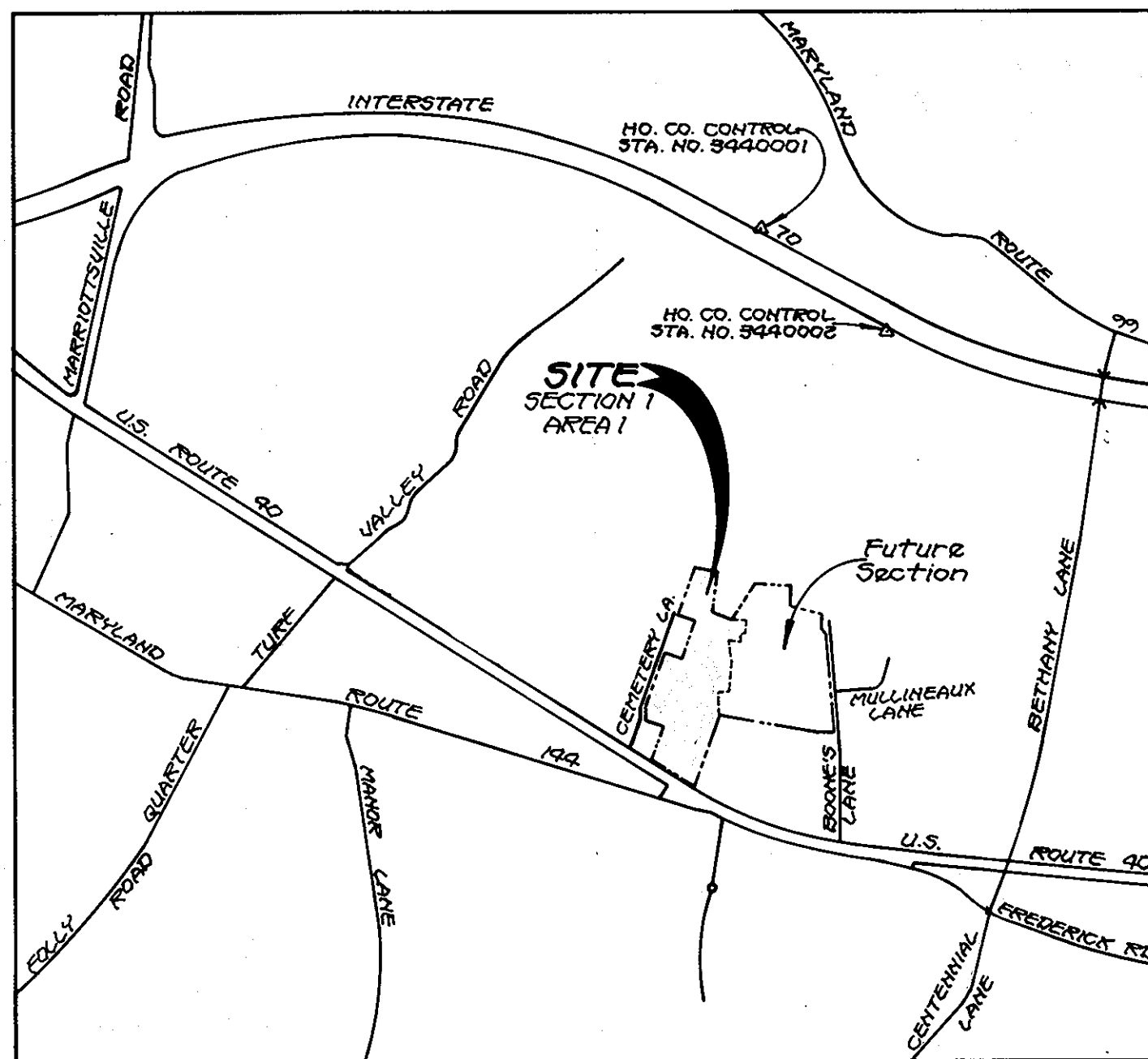


COORDINATE TABLE					
PT.	NORTH	EAST	PT.	NORTH	EAST
1	528105.10	835092.22	59	528937.4	835512.88
2	528460.57	835209.23	60	528989.84	835541.93
3	528485.28	835334.39	61	528999.59	835575.92
4	528494.76	835220.49	62	528863.84	835820.81
5	528583.68	834933.93	63	528907.57	835845.05
6	528648.75	834954.21	64	528913.39	835834.57
7	528698.27	834928.13	65	528923.09	835817.06
8	528827.31	834974.75	66	529076.43	835895.20
9	528874.33	834991.75	67	529119.10	835818.24
10	529087.82	835068.89	68	529232.64	835885.56
11	528997.16	835293.27	69	529287.80	835903.48
12	528960.84	835340.33	70	529338.66	835914.29
13	529446.36	835198.46	71	529045.75	835595.79
14	529350.25	835461.45	72	529079.73	835586.04
15	529486.79	835511.74	73	529359.61	835741.18
16	529819.43	835634.27	74	529417.47	835768.78
17	529915.61	835371.08	75	529571.45	835805.27
18	530205.85	835477.98	76	529558.74	835961.07
19	530253.19	835495.42	77	529659.89	835805.01
20	530457.28	835570.60	78	529756.59	835796.55
21	530342.26	836069.71	79	529809.32	835791.93
22	529768.47	835932.36	80	529804.96	835742.12
23	529715.25	836185.68	81	529655.53	835755.20
24	529712.97	836248.56	82	529383.85	835697.45
25	529549.39	836240.08	83	529103.97	835542.31
26	529511.97	836217.99	84	529094.23	835508.32
27	529495.47	836217.98	85	529181.05	835351.68
28	529462.79	836220.65	86	529197.38	835339.42
29	519448.31	836043.24	87	529139.07	835307.10
30	529096.74	836071.94	88	529137.32	835327.44
31	529018.37	836064.13	89	529052.92	835479.71
32	529025.85	835986.49	90	529018.93	835489.46
33	529066.57	835913.02	91	528966.52	835460.40
34	528868.40	835934.71	92	528908.91	835433.84
35	528820.90	835919.09	93	528848.01	835416.09
36	528830.24	835892.88	94	528706.86	835409.93
37	528643.42	835895.49	95	528679.00	835388.16
38	528739.94	835740.61	96	528676.56	835368.31
39	528316.24	835793.76	97	528722.11	835215.09
40	528262.67	835684.24	98	528796.20	835127.13
41	527733.78	835601.78	99	528757.96	835094.92
42	527765.78	835557.86	100	528683.87	835182.87
43	527866.59	835589.32	101	528626.93	835374.40
44	528200.40	835621.70	102	528629.37	835394.26
45	528227.59	835609.02	103	528607.61	835422.12
46	528363.70	835545.55	104	528557.89	835428.22
47	528565.20	835487.77	105	528338.34	835491.17
48	528614.92	835481.67	106	528305.12	835479.08
49	528642.78	835503.44	107	528281.87	835429.24
50	528645.22	835523.29	108	528267.46	835398.33
51	528620.83	835635.88	109	528267.14	835377.92
52	528599.69	835647.84	110	528206.72	835406.10
53	528649.80	835692.82	111	528222.15	835419.46
54	528654.36	835675.74	112	528259.80	835500.21
55	528694.84	835517.19	113	528247.71	835533.44
56	528692.40	835497.34	114	528175.04	835567.32
57	528714.17	835469.48	115	527901.93	835540.83
58	528835.53	835474.78	116	527841.10	835454.50
			117	527845.19	835491.17
			118	527801.94	835550.52



**VICINITY MAP**  
Scale: 1" = 2000'

LOT SIZE AND MANDATORY OPEN SPACE				
