

**Notes**

- Coordinates based on NAD '27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 3440001 and 3440002.  
No. 3440001 N 534735.478 E 836286.297  
No. 3440002 N 533593.800 E 837983.249
- This denotes an iron pipe set.
- BRL denotes Building Restriction Line
- No clearing, grading or construction is permitted within wetland buffers or stream buffers.
- Floodplain delineation is based on the Howard Co. DPW - Little Patuxent River Capital Project D-1065, prepared by Bernard Johnson, Inc. in September 1986.

- Driveway (s) shall be provided to residential occupancy to insure safe access for fire and Emergency vehicles per the following minimum requirements:  
A. Width - 12 feet (16' serving more than one residence)  
B. Surface - 6 inches of compacted crusher run base with tar and chip coating  
C. Geometry - maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius  
D. Structures - culvert capable of supporting 25 gross tons  
E. Maintenance - sufficient to insure all weather use
- This Subdivision is subject to Section 18.122.B of Howard County Code. Public water and public sewer service has been granted under the term and provisions, thereof, effective 6-21-94 on which date Developer Agreement No. F-94-06 was filed and accepted.
- This plat is based on a field run monumented boundary survey performed on or about May 26, 1992 by Mildenberg, Mochi & Associates, Inc.

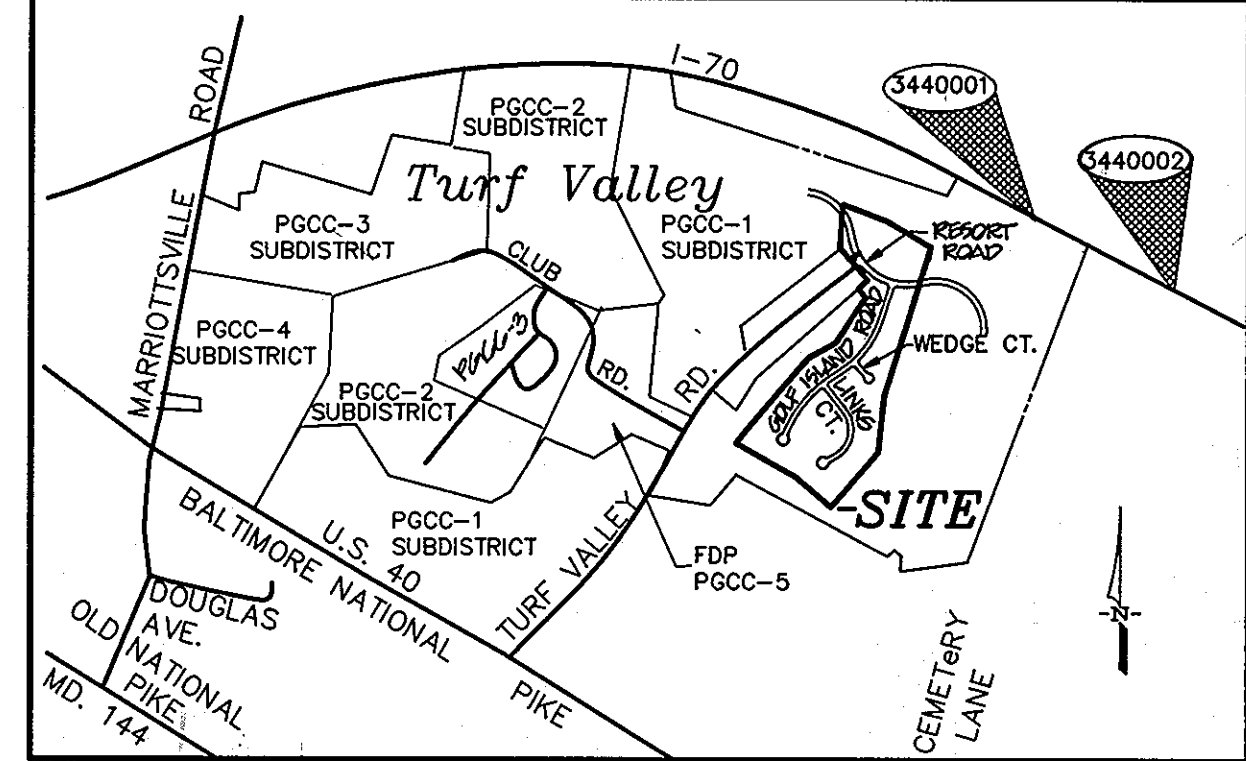
- A tree maintenance easement, ten feet in width, running along the edge of the public right-of-way, as shown on this plat of subdivision, is reserved upon all lots fronting on the said public right-of-way. This easement allows Howard County the right to access the property, when necessary for the specific purpose of installation, repair and maintenance of County-owned trees located within the boundaries of private lots. No building or structure of any kind shall be located on or over said easement area.
- Waiver WP-93-16 was approved in September 16, 1992 to waive Section 16.113(c)(10), for approval of a cul-de-sac to exceed 1,200 feet in length.

