

COORDINATE TABLE

#	NORTHING	EASTING
1	534086.65	834915.48
2	534091.38	834916.56
3	534123.86	834898.50
4	534696.72	835108.09
5	534306.91	834638.89
6	534309.93	834604.56
7	534293.40	834585.83
8	534159.34	834704.11
9	534069.80	834602.63
10	533974.22	834681.84
11	533502.83	834376.49
12	533342.55	834085.08
13	532449.51	833336.15
14	532098.22	833958.79
15	531785.19	834327.37
16	532355.74	834818.38
17	532942.20	834878.81
18	533223.04	834964.93
19	533423.84	834701.21
20	534044.79	833885.70
21	533222.51	834612.98
22	533298.01	834612.29
23	533192.54	834699.67
24	533209.42	834718.11
25	533184.42	834718.40
26	533134.42	834718.97
27	533139.41	834669.22
28	533141.90	834644.35
29	533158.78	834662.79
30	533254.25	834575.40
31	533256.60	834540.98
32	533192.08	834454.49
33	533111.74	834334.05
34	532092.66	835013.82
35	533087.29	834298.74
36	533052.07	834293.10
37	533020.63	834254.22
38	533024.21	834218.31
39	532548.95	833876.97
40	532539.64	833900.17
41	532525.86	833879.31
42	532492.80	833829.24
43	532457.00	833877.39
44	532417.18	834005.38
45	532260.55	833919.44
46	532288.27	833724.05
47	532408.67	833577.95
48	532579.83	833637.94
49	532750.17	833719.19
50	533209.75	834066.19
51	533422.93	834378.83
52	533724.70	834614.44
53	534129.26	834791.58
54	532757.24	834524.35
55	532541.24	834248.95
56	532353.78	834544.52
57	532175.03	834431.15
58	532161.65	834452.27
59	532154.84	834428.21
60	532141.22	834380.10
61	532190.54	834371.91
62	532215.20	834367.82
63	532201.81	834388.93
64	532380.56	834502.30
65	532726.38	834485.01
66	532738.94	834475.16
67	532743.18	834440.06
68	532712.33	834400.71
69	532476.27	834585.86
70	532612.42	834318.53
71	532327.55	834173.45
72	532316.20	834195.73
73	532307.16	834172.42
74	532289.08	834125.80
75	532337.42	834113.01
76	532361.58	834106.62
77	532350.24	834128.90
78	532635.11	834273.97
79	532751.67	834369.86
80	532782.52	834409.20
81	532817.62	834413.44
82	533220.91	834076.32

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.

Steven R. Peters 11/25/96
Steven R. Peters, R.P.L.S. 582 Date

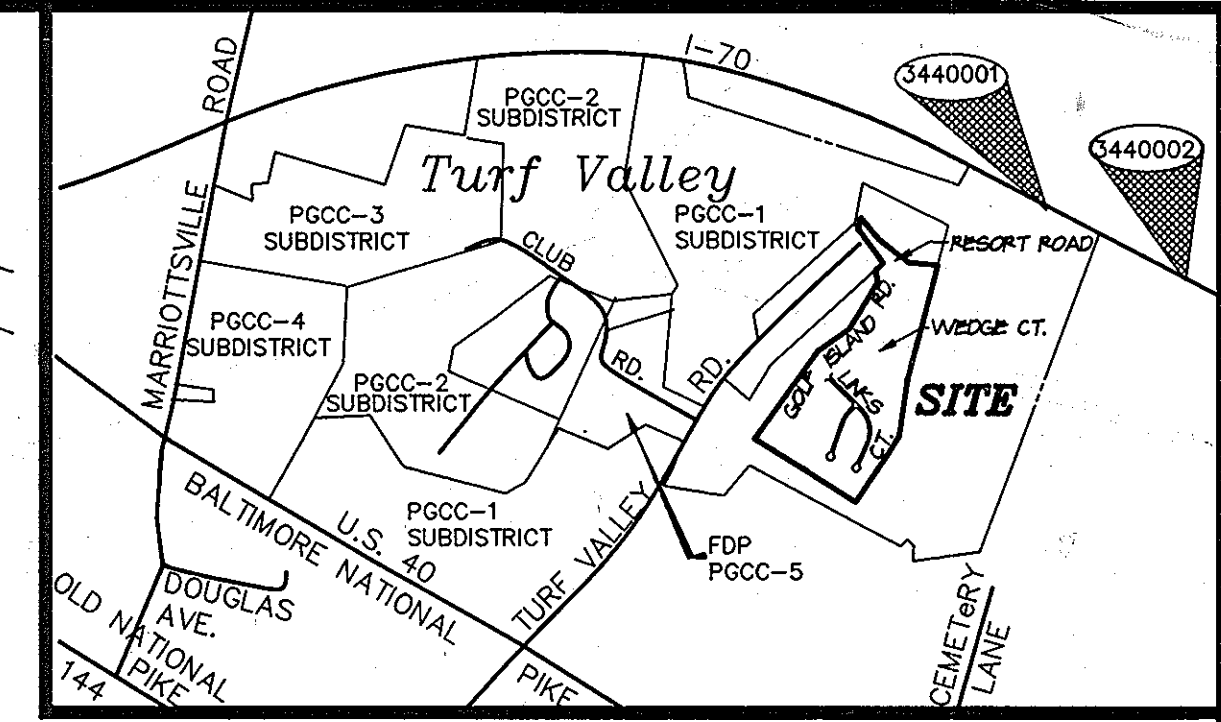
Nicholas B. Mangione 11/26/96
Nicholas B. Mangione, General Partner Date

