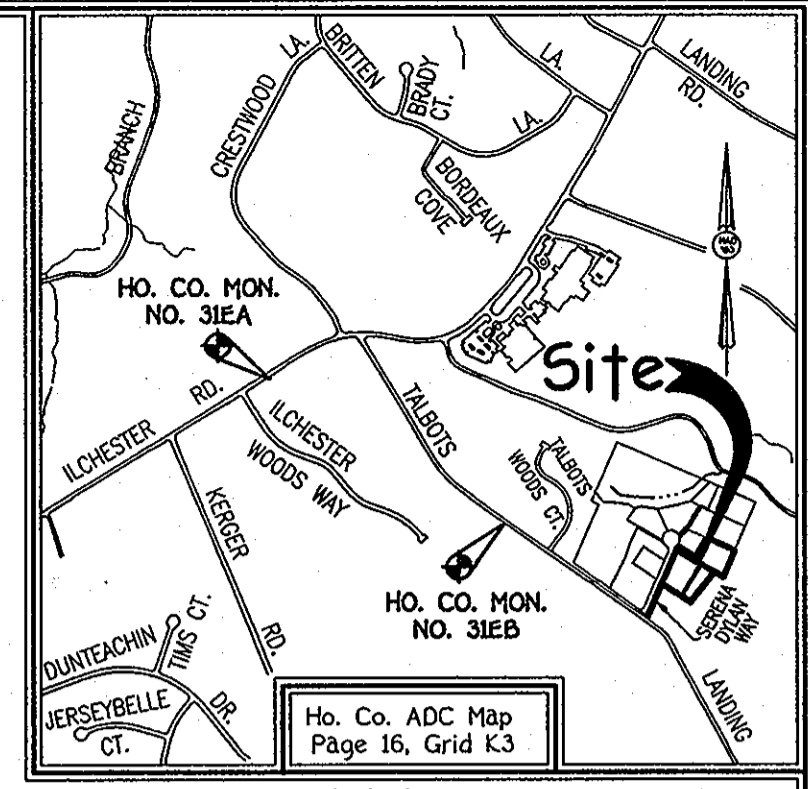


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
118	568429.7323	1377582.3081	118	173257.728931	419887.927324
123	568359.0780	1377257.0890	123	173236.193464	419788.800347
127	568242.6207	1377438.4510	127	173200.697205	419844.079607
136	568398.6901	1377636.1337	136	173248.267258	419904.333398
404	568154.3754	1377165.0229	404	173173.800000	419760.738541
413	568152.8989	1377167.0543	413	173173.349963	419761.357731
667	568640.7801	1377532.0369	667	173322.056421	419872.604649
669	568563.9990	1377708.4833	669	173298.653496	419926.385618
671	568533.1232	1377469.2239	671	173289.242552	419853.459186
672	568597.6672	1377358.6004	672	173308.915602	419819.741074

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	22,216 Sq.Ft.	1,561 Sq.Ft.	20,655 Sq.Ft.

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 Lots 1 And 2, Non-Buildable Bulk Parcel 'A', And And Non-Buildable Bulk Parcel 'D' Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/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 Deed(s) Of Easement In The Land Records Of Howard County."



Developer

Ralph And Vera Baney Trust
5203 Talbots Landing
Ellicott City, Md. 21043-6845
(410)-719-0590

Owners

Ralph And Vera Baney Trust
5203 Talbots Landing
Ellicott City, Md. 21043-6845
(410)-719-0590

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

General Notes: (Continued)

