

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.

Introduced and read first time Nov 1, 2021.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on Nov 15, 2021.

By order Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on Dec 6, 2021.

Certified By Michelle Harrod
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~~ \$5,750,000 plus
17 ~~\$17,948.00~~ \$17,888 in settlement costs with funding allocated in Capital Project C-0359 and the
18 County wishes to convey the County Property to the Board so that a public school and the school’s
19 related uses may 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 6 day of Dec, 2021, that the County Property containing 10.18

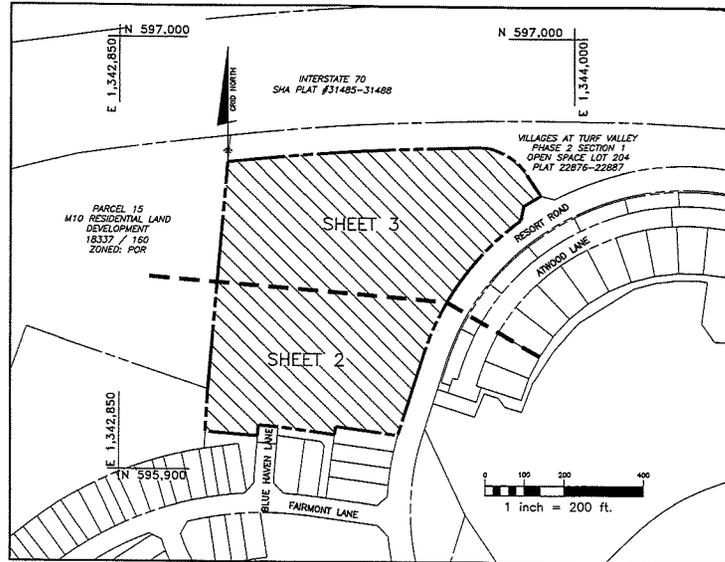
1 acres located on Resort Road in Ellicott City, as shown on the attached Exhibit A, is no longer
2 needed by the County for public purposes and may be conveyed to the Board of Education of
3 Howard County.

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.

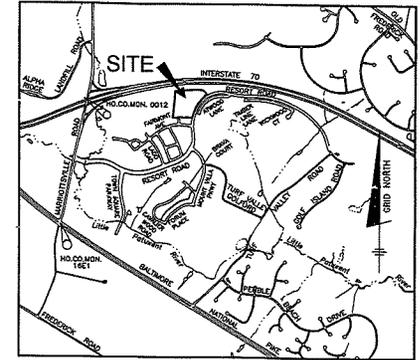
10
11 **AND BE IT FURTHER RESOLVED** that if the County Executive finds that the
12 County's interest in the County Property should not be terminated, he is not bound to terminate
13 the interest in accordance with this resolution.

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 RECORDED AS PLAT #23330-23333, F-15-076, PREPARED BY BENCHMARK ENGINEERING, INC. WHICH WAS RECORDED ON 5-15-2016.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENTS NO. 16E1 AND 0212 WERE USED FOR THIS PROJECT.
5. TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006 AND THE RECORD PLAT #23330-23333, F-15-076, PREPARED BY BENCHMARK ENGINEERING, INC. WHICH WAS RECORDED ON 5-15-2016.
6. ALL AREAS ARE MORE OR LESS.
7. THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YR FLOODPLAIN OR STEEP SLOPES GREATER THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS PARCEL.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
9. THE NOISE STUDY IS NOT REQUIRED AS THIS IS A PLAN OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS, THE UNMITIGATED 65 dBA CONTOUR LINE SHOWN IS BASED ON A REPORT PREPARED BY HUSH ACOUSTICS LLC ON JANUARY 6, 2017. THE 65dBA LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREA BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
10. A TRAFFIC STUDY IS NOT REQUIRED AS THIS IS A PLAN OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
11. THE PLAN IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION SINCE IT IS A PLAN OF REVISION PER SECTION 16.1202(b)(1)(v) OF THE COUNTY CODE.
12. THE PLAN IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAN OF REVISION.
13. RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH NON-BUILDABLE BULK PARCELS, 'CC-2', ANY CONVEYANCES OF THE ADJACENT PARCEL. SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. 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.
14. APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES: S-86-13, S-03-01, F-08-060, 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



NOTE: ALL ADJACENT PROPERTIES ARE ZONED PGCC UNLESS OTHERWISE NOTED



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

BENCHMARKS NAD'83 HORIZONTAL HO. CO. #16E1 (MKA 3439001) STAMPED BRASS DISK SET ON TOP OF A 3/4" DEEP COLUMN OF CONCRETE. N 533250.820' E 134092.70' ELEVATION: 463.981' HO. CO. #0012 (MKA 3439001) STAMPED BRASS DISK SET ON TOP OF A 3/4" DEEP COLUMN OF CONCRETE. N 596502.760' E 1340864.37' ELEVATION: 466.295'

WAR PLAT NO. 25734 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 M. 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.