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 11/26/96
NICHOLAS B. MANGIONE DATE

LEGEND

- Ⓢ COORDINATE POINT #
- Ⓢ CURVE CENTER POINT #
- Ⓢ CURVE #
- Ⓢ OLD LOT NUMBER
- Ⓢ ADJACENT PARCEL INFO.



Vicinity Map
Scale: 1" = 2000'

GENERAL NOTES

- Coordinates based on NAD '27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 3440001 and 3440002. Station No. 3440001: N 534735.478, E 836286.297. Station No. 3440002: N 533593.800, E 837983.249.
- Denotes an iron pipe set. □ Denotes a concrete monument set.
- BRL denotes Building Restriction Line.
- 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 on September 16, 1992 to waive Section 16.113(c)(10), for approval of a cul-de-sac to exceed 1,200 feet in length.
- Floodplain delineation is based on Howard County DPW - Little Patuxent River Capital Project D-1065, prepared by Bernard Johnson, Inc. in September 1986.
- This Subdivision is subject to Section 18.122.B of Howard County Code. Public water and public sewer service has been granted under the terms and provisions, thereof, effective 11-26-96 on which date Developer's Agreement No. 24-2511-D was filed and accepted.
- All lots shown and recorded hereon must conform with the minimum requirements set forth on FDP 3054-A-1434 and 3054-A-1435 as recorded among the Land Records of Howard County, Maryland on September 8, 1994.
- Stormwater management will be provided under SDP-95-121, "Turf Valley Regional SWM Pond."
- All areas provided on this plat are to be taken as "more or less".
- Developer reserves unto itself, its successors and assigns, all easement shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Lots 105 through 145. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed(s) of easements in the Land Records of Howard County.

OWNER / DEVELOPER

MANGIONE ENTERPRISES OF TURF VALLEY
1205 York Road, Penthouse
Lutherville, Maryland 21093
(410) 825-8400
ATTN: Mr. Louis Mangione

ENGINEER / SURVEYOR

R. M. MOCHI GROUP, P.C.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(410) 461-0079
Attn: Mr. Robert M. Mochi, P.E.

Open Space/Golf Area & Project Density Requirements

A. Gross Area (F-94-06) (All Golf Course Area to be retained by Mangione Enterprises of Turf Valley)	49.55 Ac.
B. Golf Course Area:	
Lot 145 (F-96-107)	9.96 Ac.
Lot 104 (F-95-49)	1.96 Ac.
Lot 68 (F-94-06)	1.49 Ac.
Lot 1 (F-94-06)	0.07 Ac.
Total	13.48 Ac.
C. Golf Course Space Required	15% (FDP-PGCC Residential)
D. Golf Course Space Provided	13.48 Ac./49.55 Ac. = 27.2%
E. Total No. of Units Proposed	40 (F-96-107) 34 (F-95-49) 74 Total
F. Minimum Acreage Required	74 Units/1.75 Units per acre = 42.29 Ac.
G. Excess Area to be applied to SP-95-14	49.55 Ac. provided - 42.29 Ac. required = 7.26 Ac. excess

The purpose of this "Plat of Resubdivision" is to resubdivide Lots 29 through 58 as indicated on Plats 11326 - 11328, and Lots 44 and 69 as indicated on Plats 11560 - 11562, and abandon all existing easements within Lots 29 through 58 and Lots 44 and 69 as recorded on the aforementioned as indicated on Plats 11560 - 11562, as recorded among the Land Records of Howard County, Maryland, in order to bring the lots into conformance FDP 3054-A-1434.

