

# County Council of Howard County, Maryland

2021 Legislative Session

Legislative Day No. 17

## Resolution No. 164-2021

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION pursuant to Section 4.201 of the Howard County Code declaring that 10.18 acres of land owned by Howard County, Maryland located on Resort Road, Ellicott City, is no longer needed by the County for public purposes; authorizing the County Executive to convey the property to the Board of Education of Howard County; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property; and providing that the County Executive is not bound to convey the property if he finds that it may have a further public use.

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Introduced and read first time \_\_\_\_\_, 2021.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2021.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted\_\_\_, Adopted with amendments\_\_\_, Failed\_\_\_, Withdrawn\_\_\_, by the County Council on \_\_\_\_\_, 2021.

Certified By \_\_\_\_\_  
Michelle Harrod, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, Howard County, Maryland (the “County”) is the owner of certain property  
2 consisting of 10.18 acres being Parcel 401 on Tax Map 16, being more particularly described as  
3 Non-Buildable Bulk Parcel ‘CC-2’ as identified on the Plat entitled “Plat of Revision, Villages at  
4 Turf Valley, Phase 1 Section 3, Non-Buildable Bulk Parcel CC-2 (Previously Recorded as Plat  
5 #23330-23333)” and recorded as Plat #25734-25736 among the Land Records of Howard County,  
6 Maryland (the “County Property”), as shown on the attached Exhibit A; and

7  
8           **WHEREAS**, the County acquired the County Property on July 23, 2021 to convey it to the  
9 Board of Education of Howard County (the “Board”) for the construction of a public school and  
10 the school’s related uses; and

11  
12           **WHEREAS**, the deed reflecting the County’s ownership of the County Property was  
13 recorded among the Land Records of Howard County, Maryland in Book 20766, page 26 on  
14 August 2, 2021; and

15  
16           **WHEREAS**, the County acquired the County Property for \$5,7500,000 plus \$17,948.00  
17 in settlement costs with funding allocated in Capital Project C-0359 and the County wishes to  
18 convey the County Property to the Board so that a public school and the school’s related uses may  
19 be constructed on the County Property; and

20  
21           **WHEREAS**, Section 4.201 of the Howard County Code, “Disposition of real property”,  
22 authorizes the County Council to declare that property is no longer needed for public purposes and  
23 authorizes the County Council to waive advertising and bidding requirements for an individual  
24 conveyance of real property upon the request of the County Executive; and

25  
26           **WHEREAS**, the County Council has received a request from the County Executive to  
27 waive the advertising and bidding requirements in this instance for the conveyance of the County  
28 Property to the Board.

29  
30           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
31 Maryland, this \_\_\_\_ day of \_\_\_\_\_, 2021, that the County Property containing 10.18

1 acres located on Resort Road in Ellicott City, as shown on the attached Exhibit A, is no longer  
2 needed by the County for public purposes and may be conveyed to the Board of Education of  
3 Howard County.

4

5 **AND BE IT FURTHER RESOLVED** that, having received a request from the County  
6 Executive and having held a public hearing, the County Council declares that the best interests of  
7 the County will be served by authorizing the County Executive to waive the usual advertising and  
8 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the  
9 County Property to the Board of Education of Howard County.

