

COORDINATES Overall Density Tabulation - Multi-Use Subdivision

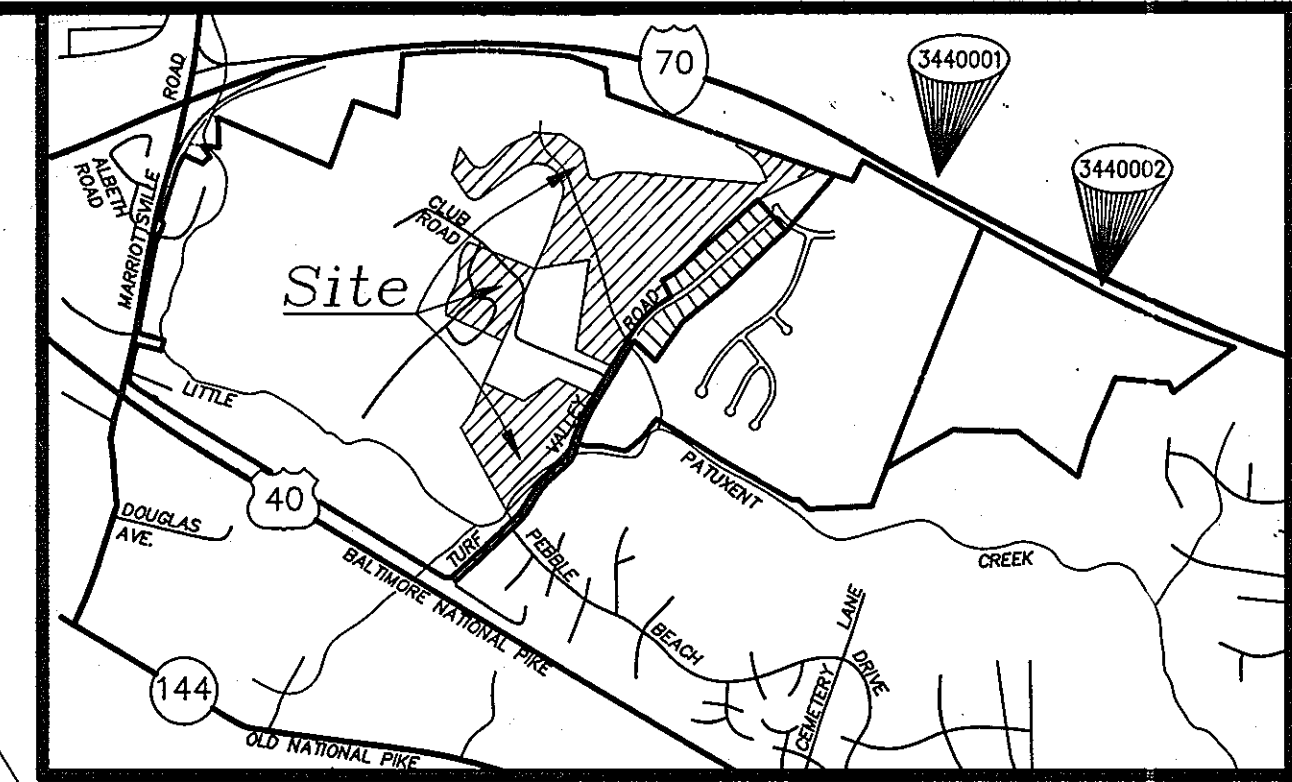
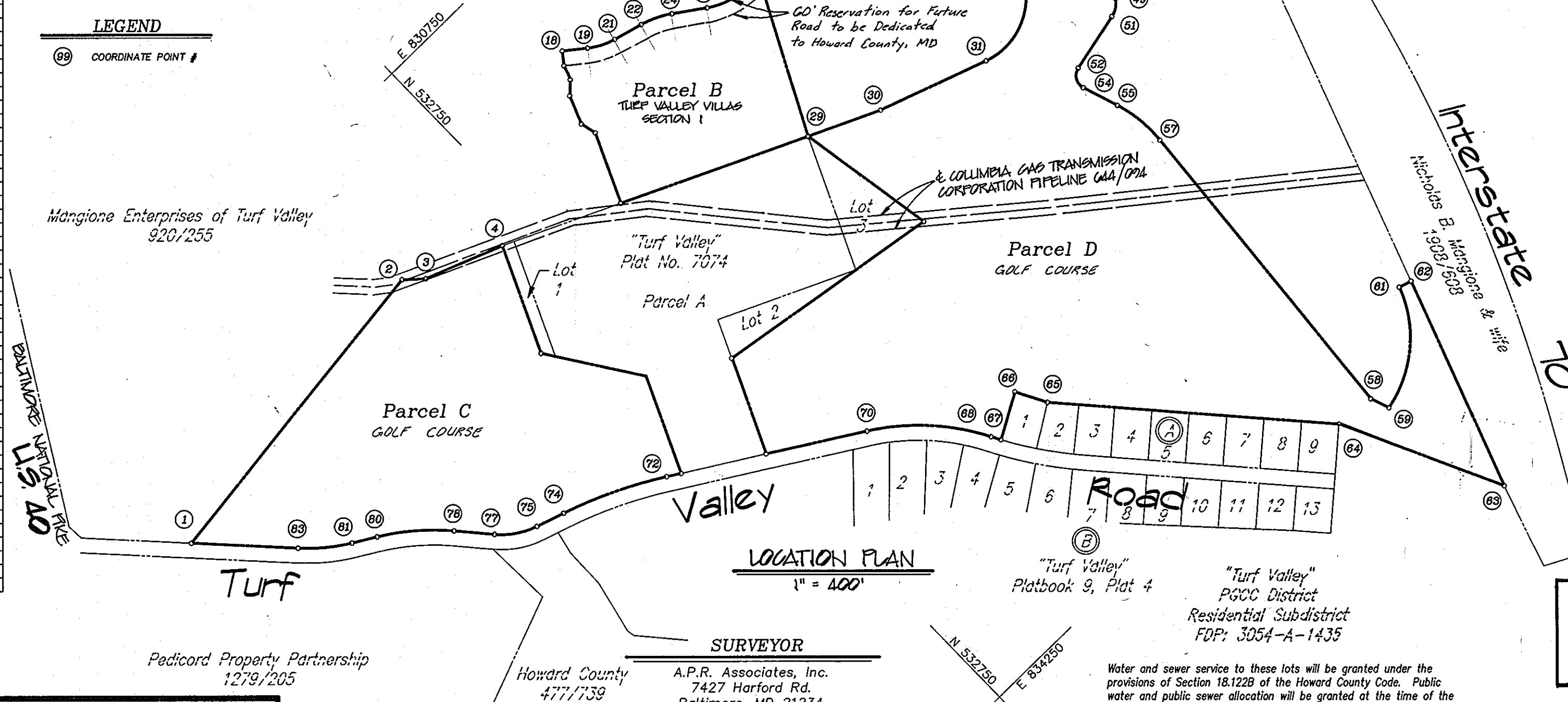
North	East
1 530853.51	831534.99
2 532201.39	831372.27
3 532272.58	831436.19
4 532585.03	831556.07
17 533266.34	831209.65
18 533303.19	831162.30
19 533383.77	831225.00
20 533559.40	830999.29
21 533485.36	831275.53
22 533602.41	831306.91
23 533504.03	831673.95
24 533720.91	831361.93
25 533837.60	831443.03
26 534000.82	831208.18
27 534038.00	831491.76
28 534045.81	831551.25
29 533769.00	832094.90
30 534051.66	832223.55
31 534493.75	832378.18
32 534586.20	832113.88
33 534814.27	831951.45
34 534508.05	831521.49
35 534589.51	831463.48
36 534533.79	831380.44
37 534766.35	831224.39
38 535036.63	831307.03
39 534893.27	831403.18
40 534941.25	831515.48
41 534855.59	831599.52
42 534988.92	831735.43
43 534596.30	832120.60
44 535114.24	831935.55
45 535153.29	832044.86
46 535200.38	832028.04
47 535182.95	832074.91
48 535164.53	832382.83
49 535039.99	832563.06
50 534957.72	832506.21
51 534979.68	832603.77
52 534739.69	832657.79
53 534751.77	832711.45
54 534699.54	832728.67
55 534747.68	832874.68
56 534230.09	833045.34
57 534772.86	833094.64
58 534651.55	834430.27
59 534678.72	834507.00
60 534576.81	834017.49
61 535046.82	834188.61
62 535096.69	834204.49
63 534793.77	835054.91
64 534489.01	834414.09
65 533713.80	833536.16
66 533648.83	833413.98
67 533474.83	833512.23
68 533454.75	833475.94
69 532610.83	833924.65
70 533111.68	833110.59
72 532408.73	832680.11
73 531449.80	834238.75
74 532011.80	832497.18
75 531898.29	832460.55
76 531996.57	832156.02
77 531754.32	832365.10
78 531648.02	832241.94
79 530921.27	832869.19
80 531409.27	832042.47
81 531319.37	831989.40
82 531705.56	831335.16
83 531149.59	831852.92