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 B ZONED: PGCC-2 SCALE: AS SHOWN DATE: MARCH 30, 2021 SHEET: 1 OF 3

Table with 2 columns: Stationing (e.g., 22+00, 22+50) and corresponding coordinates (e.g., 11301, 11301).

TABULATION CHART - TOTALS THIS SUBMISSION

Summary table showing counts for buildable/open space, non-buildable bulk parcels, and total area of lots and roadways.

BULK REGULATIONS: PERMITTED USES: ALL USES AS PER TURF VALLEY PGCC DISTRICT MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN THIRD AMENDMENT PLATS 21020-21031. PROPOSED USE: SINGLE FAMILY ATTACHED. PROPOSED HEIGHT: SINGLE FAMILY ATTACHED - 34 FEET. MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.

BENCHMARK ENGINEERING, INC. 6480 BALTIMORE NATIONAL PIKE A SUITE 315-B ELICOTT CITY, MARYLAND 21043

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

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.

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...

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Director: [Signature] DATE: 4/21/21

J:\1815 Phase 2\dwg\dwg\hsvr plat Parcel CC-2rev plat for school.dwg, 3/30/2021 7:31:24 AM

P241 596

MSA C2125-6348-1 F-21-057



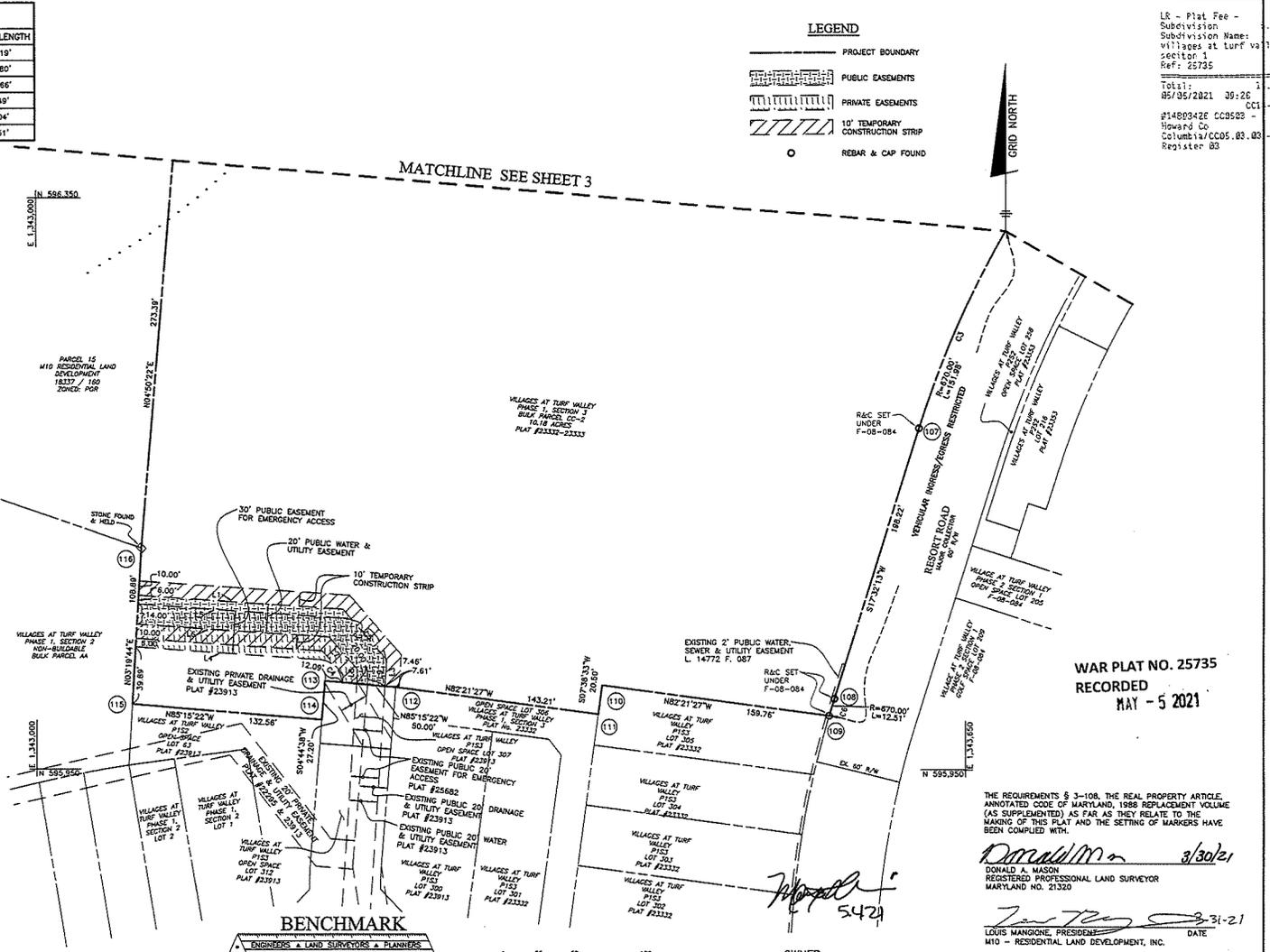
CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	7423.44'	632.38'	4°52'51"	316.38'	S86°20'33"W	632.18'
C2	150.00'	153.39'	58°35'31"	84.16'	N61°55'16"W	146.80'
C3	700.00'	436.70'	35°44'41"	229.72'	S35°24'34"W	429.66'
C4	17.00'	24.58'	82°50'12"	15.00'	N44°46'23"W	22.49'
C5	33.00'	52.37'	89°55'21"	33.54'	N40°43'03"W	47.04'
C6	670.00'	12.51'	70°4'11"	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	S85°07'03"E	143.04'
L6	N85°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'

