

U.S. Equivalent Coordinate Table and Metric Coordinate Table with columns for POINT, NORTH, EAST, and coordinates for points 432 through 505.

Minimum Lot Size Chart with columns for Lot No., Gross Area, Pipestem Area, and Minimum Lot Size.

Curve Data Chart with columns for Pnt-Pnt, Radius, Arc Length, Delta Angle, Tangent, and Chord Bearing And Distance.

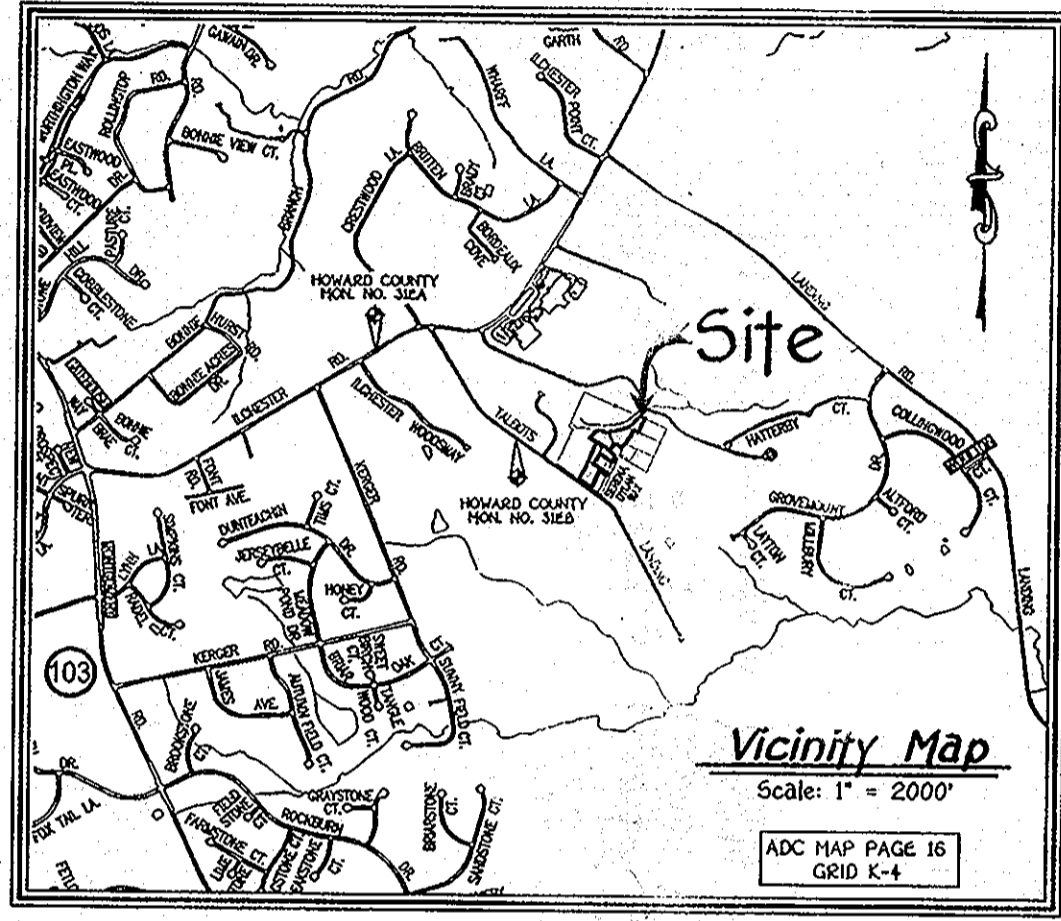
This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions THEREOF, EFFECTIVE April 29, 2009 ON WHICH DATE DEVELOPER AGREEMENT 14-4490-D WAS FILED AND ACCEPTED.

General Notes Continued:

- 33. Lot 9 Will Not Have Gravity Sewer Service And Will Utilize A Private On-Site Grinder Pump With A Private 1 1/4 Inch Discharge Line To The Public Sewer Easement. The Design Manual Waiver To Allow This Design Was Approved On December 11, 2008 By Howard County Department Of Public Works-Bureau Of Engineering.
34. Non-Buildable Bulk Parcels F And G Reserve The Right To Be Further Subdivided In Accordance With Approved APFO Allocations.
35. No Noise Study Is Required For This Subdivision.