Turf Valley Villas Section One (F-97-07)		PGCC District - Multi-Use Subdivision Totals	
# Proposed Units =	# Units	Description	
162	162		
2.00 U./GROSS AC.			
162	Subtotal	162 Units	
162 UNITS	2.00 U./GROSS AC.	162 Units	81.00 Ac.
2.00 U./GROSS AC.		2.00 U./GROSS AC.	81.00 Ac.
Acreage	Description	Acreage	Description
12.00 AC.	PARCEL B	12.00 AC.	PARCEL B
29.54 AC.	PARCEL C	29.54 AC.	PARCEL C
68.73 AC.	PARCEL D	68.73 AC.	PARCEL D
110.35 AC.	Subtotal	110.35 AC.	Total
		15% of 110.35 Ac. = 16.55 Ac.	
Acreage	Description		
29.54 AC.	Parcel C		
68.73 AC.	Parcel D		
98.27 AC.	Subtotal	98.27 AC.	

* Note: F-97-07 consists of 110.35 recorded acres. 81.00 acres are being used to justify density for the Multi-Used Subdistrict. The remaining 29.35 acres may be applied to section two of Turf Valley Villas.

LEGEND

(89) COORDINATE POINT #



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. No. 3440001 N 534735.478 E 836286.297 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 survey performed on or about May 26, 1992 by Mildenberg, Mochl and Associates, Inc., and verified by APR Associates, Inc. on or about October, 1995.
- Floodplain delineation is based on the Little Patuxent River Floodplain Study by Bernard Johnson, Inc., dated September, 1987.
- All lots shown and recorded hereon must conform with the minimum requirements set forth on FDP 3054-A-1510 and 3054-A-1511 as recorded among the Land Records of Howard County, Maryland on December 14, 1995.
- Stormwater management will be provided at the Site Development Plan Stage.
- All areas provided on this plat are to be taken as "more or less".
- Developer reserves unto itself, its successors and assigns all easements shown on this plat for water, sewer, storm drainage, gas, electric, public utilities located in, over and through Parcels A, C, and D. Any and all easements of adjacent lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. 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 easement in the Land Records of Howard County.
- No clearing, grading or construction is permitted within wetlands buffers or stream buffers.
- Wetland areas shown are identified as wetlands #5, #8, #9, #10, #12, #13 per Exploration Research Wetland Report dated September 1988.
- Stormwater management facilities will be required on the parcels shown on this plat in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the stormwater management facility and a maintenance agreement.