RECORDED AS PLAT NUMBER **12530**
DATED **DEC 23, 1996**
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 41	
Buildable - 40	
Golf Course - 1	
TOTAL AREA OF LOTS AND/OR PARCELS - 27.3090 Ac.	
Buildable - 17.3487 Ac.	
Golf Course - 9.9603 Ac.	
TOTAL AREA OF ROAD RIGHT-OF-WAY - 2.1421 Ac.	
Links Court - 1.3221 Ac.	
Heavenwood Court - 0.8200 Ac.	
TOTAL GROSS AREA OF SUBDIVISION - 29.4511 Ac.	

Howard County
1522 / 331
447 / 739
Zone: R-20

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS,
HOWARD COUNTY DEPARTMENT OF HEALTH

Joyce M. Boyd 12-9-96
COUNTY HEALTH OFFICER MR. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
& ZONING

James S. Butler 12/12/96
DIRECTOR DATE

William J. Damann 12/5/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the amended plat shown hereon is correct; that it is a resubdivision of Lots 29 through 58 of "Turf Valley, PGCC-1 Subdistrict" as indicated on Plats 11326 - 11328 recorded on August 16, 1994, and a resubdivision of Lots 44 and 69 of "Plat of Resubdivision, Turf Valley, PGCC District, Residential & Multi-Use Subdistrict" as indicated on Plats 11560 - 11562 as recorded on December 29, 1994, among the Land Records of Howard County, Maryland, being also 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 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, and meets the MINIMUM STANDARDS OF PRACTICE as described in Subtitle 13, Section 09.13.06. Monumentation is in accordance with the County Subdivision Regulations.

Steven R. Peters 11/25/96
Steven R. Peters, R.P.L.S. 582 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:

- 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;
- 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 26 day of November, 1996
Nicholas B. Mangione (SEAL)
Nicholas B. Mangione, General Partner Attest: *J. P. White*

PLAT OF RESUBDIVISION

Turf Valley Vistas
LOTS 105-145
A RESUBDIVISION OF LOTS 29-58 OF "TURF VALLEY PGCC-1 SUBDISTRICT, LOTS 1-68" (PLATS 11326-11328) AND A RESUBDIVISION OF LOTS 44 AND 69 OF "TURF VALLEY LOTS 09-104 AND A RESUBDIVISION OF OPEN SPACE LOTS 44 & 69" (PLATS 11560-11562)

PGCC DISTRICT, RESIDENTIAL SUBDISTRICT
(Part of Area A, Formerly Area H-C)
Election District No. 2 Howard County, Maryland
Tax Map 16 Grid 17 Parcel 8
Scale: 1" = 200'
January 1996

R.M. MOCHI GROUP, P.C.
3300 N. Ridge Road, Suite 235 Ellicott City, MD 21043-3350 (410) 461-0079 Fax: (410) 750-6340

Zoning: PGCC-1
Comprehensive Sketch: S-86-13
FDP PGCC-1: J054-A-1434
Sketch Plan: S-92-15
DPZ Waiver Petition: WP-93-16
Preliminary Plan: P-93-10
Final Plan: F-94-06
Final Plan: F-95-49
Prelim. Equiv. Sketch: SP-95-10