LOT SIZE	NO. OF LOTS	AREA OF LOTS	MANDATORY OPEN SPACE	AREA OF OPEN SPACE
20,000 OR GREATER	3	1.425 AC.±	6%	0.086 AC.±
18,000 - 19,999	2	0.894 AC.±	10%	0.089 AC.±
16,000 - 17,999	10	3.802 AC.±	20%	0.760 AC.±
14,000 - 15,999	62	20.609 AC.±	30%	6.183 AC.±
TOTALS	77	26.730 AC.±	---	7.118 AC.±

DENSITY TABULATIONS					
SECTION/AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	GROSS AREA	FLOOD PLAIN STEEP SLOPES	NET AREA
1/1	7.118 AC.±	8.135 AC.±	40.677 AC.±	---	40.677 AC.±
NO. OF DWELLING UNITS ALLOWED	FLOOD PLAIN LOT ADJUSTMENT	TOTAL NO. OF DWELLING UNITS ALLOWED	TOTAL NO. OF DWELLING UNITS PROPOSED	DENSITY PER ACRE	
88.59	---	88.59	77	1.89	

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
25-26	50.00'	44.95'	51°-30'-27"	24.12'	S 30°-32'-05" W, 43.50'
26-27	100.00'	16.52'	09°-27'-55"	8.28'	S 00°-03'-22" W, 16.50'
43-44	330.00'	351.80'	61°-04'-52"	194.70'	N 05°-32'-26" E, 335.38'
46-47	670.00'	210.49'	18°-00'-00"	106.12'	N 16°-00'-00" W, 209.62'
50-51	175.00'	117.39'	38°-26'-10"	61.00'	S 77°-46'-55" E, 115.21'
51-52	25.00'	25.37'	58°-08'-40"	13.90'	S 29°-29'-30" E, 24.29'
52-53	50.00'	240.28'	275°-20'-31"	---	---
53-54	25.00'	18.07'	41°-24'-34"	9.45'	N 75°-03'-24" W, 17.68'
54-55	225.00'	167.48'	42°-38'-53"	87.83'	N 75°-40'-33" W, 163.64'
57-58	368.00'	122.03'	19°-00'-00"	61.58'	N 02°-30'-00" E, 121.48'
58-59	368.00'	109.19'	17°-00'-00"	55.00'	N 20°-30'-00" E, 108.79'
62-36	570.00'	79.59'	08°-00'-00"	39.86'	S 65°-00'-00" E, 79.52'
36-35	570.00'	27.82'	02°-47'-48"	13.91'	S 70°-23'-54" E, 27.82'
34-63	520.00'	97.99'	10°-47'-48"	49.14'	N 66°-23'-54" W, 97.84'
73-74	525.00'	64.14'	07°-00'-00"	32.11'	N 25°-30'-00" E, 64.10'
74-75	525.00'	158.86'	17°-20'-13"	80.04'	N 13°-19'-53" E, 158.25'
75-77	525.00'	88.54'	09°-39'-47"	44.38'	N 00°-10'-06" W, 88.44'
79-19	555.00'	556.86'	57°-29'-16"	304.40'	N 33°-44'-38" W, 533.79'
18-80	505.00'	500.29'	56°-45'-41"	272.83'	S 33°-26'-50" E, 480.08'
81-82	475.00'	281.87'	34°-00'-00"	145.22'	S 12°-00'-00" W, 277.75'
85-86	25.00'	21.03'	48°-11'-23"	11.18'	N 36°-54'-18" W, 20.41'
86-87	50.00'	241.19'	276°-22'-45"	---	---
87-88	25.00'	21.03'	48°-11'-23"	11.18'	S 85°-05'-41" E, 20.41'
91-92	428.00'	63.49'	08°-30'-00"	31.80'	S 24°-45'-00" W, 63.44'
92-93	428.00'	63.50'	08°-30'-00"	31.80'	S 16°-15'-00" W, 63.44'
93-94	428.00'	141.93'	19°-00'-00"	71.62'	S 02°-30'-00" W, 141.28'
96-97	200.00'	164.44'	47°-26'-36"	87.19'	N 73°-26'-42" W, 159.85'
98-9	444.76'	157.13'	20°-14'-31"	79.39'	N 60°-00'-40" W, 156.31'
8-99	394.76'	139.46'	20°-14'-31"	70.47'	S 60°-00'-40" E, 138.74'
100-101	250.00'	205.56'	47°-06'-36"	108.99'	S 73°-26'-42" E, 199.81'
104-105	730.00'	229.33'	18°-00'-00"	115.62'	S 16°-00'-00" E, 228.39'
108-109	25.00'	21.03'	48°-11'-23"	11.18'	S 89°-05'-41" W, 20.41'
109-110	50.00'	241.18'	276°-22'-45"	---	---
110-111	25.00'	21.03'	48°-11'-23"	11.18'	N 40°-54'-18" E, 20.41'
114-115	270.00'	287.84'	61°-04'-52"	159.30'	S 05°-32'-26" W, 274.40'