RECORDED AS PLAT NUMBER 12807
 DATED 6-13-97
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

The requirements of S 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.

Alexander P. Ratych 2-28-1997
 Alexander P. Ratych, L.S. 3633 Date
Nicholas B. Mangione 10/7/96
 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 10/7/96
 Nicholas B. Mangione, General Partner Date

SURVEYOR
 A.P.R. Associates, Inc.
 7427 Harford Rd.
 Baltimore, MD 21234
 (301) 444-4312
 Attn: Mr. Alex P. Ratych, L.S.

ENGINEER
 R.M. MOCH GROUP, P.C.
 10120 A OLD NATIONAL PIKE
 LAMPSVILLE, MD 21754
 (301) 865-9090
 ATTN: ROBERT M. MOCH, P.E.

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

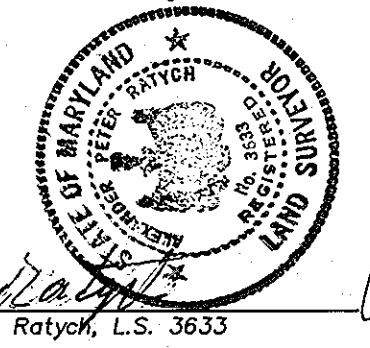
LOT TABULATIONS

TOTAL No. OF PARCELS -	3
Buildable -	1
Golf Course -	2
TOTAL AREA OF PARCELS -	110.35 Ac.
Buildable -	12.08 Ac.
Golf Course -	98.27 Ac.
TOTAL GROSS AREA OF SUBDIVISION -	110.35Ac.

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY
Joyce M. Boyd 5/15/97
 COUNTY HEALTH OFFICER - MR. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
James R. Butler 6/10/97
 DIRECTOR JA DATE
John J. Williams 5/14/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE AG

