

**COORDINATES TABLE**

POINT #	NORTHING	EASTING
1	569058.41	1375921.08
2	569063.30	1375918.60
3	569064.93	1375917.62
4	569068.21	1375915.66
5	569003.22	1376005.20
6	569265.58	1376172.18
7	569361.32	1376023.80
8	569571.21	1376223.91
9	569242.18	1376978.84
10	568875.81	1376819.14
11	568850.65	1376861.96
12	568489.35	1376704.10
13	568558.96	1376608.32
14	568593.95	1376602.70
15	568671.40	1376658.44
16	569018.20	1376585.74
17	569043.29	1376543.29
18	569153.21	1376515.33
19	569197.06	1376541.57
20	569189.34	1376554.63
21	569219.33	1376572.37
22	569255.09	1376512.18
23	569224.96	1376494.37
24	569217.41	1376507.14
25	569173.79	1376481.03
26	569008.85	1376522.94
27	568983.77	1376565.39
28	568694.76	1376625.97
29	568617.47	1376570.34
30	568611.87	1376535.51
31	568672.51	1376452.07
32	568837.34	1376524.18
33	568970.97	1376321.55
34	568848.48	1376209.94
35	568863.08	1376194.49
36	569011.96	1376259.39
37	569166.00	1376326.53
38	569259.09	1376182.25
39	568994.91	1376014.11

**LEGEND**

- DENOTES WETLANDS
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PROPOSED PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC SEWER, WATER, DRAINAGE AND UTILITY EASEMENT
- STORMWATER MANAGEMENT MAINTENANCE AND UTILITY EASEMENT

24. STORM WATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE H.O.A AND WILL BE PROVIDED VIA:
  - MICRO-POOL EXTENDED DETENTION POND, STONE STORAGE TRENCH, RAIN GARDENS AND NATURAL CONSERVATION AREA. THE POND PROVIDES MANAGEMENT FOR THE Wq, 1, 2, 10, 25 AND 100 YEAR EVENTS. THE STONE TRENCH PROVIDES Rev FOR THE ENTIRE PROJECT. RAIN GARDENS ARE PROVIDED FOR THE REAR OF LOTS 6-9.
25. THERE IS AN EXISTING DWELLING/STRUCTURE(S) ON LOT 1, KNOWN AS 5161 TALBOTS LANDING, ELLICOTT CITY, MARYLAND 21043, TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
26. ARTICLES OF INCORPORATION FOR TALBOTS WOODS H.O.A. RECORDED ON 12/6/06 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER RECEIPT NO: D1163450.
27. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT OF WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.

**GENERAL NOTES:**

1. TAX MAP 31 PARCELS 725-731, 733-734 BLOCK 16
2. SUBJECT PROPERTY IS ZONED R-20 PER THE 07/28/2006 COMPREHENSIVE ZONING PLAN.
3. OFF SITE TOPOGRAPHIC INFORMATION IS BASED ON HOWARD COUNTY 200 SCALE AERIAL MAPPING. VERTICAL DATUM IS NAD 83. ON SITE TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN SURVEY BY MILDENBERG BOENDER AND ASSOC. ON OR ABOUT NOV. 2003. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT NOV. 2003.
4. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA & 31EB.
 

STA. No. 31EA	N 569,641.124	E 1,374,815.936	ELEV. 469.604
STA. No. 31EB	N 568,730.984	E 1,376,273.491	ELEV. 453.398
5. ● DENOTES AN IRON PIN OR IRON PIPE FOUND  
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
BRL DENOTES A BUILDING RESTRICTION LINE
6. ALL AREAS ARE MORE OR LESS.
7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER & SEWER WILL BE UTILIZED.
8. BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
9. ALL STRUCTURES TO BE REMOVED EXCEPT THE EXISTING HOUSE ON PROPOSED LOT 1.
10. MINIMUM LOT SIZE: 12,000 SQ.FT.  
REQUIRED OPEN SPACE=11,003 X 40% = 4,401 AC±  
\*PROVIDED OPEN SPACE= 4,402 AC±  
AREA OF REC. OPEN SPACE REQUIRED (250 sq.ft. X 9) =2,250 sq.ft.  
AREA OF REC. OPEN SPACE PROVIDED =5,000 sq.ft.
11. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
  - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
  - D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
12. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
13. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 2/15/07 ON WHICH DATE DEVELOPER AGREEMENT #141233 WAS FILED AND ACCEPTED.
14. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY CBS-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
15. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 20.
16. WETLAND STUDY PREPARED BY ECO-SCIENCE PROFESSIONAL, INC., IN DECEMBER 2003.
17. NO STEEP SLOPES EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCIATES, INC. IN AUGUST 2003.
18. NO FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOC. INC., IN AUGUST 2003.
19. ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN JULY 2003.
20. PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (110 SHADE TREES, 19 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$35,950.00.
21. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
22. NON-BUILDABLE BULK PARCEL "C" WILL BE SUBDIVIDED AS PHASE II, LOTS 14-24, AS SHOWN ON SKETCH PLAN, S-04-08.
23. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PROVIDING AN ONSITE 1.65 ACRE AFFORESTATION FOREST CONSERVATION EASEMENT. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$35,937.00 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT FOR THE DPW DEVELOPERS AGREEMENT FOR THE 1.65 ACRE AFFORESTATION FOREST CONSERVATION EASEMENT.