- This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(viii) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision That Creates One Additional Lot-And-Has No Further Subdivision Potential.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.1228 Of The Howard County Code. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Approval Of A Site Development Plan Is Required For The Development Of Lot 2 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- Water Quality Volume (Wqv) And Groundwater Recharge Volume (Rev) Requirements Will Be Met By Applying Non-Rooftop Disconnection Credits Along With A Bioretention Filter System In Accordance With The Criteria Contained In Chapters 3 & 5 Of The 200 Maryland Stormwater Design Manual (Manual). Channel Protection Volume (Cpv) Is Not Required Because The Computed Discharge For The Cpv Storm For Each Design Point Is Less Than The 2.0 Cfs As Mandated In The Above Referenced Manual.
- Previous Department Of Planning And Zoning File Number: S-05-10, P-07-010, P-08-09, WP-08-22 & F-08-194.
- The Baney Property Was Formerly Known As Lot 12-B, Per Property Of Howard Associates, A Survey Plat Recorded With The Deed, On Feb. 27, 1981, Liber 1043, Folio 372.
- No Wetlands Or Streams Exist On Site, Per Field Review Performed By Eco-Science Professionals On May 28, 2008, And December, 2003 Under S-05-010.
- This Development Is Designed To Be In Accordance With Section 16.127 -Residential Infill Development Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- This Plat Is In Compliance With Section 16.1107(b)(vi) And Is Exempt From Adequate Public Facilities Ordinance Because It Is A Minor Subdivision Which Creates One (1) Additional Dwelling Unit To Be Conveyed To An Immediate Family Member Or Members.
- A Community Meeting Was Conducted On August 2, 2007 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d), Of The Subdivision Regulations.

General Notes:

- Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/28/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. H.C.M. 31EA And No. H.C.M. 31EB. Sta. H.C.M. 31EA N 173626.9732 (Meters) E 419044.7582 (Meters) Sta. H.C.M. 31EB N 173349.5643 (Meters) E 419489.0214 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On October, 2006 By Fisher, Collins & Carter, Inc.
- B.S.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- ⊙ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- ◆ Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
- 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 (16 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 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- No Historic Structures Or Cemeteries Exist On The Subject Property.
- Property Is Located Within The Metropolitan District.
- Subdivision Will Be Served By Both Public Water And Public Sewer.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1500.00 For Lot 2.
- No 100 Year Flood Plain Exists On-Site.
- Landscaping For Lot 2 On File With This Plat Is Provided With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Surety For 8 Shade Trees @ \$300/Each = \$2,400.00 Is Provided With The Site Development Plan Developers Agreement.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003, The Zoning Regulations Amended By Council Bill 75-2003 And The July 28, 2006 Update Of The Howard County Zoning Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The "Comp Lite" Zoning Regulations Dated July 28, 2006.

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

Terrell A. Fisher 8/25/09
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

Ralph R. Baney 8/25/09
Ralph And Vera Baney Trust By: Ralph R. Baney, Trustee Date

Deceased _____
Ralph And Vera Baney Trust By: Vera P. Baney, Trustee Date

Donald R. Reuwer, Jr. 9/29/09
R/E Group, Inc. By: Donald R. Reuwer, Jr., President Date

Area Tabulation

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.348 Ac.±
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TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.835 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.183 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	2.183 Ac.±

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELlicOTT CITY, MARYLAND 21042
(410) 461-2895

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

Michael J. Jamin 11/4/09
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmunds 10-21-9
Chief, Development Engineering Division Date HSP

Neil Shulovich 11-10-09
Director Date

OWNER'S CERTIFICATE

Ralph And Vera Baney Trust, By Ralph R. Baney And Vera P. Baney, Trustees (Deceased), And R/E Group, Inc. By: Donald R. Reuwer, Jr., President Owners Of The Property Shown And 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 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, 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 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 29th Day Of Sept., 2009.

Ralph R. Baney
Ralph And Vera Baney Trust By: Ralph R. Baney, Trustee
Witness

Deceased
Ralph And Vera Baney Trust By: Vera P. Baney, Trustee
Witness

Donald R. Reuwer, Jr.
R/E Group, Inc. By: Donald R. Reuwer, Jr., President
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Ralph R. Baney And Vera P. Baney To Ralph And Vera Baney Trust By Deed Dated June 9, 1999 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4794 At Folio 139 (2) Part Of The Lands Conveyed By Richard A Kummer And Anita 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 (3) All Of The Lands Conveyed By And Between R/E Group, Inc. To Ralph And Vera Baney Trust, By Ralph R. Baney And Vera P. Baney, Trustees (Deceased), By Deed Dated May 15, 2009 And Recorded Among The Aforesaid Land Records In Liber No. 11743 At Folio 495 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, Maryland, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 8/25/09
Terrell A. Fisher, Professional Land Surveyor, No. 10692 Date