10

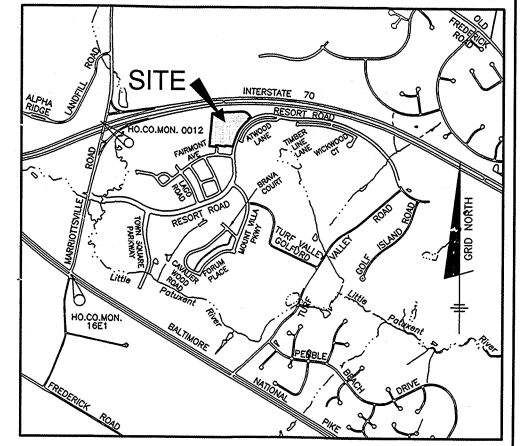
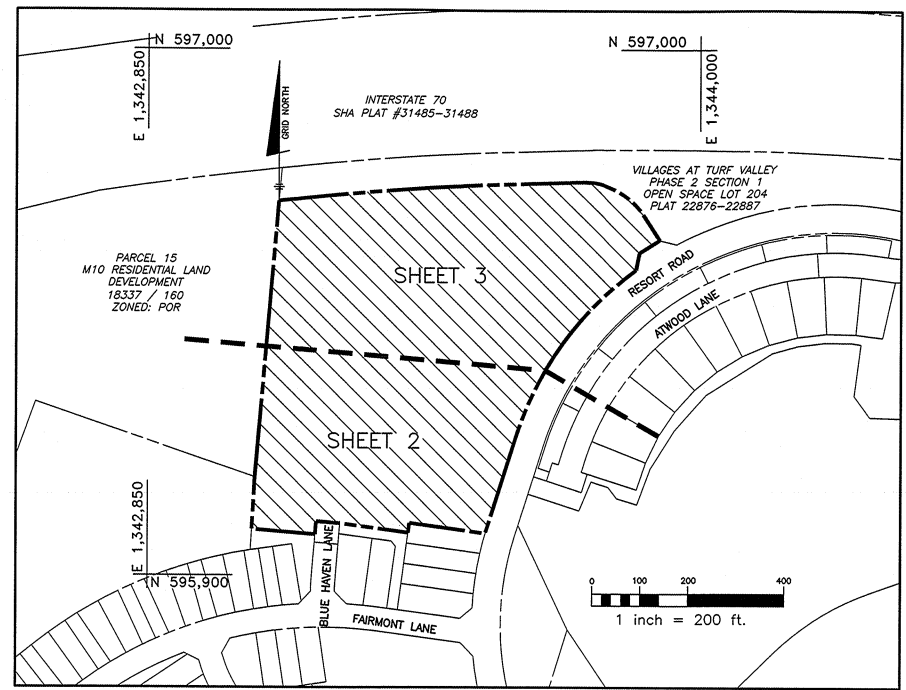
11 **AND BE IT FURTHER RESOLVED** that if the County Executive finds that the  
12 County's interest in the County Property should not be terminated, he is not bound to terminate  
13 the interest in accordance with this resolution.

HOWARD COUNTY CIRCUIT COURT (Plat Book) Plat WAR 25734-25736, MSA\_C2125\_6348. Date available 2021/05/05. Printed

Exhibit A

GENERAL NOTES

- 1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS ALTERNATE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
2. THE SUBJECT PROPERTY IS ZONED PGCC-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. THIS PROJECT IS SUBJECT TO THE 3RD AMENDED TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN...
14. APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:
S-86-13, S-03-01, F-09-060, F-08-085, WP-09-211, WP-10-159, WP-11-168, WP-12-129, WP-13-054, WP-13-128, WP-14-084, F-14-026, F-15-076



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

BENCHMARKS NAD'83 HORIZONTAL HO. CO. #16E1 (AKA: 3438001) STAMPED BRASS DISK SET ON TOP OF A 3/4" DEEP COLUMN OF CONCRETE. N 593250.960' E 1340192.70' ELEVATION: 463.981'

BULK REGULATIONS: PERMITTED USES: ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN... PERMITTED SETBACKS: FROM ARTERIAL ROADS: RESIDENTIAL STRUCTURES - 50 FEET, ACCESSORY USES - 30 FEET, PARKING - 25 FEET...

BENCHMARK ENGINEERING, INC. ENGINEERS • LAND SURVEYORS • PLANNERS 840 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043

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

WAR PLAT NO. 25734 RECORDED MAY - 5 2021

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLEACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. Donald A. Mason 3/30/21 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21320

THE SOLE AND ONLY PURPOSE(S) OF THIS PLAT OF REVISION IS TO (1) ESTABLISH A 20' PUBLIC WATER AND UTILITY EASEMENT WITH 10' TEMPORARY CONSTRUCTION STRIPS; (2) ESTABLISH A 30' PUBLIC EMERGENCY ACCESS EASEMENT; AND (3) SHOW THE NEW 65 dBA NOISE CONTOUR LINE ON NON-BUILDABLE BULK PARCEL CC-2 PREVIOUSLY RECORDED AS PLAT NO. 23330-23333

RECORDED AS PLAT NO. \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TABULATION CHART - TOTALS THIS SUBMISSION. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: BUILDABLE 0, OPEN SPACE 0, BUILDABLE BULK PARCELS 0, NON-BUILDABLE BULK PARCELS 1. TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) N/A. TOTAL AREA OF SUBDIVISION TO BE RECORDED 10.18± ac.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT. HOWARD COUNTY HEALTH OFFICER 4/13/21 DATE. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. CHIEF, DEVELOPMENT ENGINEERING DIVISION 4-21-21 DATE. DIRECTOR 4/23/21 DATE.