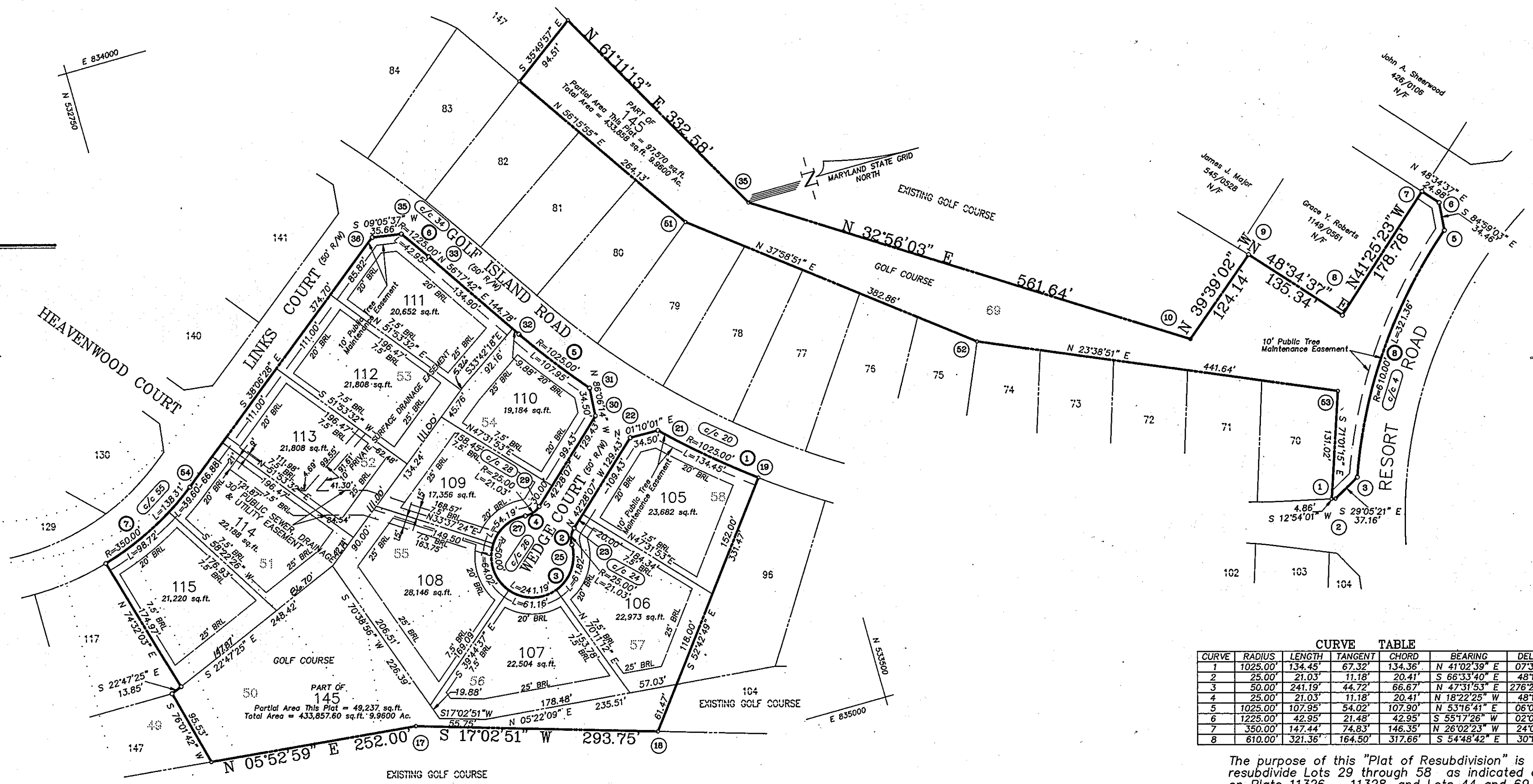
94023.14 JLM RLC DBW SHEET 1 OF 3

OWNER / DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY
 1205 York Road, Penthouse
 Lutherville, Maryland 21093
 (410) 825-8400
 ATTN: Mr. Louis Mangione

ENGINEER / SURVEYOR
R. M. MOCHI GROUP, P.C.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0079
 Attn: Mr. Robert M. Mochi, P.E.

LEGEND

- Ⓢ COORDINATE POINT #
- Ⓢ CURVE CENTER POINT #
- Ⓢ CURVE #
- Ⓢ OLD LOT NUMBER
- Ⓢ ADJACENT PARCEL INFO.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1025.00'	134.45'	67.32'	134.36'	N 41°02'59" E	07°30'56"
2	25.00'	21.03'	11.18'	20.41'	S 66°33'40" E	48°11'40"
3	50.00'	241.19'	44.72'	66.67'	N 47°31'53" E	276°22'46"
4	25.00'	21.03'	11.18'	20.41'	N 18°22'25" W	48°11'23"
5	1025.00'	107.95'	54.02'	107.90'	N 53°16'41" E	06°02'03"
6	1225.00'	42.95'	21.48'	42.95'	S 55°17'26" W	02°00'33"
7	350.00'	147.44'	74.83'	146.35'	N 26°02'23" W	24°08'10"
8	610.00'	321.36'	164.50'	317.66'	S 54°48'42" E	30°11'05"

LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 12
 Buildable - 11
 Golf Course - Part of 1

TOTAL AREA OF LOTS AND/OR PARCELS - 8.9148 Ac.
 Buildable - 5.5446 Ac.
 Golf Course - 3.3702 Ac.