**OPEN SPACE REQUIREMENT**

TOTAL PERCENT DEVOTED TO GOLF COURSE USE : 61.8%  
(SEE APPROVED FDP PGCC-1, PLAT NO. 3054-A-1019)  
ADDITION OPEN SPACE PROVIDED WITHIN PARCEL C, AREA 1-C : 7.9 %  
ALL GOLF COURSE AREA TO BE RETAINED BY MANGIONE ENTERPRISES OF TURF VALLEY, ALL OPEN SPACE LOTS TO BE DEDICATED TO THE TURF VALLEY VISTAS HOMEOWNERS ASSOCIATION, INC.

**SEWER NOTE:**  
PLANS FOR PUBLIC WATER AND PUBLIC SEWER FACILITIES HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

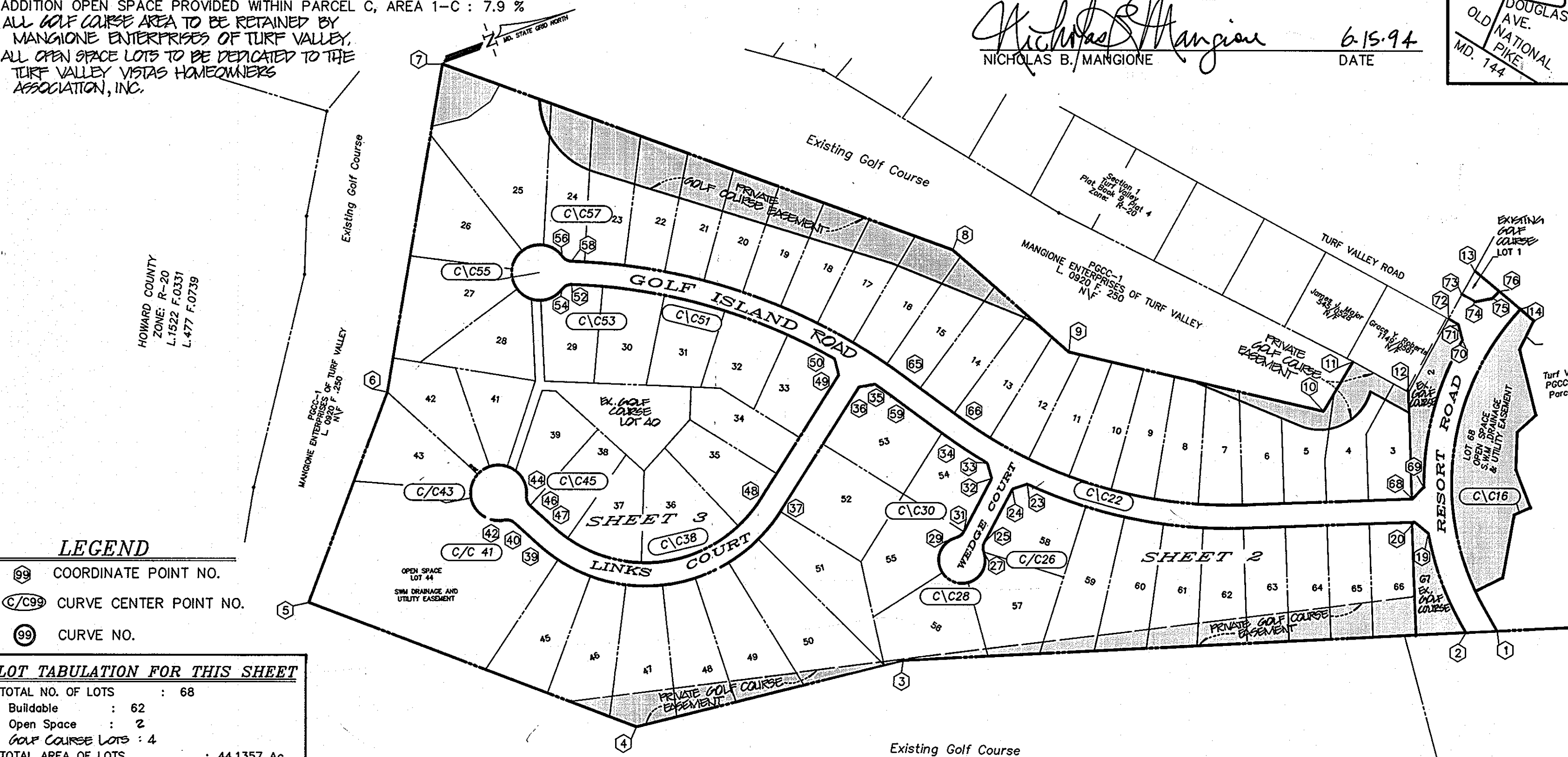
*Nicholas B. Mangione*  
NICHOLAS B. MANGIONE DATE 6-15-94