General Notes:

- 1. Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And Comp Life Zoning Regulations Effective 7/29/06.
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31EA And No. 31EB.
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2006 And January, 2008 By Fisher, Collins & Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. Denotes Iron Pin Set With Cap "F.C.C. 106".
6. Denotes Iron Pipe Or Iron Bar Bound.
7. Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. Denotes Concrete Monument Set With Cap "F.C.C. 106".
9. Denotes Concrete Monument Or Stone Found.
10. 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 Driveway.
11. 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:
A) Width - 12 Feet (6 Feet Serving More Than One Residence);
a) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum);
B) Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
C) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (4-25 Loading);
D) Drainage Elements - Capable Of Safely Passing 100-Year Flood With No More Than 1 Foot Depth Over Surface;
E) Maintenance - Sufficient To Ensure All Weather Use.
12. 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.
13. All Lot Areas Are More Or Less ("±").
14. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
15. Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 370 Specifications. Recharge Volume Will Be Provided Through The Use Of A Stone Reservoir. Water Quality And Channel Protection Volume Will Be Provided By A Pocket Pond (P-5). Overbank Flood Protection Volume And Extreme Flood Volumes Are Not Required For This Site. The Stormwater Management Facility Will Be Privately Owned By H.O.A. And Jointly Maintained By H.O.A. And Howard County And Has Been Bordered With Developers Agreement For F-08-194.
16. Traffic Study Was Prepared By The Traffic Group And Was Approved Under 5-05-010.
17. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
18. The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc., Dated December, 2003 And Approved Under 5-05-010.
19. The Forest Conservation Requirements Of Section 16.120 Of The Howard County Code And Forest Conservation Act For This Subdivision Has Been Fulfilled By Providing 2.20 Acres Of On-Site Afforestation. A Total Surety Of \$49,650.40 Based On 2.20 Ac. Afforestation Has Been Provided With The Developer's Agreement For F-08-194. "No Clearing, Grading, Dumping Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed".
20. Open Space Tabulation:
A. Open Space Required = 15.222 Ac. X 30% = 4.567 Ac.
B. Open Space Provided (Lots 7, 8 And 10) = 4.829 Ac./31.73% (Credited)
C. Non-Credited Open Space Provided = 0.000 Ac.
D. Percentage Of Credited Open Space Provided = (4.829 Ac./4.567 Ac.) = 31.73%
21. Recreational Area Tabulation:
A. Recreational Area Required (200 Sq. Ft./Lot X 5 Lots) (F-08-194) + (200 Sq. Ft./Lot X 2 Lots) (F-09-096) = 1,400 Sq. Ft.
B. Total Credited Recreational Area Provided (Lot 8) = 5,521 Sq. Ft./1,400 Sq. Ft. = 394%
C. Percentage Of Credited Recreational Area Provided = 5,521 Sq. Ft./1,400 Sq. Ft. = 394%
22. The Landscape Surety In The Amount Of \$10,030.00 For 51 Shade Trees, 15 Evergreen Trees And 16 Shrubs Fulfilling The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And Landscape Manual Has Been Posted With The Developer's Agreement For This Subdivision Under F-08-194. Financial Surety For The Required 40 Street Trees Has Been Posted As Part Of The Developer's Agreement In The Amount Of \$12,000.00 Under F-08-194.
23. Open Space Lot 10 Shown On This Plat Shall Be Dedicated To Talbots Woods II Homeowners Association, Inc. For The Residents Of This Subdivision And The Recording References Of The Articles Of Incorporation For Talbots Woods II Homeowners Association, Inc. Were Recorded With The State Of Maryland Department Of Assessments And Taxation On December 15, 2008, As Receipt No. *D12842738.
24. No 100 Year Flood Plain Exists On Site.
25. Previous Department Of Planning And Zoning File Numbers: 5-05-10, P-07-010, P-08-09, WP-08-22 & F-08-194.
26. Open Space Lot 10 Shall Be Dedicated To Talbots Woods II Homeowners Association, Inc.
27. Denotes A Public Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
28. Approval Of A Site Development Plan For Lots 9 And 11 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 16.155 Of The Subdivision And Land Development Regulations.
29. The Use-In-Common Driveway Maintenance Agreements For Lots 3 & 4 And Future Lot 2 (Now Lot 9); Non-Buildable Bulk Parcel D And Tax Map 31, Parcels 708 & 709 And Lots 1, 2 And Non-Buildable Bulk Parcel A Have Been Recorded In The Land Records Of Howard County, Maryland In Liber 11697 At Folio 161, Liber 11697 At Folio 156 And Liber 11697 At Folio 152, Respectively.
30. This Property Is Located Within The Metropolitan District.
31. There Are No Existing Dwelling/Structures Located On This Site.
32. Plat Is Subject To WP-08-22 Which The Planning Director, On November 2, 2007, Approved A Request To Waive Section 16.124(XIV) To Which He Is 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.