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

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.

	DATE
JOHN B. MILDENBERG, SURVEYOR OR	4/24/07
	DATE
DON REUWER, ELLICOTT CITY LANDHOLDING, INC.	2/27/02
	DATE
ROBERT FILA, ELLICOTT CITY LANDHOLDING, INC.	3/6/07
	DATE
MALCOLM NICHOLS	3-6-07
	DATE
NANCY NICHOLS	3-2-07
	DATE
RANDOLPH PUEPKE	3-2-07
	DATE
MAUREEN PUEPKE	

**OWNERS**

Parcels 727,729,730:  
ALLVIEW TITLE GROUP, INC.  
AS EXCHANGE ACCOMMODATION TITLE HOLDER  
5300 DORSEY HALL DRIVE  
ELLICOTT CITY MD 21042

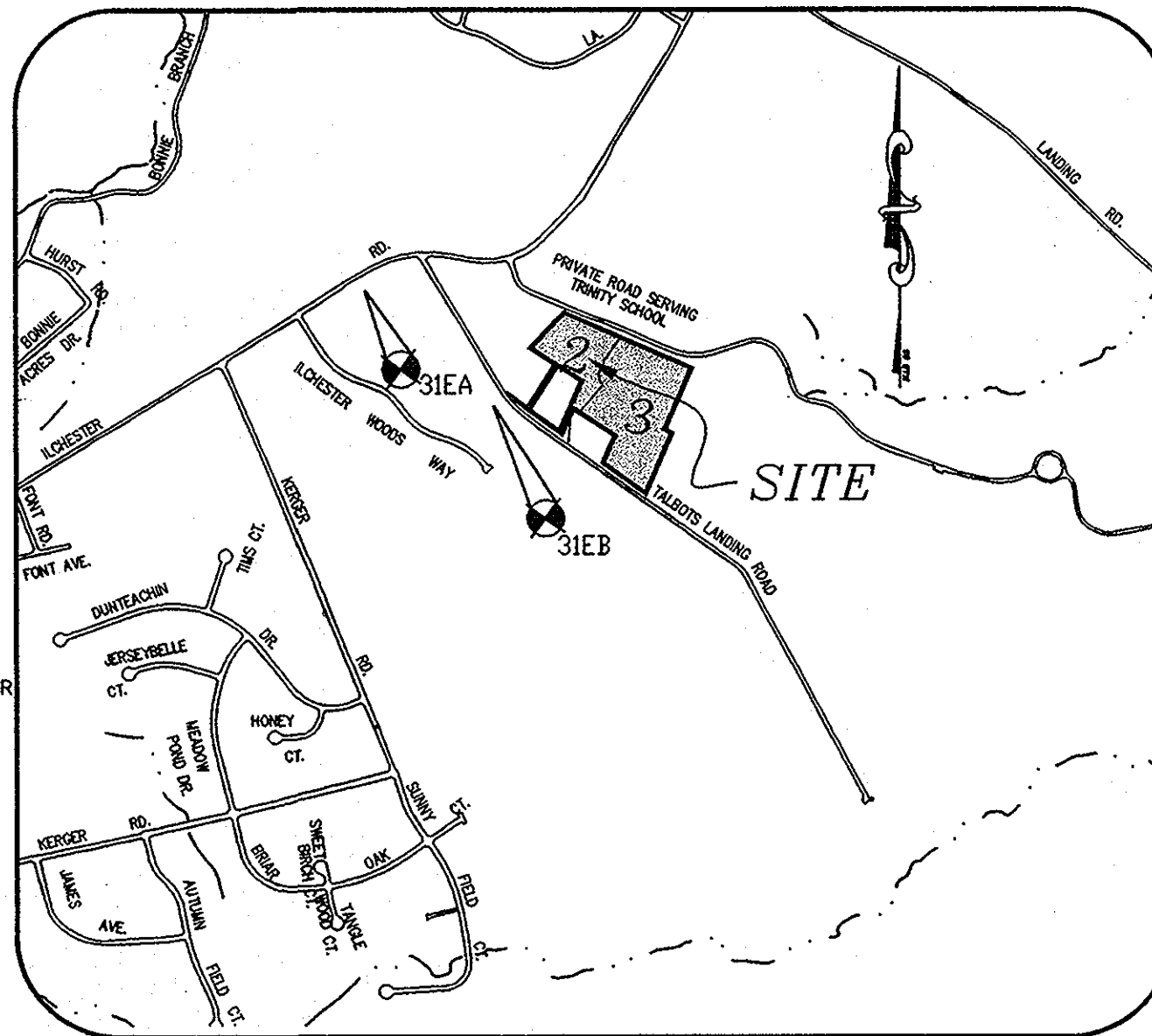
Parcel 725-731:  
ELLICOTT CITY LANDHOLDING, INC.  
DON REUWER & ROBERT FILA  
5300 DORSEY HALL DRIVE #101  
ELLICOTT CITY MD 21042