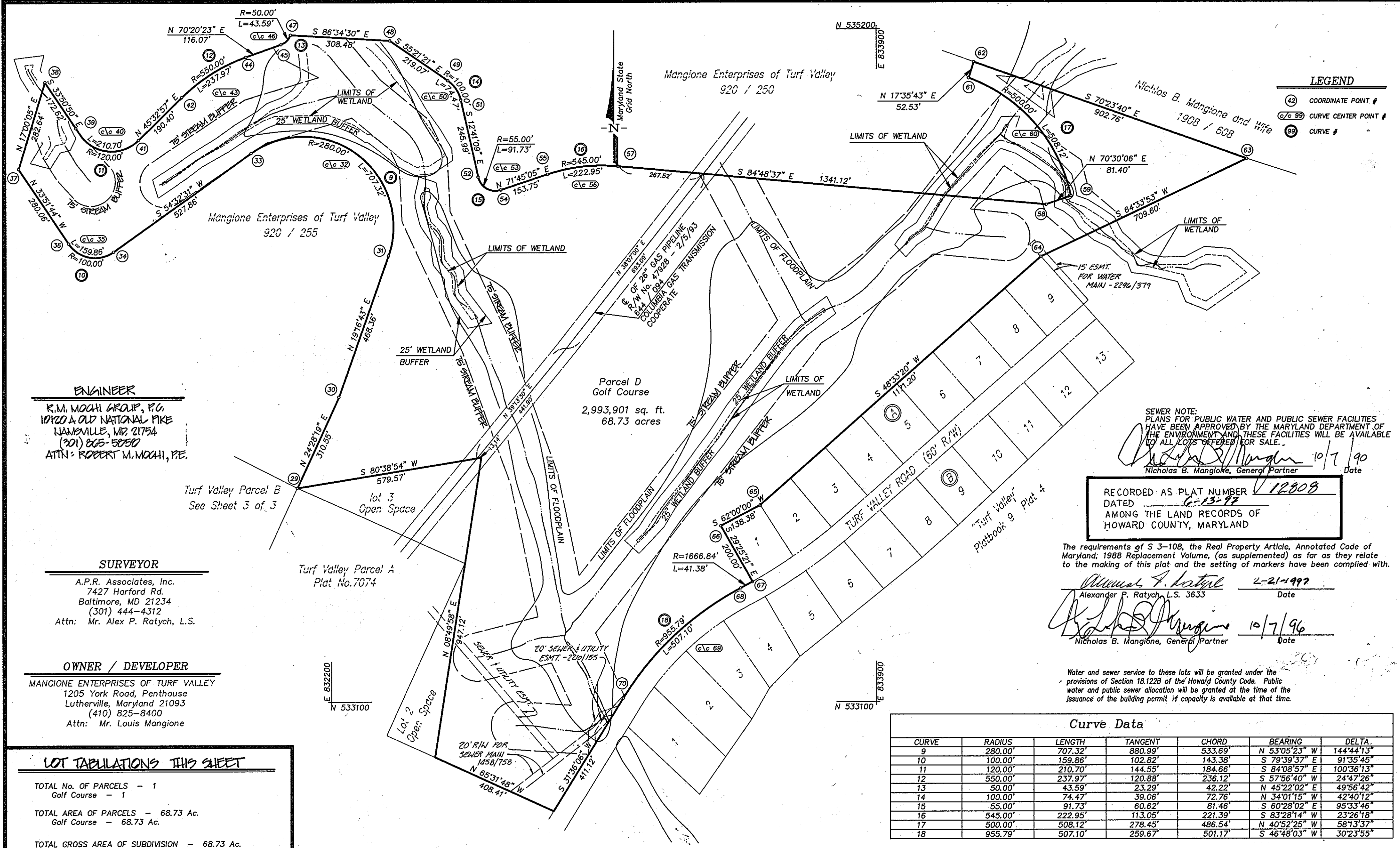
Surveyor's Certificate
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the land conveyed by Turf Valley Associates, a Maryland Limited Partnership, to Mangione Enterprises of Turf Valley, a Maryland Limited Partnership, by deed dated December 20, 1978 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 09.1306. Monumentation is in accordance with the County Subdivision Regulations.



Alexander P. Ratych 10/7/96
 Date Alexander P. Ratych, L.S. 3633

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 7 day of October, 1996
Nicholas B. Mangione (SEAL)
 Nicholas B. Mangione, General Partner Attest *John J. Williams*

TURF VALLEY
 Parcels B, C, and D
 PGCC DISTRICT, MULTI-USE SUBDISTRICT
 PARCEL B: TURF VALLEY VILLAS, SECTION 1
 PARCELS C & D: TURF VALLEY GOLF COURSE
 Election District No. 3 Howard County, Maryland
 Tax Map 16 Grid 17 Part of Parcel 8
 Scale: 1" = 400' October 1996
 Previous Plans include: 1st and 2nd Amended Comprehensive
 SKETCH S-00-13, PP 024, PP 300
 P-00-12A, S-00-15, WP-00-02,
 SFP-0A-00, PD-101, WP-05-03,
 S-0A-00, P-05-00, SFP-05-13,
 P-00-06, FDP PGCC - MULTI-USE SUBDISTRICT
 SHEET 1 OF 3
 F.97.69



ENGINEER
 R.M. MOCHI GROUP, P.C.
 10120 A OLD NATIONAL PIKE
 NANKERSVILLE, MD 21754
 (301) 865-5850
 ATTN: ROBERT M. MOCHI, P.E.

SURVEYOR
 A.P.R. Associates, Inc.
 7427 Harford Rd.
 Baltimore, MD 21234
 (301) 444-4312
 Attn: Mr. Alex P. Ratych, L.S.

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

LOT TABULATIONS THIS SHEET

TOTAL No. OF PARCELS - 1
Golf Course - 1
TOTAL AREA OF PARCELS - 68.73 Ac.
Golf Course - 68.73 Ac.
TOTAL GROSS AREA OF SUBDIVISION - 68.73 Ac.