Purpose Note:
The Purpose Of This Plat Is To Subdivide Parcel 705 (Lot 12-B) Recorded In Liber 4794, Folio 139 And To Resubdivide Non-Buildable Bulk Parcel 'D' Talbots Woods II, Phase I, Plat Nos. 20542 Thru 20544, And Revise Non-Buildable Bulk Parcel 'D', Talbots Woods II, Phase One To Revise Use-In-Common Driveway Access Easement To Create Buildable Lots 1 And 2 And Non-Buildable Bulk Parcel 'A', Baney Property, And And Non-Buildable Bulk Parcel 'D', Talbots Woods II, Phase One.

RECORDED AS PLAT No. 20845 ON 11/16/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Baney Property
Lots 1, 2 And
Non-Buildable Bulk Parcel 'A' And
Talbots Woods Phase One
Non-Buildable Bulk Parcel 'D'
(A Revision To Non-Buildable Bulk Parcel 'D' - Talbots Woods II, Phase One: A Re-subdivision Of Non-Buildable Parcel 'D' Talbots Woods II, Phase One: Plat Nos. 20542 Thru 20544 And Subdivision Of Liber 4794 Folio 139)
Zoned: R-20
Tax Map: 31 Parcels: 705 & PVO 715 Grid: 16
First Election District, Howard County, Maryland

0' 50' 100' 150'
Scale: 1" = 50'
Date: August 25, 2009 Sheet 1 of 2

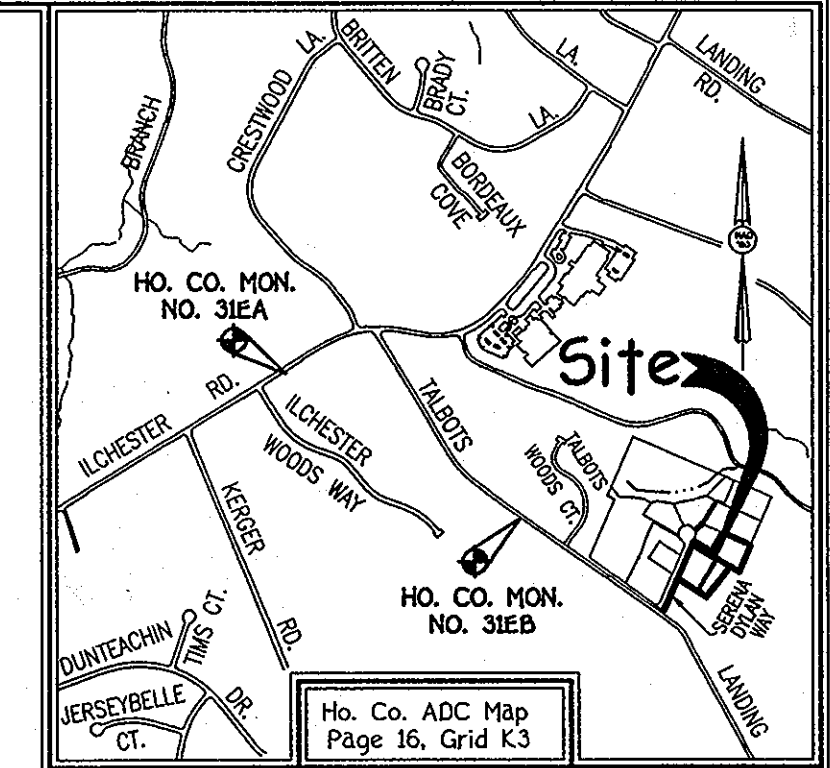
F-08-196

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Vicinity Map
Scale: 1" = 1200'

Developer

Ralph And Vera Baney Trust
5203 Talbots Landing
Ellicott City, Md. 21043-6045
(410)-719-0590

Owners

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5203 Talbots Landing
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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

General Notes: (Continued)

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- A Community Meeting Was Conducted On August 2, 2007 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d), Of The Subdivision Regulations.