Parcel 733:  
NICHOLS MALCOLM T  
NICHOLS NANCY O  
5117 TALBOTS LANDING  
ELLICOTT CITY MD 21043-6830

Parcel 734:  
PUEPKE RANDOLPH  
PUEPKE MAUREEN  
5129 TALBOTS LANDING  
ELLICOTT CITY MD 21043-6830

**DEVELOPER**

ELLICOTT CITY LANDHOLDING, INC.  
5300 DORSEY HALL DRIVE #101  
ELLICOTT CITY MD 21042  
(443) 367-0422



**VICINITY MAP**

SCALE: 1"=1000'

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	9
NUMBER OF NON-BUILDABLE BULK PARCELS	4
NUMBER OF OPEN SPACE LOTS	4
NUMBER OF LOTS OR PARCELS	16
AREA OF BUILDABLE LOTS	2,516 AC. ±
AREA OF NON-BUILDABLE LOTS	3,332 AC. ±
AREA OF OPEN SPACE LOTS	4,402 AC.
AREA OF ROADWAY	0.753 AC.±
AREA	11,003 AC. ±

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

Peter Bilensson 9/13/07  
  
HOWARD COUNTY HEALTH OFFICER 50 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 4/16/07 DATE

DIRECTOR 9/16/07 DATE

**OWNER'S STATEMENT**

WE, ALLVIEW TITLE GROUP, INC., AS EXCHANGE ACCOMMODATION TITLE HOLDER, DON REUWER & ROBERT FILA OF ELLICOTT CITY LANDHOLDING, INC., MALCOLM & NANCY NICHOLS, AND RANDOLPH & MAUREEN PUEPKE, THE OWNERS OF THE PROPERTIES 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 PROPERTY SHOWN 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 EASEMENTS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF March, 2007.

	WITNESS
ROBERT FILA, ALLVIEW TITLE GROUP, INC. AS EXCHANGE ACCOMMODATION TITLE HOLDER	
	WITNESS
DON REUWER, ELLICOTT CITY LANDHOLDING, INC.	
	WITNESS
ROBERT FILA, ELLICOTT CITY LANDHOLDING, INC.	
	WITNESS
MALCOLM NICHOLS	
	WITNESS
NANCY NICHOLS	
	WITNESS
RANDOLPH PUEPKE	
	WITNESS
MAUREEN PUEPKE	

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCELS OF LAND, CONVEYED BY ALLVIEW TITLE GROUP, INC., AS EXCHANGE ACCOMMODATION TITLE HOLDER FOR ELLICOTT CITY LAND HOLDING, INC. TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED DECEMBER 11, 2006 AND RECORDED IN LIBER 10408 AT FOLIO 092; AND CONVEYED BY JUDITH ANN BURNS TO ALLVIEW TITLE GROUP, INC. AS EXCHANGE ACCOMMODATION TITLE HOLDER BY DEED DATED DECEMBER 16, 2006 AND RECORDED IN LIBER 9745 AT FOLIO 267; AND CONVEYED BY HOWARD ASSOCIATES TO MALCOLM T. NICHOLS AND NANCY OLMA NICHOLS BY DEED DATED NOVEMBER 17, 1980 AND RECORDED IN LIBER 1027 AT FOLIO 655 AS AMENDED BY CONFIRMATORY DEED DATED SEPTEMBER 1, 1983 RECORDED IN LIBER 1189, FOLIO 262; AND CONVEYED BY HOWARD ASSOCIATES TO RANDOLPH K. PUEPKE MAUREEN T. PUEPKE BY DEED DATED DECEMBER 1, 1980 AND RECORDED AMONG LAND RECORDS IN HOWARD COUNTY, MARYLAND IN LIBER 1029 AT FOLIO 546 AS AMENDED BY CONFIRMATORY DEED DATED DECEMBER 19, 1983 RECORDED IN LIBER 1219 AT FOLIO 559. ALL RECORDS IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; 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 THE BOUNDARY SURVEYS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, SURVEYOR 1071 DATE 4/24/07