RECORDED AS PLAT NUMBER 12808
 DATED 6-13-97
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

Alexander P. Ratych 2-21-1997
 Alexander P. Ratych, L.S. 3633 Date

Nicholas B. Mangione 10/7/96
 Nicholas B. Mangione, General Partner Date

Curve Data

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
9	280.00'	707.32'	880.99'	533.69'	N 53°05'23" W	144°44'13"
10	100.00'	159.86'	143.38'	102.82'	S 79°39'37" E	91°35'45"
11	120.00'	210.70'	144.55'	184.66'	S 84°08'57" E	100°36'13"
12	550.00'	237.97'	120.88'	236.12'	S 57°56'40" W	24°47'26"
13	50.00'	43.59'	23.29'	42.22'	N 45°22'02" E	49°56'42"
14	100.00'	74.47'	39.06'	72.76'	N 34°01'15" W	42°40'12"
15	55.00'	91.73'	60.62'	81.46'	S 60°28'02" E	95°33'46"
16	545.00'	222.95'	113.05'	221.39'	S 83°28'14" W	23°26'18"
17	500.00'	508.12'	278.45'	486.54'	N 40°52'25" W	58°13'37"
18	955.79'	507.10'	259.67'	501.17'	S 46°48'03" W	30°23'55"

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

Joyce M. Boyd 5/15/97
 COUNTY HEALTH OFFICER (HAR) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Alexander P. Ratych 6/10/97
 DIRECTOR JA DATE

Michael J. ... 5/14/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the land conveyed by Turf Valley Associates, a Maryland Limited Partnership, to Mangione Enterprises of Turf Valley, a Maryland Limited Partnership, by deed dated December 20, 1978 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 09.1306. Monumentation is in accordance with the County Subdivision Ordinance.

Alexander P. Ratych
 STATE OF MARYLAND
 ALEXANDER PETER RATYCH
 REGISTERED
 LAND SURVEYOR

Date: *7/19/96*
 Alexander P. Ratych, L.S. 3633

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 7 day of October, 1996
Nicholas B. Mangione
 Nicholas B. Mangione, General Partner (SEAL)

