% MAXIMUM LOT COVERAGE REQUIREMENT FOR SFA LOTS AND NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.

THE SOLE AND ONLY PURPOSE(S) OF THIS PLAT OF REVISION IS TO: (1) ESTABLISH A PUBLIC 20' WATER & UTILITY EASEMENT; (2) TO ABANDON EXISTING PRIVATE SEWER & UTILITY EASEMENTS PREVIOUSLY RECORDED UNDER PLAT #23185-88 (3) EXTEND 30' BRL ALONG MOUNT VILLA PARKWAY; (4) ESTABLISH A PUBLIC 10' TREE MAINTENANCE EASEMENT; (5) RECONFIGURE THE INTERNAL EXISTING PARCEL LINES TO CREATE PARCELS B-7, E-3 AND E-4

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

RECORDED AS PLAT NO. 25802 ON 7-29-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 4th DAY OF JUNE, 2021."

Louis Mangione
LOUIS MANGIONE
M10 RESIDENTIAL LAND DEVELOPMENT INC.

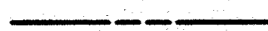
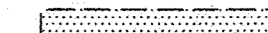

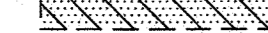

Witness

PLAT OF REVISION
TURF VALLEY
PARCEL B-7 AND
NON-BUILDABLE BULK PARCELS E-3 AND E-4
(previously recorded as Parcels B-1 and E-1
on Plat #23185-23188
and Non-Buildable Bulk Parcel 'C' on Plat #24763-24769)

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 17
PARCEL: 394
ZONED: PGCC-2

SCALE: AS SHOWN
DATE: JUNE 7, 2021
SHEET: 1 OF 3

LEGEND

-  LIMIT OF SUBMISSION
-  EXISTING EASEMENT
-  EXISTING EASEMENT TO BE ABANDONED
-  PUBLIC EASEMENT
-  COORDINATE DESIGNATION

OWNER:

M10 RESIDENTIAL LAND DEVELOPMENT INC
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) 410-465-6105 (F) 410-465-6644

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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 6/4/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

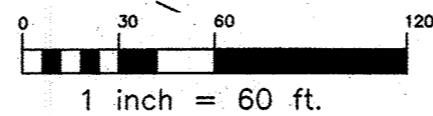
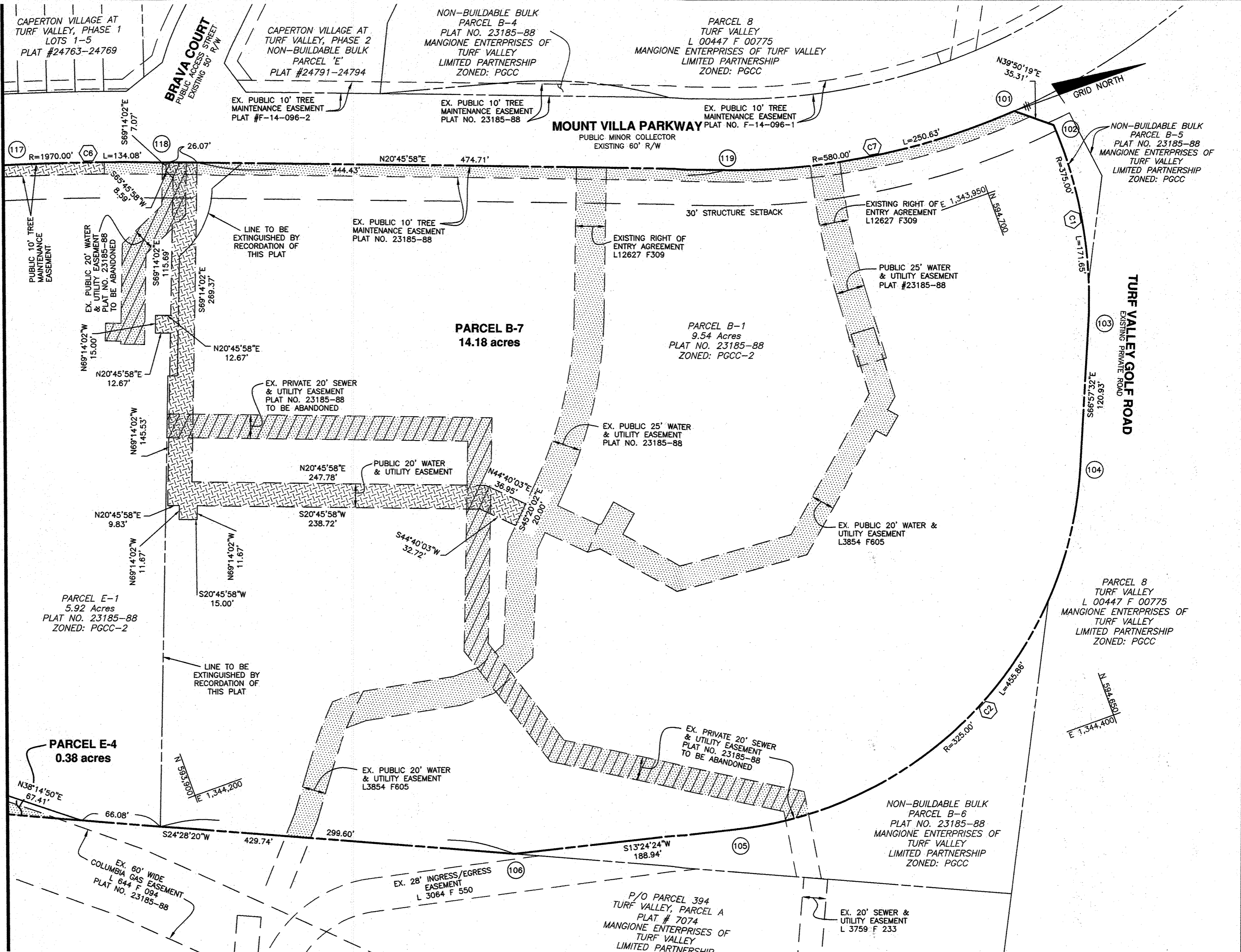
Louis Mangione 6/4/21
LOUIS MANGIONE
M10 RESIDENTIAL LAND DEVELOPMENT INC. DATE