RECORDED AS PLAT 19425 ON 9-27-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

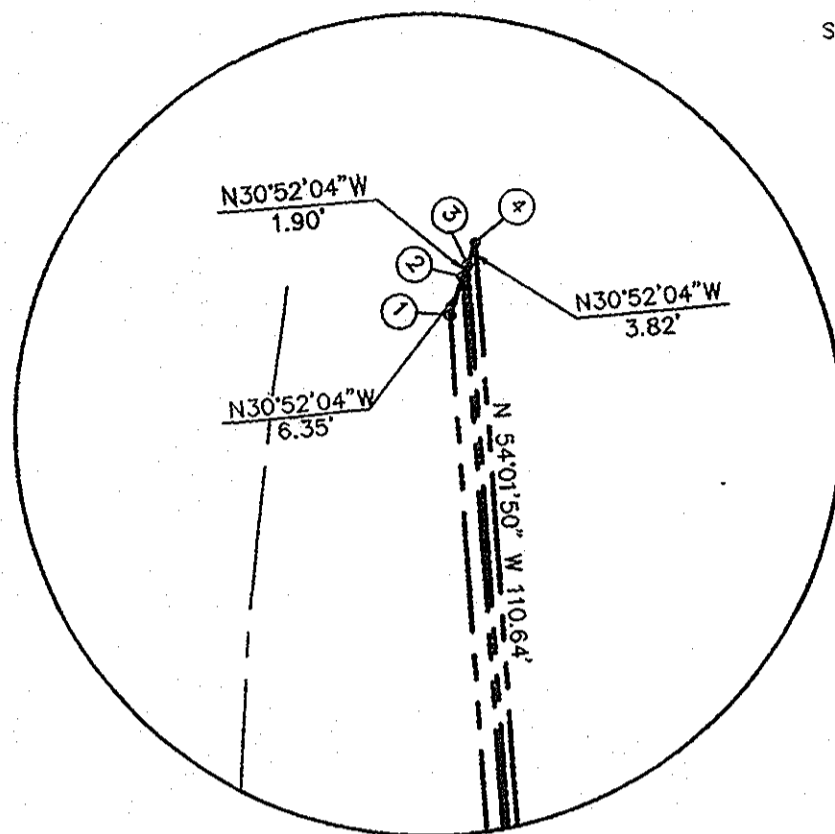
**TALBOTS WOODS I PROPERTY**  
PHASE I  
LOTS 1-9, OPEN SPACE LOTS 10-13,  
& NON-BUILDABLE BULK PARCELS A THRU D

SHEET 1 OF 3

TAX MAP 31 1ST ELECTION DISTRICT SCALE: 1"=50'  
PARCEL 725-731 & 733-734 HOWARD COUNTY, MARYLAND DATE: AUGUST 2006  
DPZ FILE#S: S-04-08, P-05-012 EX. ZONING R-20

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Ball. (410) 997-0298 Fax.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	332.17	200.00	218.87	95°09'35"	N11°50'18"W 295.29
C2	398.60	240.00	262.65	95°09'35"	N11°50'18"W 354.34
C3	126.11	80.00	80.45	90°19'17"	S14°15'27"E 113.45
C4	189.17	120.00	120.67	90°19'17"	S14°15'27"E 170.18



**DETAIL A**  
SCALE 1"=30'

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

JOHN B. MILDENBERG, SURVEYOR	4/30/07
DON REUWER, ELLICOTT CITY LANDHOLDING, INC.	4/27/07
ROBERT FILA, ELLICOTT CITY LANDHOLDING, INC.	2/22/07
MALCOLM NICHOLS	3/5/07
NANCY NICHOLS	3-6-07
RANDOLPH PUEPKE	3-2-07
MAUREEN PUEPKE	3-2-07