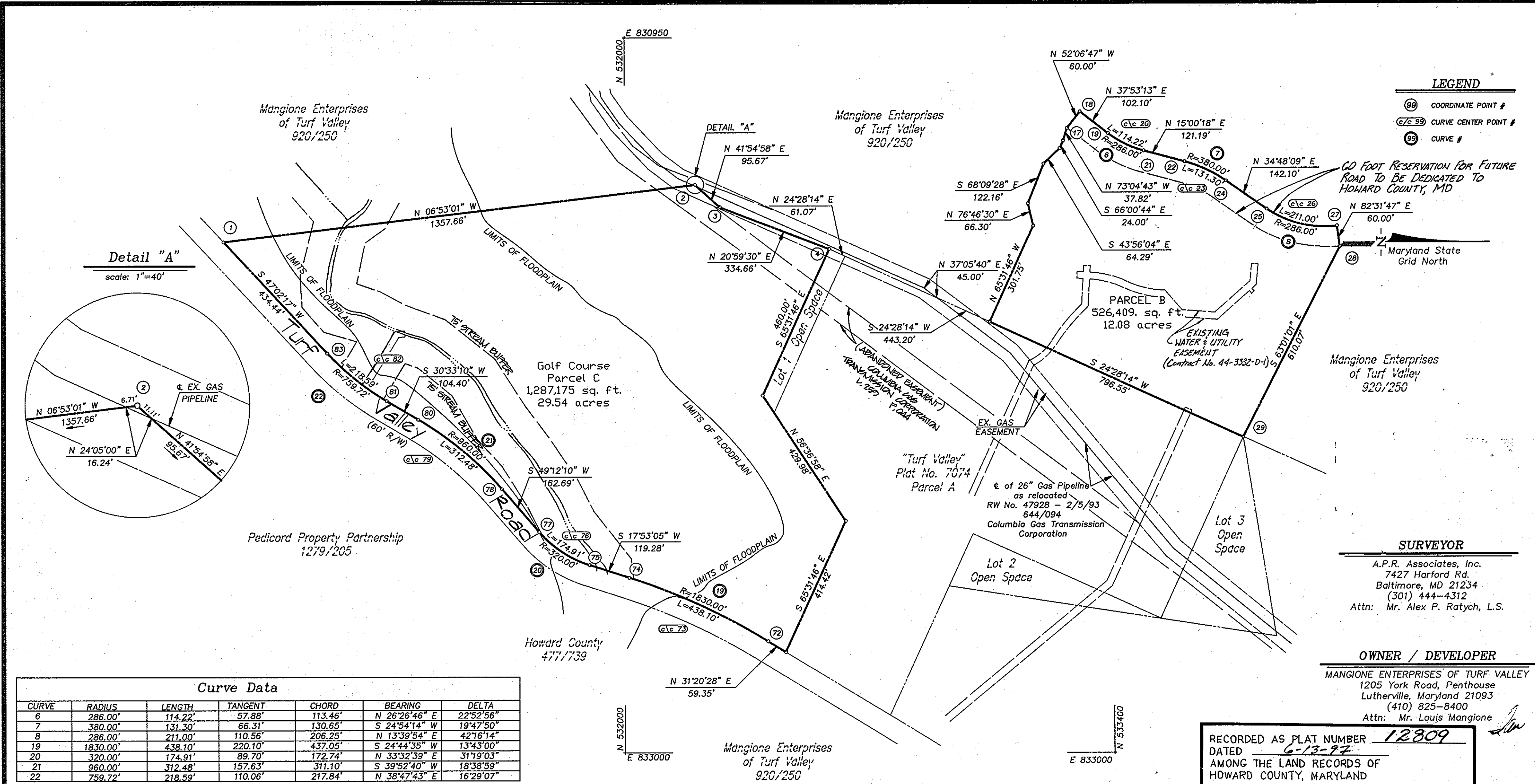
TURF VALLEY
 Parcels B, C, and D
 PGCC DISTRICT, MULTI-USE SUBDISTRICT
 PARCEL B: TURF VALLEY VILLAS, SECTION 1
 PARCELS C & D: TURF VALLEY GOLF COURSE
 Election District No. 2 Howard County, Maryland
 Tax Map 16 Grid 17 Part of Parcel 8
 Scale: 1" = 200' October 1996

Previous Plans Include: 1st and 2nd Amended Comprehensive
 SKETCH 5-06-13, PD 27A, PD 300
 F-00-04, S-00-15, WF-00-01,
 SUP-04-00, PE-181, WF-05-03,
 S-04-00, P-05-06, SP-05-13,
 P-06-06, PDP PCC-MULTI-USE SUBDIST.
 SHEET 2 OF 3