TOTAL GROSS AREA OF SUBDIVISION - 8.9148 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 11/26/96
 NICHOLAS B. MANGIONE DATE

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.

Steven R. Peters 11/25/96
 Steven R. Peters, R.P.L.S. 582 Date

Nicholas B. Mangione 11/26/96
 Nicholas B. Mangione, General Partner Date

RECORDED AS PLAT NUMBER **12531**
 DATED **DEC 23, 1996**
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

**APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS,
 HOWARD COUNTY DEPARTMENT OF HEALTH**

Joyce M. Boydman 12-9-96
 COUNTY HEALTH OFFICER MR DATE

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

Joseph R. Rutledge 12/17/96
 DIRECTOR DATE

Robert M. Mochi 12/5/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the amended plat shown hereon is correct; that it is a resubdivision of Lots 29 through 58 of "Turf Valley, PGCC-1 Subdistrict" as indicated on Plats 11326 - 11328 recorded on August 16, 1994, and a resubdivision of Lots 44 and 69 of "Plat of Resubdivision, Turf Valley, PGCC District, Residential & Multi-Use Subdistrict" as indicated on Plats 11560 - 11562 as recorded on December 29, 1994, among the Land Records of Howard County, Maryland, being also 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 and 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, and meets the MINIMUM STANDARDS OF PRACTICE as associated with Subtitle 13, Section 09.13.06. Monumentation is in accordance with the County Subdivision Regulations.

Steven R. Peters 11/25/96
 Steven R. Peters, R.P.L.S. 582 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:

- 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 26 day of November, 1996

Nicholas B. Mangione (SEAL)
 Nicholas B. Mangione, General Partner Attest

PLAT OF RESUBDIVISION

Turf Valley Vistas
 LOT 105-106
 A RESUBDIVISION OF LOTS 29-58 OF "TURF VALLEY PGCC-1 SUBDISTRICT, LOTS 44-69 OF "PLAT 11326-11328" AND A RESUBDIVISION OF LOTS 44 AND 69 OF "TURF VALLEY LOTS 44-104 AND A RESUBDIVISION OF OPEN SPACE LOTS 44 & 69" (PLAT 11560-11562)
 PGCC DISTRICT, RESIDENTIAL SUBDISTRICT
 (Part of Area A, Formerly Area I-C)
 Election District No. 2 Howard County, Maryland
 Tax Map 16 Grid 17 Parcel 8
 Scale: 1" = 100'
 January 1996

R.M. MOCHI GROUP, P.C.
 CIVIL ENGINEERS
 LAND SURVEYORS

Zoning: PGCC-1
 Comprehensive Sketch: S-86-13
 FDP PGCC-1: 3054-A-1434
 Sketch Plan: S-92-15
 DPZ Waiver Petition: WP-93-16
 Preliminary Plan: P-93-10
 Final Plan: F-94-06
 Final Plan: F-95-49
 Prelim. Equip. Sketch: SP-95-10

3300 N. Ridge Road, Suite 235 (410) 461-0079
 Ellicott City, MD 21043-3350 Fax: (410) 750-6340

94023.14 JLM RLC DBW SHEET 2 OF 3

LEGEND

- Ⓢ COORDINATE POINT #
- c/c 99 CURVE CENTER POINT #
- Ⓢ CURVE #
- Ⓢ OLD LOT NUMBER
- 99 ADJACENT PARCEL INFO.

ENGINEER / SURVEYOR

R. M. MOCHI GROUP, P.C.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(410) 461-0079
Attn: Mr. Robert M. Mochi, P.E.