**Vicinity Map**  
Scale: 1" = 2000'

**COORDINATES**

1 534163.268 835253.240	36 533052.072 834293.104
2 534099.197 835233.593	37 532803.452 834488.103
3 532942.196 834878.810	38 532593.006 834219.787
4 532355.744 834818.382	39 532291.490 834379.063
5 531785.190 834327.371	40 532258.868 834317.309
6 532098.224 833958.786	41 532236.762 834328.986
7 532449.511 833336.146	42 532240.322 834304.240
8 533342.547 834085.085	43 532248.866 834244.852
9 533502.834 834376.489	44 532302.737 834271.270
10 533974.219 834681.842	45 532325.184 834282.277
11 534069.800 834602.629	46 532303.078 834293.954
12 534159.339 834704.109	47 532335.700 834355.709
13 534381.610 834507.993	48 532772.595 834448.780
14 534445.496 834618.817	49 533020.630 834254.221
15 534696.721 835108.088	50 533024.212 834218.315
16 534154.112 835197.950	51 532092.658 835013.821
17 534094.918 835207.754	52 532548.949 833876.973
18 534095.461 835005.197	53 532539.637 833900.174
19 534076.309 834972.760	54 532525.862 833879.312
20 533730.414 834861.301	55 532492.801 833829.242
21 534044.786 833885.701	56 532550.613 833813.186
22 533322.509 834612.984	57 532574.702 833806.496
23 533288.013 834612.281	58 532565.432 833829.714
24 533192.540 834699.669	59 533111.743 834334.049
25 533209.420 834718.110	60 533153.338 834306.303
26 533184.421 834718.398	61 533412.400 834627.800
27 533134.425 834718.972	62 533745.749 834813.710
28 533139.409 834669.221	63 534088.903 834924.286
29 533141.901 834644.345	64 534120.410 834908.173
30 533158.781 834662.787	65 534306.910 834638.890
31 533254.253 834575.399	66 534309.930 834604.560
32 533256.598 834540.975	67 534293.397 834585.826
33 533192.082 834454.490	68 534338.390 834546.130
34 533379.970 834665.850	69 534397.790 834576.350
35 533379.970 834665.850	70 534415.499 834566.780



**LEGEND**

- 99 COORDINATE POINT NO.
- C/C99 CURVE CENTER POINT NO.
- 99 CURVE NO.

**LOT TABULATION FOR THIS SHEET**

TOTAL NO. OF LOTS : 68  
Buildable : 62  
Open Space : 2  
GOLF COURSE LOTS : 4  
TOTAL AREA OF LOTS : 44.1357 Ac.  
Buildable : 37.8657 Ac.  
GOLF COURSE LOTS 1,2,40 & 67 : 1.7147 Ac.  
OPEN SPACES  
Lots 44 & 68 For SWM : 4.5553 Ac.  
Area of 25% or Greater steep slopes : 1.1854 Ac.  
Area of 100 year floodplain : 0.2588 Ac.  
TOTAL AREA OF ROAD RIGHT-OF WAY : 5.4123 Ac.  
Resort Road : 1.0619 Ac.  
Golf Island Road : 2.5751 Ac.  
Links Court : 1.3100 Ac.  
Wedge Court : 0.3800 Ac.  
Turf valley Rd.. : 0.0873 Ac.  
TOTAL GROSS AREA OF SUBDIVISION : 49.5500 Ac.