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED R-20 AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:  
3440001 N: 534735.481  
E: 836286.294  
3440002 N: 533593.800  
E: 837983.249
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- B.R.L.-DENOTES BUILDING RESTRICTION LINE.
- I.PIN SET - DENOTES IRON PIN CAPPED "FCC 10692" SET.  
CONC MON-DENOTES CONCRETE MONUMENT SET.

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*Donald R. Reumer*  
11-24-86  
RECORDED DATE PLAT # 7034  
ON Dec. 31, 1986 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD

**Fisher, Collins & Carter, Inc.**  
Civil Engineers & Land Surveyors  
8388 Court Avenue  
Ellicott City, Maryland 21043  
Tel: (301) 461-2855

**Area Tabulation for all sheets**

Total number of buildable lots to be recorded	77
Total number of open space lots to be recorded	5
Total number of lots to be recorded	82
Total area of buildable lots	26.873 Ac±
Total area of open space	8.135 Ac±
Total area of road R/W to be recorded	5.669 Ac±
Total area of subdivision to be recorded	40.677 Ac±

**Owner & Developer**  
Pedicord Property Development Corporation  
% Howard County Land Service  
10176 Baltimore National Pike  
Ellicott City, Maryland 21043

**OWNER'S CERTIFICATE**

PEDICORD PROPERTY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY DONALD R. REUMER, PRESIDENT, AND ERWIN GUDELSKY, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THE FINAL PLAN BY THE OFFICE 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, STORM DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD OR 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 AND 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 OR RIGHTS-OF-WAY.  
WITNESS OUR HANDS THIS 24th DAY OF NOVEMBER, 1986.

*Donald R. Reumer*  
DONALD R. REUMER, PRESIDENT

*Erwin Gudelsky*  
ERWIN GUDELSKY, VICE PRESIDENT

*Mad S. Reid*  
WITNESS

*Mad S. Reid*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO PEDICORD PROPERTY DEVELOPMENT CORPORATION BY DEED DATED JULY 1, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN C.M.P. LIBER 1541 AT FOLIO 745, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Terrell A. Fisher*  
TERRELL A. FISHER, L.S. #10692  
DATE