OWNER / DEVELOPER

MANGIONE ENTERPRISES OF TURF VALLEY
1205 York Road, Penthouse
Lutherville, Maryland 21093
(410) 825-8400
ATTN: Mr. Louis Mangione

LINE DATA

LINE	DIRECTION	DISTANCE
F1	S 41°07'38" E	40.37'
F2	S 16°07'55" E	60.43'
F3	S 06°50'04" W	78.91'
E4	N 22°11'37" E	13.88'
E5	S 09°04'56" E	94.28'
E6	S 72°50'14" E	160.32'
E7	N 18°21'04" E	121.45'
E8	N 28°33'53" E	145.06'
E9	S 63°00'40" E	10.00'
E10	S 28°33'53" W	144.44'
E11	S 18°21'04" W	123.21'
E12	S 63°00'40" E	91.67'
E13	S 28°59'20" W	24.04'
E14	N 26°59'20" E	25.44'
E15	S 06°20'27" W	79.37'

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	60.00'	73.38'	42.07'	68.89'	N 01°35'56" E	70°04'12"
2	25.00'	24.13'	13.10'	23.21'	S 05°47'01" E	55°18'17"
3	1225.00'	590.85'	301.29'	585.14'	S 35°41'11" W	27°38'07"
4	350.00'	152.13'	77.28'	150.93'	S 39°26'26" W	24°54'12"
5	25.00'	21.03'	11.18'	20.41'	N 51°05'01" E	48°11'23"
6	50.00'	241.19'	44.72'	66.67'	S 63°00'40" E	276°22'46"
7	25.00'	21.03'	11.18'	20.41'	S 02°53'39" W	48°11'23"
8	300.00'	130.39'	66.24'	129.37'	S 39°26'26" W	24°54'12"
9	300.00'	369.09'	211.99'	346.25'	N 02°51'44" W	70°29'29"
10	25.00'	21.03'	11.18'	20.41'	N 56°28'42" E	48°11'23"
11	50.00'	241.19'	44.72'	66.67'	S 57°36'59" E	276°22'46"
12	25.00'	21.03'	11.18'	20.41'	S 08°17'20" W	48°11'23"
13	350.00'	430.61'	247.32'	403.96'	N 02°51'44" W	70°29'29"

LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 30
Buildable - 29
Golf Course - Part of 1

TOTAL AREA OF LOTS AND/OR PARCELS - 18.3942 Ac.
Buildable - 11.8041 Ac.
Golf Course - 6.5901 Ac.

TOTAL AREA OF ROAD RIGHT-OF-WAY - 2.1421 Ac.
HEAVENWOOD COURT - 0.8200 Ac.
LINKS COURT - 1.3221 Ac.

TOTAL GROSS AREA OF SUBDIVISION - 20.5363 Ac.

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS,
HOWARD COUNTY DEPARTMENT OF HEALTH

Joyce M. Boyd 12-9-96
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
& ZONING

James R. Rutter 12/17/96
DIRECTOR DATE

Robert M. Mochi 12/5/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the amended plat shown hereon is correct; that it is a resubdivision of Lots 29 through 58 of "Turf Valley, PGCC-1 Subdistrict" as indicated on Plats 11326 - 11328 recorded on August 16, 1994; and a resubdivision of Lots 44 and 69 of "Plat of Resubdivision, Turf Valley, PGCC District, Residential & Multi-Use Subdistrict" as indicated on Plats 11560 - 11562 as recorded on December 29, 1994, among the Land Records of Howard County, Maryland, being also 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, and meets the MINIMUM STANDARDS OF PRACTICE as described in Subtitle 13, Section 09.13.06. Monumentation is in accordance with the County Subdivision Regulations.

11/25/96
Steven R. Peters, R.P.L.S. 582

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 26 day of November, 1996
Nicholas B. Mangione, General Partner
Attest: *Steven R. Peters*