**ENGINEER/SURVEYOR**

MILDENBERG, MOCHI & ASSOCIATES, INC.  
3300 NORTH RIDGE ROAD, SUITE 235  
ELLCOTT CITY, MARYLAND 21043  
(410) 461-0073  
ATTN.: Mr. Robert Mochi, P.E.

**OWNER/DEVELOPER**

MANGIONE ENTERPRISES OF TURF VALLEY  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 825-8400  
ATTN.: Mr. Louis Mangione

The requirements of § 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.  
*John B. Mildenberg* FEB. 14, 1994  
John B. Mildenberg, R.L.S. 10718 Date  
*Nicholas B. Mangione* 6-15-94  
Mangione Enterprises of Turf Valley, Ltd. Partnership  
Nicholas B. Mangione, General Partner Date

RECORDED AS PLAT NUMBER 11326  
DATED August 16, 1994  
AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

**APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS**

IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY  
*Joyce M. Boardman* 8/18/94  
COUNTY HEALTH OFFICER DATE

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

*Joseph B. Smith* 8/11/94  
DIRECTOR DATE

**APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC ROADS, PUBLIC WATER, AND PUBLIC SEWER.**

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Laura M. Chum* 8/5/94  
DIRECTOR DATE

**Surveyor's Certificate**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by deed dated December 20, 1978 from Turf Valley Associates, a Maryland Limited Partnership, to Mangione Enterprises of Turf Valley, a Maryland Limited Partnership, and recorded among the Land Records of Howard County, Maryland in Liber 0920 at folio 250, 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.



*John B. Mildenberg* FEB. 14, 1994  
John B. Mildenberg, R.L.S. 10718 Date

**Owner's Dedication**

I, Nicholas B. Mangione, General Partner of Mangione Enterprises of Turf Valley, a Maryland Limited Partnership, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant 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 right-of-ways and the specific easement 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 grant the right and option to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and  
(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 my hands this 15 day of JUNE, 1994  
*Louis Mangione* (SEAL)  
Louis Mangione  
Attest: *Nicholas B. Mangione*  
Nicholas B. Mangione, General Partner

**Turf Valley PGCC-1 SUBDISTRICT**

ALL OF AREA 1-C, PART OF AREA 1-B  
Lots 1 through 68  
Election District No. 2 Howard County, Maryland  
Tax Map 16 Parcel 8  
Scale: 1" = 200' January 1994  
Zoning : PGCC-1  
Comprehensive Sketch : S-86-13  
FDP PGCC-1 : 3054-A-1019  
Sketch Plan : S-92-15  
DPZ Waiver Petition : WP-93-16  
Preliminary Plan : P-93-10  
MILDENBERG, MOCHI & ASSOCIATES, INC.  
ENGINEERS • SURVEYORS • PLANNERS  
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350  
(410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340  
92522-00 SRP JLM RLC SHEET 1 OF 3

**OWNER/DEVELOPER**

MANGIONE ENTERPRISES OF TURF VALLEY  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 825-8400  
ATTN.: Mr. Louis Mangione