**TURF VALLEY OVERLOOK**

Section One, Area One  
Lots 1-82

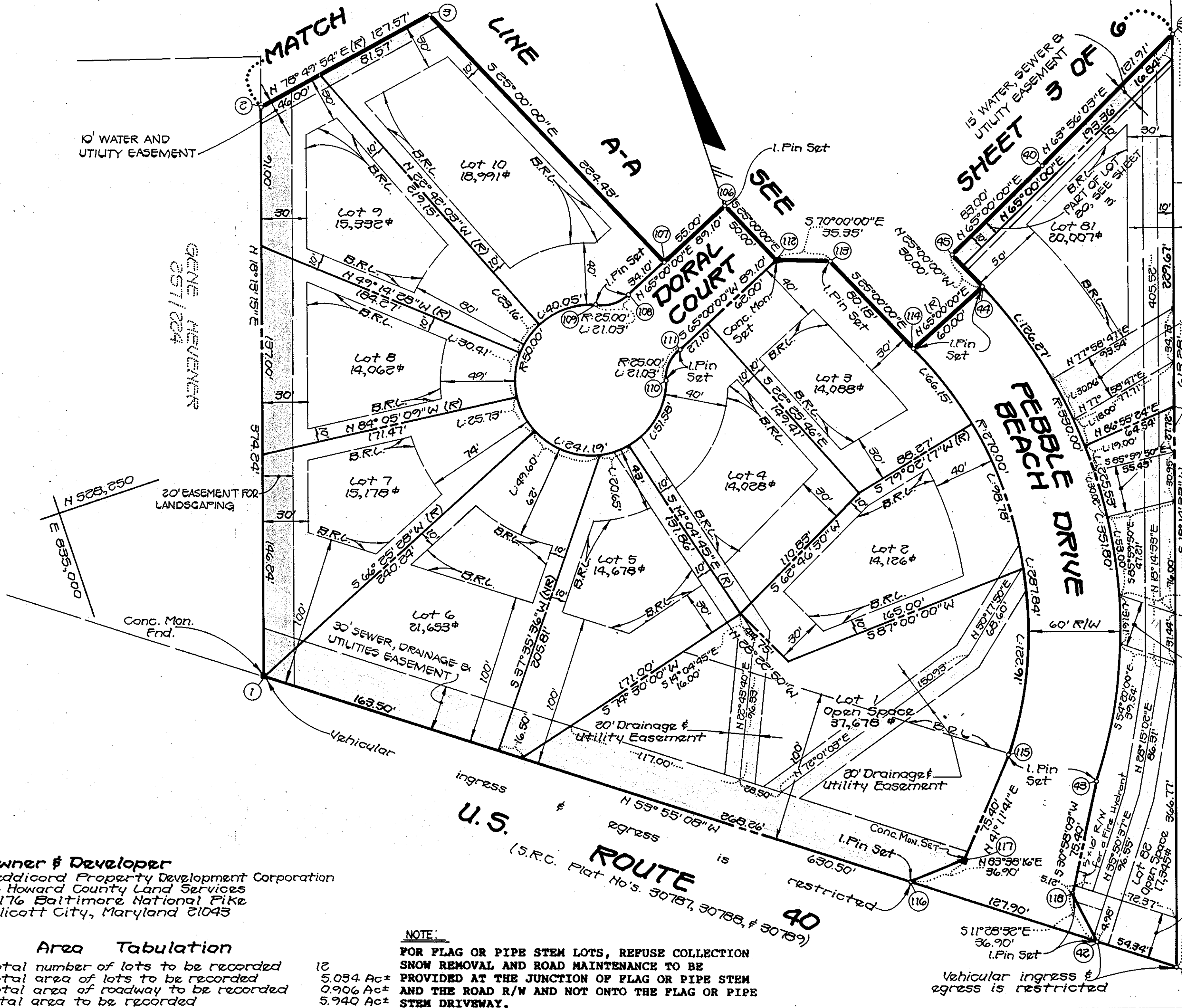
Zoning: R-20

Tax Map 17 & 16 P/O Parcel 447

Second Election District  
Howard County, Maryland

Scale: 1" = 50' June 27, 1986  
Sheet 1 of 6  
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F-86-229



J. NELSON SULLIVAN & WIFE  
293/401

BERTIE E. TRUMPOWER  
215/425

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*Donald R. Reumer*

11-24-86  
DATE

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE November 7, 1986, ON WHICH DATE DEVELOPER AGREEMENT 24-1510 was FILED AND ACCEPTED.

J. NELSON SULLIVAN  
368/268

RECORDED PLAT # 7035  
ON Dec. 31, 1986 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD  
Fisher, Collins & Carter, Inc.  
Civil Engineers & Land Surveyors  
8388 Court Avenue  
Ellicott City, Maryland 21043  
Tel: (301) 461-8555

**Owner & Developer**  
Pedicord Property Development Corporation  
96 Howard County Land Services  
10176 Baltimore National Pike  
Ellicott City, Maryland 21043

**Area Tabulation**  
Total number of lots to be recorded 12  
Total area of lots to be recorded 5.034 Ac±  
Total area of roadway to be recorded 0.906 Ac±  
Total area to be recorded 5.940 Ac±

**NOTE:**  
FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
*James M. Sullivan* 12/23/86  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*Donald R. Reumer* 12-30-86  
DIRECTOR DATE

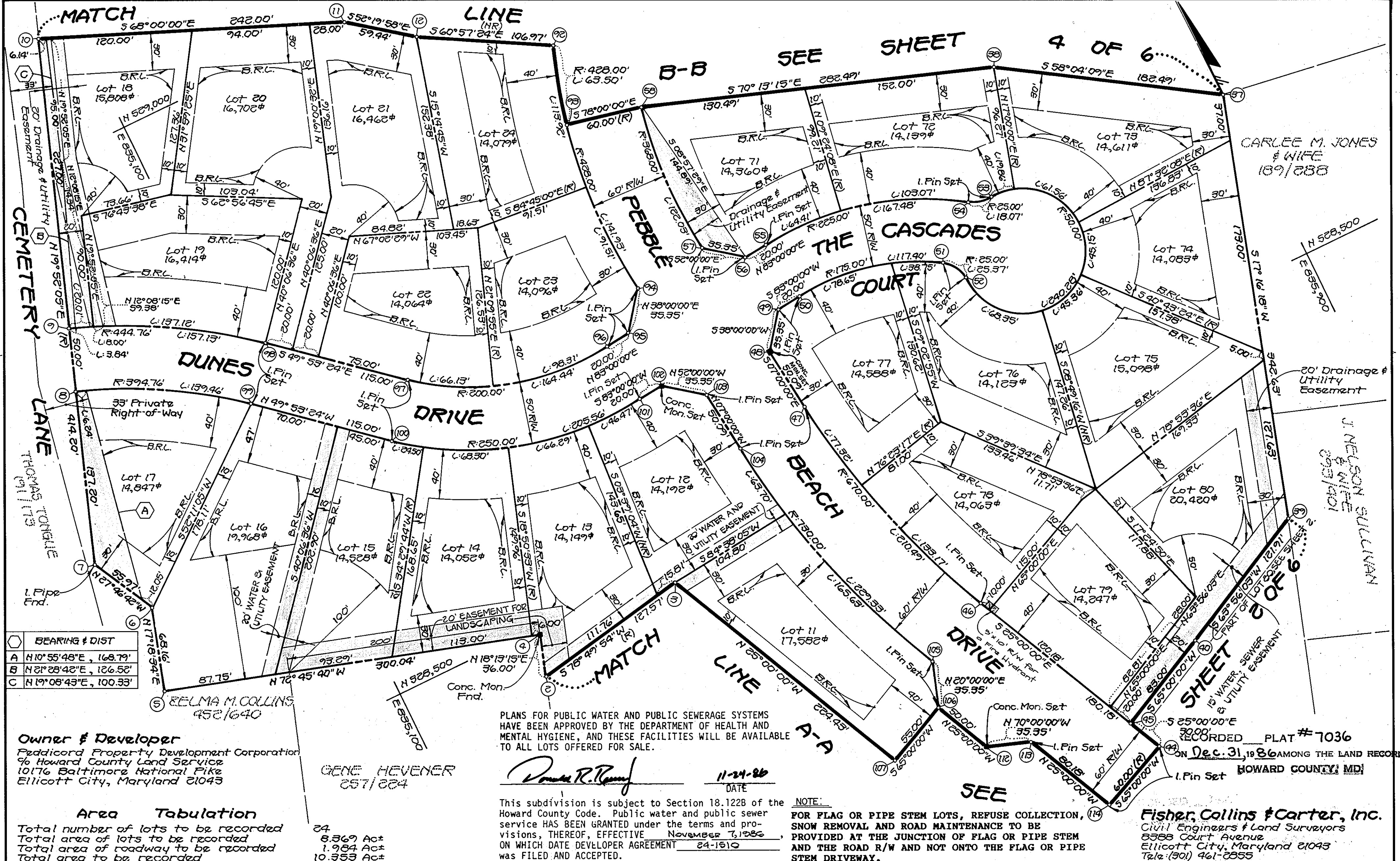
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*James M. Sullivan* 12/23/86  
DIRECTOR DATE