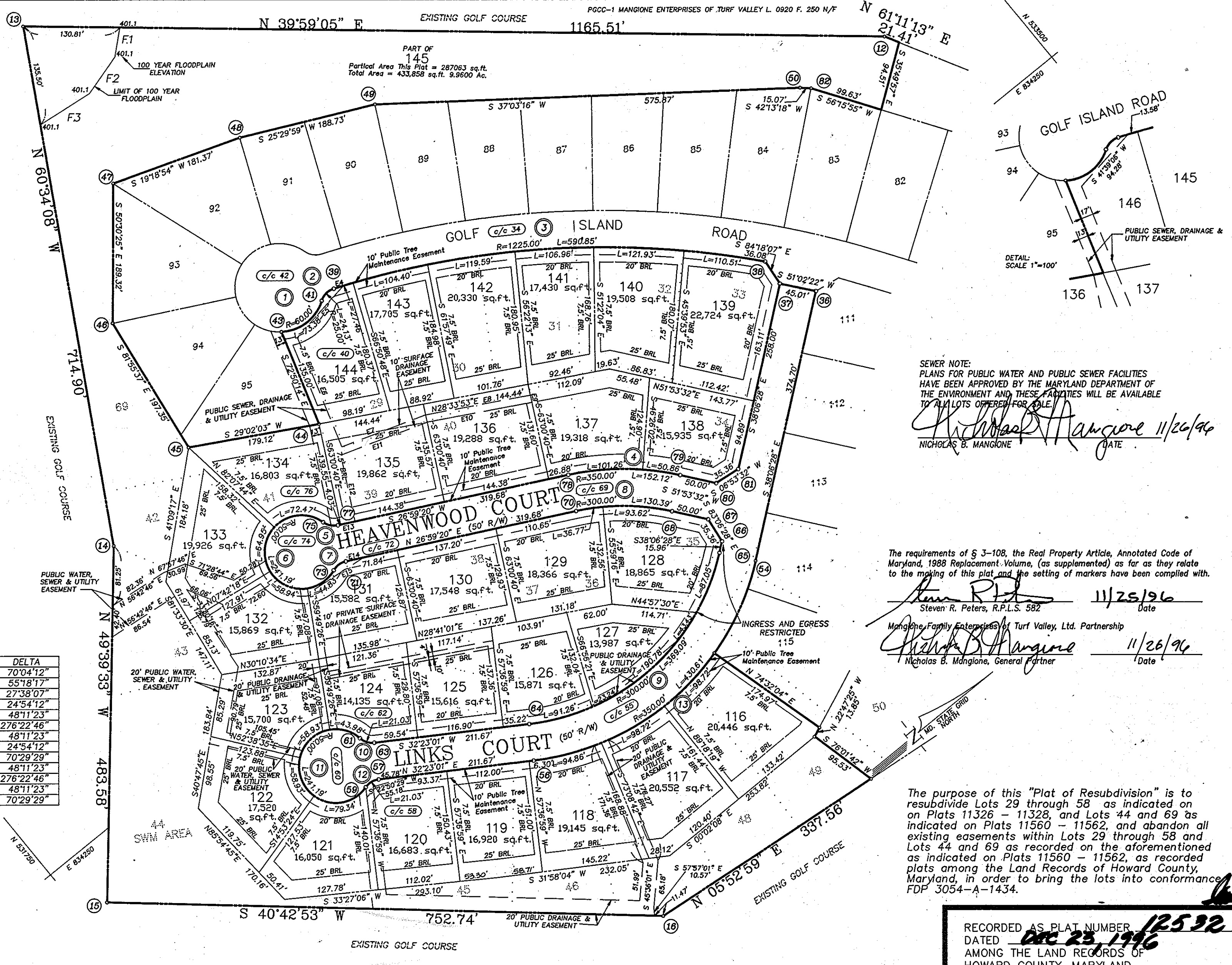
**FLAT OF RESUBDIVISION
Turf Valley Vistas**

Lots 105 - 145
A RESUBDIVISION OF LOTS 29-58 OF TURF VALLEY PGCC-1 SUBDISTRICT LOTS 1-69 (PLATS 11326-11328) AND A RESUBDIVISION OF LOTS 44 AND 69 OF TURF VALLEY LOTS 29-104 AND A RESUBDIVISION OF OPEN SPACE LOTS 44 & PGCC DISTRICT, RESIDENTIAL SUBDISTRICT (Part of Area A, Formerly Area I-C) (PLATS 11560-11562)
Election District No. 2 Howard County, Maryland
Tax Parcel 16 Grid 17 Parcel 8
Scale: 1" = 100'
January 1996
Zoning: PGCC-1
Comprehensive Sketch: S-86-13
FDP PGCC-1: 3054-A-1434
Sketch Plan: S-92-15
DPZ Waiver Petition: WP-93-16
Preliminary Plan: P-93-10
Final Plan: F-94-06
Final Plan: F-95-49
Prelim. Equiv. Sketch: SP-95-10

3300 N. Ridge Road, Suite 235
Ellicott City, MD 21043-3350
(410) 461-0079
Fax: (410) 750-6340

94023.14 JLM RLC DBW

RECORDED AS PLAT NUMBER 12532
DATED Dec 23, 1996
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND



11/25/96-2001 PLATS RESUBS.DWG