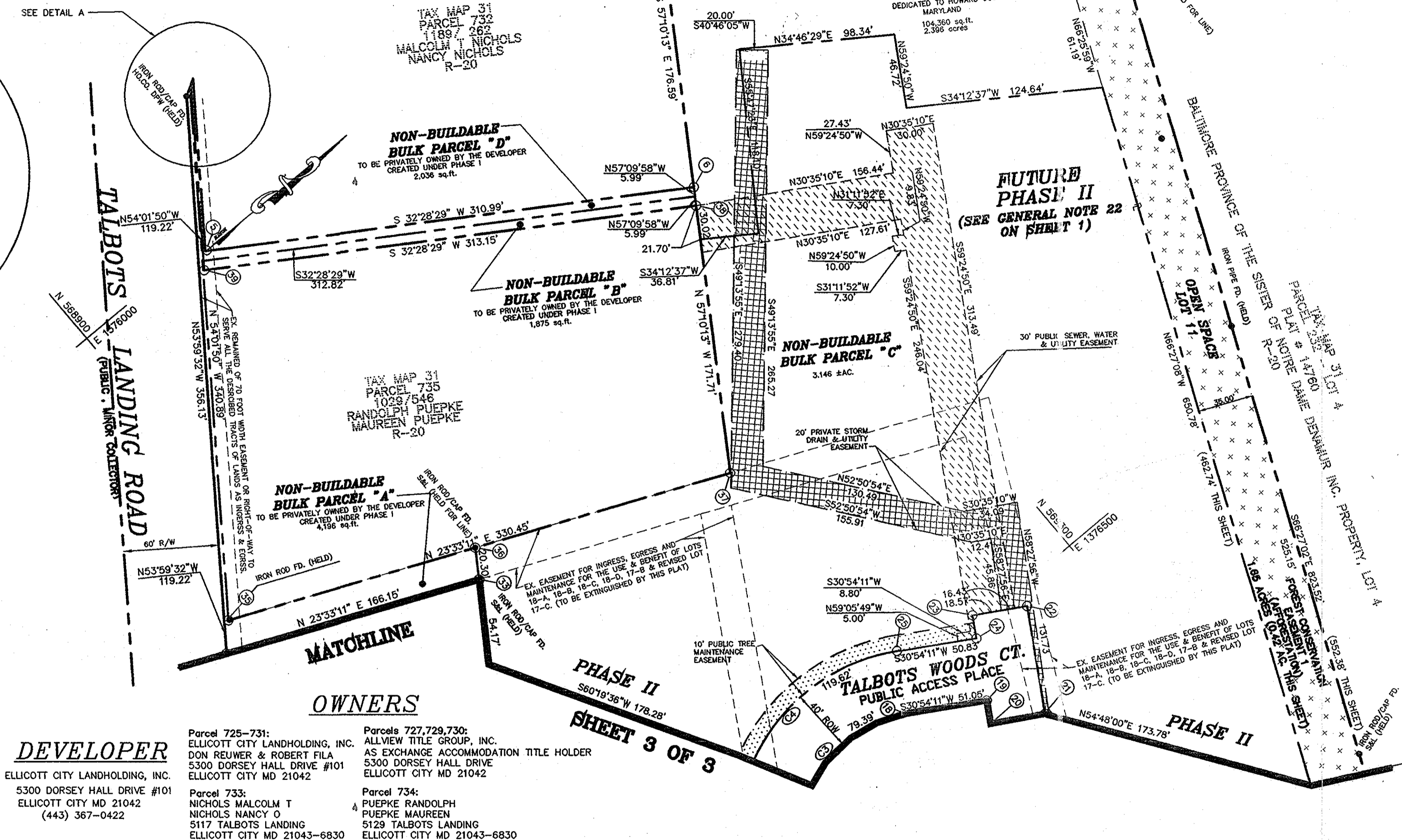
AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	0
NUMBER OF NON-BUILDABLE BULK PARCELS	4
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0 AC. ±
AREA OF NON-BUILDABLE BULK PARCEL	3.332 AC. ±
AREA OF OPEN SPACE LOTS	1.098 AC. ±
AREA OF ROADWAY DEDICATION	0.183 AC. ±
AREA	4.613 AC. ±

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

*B. Wilson for Peter B. Jensen* 9/13/07  
*Robert J. Jensen* 9/16/07  
HOWARD COUNTY HEALTH OFFICER SD DATE

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

*Robert J. Jensen* 4/16/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Mark A. Wynn* 9/18/07  
DIRECTOR DATE



**DEVELOPER**  
ELLICOTT CITY LANDHOLDING, INC.  
5300 DORSEY HALL DRIVE #101  
ELLICOTT CITY MD 21042  
(443) 367-0422

**OWNERS**  
Parcel 725-731: ELLICOTT CITY LANDHOLDING, INC.  
Parcel 733: NICHOLS MALCOLM T, NICHOLS NANCY O  
Parcel 734: PUEPKE RANDOLPH, PUEPKE MAUREEN