SURVEYOR'S CERTIFICATE. I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY M10 - RESIDENTIAL LAND DEVELOPMENT, INC. FROM MANGIONE ENTERPRISE OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED MAY 3, 2018... DONALD A. MASON 3/30/21 DATE REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE. "M10 - RESIDENTIAL LAND DEVELOPMENT, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 21st DAY OF MARCH, 2021."

PLAT OF REVISION VILLAGES AT TURF VALLEY PHASE 1 SECTION 3 NON-BUILDABLE BULK PARCEL CC-2 (PREVIOUSLY RECORDED AS PLAT #23330-23333) 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND TAX MAP: 16 GRID: 19 PARCEL: p/o 8 ZONED: PGCC-2 SCALE: AS SHOWN DATE: MARCH 30, 2021 SHEET: 1 OF 3

P241 596

MSA C2125-6348-1 F-21-057

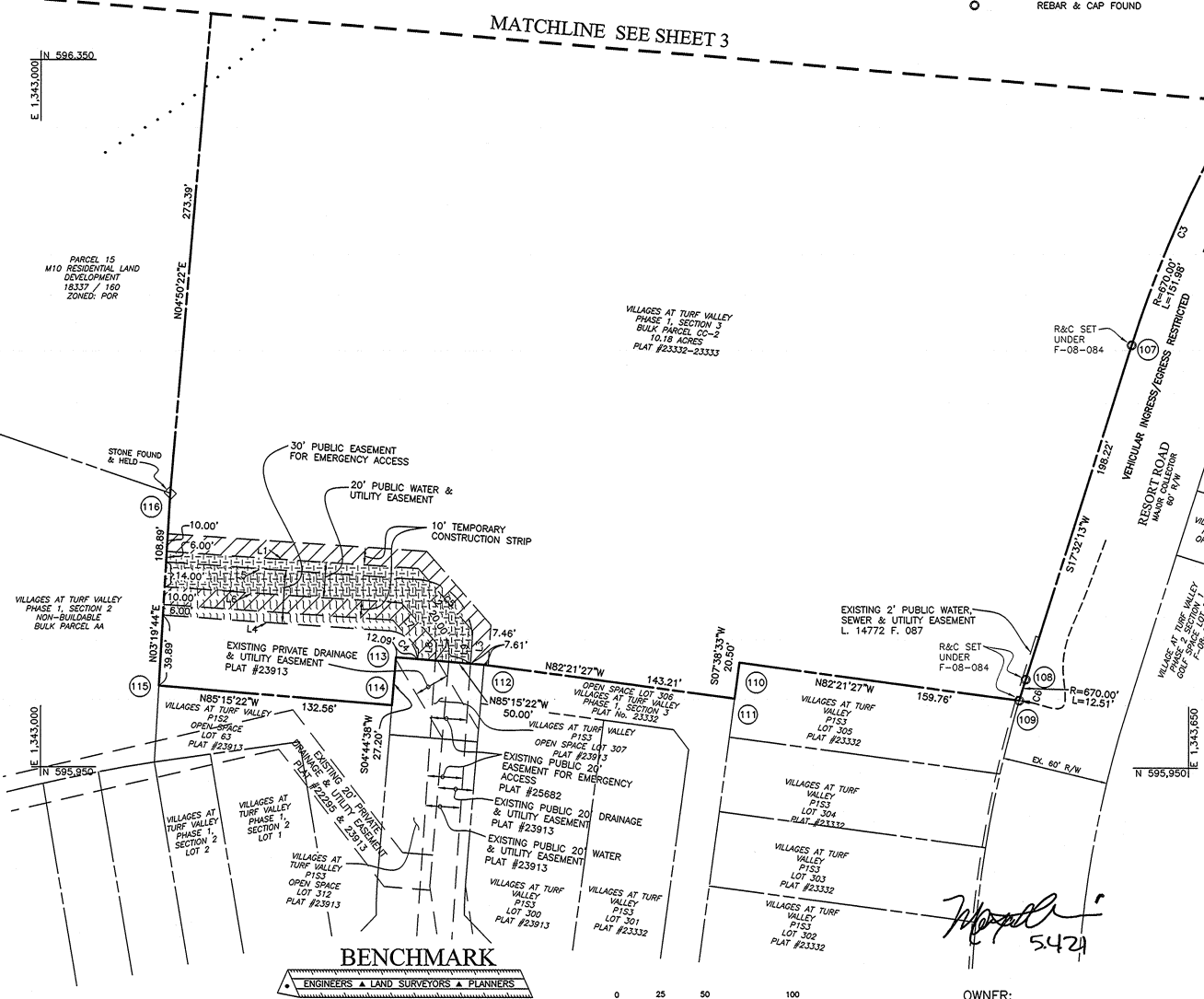


| CURVE TABLE |          |            |           |         |                 |              |
|-------------|----------|------------|-----------|---------|-----------------|--------------|
| CURVE       | RADIUS   | ARC LENGTH | DELTA     | TANGENT | CHORD DIRECTION | CHORD LENGTH |
| C1          | 7423.44' | 632.38'    | 4°52'51"  | 316.38' | S86°20'33"W     | 632.19'      |
| C2          | 150.00'  | 153.39'    | 58°35'31" | 84.16'  | N81°55'16"W     | 146.80'      |
| C3          | 700.00'  | 436.70'    | 35°44'41" | 225.72' | S35°24'34"W     | 429.66'      |
| C4          | 17.00'   | 24.58'     | 82°50'12" | 15.00'  | N44°46'23"W     | 22.49'       |
| C5          | 33.00'   | 52.37'     | 90°55'21" | 33.54'  | N40°43'03"W     | 47.04'       |
| C6          | 670.00'  | 12.51'     | 1°04'11"  | 6.25'   | S17°00'08"W     | 12.51'       |

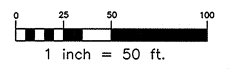
| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S86°09'54"E | 142.93'  |
| L2         | N41°10'43"W | 46.72'   |
| L3         | S03°49'17"W | 18.45'   |
| L4         | S86°06'39"E | 128.55'  |
| L5         | S86°07'03"E | 143.04'  |