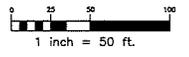
BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	596681.8701	1343122.0859
102	596722.1992	1343752.9880
103	596653.1043	1343882.5064
104	596601.7851	1343915.3583
105	596574.8280	1343873.2475
106	596539.1858	1343866.4228
107	596189.0222	1343617.4743
108	595989.9922	1343557.7452
109	595988.0311	1343554.0878
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	1343066.8190
116	596104.7110	1343073.2158

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	4.37± ac.
NON-BUILDABLE BULK PARCELS	
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
 9480 BALTIMORE NATIONAL, PHASE 4 SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BE-CVLENGINEERING.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 3-21-21
 LOUIS MANGIONE, PRESIDENT
 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. ... 4/13/21
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

... 4/21/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

... 4/13/21
 DIRECTOR

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 RECORDED IN 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 ANNE ARD AND 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 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 31ST DAY OF MARCH, 2021.

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

PLAT OF REVISION

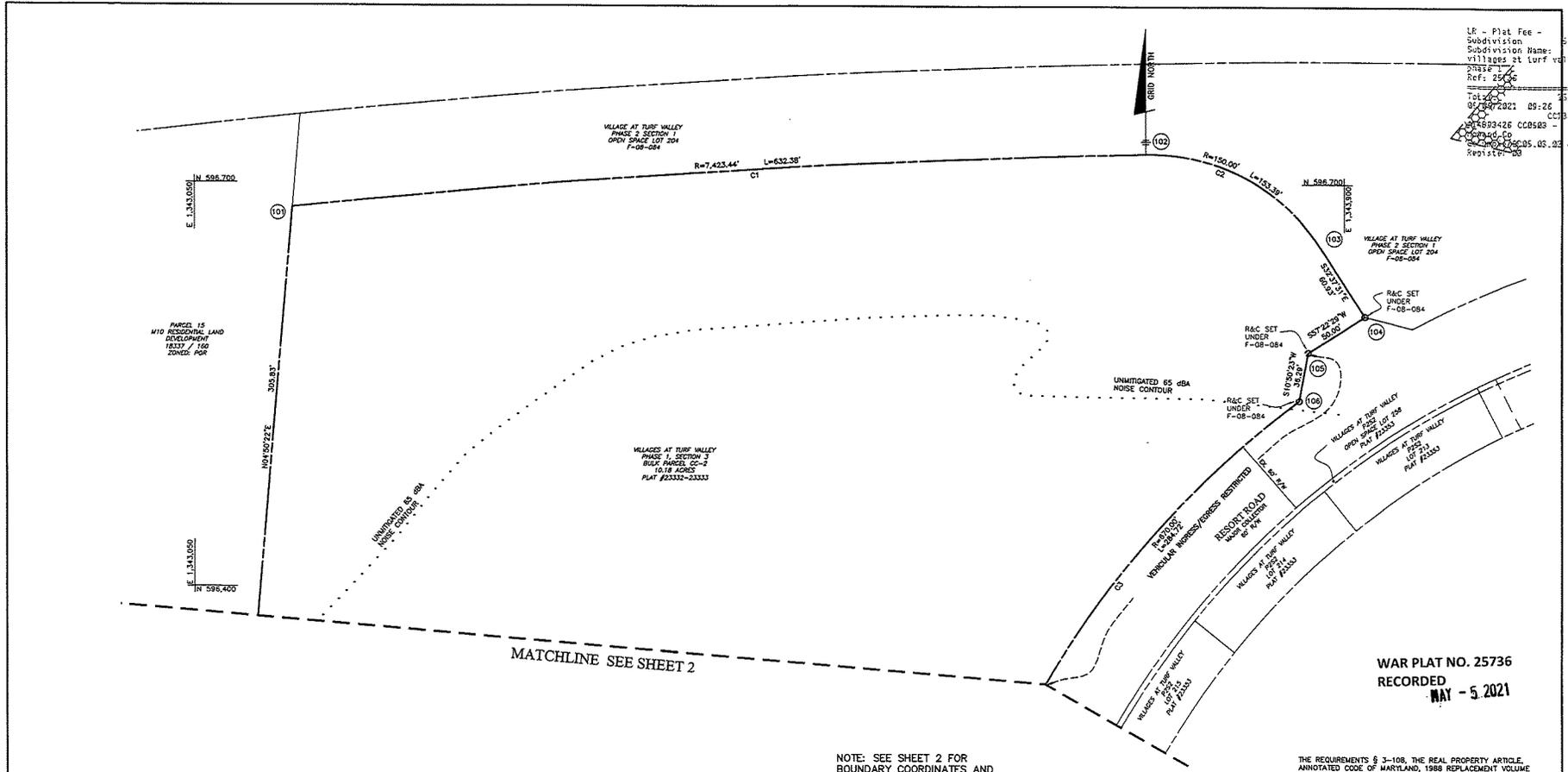
VILLAGES AT TURF VALLEY
 PHASE 1 SECTION 3
 NON-BUILDABLE BULK PARCEL CC-2
 (PREVIOUSLY RECORDED AS PLAT #23330-23333)

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: 2 OF 3

LR - Plat Fee -
 Subdivision
 Subdivision Name:
 Villages at Turf va
 section 1
 Ref: 25735

Totl: 1.00
 02/05/2021 39:26