**OWNER'S CERTIFICATE**  
PEDICORD PROPERTY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY DONALD R. REUMER, PRESIDENT, AND ERWIN GUDELSKY, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THE FINAL PLAT BY THE OFFICE 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, STORM DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD OR 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 AND 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 OR RIGHTS-OF-WAY.  
WITNESS OUR HANDS THIS 24th DAY OF November, 1986.  
*Donald R. Reumer* DONALD R. REUMER, PRESIDENT  
*Erwin Gudelsky* ERWIN GUDELSKY, VICE PRESIDENT  
*Mark S. Reim* MARK S. REIM, WITNESS

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO PEDICORD PROPERTY DEVELOPMENT CORPORATION BY DEED DATED JULY 1, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN C.M.P. LIBER 1541 AT FOLIO 745, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
*Terrell A. Fisher* 11/24/86  
TERRELL A. FISHER, L.S. #10692 DATE

**TURF VALLEY OVERLOOK**  
Section One, Area One  
Lots 1-82  
Zoning: R-20  
Tax Map 17&16 P/O Parcel 447  
Second Election District  
Howard County, Maryland  
Scale: 1"=50' June 27, 1986  
Sheet 2 of 6  
F86-20 F86-47 F86-889





BEARING & DIST
A N10°55'48"E, 168.79'
B N21°28'42"E, 126.52'
C N19°08'43"E, 100.33'

**Owner & Developer**  
 Pedicord Property Development Corporation  
 % Howard County Land Service  
 10176 Baltimore National Pike  
 Ellicott City, Maryland 21043

**Area Tabulation**

Total number of lots to be recorded	24
Total area of lots to be recorded	8.369 Ac±
Total area of roadway to be recorded	1.984 Ac±
Total area to be recorded	10.353 Ac±

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*Donald R. Reumer*  
 DATE 11-24-86

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE November 1, 1986, ON WHICH DATE DEVELOPER AGREEMENT 24-1610 was FILED AND ACCEPTED.

**NOTE:**  
 FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*James M. Collins* 12/23/86  
 DIRECTOR DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Thomas G. Hamill* 12/23/86  
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

*James M. Collins* 12/23/86  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

PEDICORD PROPERTY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY DONALD R. REUMER, PRESIDENT, AND ERWIN GUELSKY, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THE FINAL PLAT BY THE OFFICE 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, STORM DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD OR 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 AND 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 OR RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 24th DAY OF November, 1986.

*Donald R. Reumer* DONALD R. REUMER, PRESIDENT  
*Erwin Guelsky* ERWIN GUELSKY, VICE PRESIDENT  
*Mal S. Keil* WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO PEDICORD PROPERTY DEVELOPMENT CORPORATION BY DEED DATED JULY 1, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN C.M.P. LIBER 1541 AT FOLIO 745, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Terrell A. Fisher* 11/24/86  
 TERRELL A. FISHER, L.S. #10692 DATE

**TURF VALLEY OVERLOOK**  
 Section One, Area One  
 Lots 1-82

Zoning: R-20

Tax Map 17 & 16 P/O Parcel 447

Second Election District  
 Howard County, Maryland

Scale: 1"=50' June 27, 1986  
 Sheet 3 of 6  
 586-20 P86-47 F86-229

F-86-229

**Fisher, Collins & Carter, Inc.**  
Civil Engineers & Land Surveyors  
8388 Court Avenue  
Ellicott City, Maryland 21043

**Owner & Developer**  
Pedicord Property Development Corporation  
c/o Howard County Land Services  
10176 Baltimore National Pike  
Ellicott City, Maryland 21043

