



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

B. Nijon for Peter Beilensan 4/23/09
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

Condy Hamilton 4/27/09
Director Date

OWNER'S CERTIFICATE

Richard E. Rittermann, Jeani A. Rittermann, Karen A. Tamalavicz, R/E Group, Inc. By: Donald R. Reuwer, Jr., President, Joseph E. Federline, Jr. 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 25th Day Of February, 2009.

Richard E. Rittermann
Jeani A. Rittermann
Karen A. Tamalavicz
R/E Group, Inc. By: Donald R. Reuwer, Jr., President
Joseph E. Federline, Jr.
Cynthia Lee Federline

Debbie A. Ziel
Debbie A. Ziel
Debbie A. Ziel
Debbie A. Ziel
Debbie A. Ziel
Debbie A. Ziel

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) Part Of The Lands Conveyed By Howard Associates To Richard E. Rittermann And Jeani A. Rittermann By Deed Dated June 30, 1981 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1050 At Folio 143; (2) Part Of The Lands Conveyed By Howard Associates, A Limited Partnership To Vernon C. Tamalavicz And Karen A. Tamalavicz By Deed Dated June 30, 1981 And Recorded Among The Aforesaid Land Records In Liber No. 1050 At Folio 161; (3) Part Of The Lands Conveyed By Vernon C. Tamalavicz To Karen A. Tamalavicz By Deed Dated August, 1991 And Recorded Among The Aforesaid Land Records In Liber No. 2393 At Folio 554; (4) Part Of The Lands Conveyed By Richard A. Kummer And Anja R. Kummer To R/E Group, Inc. By Deed Dated December 15, 2005 And Recorded Among The Aforesaid Land Records In Liber No. 9776 At Folio 68; (5) Part Of The Lands Conveyed By Charles R. Baker And Elizabeth J. Baker To Joseph E. Federline, Jr. And Cynthia Lee Federline By Deed Dated July 13, 1983 And Recorded Among The Aforesaid Land Records In Liber No. 1176 At Folio 547; (6) Part Of The Lands Conveyed By Richard E. Wichman And Karen M. Wichman To R/E Group, Inc. By Deed Dated November 11, 2003 And Recorded Among The Aforesaid Land Records In Liber No. 7945 At Folio 653 And (7) Part Of The Lands Conveyed By Joseph E. Federline And Cynthia Lee Federline To R/E Group, Inc. By Deed Dated August 1, 1992 And Recorded Among The Aforesaid Land Records In Liber No. 2579 At Folio 109. All Easements Are In Place Or Will Be In Place Prior To The Acceptance Of This Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland.

Terrell A. Fisher 3/6/09
Terrell A. Fisher, L.S. #10692
Date

RECORDED AS PLAT No. 20543 ON 5/1/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Talbots Woods II
Phase One
Buildable Lots 1 Thru 5, Open Space Lots 6 Thru 8, Non-Buildable Bulk Parcels A, C And D, Non-Buildable Parcel E And Buildable Bulk Parcel B

ZONING: R-20

TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713, 714, 715, 716, 718 & 720.

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DATE: FEBRUARY 6, 2009 Scale: 1" = 50' SHEET 2 OF 3

F-08-194