The Requirements 53-108, The Real Property Article, Annotated Code Of Maryland, 1980 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With. Signatures of Terrell A. Fisher, L.S., 10692 (Registered Land Surveyor) and Donald R. Reuver, Jr., President of R/E Group, Inc. dated 6/29/09.

Reservation Of Public Utility And Forest Conservation Easements

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 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels F And G, Any Conveyances Of The Aforesaid Lot/Parcel(s) Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot/Parcel(s). 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 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.

Area Tabulation table with columns for Sheet 2, Sheet 3, and Total for various lot counts and areas.

Contract Purchaser: R/E Group, Inc. c/o Land Design & Development, Inc. 5300 Dorsey Hall Drive, Suite 102, Ellicott City, Maryland 21042.
Developer: Ellicott City Land Holding, Inc. 5300 Dorsey Hall Drive, Suite 102, Ellicott City, Maryland 21042.
Att'r Mr. Donald R. Reuver, Jr. Phone* 443-367-0422.

Legend showing symbols for Existing Public Forest Conservation Easement, Existing Public Stormwater Management & Utility Easement, Existing Private Use-in-common Driveway Access Easement, Existing Public Sewer, Water And Utility Easement, Existing 10' Public Tree Maintenance Easement, Existing Credited Recreational Area, Existing Public Drainage & Utility Easement, Existing 16' Private, Temporary Access Easement Removed By Recordation Of This Plat, Existing 12' Public Access Easement For Pedestrians And Government Owned Maintenance And/or Emergency Vehicles, Existing 15' Private Sewer & Utility Easement.

Owners: R/E Group, Inc. c/o Land Design & Development, Inc. 5300 Dorsey Hall Drive, Suite 102, Ellicott City, Maryland 21042.
Att'r Mr. Donald R. Reuver, Jr. Phone* 443-367-0422.
And: Donald R. Reuver, Jr. Deborah L. Reuver, 5300 Dorsey Hall Drive, Suite 102, Ellicott City, Maryland 21042. Phone* 443-367-0422.
And: Talbots Woods II Homeowners Association, Inc. 5300 Dorsey Hall Drive, Suite 102, Ellicott City, Maryland 21042. Att'r Mr. Donald R. Reuver, Jr. Phone* 443-367-0422.

Purpose Statement: The Purpose Of This Plat Is To Resubdivide Open Space Lot 6 And Non-Buildable Bulk Parcels A And C, Talbots Woods II, Phase One (Plat Nos. 20542 Thru 20544) To Create New Lots 9 And 11, Open Space Lot 10 And Non-Buildable Parcels F And G.

APPROVED: For Public Water And Public Sewerage Systems Howard County Health Department. Signature of Peter Besilenson, Howard County Health Officer, dated 7/30/2009. APPROVED: Howard County Department Of Planning And Zoning. Signature of Kent DeLynch, Director, dated 8/03/09.