**OWNER'S STATEMENT**

WE, ALLVIEW TITLE GROUP, INC., AS EXCHANGE ACCOMMODATION TITLE HOLDER, DON REUWER & ROBERT FILA OF ELLICOTT CITY LANDHOLDING, INC., MALCOLM & NANCY NICHOLS, AND RANDOLPH & MAUREEN PUEPKE, THE OWNERS OF THE PROPERTIES 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 PROPERTY SHOWN 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 EASEMENTS 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 FE 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6 DAY OF March, 2007

*Robert Fila*  
ROBERT FILA, ALLVIEW TITLE GROUP, INC. AS EXCHANGE ACCOMMODATION TITLE HOLDER

*Don Reuwer*  
DON REUWER, ELLICOTT CITY LANDHOLDING, INC.

*Robert Fila*  
ROBERT FILA, ELLICOTT CITY LANDHOLDING, INC.

*Malcolm Nichols*  
MALCOLM NICHOLS

*Nancy Nichols*  
NANCY NICHOLS

*Randolph Puepke*  
RANDOLPH PUEPKE

*Maureen Puepke*  
MAUREEN PUEPKE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCELS OF LAND, CONVEYED BY ALLVIEW TITLE GROUP, INC., AS EXCHANGE ACCOMMODATION TITLE HOLDER FOR ELLICOTT CITY LAND HOLDING, INC. TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED DECEMBER 11, 2006 AND RECORDED IN LIBER 10408 AT FOLIO 092; AND CONVEYED BY JUDITH ANN BURNS TO ALLVIEW TITLE GROUP, INC. AS EXCHANGE ACCOMMODATION TITLE HOLDER BY DEED DATED DECEMBER 15, 2006 AND RECORDED IN LIBER 8745 AT FOLIO 267; AND CONVEYED BY HOWARD ASSOCIATES TO MALCOLM T. NICHOLS AND NANCY OLIVA NICHOLS BY DEED DATED NOVEMBER 17, 1980 AND RECORDED IN LIBER 1027 AT FOLIO 655 AS AMENDED BY CONFIRMATORY DEED DATED SEPTEMBER 1, 1983 RECORDED IN LIBER 1189, FOLIO 262; AND CONVEYED BY HOWARD ASSOCIATES TO RANDOLPH K. PUEPKE MAUREEN T. PUEPKE BY DEED DATED DECEMBER 1, 1980 AND RECORDED AMONG LAND RECORDS IN HOWARD COUNTY, MARYLAND IN LIBER 1029 AT FOLIO 546 AS AMENDED BY CONFIRMATORY DEED DATED DECEMBER 19, 1983 RECORDED IN LIBER 1219 AT FOLIO 559, ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, L.S., N.C. 118  
DATE 4/30/07

RECORDED AS PLAT 19426 ON 9-27-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**TALBOTS WOODS I PROPERTY**  
PHASE I  
LOTS 1-9, OPEN SPACE LOTS 10-13,  
& NON-BUILDABLE BULK PARCELS A THRU D

TAX MAP 3 PARCEL 725-731 & 733-734  
DPZ FILE #S S-04-08, P-05-012 EX. ZONING R-20

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50'  
DATE: AUGUST 2006

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (410) 997-0298 Fax.

MATCHLINE N 23°33'11" E 166.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	332.17	200.00	218.87	95°09'35"	N11°50'18"W 295.29
C2	398.60	240.00	262.65	95°09'35"	N11°50'18"W 354.34
C3	126.11	80.00	80.45	90°19'17"	S14°15'27"E 113.45
C4	189.17	120.00	120.67	90°19'17"	S14°15'27"E 170.18

WETLAND TABLE		
LINE	LENGTH	BEARING
W25	46.37	N48°23'26"W
W26	52.47	N75°53'09"W
W27	21.60	N55°21'37"W
W28	33.96	N47°36'54"W
W29	20.12	N86°30'18"W
W30	27.17	N04°18'26"W
W31	29.27	N78°31'26"E
W32	27.38	S84°38'22"E
W33	41.42	N56°34'18"E
W34	25.44	N42°31'15"E
W35	28.74	S77°57'04"E
W36	72.35	S59°21'36"E

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*John S. Mildner* 1/31/07  
JOHN S. MILDNER, SURVEYOR DATE