| L6         | N86°10'43"W | 134.49'  |
| L7         | N41°10'43"W | 30.21'   |
| L8         | N03°49'17"E | 9.84'    |
| L9         | S04°07'29"W | 11.84'   |

| BOUNDARY COORDINATES |             |              |
|----------------------|-------------|--------------|
| POINT #              | NORTHING    | EASTING      |
| 101                  | 596681.8701 | 1343122.0859 |
| 102                  | 596722.1992 | 1343752.9880 |
| 103                  | 596653.1043 | 1343882.5064 |
| 104                  | 596601.7851 | 1343915.3583 |
| 105                  | 596574.8280 | 1343873.2475 |
| 106                  | 596539.1858 | 1343866.4228 |
| 107                  | 596189.0022 | 1343617.4743 |
| 108                  | 595999.9922 | 1343557.7452 |
| 109                  | 595988.0311 | 1343554.0878 |
| 110                  | 596009.2783 | 1343395.7458 |
| 111                  | 595988.9604 | 1343393.0194 |
| 112                  | 596008.0064 | 1343251.0813 |
| 113                  | 596012.1415 | 1343201.2526 |
| 114                  | 595985.0388 | 1343199.0035 |
| 115                  | 595996.0017 | 1343066.8958 |
| 116                  | 596104.7110 | 1343073.2190 |

| TABULATION CHART - THIS PLAT SHEET                               |           |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED               | 0         |
| BUILDABLE  | 0         |
| OPEN SPACE   | 0         |
| BUILDABLE BULK PARCELS   | 0         |
| NON-BUILDABLE BULK PARCELS                                       | 1         |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED                 | N/A       |
| BUILDABLE  | N/A       |
| OPEN SPACE   | N/A       |
| BUILDABLE BULK PARCELS   | N/A       |
| NON-BUILDABLE BULK PARCELS                                       | 4.37± ac. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A       |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED                         | 4.37± ac. |