OWNER'S CERTIFICATE: We, R/E Group, Inc., By Donald R. Reuver, Jr., President, And Talbots Woods II Homeowners Association, Inc., By Donald R. Reuver, Jr., President, 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 June, 2009. Signatures of Donald R. Reuver, Jr. and Deborah L. Reuver.

SURVEYOR'S CERTIFICATE: I Hereby 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 Lands Conveyed By Corrective Boundary Line Adjustment Deed By R/E Group, Inc. And Joseph E. Federline And Cynthia Lee Federline By Deed Dated June 3, 2009 And Recorded Among The Land Records Of Howard County, Maryland In Liber 11790 At Folio 195; (2) 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 7945 At Folio 653; (3) Part Of The Lands Conveyed By Richard E. Ritterman, Jean Ritterman, Karen A. Tamalavicz And R/E Group, Inc. To Talbots Woods II Homeowners Association, Inc. By Deed Dated February 20, 2009 And Recorded Among The Aforesaid Land Records In Liber 11697 At Folio 146; And (4) Part Of The Lands By And Between Richard E. Ritterman And Jean A. Ritterman, Karen A. Tamalavicz, Donald R. Reuver, Jr. And Deborah L. Reuver And The R/E Group, Inc. By Quit Claim Deed Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11697 At Folio 482; And That All Monuments Are In Place Or Will Be In Place Pursuant To The Annotated Code Of Maryland, As Amended. Signature of Terrell A. Fisher, Professional Land Surveyor No. 10692, dated 6/26/09.

RECORDED AS PLAT No. 20706 ON 8/17/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. Talbots Woods II Phase One Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels F And G. A Resubdivision Of Open Space Lot 6 And Non-Buildable Bulk Parcels A And C, As Shown On Plats Entitled "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" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20542 Thru 20544. Zoning: R-20. Tax Map No. 31 Grid No. 16 Parcel Nos. 714, 715, 718 & 719 First Election District Howard County, Maryland. Scale: As Shown Date: June 26, 2009 Sheet 1 Of 3.

1:2006106033.dwg(RECORD PLAT)Talbot Woods II Lots 9-11 and Parcels F & G-Sht. 1.dwg, 6/26/2009 9:31:23 AM, dresner, W:\060724* Mjhr

F-09-096

The Requirements S3-106, 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 6/26/09
 Date
 Terrell A. Fisher, L.S. 10692
 (Registered Land Surveyor)
 R/E Group, Inc.
 By: Donald R. Reuwer, Jr., President
 Owner
 6/29/09
 Date
 Talbots Woods II Homeowners Association, Inc.
 By: Donald R. Reuwer, Jr., President
 Owner
 6/29/09
 Date
 Donald R. Reuwer, Jr., Owner
 Deborah L. Reuwer
 Date

TALBOTS WOODS I
 LOT 8
 PLAT Nos.
 19425--19427
 ZONED R-20

TALBOTS WOODS I
 LOT 9
 PLAT Nos.
 19425--19427
 ZONED R-20

TALBOTS WOODS I
 OPEN SPACE
 LOT 13
 PLAT Nos.
 19425--19427
 ZONED R-20

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2055

Area Tabulation Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-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	0.323 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1.140 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.463 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 Ac.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.463 Ac.±

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

Barbara P. Bieleman 7/30/09
 Date
 Barbara P. Bieleman
 Howard County Health Officer 50