**ENGINEER/SURVEYOR**

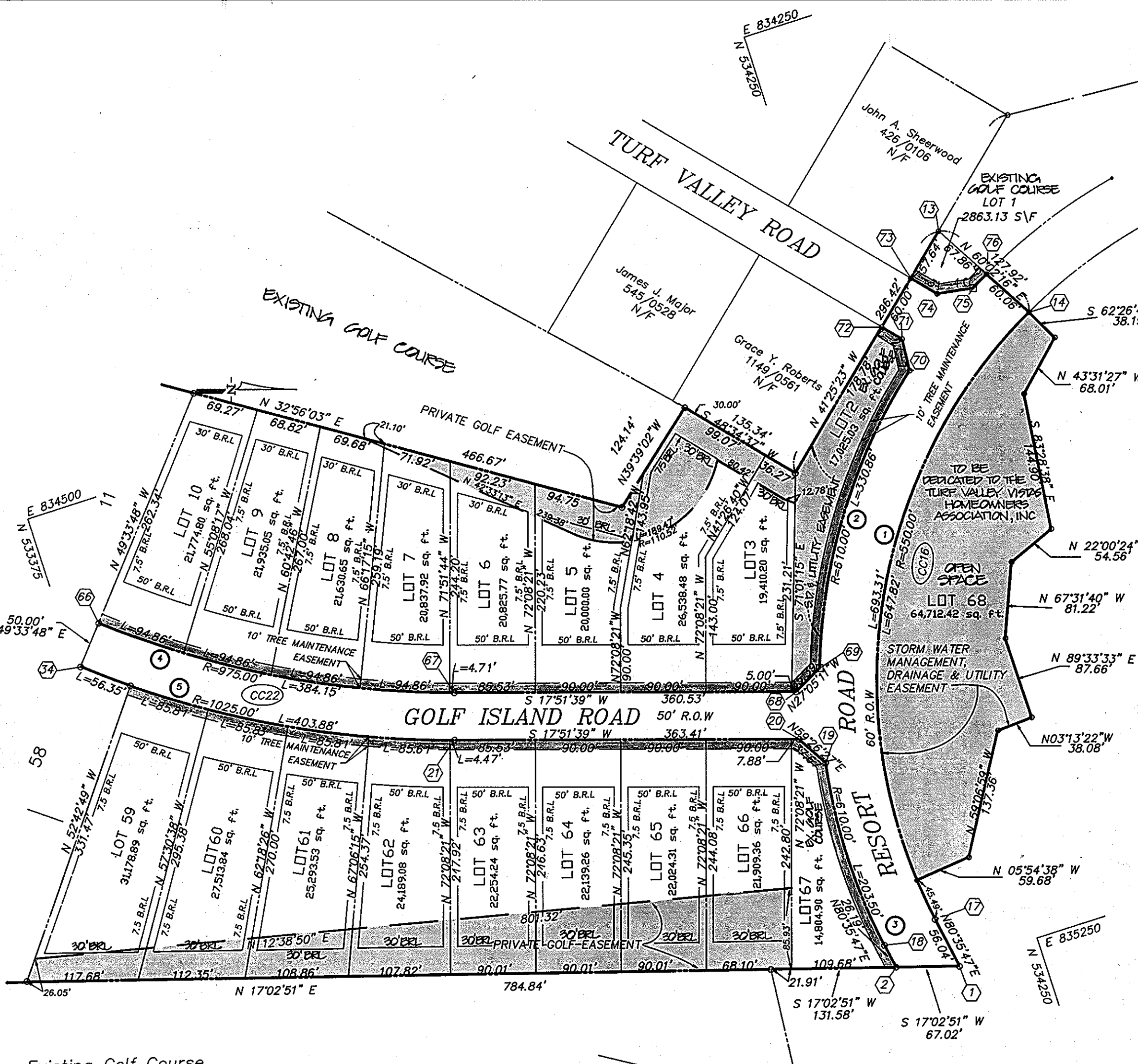
MILDENBERG, MOCHI & ASSOCIATES, INC.  
3300 NORTH RIDGE ROAD, SUITE 235  
ELLCOTT CITY, MARYLAND 21043  
(410) 461-0070  
ATTN.: Mr. Robert Mochi, P.E.

The requirements of § 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.

*John B. Mildeberg* FEB 14, 1994  
John B. Mildeberg, R.L.S. 10718 Date  
*Nicholas B. Mangione* 6.15.94  
Nicholas B. Mangione, General Partner Date

**LOT TABULATION FOR THIS SHEET**

TOTAL NO. OF LOTS : 20  
Buildable : 16  
Open Space : 1  
GOLF COURSE : 3  
TOTAL AREA OF LOTS : 10.7635 Ac.  
Buildable : 8.4815 Ac.  
Golf Course Lots 1, 2 & 67 : 0.7304 Ac.  
Open Space Lot 68 for 5MM: 1.4856 Ac.  
TOTAL AREA OF ROAD RIGHT-OF WAY : 2.0587 Ac.  
TURF VALLEY ROAD : 0.0873 Ac.  
RESORT ROAD : 1.0619 Ac.  
GOLF ISLAND ROAD : 0.9095 Ac.  
TOTAL GROSS AREA OF SUBDIVISION : 12.8222 Ac.



