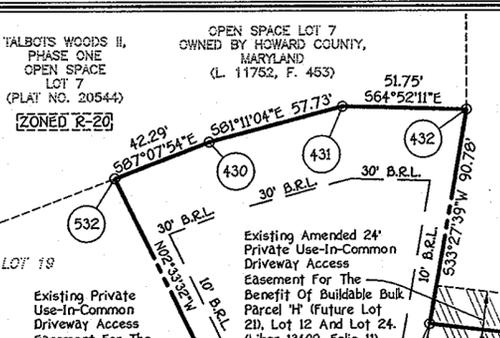
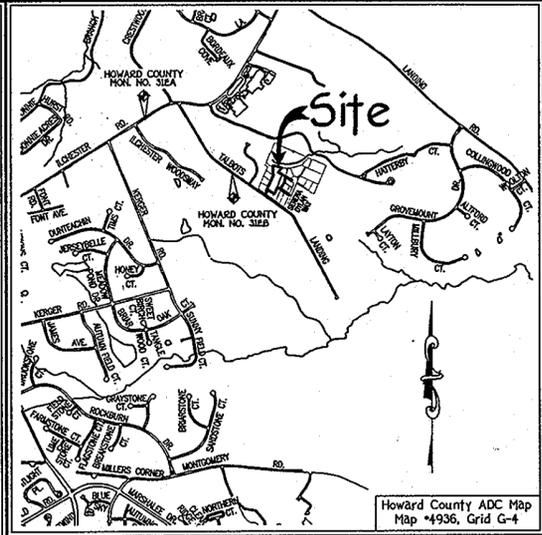


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
430	568062.3190	137696.5791	430	173389.581616	419708.340758
431	568053.4713	137704.6286	431	173386.884953	419723.737498
432	568031.4925	137700.4776	432	173380.186513	419738.017632
433	568075.7638	137740.4763	433	173357.103530	419722.761436
434	568027.0363	137726.0587	434	173371.867317	419789.705521
435	568025.9360	137722.4937	435	173244.379799	419778.255669
441	568044.5969	137707.4197	441	173274.452306	419733.053443
445	568057.3716	137742.5647	445	173305.777482	419793.832022
449	568016.2646	137726.6162	449	173314.504107	419790.485049
523	568075.6467	137761.2996	523	173332.603792	419759.603675
525	568378.4904	137719.2423	525	173242.103777	419777.284694
526	568058.6780	137702.5580	526	173281.751032	419771.819944
527	568030.4350	137697.8192	527	173242.250456	419700.630725
528	568451.1250	137688.5908	528	173288.518000	419657.337259
529	568398.1907	137689.5352	529	173248.115029	419658.481686
530	568405.4179	137689.5906	530	173250.317807	419655.405070
531	568709.8211	137691.2940	531	173342.795461	419695.593838
532	568064.4354	137694.3391	532	173390.226693	419693.473989



Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
24	17,090 Sq. Ft.	1,431 Sq. Ft.	15,659 Sq. Ft.

Curve Data Chart	Radius	Arc Length	Delta Angle	Tangent	Chord Bearing And Distance
Pm-Pm	55.00'	11.09'	11°33'24"	5.57'	S13°21'30"E 11.07'



The Requirements 5-3-108, 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 Thereon, Shall Apply.

*August W. Glass* 9/30/11  
Professional Land Surveyor  
Date

*Donald R. Reuwer, Jr.* 10/3/11  
R/E Group, Inc., President  
Date

*Joseph E. Federline* 10/3/11  
Cynthia Lee Federline, Owner  
Date

TALBOTS WOODS II, PHASE ONE, OPEN SPACE LOT 7 (PLAT NO. 20544) ZONED R-20

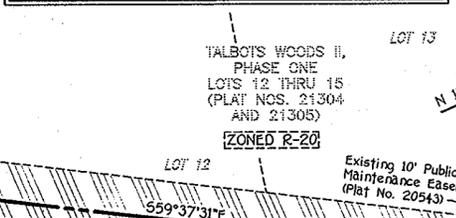
51.75' 564°52'11"E

42.29' 58°07'54"E 58°11'04"E 57.73'

30' B.R.L.