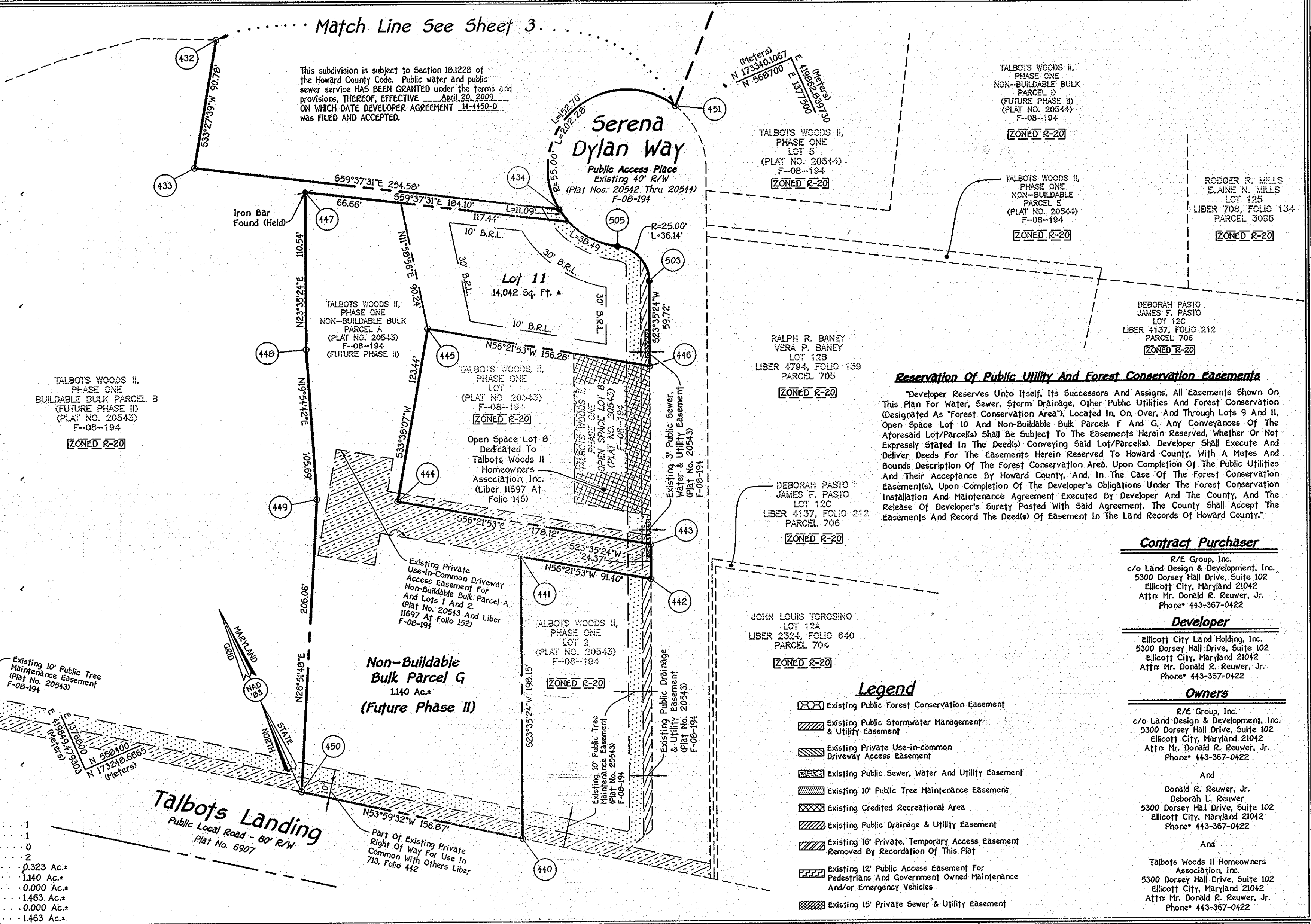
APPROVED: Howard County Department Of Planning And Zoning

Donald R. Reuwer, Jr. 7/10/09
 Date
 Donald R. Reuwer, Jr.
 Chief, Development Engineering Division

Kent DeLuca 6/30/09
 Date
 Kent DeLuca
 Director

Match Line See Sheet 3.

This subdivision is subject to Section 10.122b of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE April 20, 2009 ON WHICH DATE DEVELOPER AGREEMENT 14-4450-D WAS FILED AND ACCEPTED.



Reservation Of Public Utility And Forest Conservation Easements

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 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels F And G, Any Conveyances Of The Aforesaid Lot/Parcel(s) Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot/Parcel(s). 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 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.