Louis Mangione 6/4/21
LOUIS MANGIONE
M10 RESIDENTIAL LAND DEVELOPMENT INC. DATE

TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE/GOLF SPACE	0
BUILDABLE BULK PARCELS	2
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	11.35± AC.
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	11.35± AC.

MATCH LINE SHEET 3



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Davis 7/2/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Blank 7-8-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Scott M. ... 7/14/21
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 FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP TO M10RESIDENTIAL LAND DEVELOPMENT INC. BY DEED DATED JANUARY 15, 2020 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 19175 AT FOLIO 496 AND THAT ALL NECESSARY PERMITS ARE 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.
Donald A. Mason 6/4/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



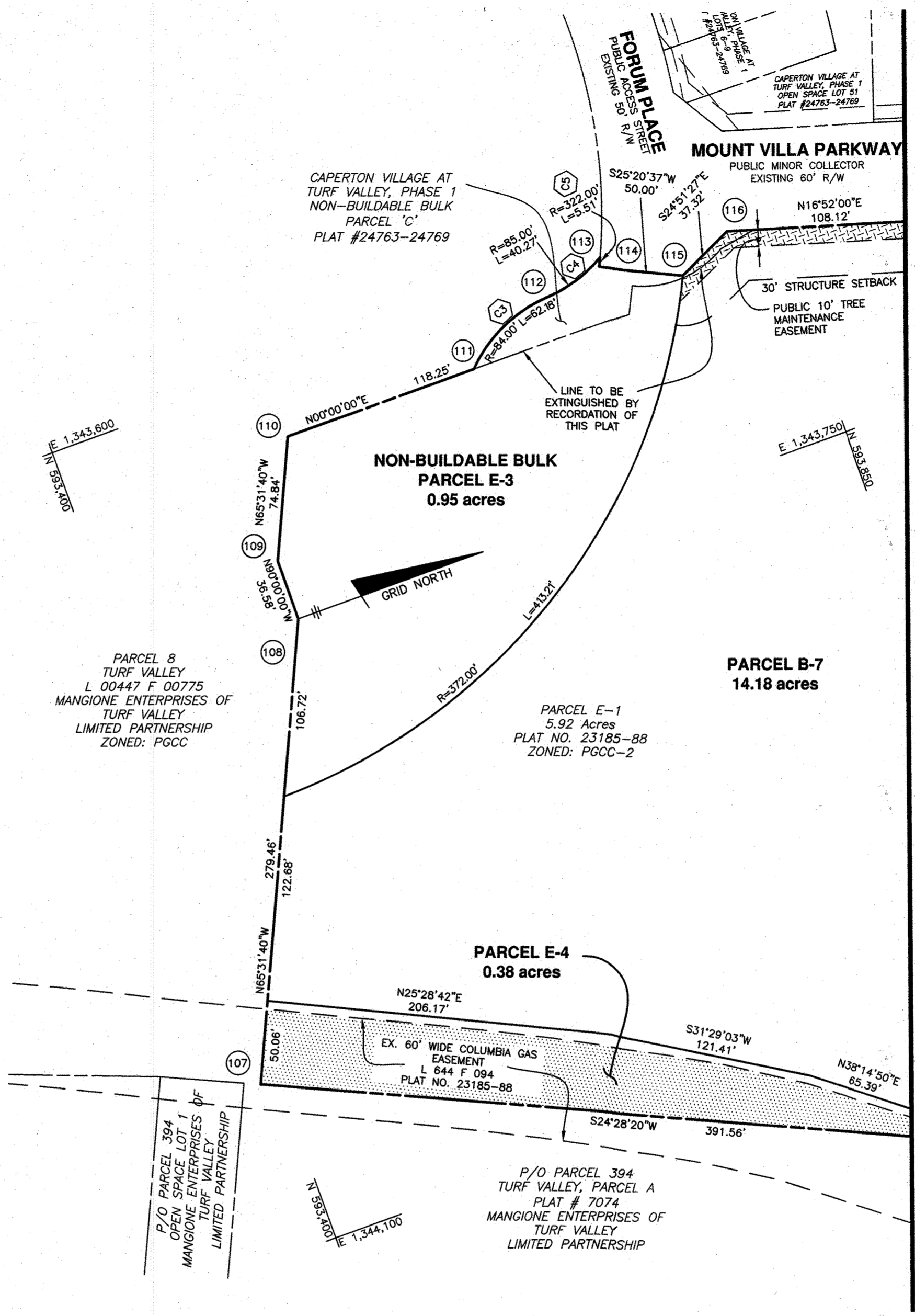
OWNER'S CERTIFICATE
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Louis Mangione
LOUIS MANGIONE
M10 RESIDENTIAL LAND DEVELOPMENT INC.
WITNESS *[Signature]*

RECORDED AS PLAT NO. 25803 ON 7-28-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
TURF VALLEY
PARCEL B-7 AND
NON-BUILDABLE BULK PARCELS E-3 AND E-4
(previously recorded as Parcels B-1 and E-1
on Plat #23185-23188
and Non-Buildable Bulk Parcel 'C' on Plat #24763-24769)
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 17
PARCEL: 394
ZONED: PGCC-2