- Non-Buildable Bulk Parcel 'D' Reserves The Right To Be Re-Subdivided In Compliance With APFO Phasing For Talbots Woods II.
- The Use-In-Common Driveway Maintenance Agreements For Baney Lot 2 And Non-Buildable Bulk Parcel 'D'; And Tax Map 31, Parcels 708 & 709 Have Been Recorded Concurrently With This Plat.

General Notes:

- Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/28/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. H.C.M. 31EA And No. H.C.M. 31EB. Sta. H.C.M. 31EA N 173626.9732 (Meters) E 419044.7582 (Meters) Sta. H.C.M. 31EB N 173449.5643 (Meters) E 419499.0214 (Meters)
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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	
<i>Terrell A. Fisher</i>	8/25/09 Date
<i>Ralph R. Baney</i>	09/29/09 Date
Deceased	—
<i>Ralph And Vera Baney Trust</i>	—
<i>Verá P. Baney</i>	9/29/09 Date
R/E Group, Inc.	—
By: Donald R. Reuwer, Jr., President	—

Area Tabulation

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2995

Purpose Note:
The Purpose Of This Plat Is To Subdivide Parcel 705 (Lot 12-B) Recorded In Liber 4794, Folio 139 And To Resubdivide Non-Buildable Bulk Parcel 'D' Talbots Woods II, Phase I, Plat Nos. 20542 Thru 20544, And Revise Non-Buildable Bulk Parcel 'D', Talbots Woods II, Phase One To Revise Use-In-Common Driveway Access Easement To Create Buildable Lots 1 And 2 And Non-Buildable Bulk Parcel 'A', Baney Property, And Non-Buildable Bulk Parcel 'D', Talbots Woods II, Phase One.

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department.
Robert J. Davis 11/4/09
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.
Chad Edmund 10-21-09
Chief, Development Engineering Division Date HSP
Neil Shulman 11-10-09
Director Date

OWNER'S CERTIFICATE
Ralph And Vera Baney Trust, By Ralph R. Baney And Vera P. Baney, Trustees (Deceased), And R/E Group, Inc. By: Donald R. Reuwer, Jr., President Owners Of The Property Shown And 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 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, 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 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 29th Day Of Sept., 2009.
Ralph R. Baney
Ralph And Vera Baney Trust By: Ralph R. Baney, Trustee
Deceased
Ralph And Vera Baney Trust By: Vera P. Baney, Trustee
R/E Group, Inc. By: Donald R. Reuwer, Jr., President

SURVEYOR'S CERTIFICATE
I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Ralph R. Baney And Vera P. Baney To Ralph And Vera Baney Trust By Deed Dated June 9, 1999 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4794 At Folio 139 (2) Part Of The Lands Conveyed By Richard A. Kummer And Anita 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 (3) All Of The Lands Conveyed By And Between R/E Group, Inc. To Ralph And Vera Baney Trust, By Ralph R. Baney And Vera P. Baney, Trustees (Deceased), By Deed Dated May 15, 2009 And Recorded Among The Aforesaid Land Records In Liber No. 11743 At Folio 495 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, Maryland, In Accordance With The Annotated Code Of Maryland, As Amended.
Terrell A. Fisher 8/25/09
Terrell A. Fisher, Professional Land Surveyor, No. 10692 Date

RECORDED AS PLAT No. **20845** ON **11/16/09**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
Baney Property
Lots 1, 2 And
Non-Buildable Bulk Parcel 'A' And
Talbots Woods Phase One
Non-Buildable Bulk Parcel 'D'
(A Revision To Non-Buildable Bulk Parcel 'D' - Talbots Woods II, Phase One; A Re-subdivision Of Non-Buildable Parcel 'D' - Talbots Woods II, Phase One, Plat Nos. 20542 Thru 20544 And Subdivision Of Liber 4794 Folio 139)
Zoned R-20
Tax Map: 31 Parcels: 705 & PVO 715 Grid: 16
First Election District, Howard County, Maryland
Scale: 1" = 50'
Date: August 25, 2009 Sheet 1 of 2