Existing Amended 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Buildable Bulk Parcel 'H' (Future Lot 21, Lot 12 And Lot 24. (Liber 13409, Folio 11))

Existing Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 17 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 'H' (Future Lot 21, Lot 12 And Lot 24. (Liber 13409, Folio 11))

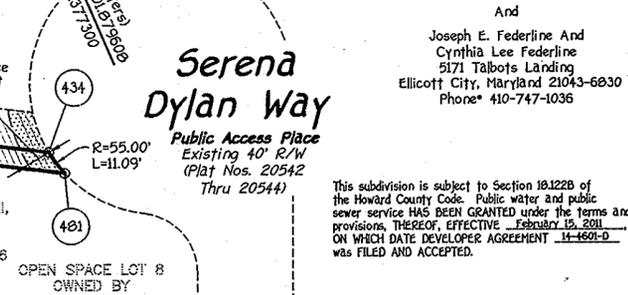
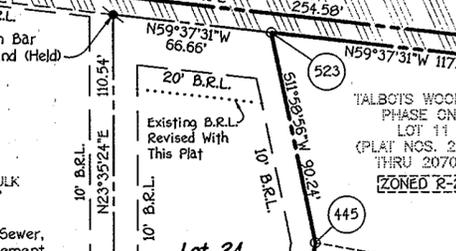
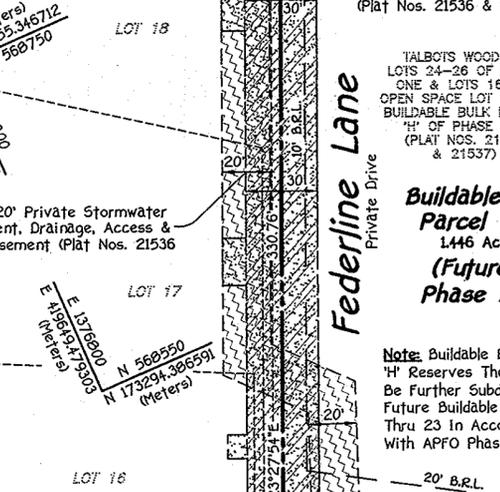


**Developer**  
Ellicott City Land Holding, Inc.  
5300 Dorsey Hall Drive, Suite 102  
Ellicott City, Maryland 21042  
Attn: Mr. Donald R. Reuwer, Jr.  
Phone: 443-367-0422

**Owners**  
R/E Group, Inc.  
c/o Land Design & Development, Inc.  
5300 Dorsey Hall Drive, Suite 102  
Ellicott City, Maryland 21042  
Attn: Mr. Donald R. Reuwer, Jr.  
Phone: 443-367-0422

And  
Joseph E. Federline And  
Cynthia Lee Federline  
5171 Talbots Landing  
Ellicott City, Maryland 21043-6830  
Phone: 410-747-1036