SCALE: AS SHOWN
DATE: JUNE 7, 2021
SHEET: 2 OF 3

LEGEND

	LIMIT OF SUBMISSION
	EXISTING EASEMENT
	EXISTING EASEMENT TO BE ABANDONED
	PUBLIC EASEMENT
	COORDINATE DESIGNATION



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 6/4/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 6/4/21
LOUIS MANGIONE
M10 RESIDENTIAL LAND DEVELOPMENT INC.
DATE

TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
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	
BUILDABLE	N/A
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE BULK PARCELS	4.11± AC.
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	4.11± AC.

BENCHMARK ENGINEERING, INC.
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Lewis 7/2/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief 7/3/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Director 7/14/21
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
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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 4TH DAY OF JUNE, 2021."
Louis Mangione
LOUIS MANGIONE
M10 RESIDENTIAL LAND DEVELOPMENT INC.
WITNESS

RECORDED AS PLAT NO. 25804 ON 7-29-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
TURF VALLEY
PARCEL B-7 AND
NON-BUILDABLE BULK PARCELS E-3 AND E-4
(previously recorded as Parcels B-1 and E-1
on Plat #23185-23188
and Non-Buildable Bulk Parcel 'C' on Plat #24763-24769)
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 17
PARCEL: 394
ZONED: PGCC-2
SCALE: AS SHOWN
DATE: JUNE 7, 2021
SHEET: 3 OF 3