**LINE DATA**

LINE NO.	BEARING	DISTANCE
L1	N84°59'03"W	34.46'
L2	N48°34'37"W	24.98'
L3	N48°34'37"E	32.23'
L4	S09°01'47"E	38.55'
L5	N28°23'54"W	20.13'

Turf Valley  
PGCC - 1  
Parcel B

PGCC - 1  
MANGIONE ENTERPRISES OF TURF VALLEY  
L. 0920 F. 250

**UTILITY ALLOCATION NOTE:**  
THIS SUBDIVISION IS SUBJECT TO SECTION 10-102B OF THE HOWARD COUNTY CODE, PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 6-21-94 ON WHICH DATE DEVELOPER'S AGREEMENT F.94.06 WAS FILED AND ACCEPTED.

**SEWER NOTE:**  
PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.  
*Nicholas B. Mangione* 6.15.94  
DEVELOPER'S SIGNATURE DATE

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	550.00'	693.31'	401.25'	648.31'	S 63°17'27" E	271°31'11"
2	610.00'	320.86'	189.67'	326.82'	S 55°19'50" E	31°04'37"
3	610.00'	203.50'	102.70'	202.56'	S 89°50'47" E	19°06'51"
4	975.00'	384.15'	184.61'	361.69'	N 28°08'55" E	22°34'33"
5	1025.00'	403.88'	204.59'	401.27'	N 29°08'55" E	22°34'33"

**LEGEND**

- Ⓢ COORDINATE POINT NO.
- Ⓢ CURVE CENTER POINT NO.
- Ⓢ CURVE NO.

RECORDED AS PLAT NUMBER 11327  
DATED August 16, 1994  
AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY  
*Joyce M. Boydland* 8/8/94  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*James P. Sullivan* 8/11/94  
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC ROADS, PUBLIC WATER, AND PUBLIC SEWER.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James P. Sullivan* 8/15/94  
DIRECTOR DATE

**Surveyor's Certificate**  
I hereby certify that the final plat shown herein is correct; that it is a subdivision of part of the lands conveyed by deed dated December 20, 1978 from Turf Valley Associates, a Maryland Limited Partnership, to Mangione Enterprises of Turf Valley, a Maryland Limited Partnership, and recorded among the Land Records of Howard County, Maryland in Liber 0920 at folio 250, 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.  
*John B. Mildeberg* FEB 14, 1994  
John B. Mildeberg, R.L.S. 10718 Date

**Owner's Dedication**  
I, Nicholas B. Mangione, General Partner of Mangione Enterprises of Turf Valley, a Maryland Limited Partnership, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant 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 right-of-ways and the specific easement 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 grant the right and option to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and  
(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 my hands this 15 day of JUNE 1994  
*Nicholas B. Mangione*  
MANGIONE ENTERPRISES OF TURF VALLEY (SEAL)  
Nicholas B. Mangione, General Partner

**Turf Valley**  
PGCC-1 SUBDISTRICT  
ALL OF AREA 1-C, PART OF AREA 1-B  
Lots 1 through 10  
Lots 59 through 68  
Election District No. 2 Howard County, Maryland  
Tax Map 16 Parcel 8  
Scale: 1" = 100'  
January 1994

**MILDENBERG, MOCHI & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350  
(410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340

Zoning : PGCC-1  
Comprehensive Sketch : S-86-13  
FDP PGCC-1 : 3054-A-1019  
Sketch Plan : S-92-15  
DPZ Waiver Petition : WP-93-16  
Preliminary Plan : P-93-10

92522-00 SRP JLM RLC SHEET 2 OF 3  
F.21-00  
J:\92522-00\92522P2

MINIMUM LOT SIZE TABULATION		
LOT NUMBER	GROSS AREA	100 YEAR FLOODPLAIN
LOT 25	64656.70 S. F.	11294.76

EASEMENTS		
LINE	DIRECTION	DISTANCE
L-1	S 75°33'32" E	38.50'
L-2	N 18°10'49" E	61.65'
L-3	S 09°05'37" W	28.64'
L-4	S 12°37'17" W	256.27'
L-5	S 09°34'56" E	80.93'
L-6	S 29°17'20" W	205.77'
L-7	N 33°15'09" E	183.53'
L-8	N 56°44'51" W	8.54'

UTILITY ALLOCATION NOTE:  
THIS SUBDIVISION IS SUBJECT TO SECTION 10.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 6-21-94 ON WHICH DATE DEVELOPERS AGREEMENT F-94-06 WAS FILED AND ACCEPTED.