Contract Purchaser

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

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

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And
 Donald R. Reuwer, Jr.
 Deborah L. Reuwer
 5300 Dorsey Hall Drive, Suite 102
 Ellicott City, Maryland 21042
 Phone: 443-367-0422

And
 Talbots Woods II Homeowners Association, Inc.
 5300 Dorsey Hall Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald R. Reuwer, Jr.
 Phone: 443-367-0422

Legend

- Existing Public Forest Conservation Easement
- Existing Public Stormwater Management & Utility Easement
- Existing Private Use-in-common Driveway Access Easement
- Existing Public Sewer, Water And Utility Easement
- Existing 10' Public Tree Maintenance Easement
- Existing Credited Recreational Area
- Existing Public Drainage & Utility Easement
- Existing 16' Private, Temporary Access Easement Removed By Recordation Of This Plat
- Existing 12' Public Access Easement For Pedestrians And Government Owned Maintenance And/or Emergency Vehicles
- Existing 15' Private Sewer & Utility Easement

OWNER'S CERTIFICATE

We, R/E Group, Inc., By Donald R. Reuwer, Jr., President, And Talbots Woods II Homeowners Association, Inc., By Donald R. Reuwer, Jr., President, And Donald R. Reuwer, Jr. And Deborah L. Reuwer, 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 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 Easements And Rights-Of-Way. Witness My Hand This 29th Day Of June, 2009.

Donald R. Reuwer, Jr.
 R/E Group, Inc.
 By: Donald R. Reuwer, Jr., President
 Talbots Woods II Homeowners Association, Inc.
 By: Donald R. Reuwer, Jr., President
 Donald R. Reuwer, Jr., Owner
 Deborah L. Reuwer, 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 Lands Conveyed By Corrective Boundary Line Adjustment Deed By R/E Group, Inc. And Joseph E. Federline And Cynthia Lee Federline By Deed Dated June 3, 2009 And Recorded Among The Land Records Of Howard County, Maryland In Liber 11790 At Folio 198; (2) 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 7945 At Folio 653; (3) Part Of The Lands Conveyed By Richard E. Rittlerman, Jeani Rittlerman, Karen A. Tamalavicz And R/E Group, Inc. To Talbots Woods II Homeowners Association, Inc. By Deed Dated February 20, 2009 And Recorded Among The Aforesaid Land Records In Liber 11697 At Folio 146; And (4) Part Of The Lands By And Between Richard E. Rittlerman And Jeani A. Rittlerman, Karen A. Tamalavicz, Donald R. Reuwer, Jr. And Deborah L. Reuwer And The Aforesaid Land Records In Liber 11697 At Folio 482; And That All Monuments Are In Place Or Will Be In Place Prior To The Recording Of The Subdivision By Howard County As Shown In The Aforesaid Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 6/26/09
 Date
 Terrell A. Fisher, Professional Land Surveyor, No. 10592

RECORDED AS PLAT No. 20707 ON 8/7/09
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Talbots Woods II Phase One
 Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels F And G

A Resubdivision Of Open Space Lot 6 And Non-Buildable Bulk Parcels A And C, As Shown On Plats Entitled "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" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20542 Thru 20544.

Zoning: R-20
 Tax Map No. 31 Grid No. 16 Parcel Nos. 714, 715, 718 & 719
 First Election District Howard County, Maryland

Scale: 1" = 50' Date: June 26, 2009 Sheet 2 Of 3

F-02-096

I:\2006\06\053\dwg\RECORD PLAT\Talbot woods II-Lots 9-11 and Parcels F & G-SH. 2.dwg, 6/26/2009 9:33:38 AM, dstreet, \fco0657\af Mylar

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE April 20, 2009 ON WHICH DATE DEVELOPER AGREEMENT 14-1450-D was FILED AND ACCEPTED.

Reservation Of Public Utility And Forest Conservation Easements

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 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels F And G. Any Conveyances Of The Aforesaid Lot/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot/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 Easements, Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.