*Don Reuwer* 2-21-07  
DON REUWER, ELLICOTT CITY LANDHOLDING, INC. DATE

*Robert F. Nichols* 2-21-07  
ROBERT F. NICHOLS, ELLICOTT CITY LANDHOLDING, INC. DATE

*Malcolm Nichols* 3/6/07  
MALCOLM NICHOLS DATE

*Nancy Nichols* 5-6-07  
NANCY NICHOLS DATE

*Randolph Puepke* 3-2-07  
RANDOLPH PUEPKE DATE

*Maureen Puepke* 3-2-07  
MAUREEN PUEPKE DATE

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	9
NUMBER OF NON-BUILDABLE BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	4
NUMBER OF LOTS OR PARCELS	13
AREA OF BUILDABLE LOTS	2,516 AC. ±
AREA OF NON-BUILDABLE BULK PARCEL	0 AC.
AREA OF OPEN SPACE LOTS	3,304 AC. ±
AREA OF ROADWAY DEDICATION	0.570 AC. ±
AREA	6.39 AC. ±

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

*William J. O'Connell* 9/13/07  
WILLIAM J. O'CONNEL, HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark A. Unger* 9/16/07  
MARK A. UNGER, DIRECTOR DATE

**OWNER'S STATEMENT**

WE, ALLVIEW TITLE GROUP, INC., AS EXCHANGE ACCOMMODATION TITLE HOLDER, DON REUWER & ROBERT F. NICHOLS, AS EXCHANGE ACCOMMODATION TITLE HOLDERS, DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND PROPERTY SHOWN 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 EASEMENTS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6 DAY OF March, 2007.

*Don Reuwer*  
DON REUWER, ELLICOTT CITY LANDHOLDING, INC. WITNESS

*Robert F. Nichols*  
ROBERT F. NICHOLS, ELLICOTT CITY LANDHOLDING, INC. WITNESS

*Malcolm Nichols*  
MALCOLM NICHOLS WITNESS

*Nancy Nichols*  
NANCY NICHOLS WITNESS

*Randolph Puepke*  
RANDOLPH PUEPKE WITNESS

*Maureen Puepke*  
MAUREEN PUEPKE WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCELS OF LAND, CONVEYED BY ALLVIEW TITLE GROUP, INC., AS EXCHANGE ACCOMMODATION TITLE HOLDER FOR ELLICOTT CITY LAND HOLDING, INC. TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED DECEMBER 11, 2006 AND RECORDED IN LIBER 10408 AT FOLIO 092; AND CONVEYED BY JUDITH ANN BURNS TO ALLVIEW TITLE GROUP, INC. AS EXCHANGE ACCOMMODATION TITLE HOLDER BY DEED DATED DECEMBER 15, 2005 AND RECORDED IN LIBER 8745 AT FOLIO 267; AND CONVEYED BY HOWARD ASSOCIATES TO MALCOLM T. NICHOLS AND NANCY OLIVIA NICHOLS BY DEED DATED NOVEMBER 17, 1980 AND RECORDED IN LIBER 1027 AT FOLIO 655 AS AMENDED BY CONFIRMATORY DEED DATED SEPTEMBER 1, 1983 RECORDED IN LIBER 1189, FOLIO 262; AND CONVEYED BY HOWARD ASSOCIATES TO RANDOLPH K. PUEPKE MAUREEN T. PUEPKE BY DEED DATED DECEMBER 1, 1980 AND RECORDED AMONG LAND RECORDS IN HOWARD COUNTY, MARYLAND IN LIBER 1029 AT FOLIO 546 AS AMENDED BY CONFIRMATORY DEED DATED DECEMBER 19, 1985 RECORDED IN LIBER 1219 AT FOLIO 559, ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John S. Mildner*  
JOHN S. MILDNER, L.S. No. 11888 DATE 1/31/07

RECORDED AS PLAT 19427 ON 9-21-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**TALBOTS WOODS I PROPERTY**  
PHASE I  
LOTS 1-9, OPEN SPACE LOTS 10-13,  
& NON-BUILDABLE BULK PARCELS A THRU D  
SHEET 3 OF 3

TAX MAP 31 PARCEL 725-731 & 733-734 1ST ELECTION DISTRICT SCALE: 1"=50'  
PARCEL 725-731 & 733-734 HOWARD COUNTY, MARYLAND DATE: AUGUST 2006  
DPZ FILE #S: S-04-08, P-05-012 EX. ZONING R-20

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (410) 997-0298 Fax.