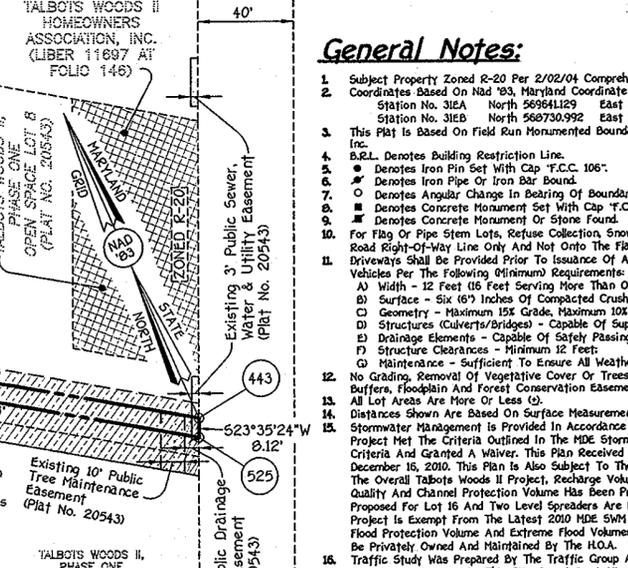
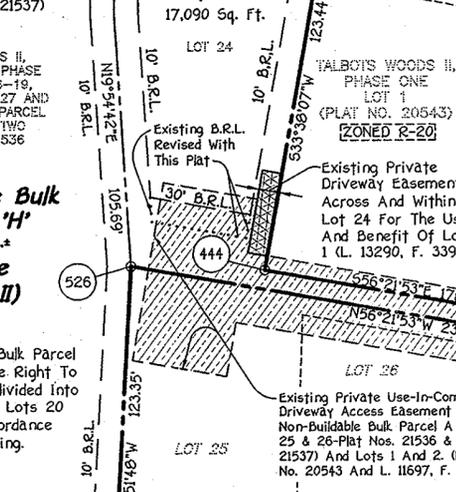
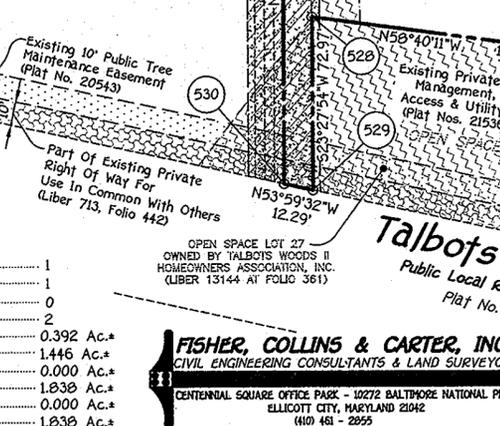
- Legend**
- Existing Private Use-In-Common Driveway Access Easement For Non-Buildable Bulk A (Lots 25 & 26-Plat Nos. 21536 & 21537) (Liber 11697, Folio 152)
  - Existing 3' Public Sewer, Water & Utility Easement (Plat No. 20543)
  - Existing 10' Public Tree Maintenance Easement (Plat No. 20543)
  - Existing Credited Recreational Area (Plat No. 20543)
  - Existing Amended 24' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Buildable Bulk Parcel 'H' (Future Lot 21, Lot 12, Lot 12 And Lot 24 (Liber 13409 At Folio 11))
  - Existing Public Drainage & Utility Easement (Plat No. 20543)
  - Existing Private Right-Of-Way For Use In Common With Others (Liber 713, Folio 442)
  - Existing 20' Private Stormwater Management, Drainage, Access & Utility Easement (Plat Nos. 21536 & 21537)
  - Existing 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 17 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 'H' (Future Lot 21, Lot 12, Lot 12 And Lot 24 (Liber 13409, Folio 11))
  - Existing Public Sewer, Water & Utility Easement (Plat Nos. 21536 & 21537)
  - Existing Private Driveway Easement Across And Within Lot 24 For The Use And Benefit Of Lot 1 (Liber 13290, F. 339)



**Reservation Of Public Utility Easements**  
Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 24 And Buildable Bulk Parcel 'H'. Any Conveyances Of The Aforesaid Lot/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds/Conveying Said Lot/Parcel. 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 Deeds/Of Easement In The Land Records Of Howard County.

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.392 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	1.446 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.838 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 Ac.*
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.838 Ac.*



**OWNER'S CERTIFICATE**

We, R/E Group, Inc., By Donald R. Reuwer, Jr., President, And Joseph E. Federline And Cynthia Lee Federline, Owners Of The Property Shown And Described Hereon Herby 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 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant 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 My Hand This 3rd Day Of October, 2011.

*Donald R. Reuwer, Jr.* President  
*Joseph E. Federline* Owner  
*Cynthia Lee Federline* Owner

**General Notes Continued:**

- Articles of Incorporation For Talbots Woods II Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessment And Taxation On December 15, 2008 Receipt No. D12842738.
- The Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 17 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Has Been Recorded Among The Land Records Of Howard County, Maryland In Liber 13355 At Folio 361.
- Buildable Bulk Parcel 'H' Reserves The Right To Be Further Subdivided Into Future Buildable Lots 20 Thru 23 In Accordance With APFO Phasing.
- Open Space Lot 27 Has Been Dedicated To The Talbots Woods II Homeowners Association, Inc. For The Residents Of This Subdivision And Is Recorded Among The Land Records Of Howard County, Maryland In Liber 13444 At Folio 361.
- The Existing Amended 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Buildable Bulk Parcel 'H' (Future Lot 21, Lot 12 And Lot 24 Is Recorded In Liber 13409 At Folio 11.
- This Subdivision Plan Is Subject To The 5th Edition Of The Subdivision And Land Development Regulations And The Zoning Regulations As Amended Under Council Bill #75-2003.