**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6844  
WWW.BEI-CIVILENGINEERING.COM



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

**LEGEND**

- PROJECT BOUNDARY
- PUBLIC EASEMENTS
- PRIVATE EASEMENTS
- 10' TEMPORARY CONSTRUCTION STRIP
- REBAR & CAP FOUND

LR - Plat Fee - 1.00  
Subdivision 1.00  
Villages at Turf Valley Section 1 Ref: 25735  
Total: 1.00  
05/05/2021 08:26  
#14893426 CC0503 - CC1 - HT  
Howard Co  
Columbia/CC05.03.03  
Register 03

**WAR PLAT NO. 25735 RECORDED MAY - 5 2021**

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason* 3/30/21  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Louis Mangione* 3-21  
LOUIS MANGIONE, PRESIDENT DATE  
M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

RECORDED AS PLAT NO. \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Michael J. Davis* 4/13/21  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Cheryl L. ...* 4/21/21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 4/23/21  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY M10 - RESIDENTIAL LAND DEVELOPMENT, INC. FROM MANGIONE ENTERPRISE OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED MAY 3, 2018 AND RECORDED IN LIBER 18337 AT FOLIO 180 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 3/30/21  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**

"M10 - RESIDENTIAL LAND DEVELOPMENT, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHNESS OUR HANDS THIS 31<sup>ST</sup> DAY OF MARCH, 2021."

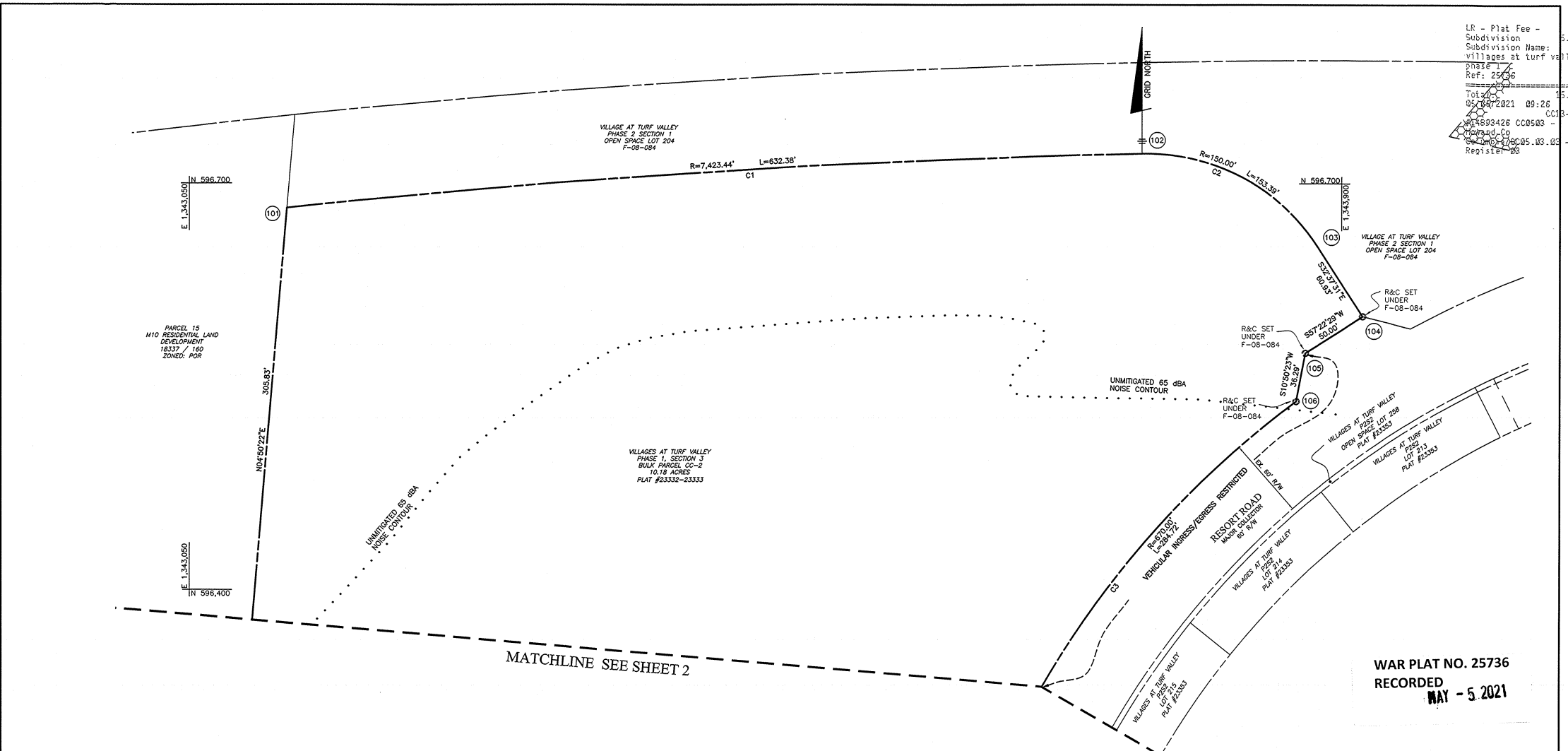
*Louis Mangione*  
LOUIS MANGIONE, PRESIDENT  
M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