JAMES CARDINAL GIBBONS  
71/082

RECORD PROPERTY PARTNERSHIP  
12/7/86

CHAE NAM SOON  
1097/778

THOMAS TONGUE  
191/173

RECORD PROPERTY DEVELOPMENT CORPORATION  
1541/745

MATCH LINE C-C  
SEE SHEET 5 OF 6

MATCH LINE D-D  
SEE SHEET 6 OF 6

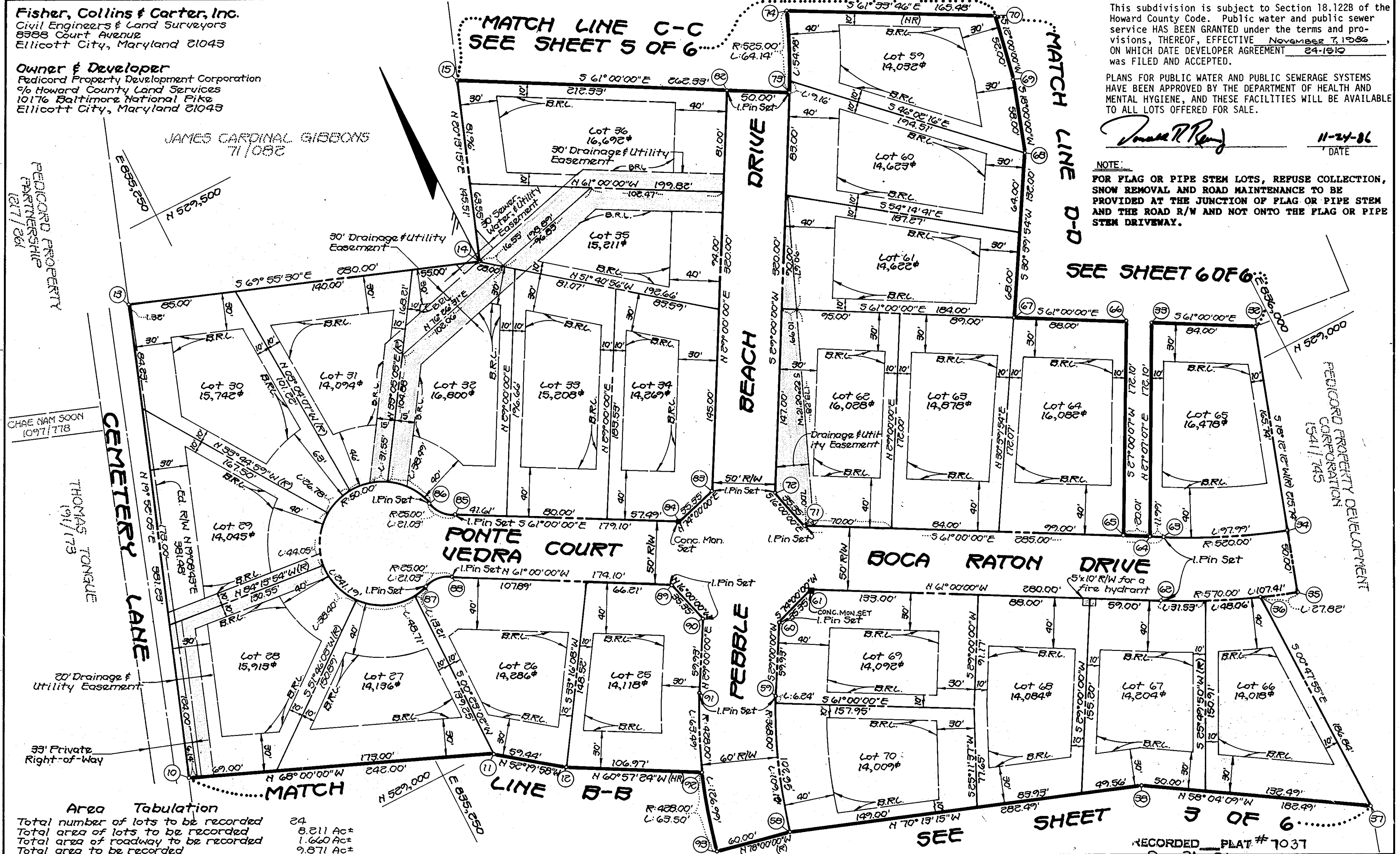
This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE November 7, 1986, ON WHICH DATE DEVELOPER AGREEMENT 24-1510 WAS FILED AND ACCEPTED.

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*Donald R. Reumer*  
11-24-86  
DATE

NOTE:  
FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

SEE SHEET 6 OF 6



**Area Tabulation**

Total number of lots to be recorded	24
Total area of lots to be recorded	8.211 Ac±
Total area of roadway to be recorded	1.660 Ac±
Total area to be recorded	9.871 Ac±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*James M. Carter* 12/23/86  
DIRECTOR DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*Thomas G. Harris* 12-30-86  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*James M. Carter* 12/23/86  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

PEDICORD PROPERTY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY DONALD R. REUMER, PRESIDENT, AND ERWIN GUELSKY, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THE FINAL PLAN BY THE OFFICE 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, STORM DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD OR 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 AND 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 OR RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 24th DAY OF November, 1986.