TALBOTS WOODS I
 OPEN SPACE
 LOT 11
 (PLAT NOS.
 19425-19427)
 EXISTING FOREST
 CONSERVATION
 EASEMENT TO HOWARD
 COUNTY, AND DEPARTMENT OF
 RECREATION AND PARKS
 (PLAT NOS.
 19425-19427)
 ZONED R-20

TALBOTS WOODS II,
 PHASE ONE
 OPEN SPACE
 LOT 7
 (PLAT NO. 20544)
 F-08-194

TALBOTS WOODS I,
 LOT 8
 (PLAT NOS.
 19425-19427)

Legend

- Existing Public Forest Conservation Easement
- Existing Public Stormwater Management & Utility Easement
- Existing Private Use-in-common Driveway Access Easement
- Existing Public Sewer, Water And Utility Easement
- Existing 10' Public Tree Maintenance Easement
- Existing Credited Recreational Area
- Existing Public Drainage & Utility Easement
- Existing 16' Private, Temporary Access Easement Removed By Recordation Of This Plat
- Existing 12' Public Access Easement For Pedestrians And Government Owned Maintenance And/or Emergency Vehicles
- Existing 15' Private Sewer & Utility Easement

Area Tabulation Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.360 Ac.
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.692 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.657 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.709 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.709 Ac.

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

Bradford P. Steilerman 7/30/2009
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

John J. ... 7/10/09
 Chief, Development Engineering Division Date

Karl ... 8/03/09
 Director Date

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.

Terrill A. Fisher L.S. 10692
 Registered Professional Surveyor Date 6/26/09

Donald R. Reuwer, Jr.
 R/E Group, Inc. President Date 6/29/09

Deborah L. Reuwer
 Talbots Woods II Homeowners Association, Inc. President Date 6/29/09

Deborah L. Reuwer
 Donald R. Reuwer, Jr. Owner Date 6/29/09

Deborah L. Reuwer
 Deborah L. Reuwer, Owner Date 6/29/09

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

Donald R. Reuwer, Jr.
 Deborah L. Reuwer
 5300 Dorsey Hall Drive, Suite 102
 Ellicott City, Maryland 21042
 Phone# 443-367-0422

Talbots Woods II Homeowners Association, Inc.
 5300 Dorsey Hall Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald R. Reuwer, Jr.
 Phone# 443-367-0422

Contract Purchaser

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

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

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2855

OWNER'S CERTIFICATE

We, R/E Group, Inc., By Donald R. Reuwer, Jr., President, And Talbots Woods II Homeowners Association, Inc., By Donald R. Reuwer, Jr., President, And Donald R. Reuwer, Jr. And Deborah L. Reuwer, 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, Storm Drainage, 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 June, 2009.

Deborah L. Reuwer Witness
Deborah L. Reuwer Witness
Deborah L. Reuwer Witness
Deborah L. Reuwer Witness

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 Lands Conveyed By Corrective Boundary Line Adjustment Deed By R/E Group, Inc. And Joseph E. Federline And Cynthia Lee Federline By Deed Dated June 3, 2009 And Recorded Among The Land Records Of Howard County, Maryland In Liber 11697 At Folio 198; (2) 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 7945 At Folio 653; (3) Part Of The Lands Conveyed By Richard E. Rittlerman, Jean Rittlerman, Karen A. Rittlerman, Karen A. Tamblavicz, Donald R. Reuwer, Jr. And Deborah L. Reuwer And The R/E Group, Inc. By Quit Claim Deed Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11697 At Folio 146; And (4) Part Of The Lands By And Between Richard E. Rittlerman And Jean A. Rittlerman, Karen A. Tamblavicz, Donald R. Reuwer, Jr. And Deborah L. Reuwer And The R/E Group, Inc. By Quit Claim Deed Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11697 At Folio 142; And That All Monuments Are In Place Or Will Be In Place Prior To The Commencement Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrill A. Fisher 6/26/09
 Terrill A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. **20708** ON **8/17/09**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Talbots Woods II
 Phase One
 Lots 9 And 11, Open Space Lot 10 And
 Non-Buildable Bulk Parcels F And G

A Resubdivision Of Open Space Lot 6 And Non-Buildable Bulk Parcels A And C, As Shown On Plats Entitled "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" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20542 Thru 20544.

Zoning: R-20
 Tax Map No. 31 Grid No. 16 Parcel Nos. 714, 715, 718 & 719
 First Election District Howard County, Maryland

Scale: 1" = 50' Date: June 26, 2009 Sheet 3 Of 3