TALBOTS LANDING ROAD (PUBLIC, MINOR COLLECTOR)

TALBOTS WOODS CT. PUBLIC ACCESS PLACE

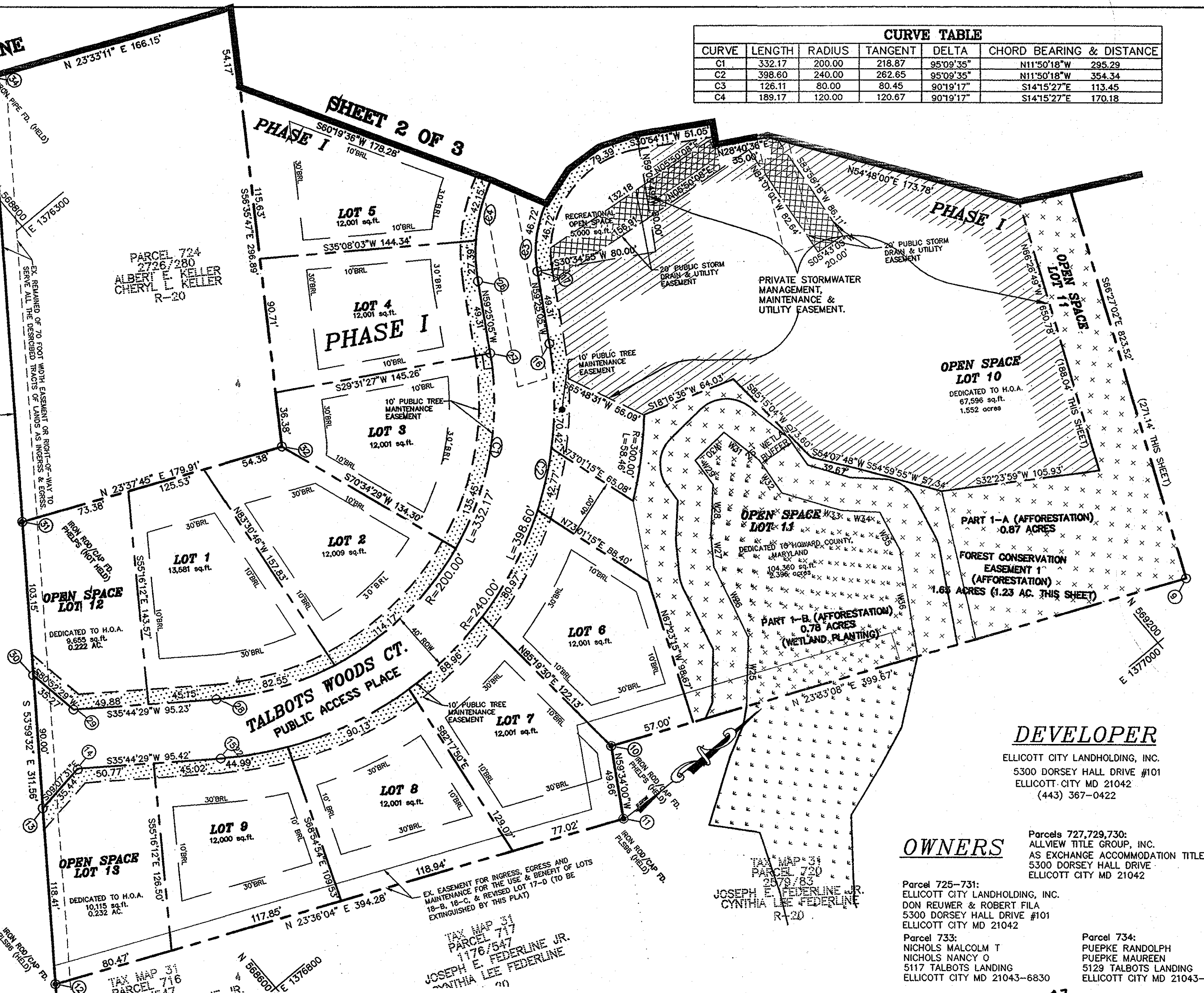
**DEVELOPER**  
ELLICOTT CITY LANDHOLDING, INC.  
5300 DORSEY HALL DRIVE #101  
ELLICOTT CITY MD 21042  
(443) 367-0422

**OWNERS**

Parcels 725-731: ELLICOTT CITY LANDHOLDING, INC. DON REUWER & ROBERT F. NICHOLS 5300 DORSEY HALL DRIVE #101 ELLICOTT CITY MD 21042

Parcels 733: NICHOLS MALCOLM T NICHOLS NANCY O 5117 TALBOTS LANDING ELLICOTT CITY MD 21043-6830

Parcels 734: PUEPKE RANDOLPH PUEPKE MAUREEN 5129 TALBOTS LANDING ELLICOTT CITY MD 21043-6830



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