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
4	975.00'	269.86'	135.80'	269.00'	N 48°21'57" E	15°51'31"
11	1225.00'	42.95'	21.48'	42.95'	N 55°17'28" E	02°00'33"
13	1225.00'	768.39'	396.27'	756.82'	S 39°01'48" W	34°31'48"
14	1225.00'	590.85'	301.29'	585.14'	N 35°41'11" E	27°38'07"
15	25.00'	24.13'	13.10'	23.21'	S 05°47'01" E	55°18'17"
16	60.00'	301.50'	43.66'	70.61'	S 69°28'43" E	287°54'54"
17	25.00'	23.00'	12.39'	22.20'	N 48°07'19" E	52°42'50"
18	341.00'	596.72'	408.28'	523.45'	S 12°01'24" W	100°15'45"
19	291.00'	509.22'	348.42'	446.69'	S 12°01'24" W	100°15'45"
20	25.00'	23.55'	12.73'	22.69'	S 35°10'14" W	53°58'05"
21	60.00'	301.53'	43.64'	70.59'	S 27°50'43" E	287°56'10"
22	25.00'	23.55'	12.73'	22.69'	N 89°08'19" E	53°58'05"
23	1025.00'	78.09'	39.07'	78.09'	N 53°16'41" E	04°21'54"
24	1025.00'	107.94'	54.02'	107.90'	N 48°21'57" E	06°02'01"

**OWNER/DEVELOPER**  
MANGIONE ENTERPRISES OF TURF VALLEY  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
(410) 825-8400  
ATTN.: Mr. Louis Mangione

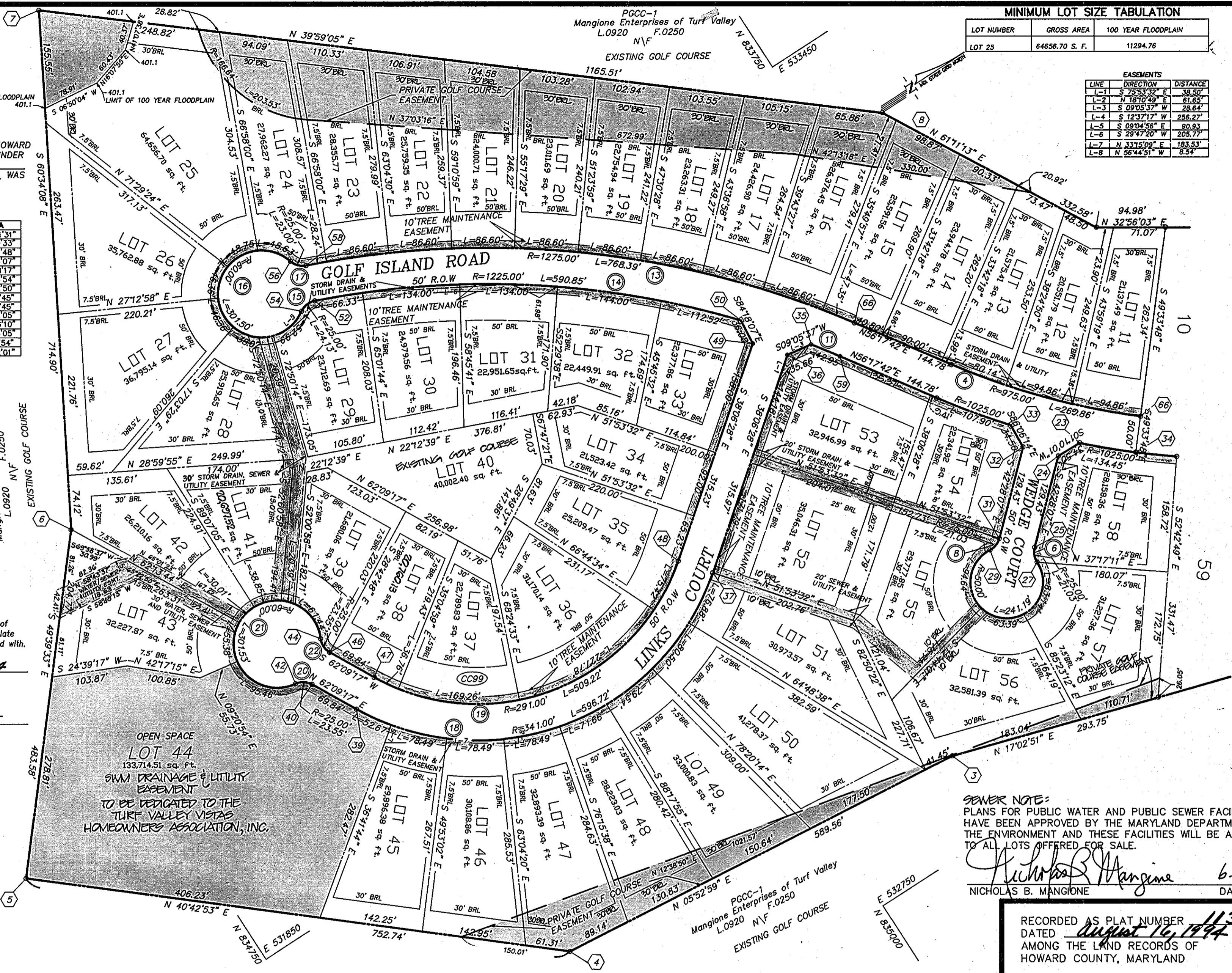
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3300 NORTH RIDGE ROAD, SUITE 235  
ELLICOTT CITY, MARYLAND 21043  
(410) 461-0070  
ATTN.: Mr. Robert Mochi, P.E.