F-08-196

The Requirements S3-100, 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

Terrell A. Fisher 8/25/09
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

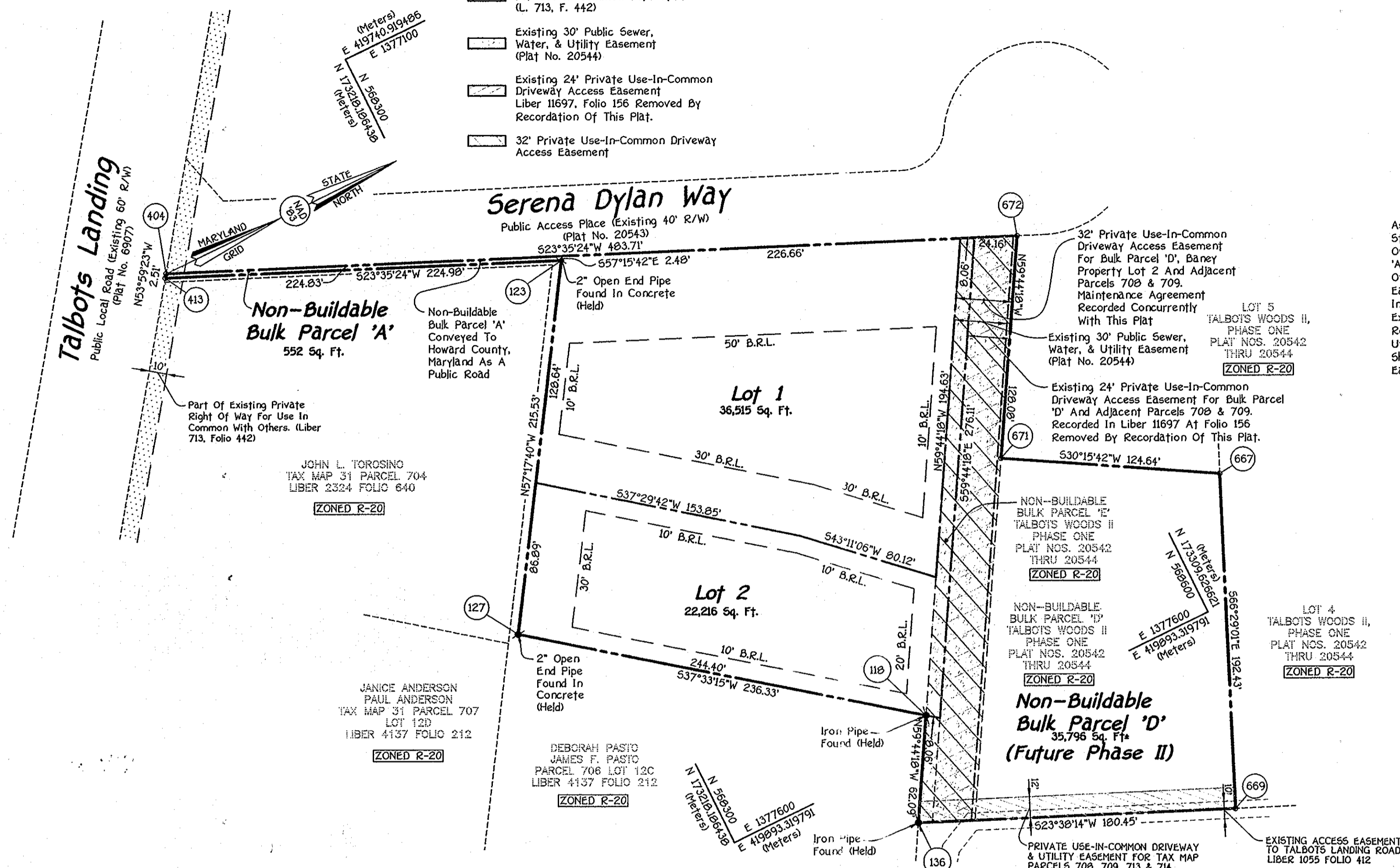
Ralph R. Baney 09/29/09
 Ralph And Vera Baney Trust By: Ralph R. Baney, Trustee Date