95017.14 JLM

4: 195017-00 195017-14 VILPLATZ

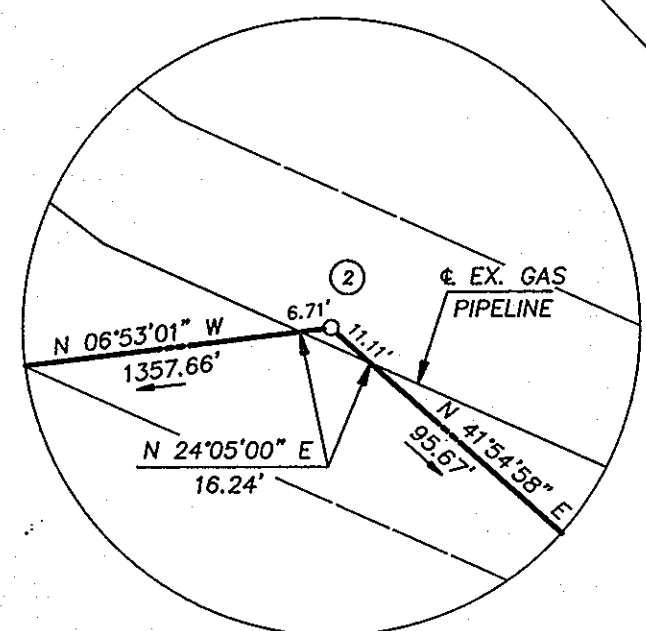
F.97.69



LEGEND

- Ⓢ COORDINATE POINT #
- Ⓢ CURVE CENTER POINT #
- Ⓢ CURVE #

Detail "A"
scale: 1"=40'



Curve Data

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
6	286.00'	114.22'	57.88'	113.46'	N 26°26'46" E	22°52'56"
7	380.00'	131.30'	66.31'	130.65'	S 24°54'14" W	19°47'50"
8	286.00'	211.00'	110.56'	206.25'	N 13°39'54" E	42°16'14"
19	1830.00'	438.10'	220.10'	437.05'	S 24°44'35" W	13°43'00"
20	320.00'	174.91'	89.70'	172.74'	N 33°32'39" E	31°19'03"
21	960.00'	312.48'	157.63'	311.10'	S 39°52'40" W	18°38'59"
22	759.72'	218.59'	110.06'	217.84'	N 38°47'43" E	16°29'07"

SURVEYOR
A.P.R. Associates, Inc.
7427 Harford Rd.
Baltimore, MD 21234
(301) 444-4312
Attn: Mr. Alex P. Ratych, L.S.

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

RECORDED AS PLAT NUMBER 12809
DATED 6-13-97
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

The requirements of S 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.

Alexander P. Ratych 2-21-1997
Alexander P. Ratych, L.S. 3633 Date
Nicholas B. Mangione 10/7/96
Nicholas B. Mangione, General Partner Date

LOT TABULATIONS THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 2
Buildable - 1
Golf Course - 1

TOTAL AREA OF LOTS AND/OR PARCELS - 41.62
Buildable - 12.08
Golf Course - 29.54

TOTAL GROSS AREA OF SUBDIVISION - 41.62

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 10/7/96
Nicholas B. Mangione, General Partner Date

ENGINEER
R.M. MOCHI GROUP, P.C.
10120 A OLD NATIONAL PIKE
HAWKSVILLE, MD 21794
(301) 865-5050
ATTN: ROBERT M. MOCHI, PE.

Water and sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.

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

Joyce M. Boydland 5/15/97
JOYCE M. BOYDLAND, MR. COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph R. Rutledge 6/10/97
DIRECTOR JA DATE

Mark Dammann 5/14/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

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Alexander P. Ratych 6/10/97
Date Alexander P. Ratych, L.S. 3633

Owner's Dedication

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- (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 7 day of October, 1996
Nicholas B. Mangione (SEAL)
Nicholas B. Mangione, General Partner Attest

TURF VALLEY

Parcels B, C, and D
PCC DISTRICT, MULTI-USE SUBDISTRICT
PARCEL B: TURF VALLEY VILLAS, SECTION 1
PARCELS C & D: TURF VALLEY GOLF COURSE
Election District No. 2 Howard County, Maryland
Tax Map 16 Grid 17 Part of Parcel 8
Scale: 1" = 200' October 1996

Previous Plans Include: 1st and 2nd Amended Comprehensive
SHEETS 5-06-13, PP 02A, PP 020
F-06-04, S-02-15, W-00-02
SFP-04-00, PP-101, W-05-02
S-04-16, P-05-16, S-05-13
P-06-16, PFP PCC-MULTI-USE SUBDISTRICT

95017.14 JLM SHEET 3 OF 3
#97.69