The requirements of § 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.

*John B. Mildenberg* FEB. 14, 1994 Date  
John B. Mildenberg, R.L.S. 10718  
Nicholas B. Mangione 6.15.94 Date  
Nicholas B. Mangione, General Partner

**LOT TABULATION FOR THIS SHEET**

TOTAL NO. OF LOTS	: 48
Buildable	: 46
Open Space	: 1
GOLF COURSE LOTS	: 1
TOTAL AREA OF LOTS	: 33,372.22 Ac.
Buildable	: 29,384.2 Ac.
GOLF COURSE LOT 40	: 0.0183 Ac.
OPEN SPACE	: 3.0697 Ac.
Area of 25% or Greater steep slopes	: 1.1854 Ac.
Area of 100 year floodplain	: 0.2588 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY	: 3.3556 Ac.
Golf Island Road	: 1.6656 Ac.
Links Court	: 1.3100 Ac.
Wedge Court	: 0.3800 Ac.
TOTAL GROSS AREA OF SUBDIVISION	: 36,727.8 Ac.



**SEWER NOTE:**  
PLANS FOR PUBLIC WATER AND PUBLIC SEWER FACILITIES HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*Nicholas B. Mangione* 6.15.94 Date  
NICHOLAS B. MANGIONE

RECORDED AS PLAT NUMBER **11329**  
DATED **August 16, 1994**  
AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

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

*Joyce M. Boydland per JSM* 8/8/94 DATE  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*James R. Smith* 8/11/94 DATE  
DIRECTOR

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

*Laura J. Ilw* 8/5/94 DATE  
DIRECTOR

**Surveyor's Certificate**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by deed dated December 20, 1978 from Turf Valley Associates, a Maryland Limited Partnership, to Mangione Enterprises of Turf Valley, a Maryland Limited Partnership, and recorded among the Land Records of Howard County, Maryland in Liber 0920 at folio 250, 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.

*John B. Mildenberg* FEB. 14, 1994 Date  
John B. Mildenberg, R.L.S. 10718

**Owner's Dedication**

I, Nicholas B. Mangione, General Partner of Mangione Enterprises of Turf Valley, a Maryland Limited Partnership, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement shown hereon;
- 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 grant the right and option to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my hands this 15 day of JUNE 1994  
*Nicholas B. Mangione* (SEAL)  
Nicholas B. Mangione, General Partner

**Turf Valley**  
PGCC-1 SUBDISTRICT  
ALL OF AREA 1-C, PART OF AREA 1-B  
Lots 11 through G8

Election District No. 2 Howard County, Maryland  
Tax Map 16 Parcel 8  
Scale: 1" = 100' July 1994

**MILDENBERG, MOCHI & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350  
(410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340

Zoning PGCC-1  
Comprehensive Sketch: S-86-13  
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Sketch Plan: S-92-15  
DPZ Waiver Petition: WP-93-16  
Preliminary Plan: P-93-10

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