*Witness*  
WITNESS

**PLAT OF REVISION**

**VILLAGES AT TURF VALLEY  
PHASE 1 SECTION 3  
NON-BUILDABLE BULK PARCEL CC-2  
(PREVIOUSLY RECORDED AS PLAT #23330-23333)**

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16 SCALE: AS SHOWN  
GRID: 19 DATE: MARCH 30, 2021  
PARCEL: p/o 8 SHEET: 2 OF 3  
ZONED: PGCC-2

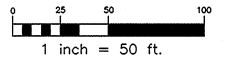


LR - Plat Fee - 5.00  
 Subdivision - 25.00  
 Subdivision Name: Villages at Turf Valley  
 Phase 1  
 Ref: 25736  
 Total Area: 10.18  
 05/05/2021 09:26 CC13-MT  
 25734-25736 CC0503 -  
 MSA\_C2125\_6348 05.03.03 -  
 Registrar - 00

**TABULATION CHART - THIS PLAT SHEET**

|  |           |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED               |           |
| BUILDABLE  | 0         |
| OPEN SPACE   | 0         |
| BUILDABLE BULK PARCELS   | 0         |
| NON-BUILDABLE BULK PARCELS                                       | 1         |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED                 |           |
| BUILDABLE  | N/A       |
| OPEN SPACE   | N/A       |
| BUILDABLE BULK PARCELS   | N/A       |
| NON-BUILDABLE BULK PARCELS                                       | 5.81± ac. |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A       |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED                         | 5.81± ac. |

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELlicOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVLENGINEERING.COM



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

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason* 3/30/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Louis Mangione* 3-31-21  
 LOUIS MANGIONE, PRESIDENT  
 M10 - RESIDENTIAL LAND DEVELOPMENT, INC. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

*Michael J. Davis* 4/17/21  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*David Adams* 4.21.21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 4/23/21  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY M10 - RESIDENTIAL LAND DEVELOPMENT, INC. FROM MANNING ENTERPRISE OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED MAY 3, 2018 AND GEORGE W. LIBER 18337 AT FOLIO 160 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 3/30/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"M10 - RESIDENTIAL LAND DEVELOPMENT, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31<sup>st</sup> DAY OF MARCH, 2021."

*Louis Mangione*  
 LOUIS MANGIONE, PRESIDENT  
 M10 - RESIDENTIAL LAND DEVELOPMENT, INC.

*[Signature]*  
 WITNESS

RECORDED AS PLAT NO. \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**VILLAGES AT TURF VALLEY**  
**PHASE 1 SECTION 3**  
**NON-BUILDABLE BULK PARCEL CC-2**  
**(PREVIOUSLY RECORDED AS PLAT #23330-23333)**

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16 SCALE: AS SHOWN  
 GRID: 19 DATE: MARCH 30, 2021  
 PARCEL: p/o 8 SHEET: 3 OF 3  
 ZONED: PGCC-2

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