**SURVEYOR'S CERTIFICATE**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of (1) Part Of The Land Described In A Conveyance From Charles R. Baker And Elizabeth J. Baker To Joseph E. Federline And Cynthia Lee Federline By Deed Dated July 13, 1993 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1175 At Folio 547; (2) Part Of The Land Described In A Conveyance From Daniel Paul Mondin And Judith Ann Burns To Joseph E. Federline And Cynthia Lee Federline By Deed Dated February 28, 1992 And Recorded Among The Aforesaid Land Records In Liber 2579 At Folio 83; (3) Part Of The Land Described In A Conveyance From Richard E. Wichman And Karen H. Wichman To R/E Group, Inc. Dated November 11, 2003 And Recorded Among The Aforesaid Land Records In Liber 7945 At Folio 653; (4) Part Of The Land Described In A Conveyance From Richard A. Kummer And Anita R. Kummer To The R/E Group By Deed Dated December 15, 2005 And Recorded Among The Aforesaid Land Records In Liber 9776 At Folio 68; (5) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Karen A. Tamalavicz, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 167; (6) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Richard E. Ritttermann, Jeani A. Ritttermann, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 177; (7) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between R/E Group, Inc., Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 196; And That All Of The Land Described In This Plat Shall 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.

*August W. Glass* Professional Land Surveyor  
Expiration Date: July 14, 2013

- General Notes:**
- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And Comp Lite Zoning Regulations Effective 7/20/06.
  - Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31EA And No. 31EB. Station No. 31EA North 569641129 East 13742161027 Station No. 31EB North 5687301992 East 1376727357
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2006 And January, 2008 By Fisher, Collins & Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set With Cap "F.C.C. 106"
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Cap "F.C.C. 106"
  - Denotes Concrete Monument Or Stone Found.
  - For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveways.
  - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
    - Width - 12 Feet (6 Feet Serving More Than One Residence)
    - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1/1-2" Minimum
    - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
    - Drainage Elements - Capable Of Supporting 25 Gross Tons (4-25 Loading)
    - Structure Clearances - Minimum 12 Feet
    - Maintenance - Sufficient To Ensure All Weather Use.
  - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers, Floodplain And Forest Conservation Easement Areas.
  - All Lot Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad 83 Grid Measurement.
  - Stormwater Management Is Provided In Accordance With The 2000 Maryland Stormwater Design Manual, Volumes I & II. It Was Determined That The Project Met The Criteria Outlined In The MDE Stormwater Management Regulations Guidelines For Implementation For Acceptance Of The 2000 Design Criteria And Granted A Waiver. This Plan Received Preliminary Plan Approval (P-08-009) On December 12, 2008 And Final Plan Approval (F-11-025) On December 15, 2010. This Plan Is Also Subject To The Expiration Of This Waiver Unless All Stormwater Management Is Constructed By May 4, 2017. For The Overall Talbots Woods II Project, Recharge Volume Has Been Provided Through The Use Of A Stone Reservoir Constructed Under (F-08-194), Water Quality And Channel Protection Volume Has Been Provided By A Pocket Pond Facility No. 1 Under (F-08-194). A Private Bio-Retention Facility No. 2 Is Proposed For Lot 16 And Two Level Spreaders Are Proposed On Open Space Lot 27, As Well As BMP No. 3 (A Bio-Retention Cell) On Lot 16. This Project Is Exempt From The Latest 2010 MDE SWM Design Manual Until May 4, 2017. As Long As Construction Is Completed By This Date, Overbank Flood Protection Volume And Extreme Flood Volumes Are Not Required For This Site. The Stormwater Management Facility On Open Space Lot 27 Will Be Privately Owned And Maintained By The H.O.A.
  - Traffic Study Was Prepared By The Traffic Group And Was Approved Under 5-05-010.
  - No Other Easements Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
  - The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc., Dated December, 2003 And Land Development Regulations.
  - This Subdivision Is Exempt From The Requirements Of Section 16-12-010 (b) (1) Of The Howard County Code For Forest Conservation Because It Is A Plat Of Revision And Does Not Create Any New Lot Lines Or Parcel Divisions.
  - This Subdivision Is Exempt From The Requirements Of Section 16.12.4 Of The Howard County Code And Landscape Manual Because It Is A Plat Of Revision And Does Not Create Any New Lots Or Parcel Divisions.
  - No 100 Year Flood Plain Exists On Site.
  - Previous Department Of Planning And Zoning File Numbers: 5-05-010, P-07-010, P-08-009, WP-08-022, F-08-194, F-08-196, F-09-096, F-11-011 And F-11-025.
  - Approval Of A Site Development Plan For Lots 16 Thru 19 And 24 Thru 26 Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.15.5 Of The Subdivision And Land Development Regulations.
  - The Use-In-Common Driveway Maintenance Agreements For Lots 25 And 26 (Formerly Non-Buildable Bulk Parcel 'A') And Lots 1 And 2 Have Been Recorded In The Land Records Of Howard County, Maryland In Liber 11697 At Folio 152.
  - This Property Is Located Within The Metropolitan District.
  - There Is An Existing Dwelling Located On Buildable Bulk Parcel 'H' To Remain No New Buildings, Extensions Or Additions To The Existing Structure Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
  - Plat Is Subject To WP-08-022 Which The Planning Director, On November 2, 2007, Approved A Request To Waive Section 16.12(a)(4)(iv) To Not Be Required To Provide Recreational Open Space That Has At Least 20 Feet Of Its Perimeter Fronting On A Public Or Private Road And That It Is Centrally Located To The Lots Served. However, A Redesign Of The Subdivision Lots Has Provided Recreational Open Space Fronting A Public Road And Therefore Does Not Require This Waiver.
  - No Noise Study Is Required For This Subdivision.