 CC1
 #1480342E CCB523
 Howard Co
 Columbia/CC05.03.03
 Register 03

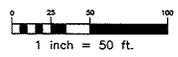


LR - Plat Fee - 5.00
 Subdivision Name: Villages at Turf Valley
 Phase 1
 Ref: 25736
 Total Area: 5.00
 05/04/2021 09:26
 45
 25734-25736 CC0503
 Howard Co
 20210505 05:05:05
 20210505

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 ENGINEERING, INC.
 5450 BALTIMORE NATIONAL PIKE A SUITE 315 • GLENCOTT CITY, MARYLAND 21043
 (P) 410-665-6105 (F) 410-665-6844
 WWW.BE-ONLINEENGINEERING.COM



NOTE: SEE SHEET 2 FOR BOUNDARY COORDINATES AND CURVE TABLE.

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 M 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

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
Donald M Mason 4/13/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Donald M Mason 4-21-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Donald M Mason 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 BEING LIBER 15377 AT FOLIO 180 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED IN ACCORDANCE WITH THE ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Donald M 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, FLOODPLANS 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 FLOODPLANS, 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 CREATED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31ST DAY OF MARCH, 2021.

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

WITNESS: *[Signature]*

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/6 8 SHEET: 3 OF 3
 ZONED: PGCC-2

111915 Phase 10w/10000rev plat Parcel CC-20w/rev plat for school.dwg, 3/30/2021 7:32:50 AM

P24) 598

MSA C2125-6348 3 F-21-057