Deceased _____ Date

Verá P. Baney _____ Date
 Ralph And Vera Baney Trust By: Verá P. Baney, Trustee

Donald R. Reuwer, Jr. 9/29/09
 R/E Group, Inc. By: Donald R. Reuwer, Jr., President Date

- Legend**
- Existing Private Right Of Way For Use In Common With Others (L. 713, F. 442)
 - Existing 30' Public Sewer, Water, & Utility Easement (Plat No. 20544)
 - Existing 24' Private Use-In-Common Driveway Access Easement Liber 11697, Folio 156 Removed By Recordation Of This Plat.
 - 32' Private Use-In-Common Driveway Access Easement



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 Lots 1 And 2, Non-Buildable Bulk Parcel 'A', And And Non-Buildable Bulk Parcel 'D' Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/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 Deed(s) Of Easement In The Land Records Of Howard County."

Area Tabulation

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.348 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.835 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.183 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	2.183 Ac.±

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 481-2255

Developer

Ralph And Vera Baney Trust
 5203 Talbots Landing
 Ellicott City, Md. 21043-6845
 (410)-719-0590

Owners

Ralph And Vera Baney Trust
 5203 Talbots Landing
 Ellicott City, Md. 21043-6845
 (410)-719-0590

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

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

Richard J. Davis 11-4-09
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edwards 10-21-09
 Chief, Development Engineering Division Date

Kest Shuberts 11-10-09
 Director Date

OWNER'S CERTIFICATE

Ralph And Vera Baney Trust, By Ralph R. Baney And Vera P. Baney, Trustees (Deceased), And R/E Group, Inc. By: Donald R. Reuwer, Jr., President Owners Of The Property Shown And 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 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, 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 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 29th Day of Sept. 2009.

Ralph R. Baney
 Ralph And Vera Baney Trust By: Ralph R. Baney, Trustee
 Deceased
 Ralph And Vera Baney Trust By: Verá P. Baney, Trustee
 Witness

Donald R. Reuwer, Jr.
 R/E Group, Inc. By: Donald R. Reuwer, Jr., President
 Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Ralph R. Baney And Vera P. Baney To Ralph And Vera Baney Trust By Deed Dated June 9, 1999 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4794 At Folio 139 (2) Part Of The Lands Conveyed By Richard A. Kummer And Anita 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 (3) All Of The Lands Conveyed By And Between R/E Group, Inc. To Ralph And Vera Baney Trust, By Ralph R. Baney And Vera P. Baney, Trustees (Deceased), By Deed Dated May 15, 2009 And Recorded Among The Aforesaid Land Records In Liber No. 11743 At Folio 495 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, Or Shall Be In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 8/25/09
 Terrell A. Fisher, Professional Land Surveyor, No. 10692 Date

RECORDED AS PLAT No. 20846 ON 11/10/09
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Baney Property
 Lots 1, 2 And
 Non-Buildable Bulk Parcel 'A' And
 Talbots Woods Phase One
 Non-Buildable Bulk Parcel 'D'

(A Revision To Non-Buildable Bulk Parcel 'D' - Talbots Woods II, Phase One: A Re-subdivision Of Non-Buildable Parcel 'E' Talbots Woods II, Phase One, Plat Nos. 20542 Thru 20544 And Subdivision Of Liber 4794 Folio 139) Zoned R-20

Tax Map: 31 Parcels: 705 & PVO 715 Grid: 16
 First Election District, Howard County, Maryland

Scale: 1" = 50'
 Date: August 25, 2009 Sheet 2 of 2

F-08-196