*Donald R. Reumer*  
DONALD R. REUMER, PRESIDENT

*Erwin Guelsky*  
ERWIN GUELSKY, VICE PRESIDENT

*Terrell A. Fisher*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO PEDICORD PROPERTY DEVELOPMENT CORPORATION BY DEED DATED JULY 1, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN C.M.P. LIBER 1541 AT FOLIO 745, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Terrell A. Fisher*  
TERRELL A. FISHER, L.S. #10692  
DATE

RECORDED PLAT # 7037  
ON Dec. 31, 1986 AMONG THE LAND RECORDS OF  
**HOWARD COUNTY, MD**  
**TURF VALLEY OVERLOOK**  
Section One, Area One  
Lots 1-82  
Zoning: R-20  
Tax Map 17 & 26 P/O Parcel 447  
Second Election District  
Howard County, Maryland  
Scale: 1"=50'  
June 27, 1986  
Sheet 4 of 6  
F 86-20 F 86-47 F 86-209



PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

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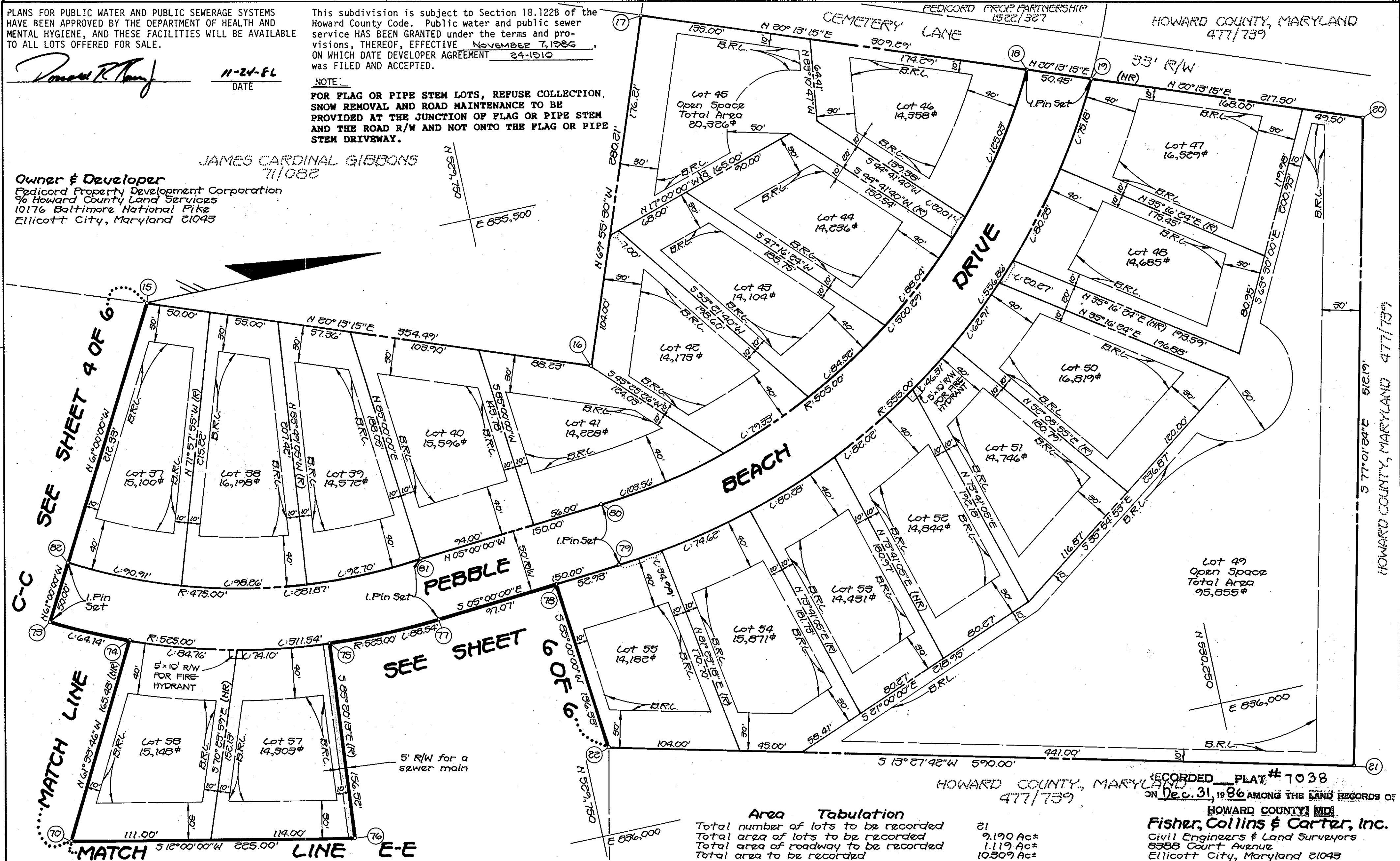
**NOTE:**

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11-24-86  
DATE

JAMES CARDINAL GIBBONS  
7/1082

**Owner & Developer**  
Pedicord Property Development Corporation  
76 Howard County Land Services  
10176 Baltimore National Pike  
Ellicott City, Maryland 21043



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*[Signature]* 12/23/86  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*[Signature]* 12-30-86  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*[Signature]* 12/23/86  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

PEDICORD PROPERTY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY DONALD R. REUWER, PRESIDENT, AND ERWIN GUELSKY, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THE FINAL PLAT BY THE OFFICE 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, STORM DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD OR 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 AND 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 OR RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 23rd DAY OF November, 1986.