**Purpose Statement**

The Purpose Of This Revision Plat Is To (1) Revise The Front And Rear Building Restriction Lines For Lot 24; (2) Revise Existing Private Use-In-Common Driveway Access Easement And Maintenance Agreement To Include Lot 24 With Lot 12 And Buildable Bulk Parcel 'H' (Future Lot 21); (3) Add Existing Private Driveway Easement For Existing Driveway Within Lot 24 For The Benefit Of Lot 1 (Liber 13290 At Folio 339).

RECORDED AS PLAT No. 21736 ON 10/28/11  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: For Public Water And Public Sewerage Systems  
Howard County Health Department.

*B. Wilson for Peter Beilenson* 10/25/2011  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Edwards* 10-14-11  
Chief, Development Engineering Division Date

*Kat Sladovick* 10/16/11  
Director Date

**OWNER'S CERTIFICATE**

We, R/E Group, Inc., By Donald R. Reuwer, Jr., President, And Joseph E. Federline And Cynthia Lee Federline, Owners Of The Property Shown And Described Hereon Herby 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 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant 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 My Hand This 3rd Day Of October, 2011.

*Donald R. Reuwer, Jr.* President  
*Joseph E. Federline* Owner  
*Cynthia Lee Federline* Owner

**SURVEYOR'S CERTIFICATE**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of (1) Part Of The Land Described In A Conveyance From Charles R. Baker And Elizabeth J. Baker To Joseph E. Federline And Cynthia Lee Federline By Deed Dated July 13, 1993 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1175 At Folio 547; (2) Part Of The Land Described In A Conveyance From Daniel Paul Mondin And Judith Ann Burns To Joseph E. Federline And Cynthia Lee Federline By Deed Dated February 28, 1992 And Recorded Among The Aforesaid Land Records In Liber 2579 At Folio 83; (3) Part Of The Land Described In A Conveyance From Richard E. Wichman And Karen H. Wichman To R/E Group, Inc. Dated November 11, 2003 And Recorded Among The Aforesaid Land Records In Liber 7945 At Folio 653; (4) Part Of The Land Described In A Conveyance From Richard A. Kummer And Anita R. Kummer To The R/E Group By Deed Dated December 15, 2005 And Recorded Among The Aforesaid Land Records In Liber 9776 At Folio 68; (5) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Karen A. Tamalavicz, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 167; (6) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Richard E. Ritttermann, Jeani A. Ritttermann, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 177; (7) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between R/E Group, Inc., Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 196; And That All Of The Land Described In This Plat Shall 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.

*August W. Glass* Professional Land Surveyor  
Expiration Date: July 14, 2013

**Revision Plat**  
**Talbots Woods II**  
Lot 24 Of Phase One And Buildable Bulk Parcel 'H' Of Phase Two

A Revision To Lot 24 And Buildable Bulk Parcel 'H', As Shown On Plats Entitled "Talbots Woods II, Lots 24-26 Of Phase One & Lot 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21536 And 21537

Zoning: R-20  
Tax Map No. 31, Grid No. 16, Part Of Parcel 863  
First Election District - Howard County, Maryland  
Scale: 1"=50' Date: September 30, 2011 Sheet 1 Of 1