*[Signature]*  
DONALD R. REUWER, PRESIDENT

*[Signature]*  
ERWIN GUELSKY, VICE PRESIDENT

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO PEDICORD PROPERTY DEVELOPMENT CORPORATION BY DEED DATED JULY 1, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN C.M.P. LIBER 1541 AT FOLIO 745, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*[Signature]*  
TERRELL A. FISHER, L.S. #10692 DATE 11/23/86

**TURF VALLEY OVERLOOK**

Section One, Area One  
Lots 1-82

Zoning: R-20

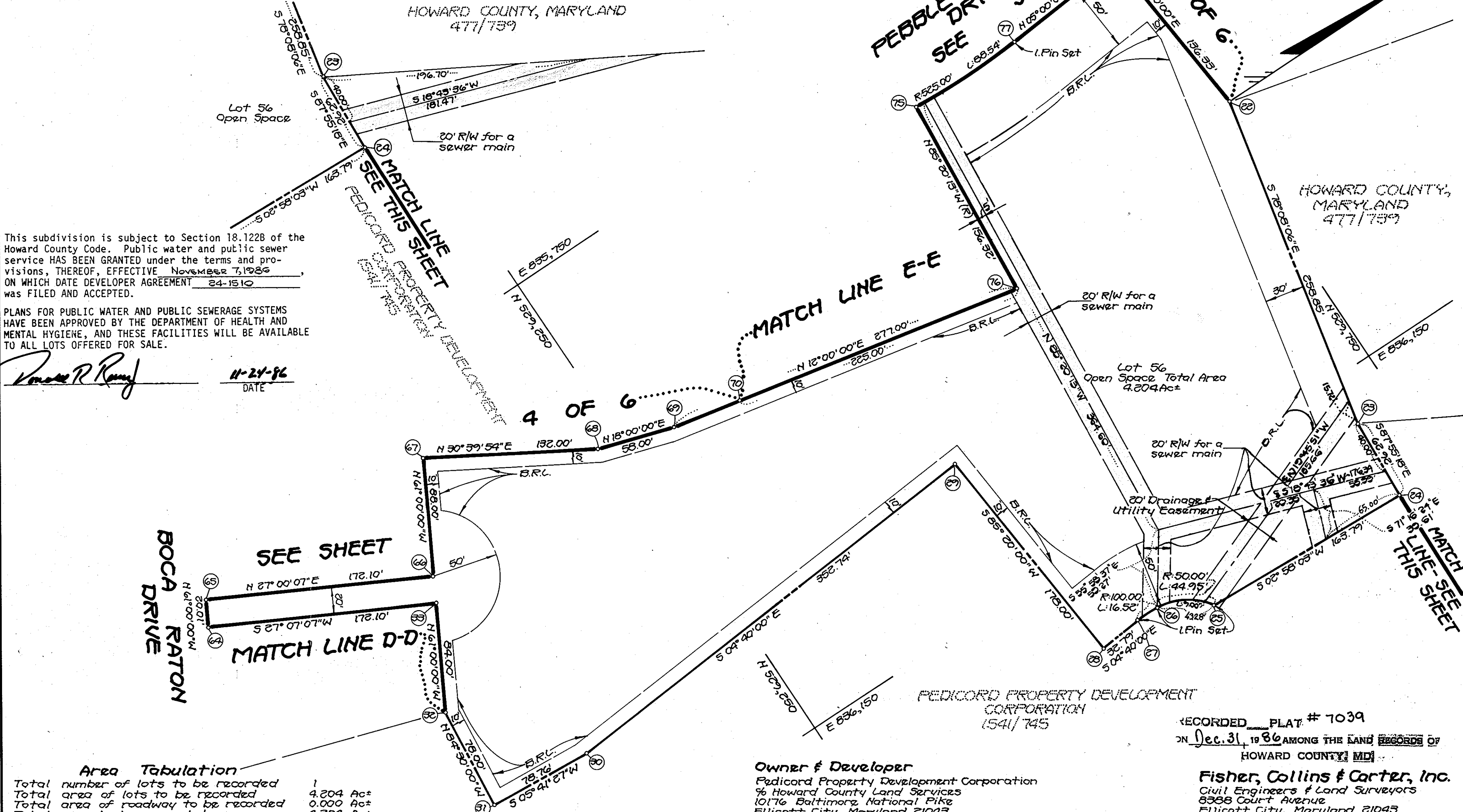
Tax Map 17416 P/O Parcel 447

Second Election District  
Howard County, Maryland

Scale: 1"=50' June 27, 1986

Sheet 5 of 6  
586-20 P86-47 F86-229

**NOTE:**  
 FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION  
 SNOW REMOVAL AND ROAD MAINTENANCE TO BE  
 PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM  
 AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE  
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*Donald R. Reumer*  
 DATE 11-24-86

**Area Tabulation**

Total number of lots to be recorded	1
Total area of lots to be recorded	4.204 Ac±
Total area of roadway to be recorded	0.000 Ac±
Total area to be recorded	4.204 Ac±

**Owner & Developer**  
 Pedicord Property Development Corporation  
 % Howard County Land Services  
 10176 Baltimore National Pike  
 Ellicott City, Maryland 21043

RECORDED PLAT # 7039  
 ON Dec. 31, 1986 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.  
**Fisher, Collins & Carter, Inc.**  
 Civil Engineers & Land Surveyors  
 8388 Court Avenue  
 Ellicott City, Maryland 21043

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
*[Signature]* 12-29-86  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*[Signature]* 12-30-86  
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*[Signature]* 12/23/86  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**  
 PEDICORD PROPERTY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY DONALD R. REUMER, PRESIDENT, AND ERWIN GUELSKY, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THE FINAL PLAN BY THE OFFICE 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, STORM DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD OR 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 AND 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 OR RIGHTS-OF-WAY.  
 WITNESS OUR HANDS THIS 27th DAY OF November, 1986.  
 DONALD R. REUMER, PRESIDENT  
 ERWIN GUELSKY, VICE PRESIDENT  
 [Witness Signature]

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO PEDICORD PROPERTY DEVELOPMENT CORPORATION BY DEED DATED JULY 1, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN C.M.P. LIBER 1541 AT FOLIO 745, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
 [Seal]  
 TERRELL A. FISHER, L.S. #10692  
 DATE 11/24/86

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