

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
136	568398.6901	1377636.1337	136	173248.267250	419904.333390
412	568429.9827	1377582.5006	412	173257.805252	419887.986002
425	568436.3766	1377587.4165	425	173259.754129	419889.484358
426	568575.5229	1377348.9303	426	173302.165995	419816.793643
432	568831.4955	1377090.4776	432	173380.186613	419738.017092
433	568755.7638	1377040.4263	433	173357.103538	419722.761436
434	568627.0363	1377260.0587	434	173317.867317	419789.705521
452	568842.0012	1377095.0683	452	173383.388743	419739.416354
453	568830.2078	1377122.0568	453	173379.794117	419747.642449
454	568829.7831	1377148.0396	454	173379.664669	419755.562014
455	568821.6934	1377171.0276	455	173377.198921	419762.568792
456	568821.4664	1377195.8812	456	173377.129734	419770.144172
457	568818.0583	1377217.4667	457	173376.090952	419776.723437
538	568823.9522	1377242.3125	538	173377.887416	419784.296450
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
679	568706.3787	1377293.8802	679	173342.050942	419800.014318
680	568687.1554	1377299.3996	680	173336.191665	419801.696651

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 H-4450-D WAS FILED AND ACCEPTED.

**General Notes Continued:**

- Open Space Obligation For Talbots Woods Phase One Has Been Provided Under F-08-194.
- Recreational Open Space Tabulation:
  - Recreational Area Required = 200 Sq. Ft./Lot x 11 Lots = 2,200 Sq. Ft.
  - Lot 1 Thru 5 + Lot 9 + Lots 11 Thru 15 = 11 Lots
  - Total Credited Recreational Area Provided = 5,521 Sq. Ft./2,200 Sq. Ft. = 251%
  - Percentage Of Credited Recreational Area Provided = 5,521 Sq. Ft./2,200 Sq. Ft. = 251%
- The 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Buildable Bulk Parcel B And Lot 12 Will Be Recorded In The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plat.
- 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.

**General Notes:**

- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And Comp. Lite Zoning Regulations Effective 7/28/06.
- 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 569641.129 East 1,374,816.027 Station No. 31EB North 568730.992 East 1,376,273.571
- 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. 105".
- Denotes Iron Pipe Or Iron Bar Bound.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 105".
- 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 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 (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 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (41-25 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.
- 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 Current Howard County And MDE Regulations, As Follows:
  - Lot 12: Level Spreader - Privately Owned And Maintained By Homeowner
  - Lot 13: Level Spreader - Privately Owned And Maintained By Homeowner
  - Lot 14: Dry Wells And Roof Top Disconnect - Privately Owned And Maintained By Homeowner
  - Lot 15: Dry Wells - Privately Owned And Maintained By Homeowner
- Traffic Study Was Prepared By The Traffic Group And Was Approved Under 5-05-010.
- No Cemeteries 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 Approved Under 5-05-010.
- The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Has Been Fulfilled By F-08-194. Providing 2.28 Acres Of On-Site Afforestation. A Total Surety Of \$49,658.40 Based On 2.28 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.
- Landscape Surety Has Been Previously Provided Under "Talbots Woods II, Phase One, Buildable Lots 1-5, Open Space Lots 6-8, Non-Buildable Bulk Parcels 'A', 'C' & 'D', Non-Buildable Parcel 'E' And Buildable Bulk Parcel 'B', F-08-194.
- 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 And F-09-095.
- 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.
- Approval Of A Site Development Plan For Lots 12 Thru 15 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.
- The Use-In-Common Driveway Maintenance Agreement For Lot 14 And 15 (Formerly Non-Buildable Bulk Parcel D), Barney Property, Lot 2 And Adjacent Parcels 708 & 709 Have Been Recorded In The Land Records Of Howard County, Maryland In Liber 12151 At Folio 438.
- This Property Is Located Within The Metropolitan District.
- There Is No Existing Dwelling Located On This Site.
- No Noise Study Is Required For This Subdivision.

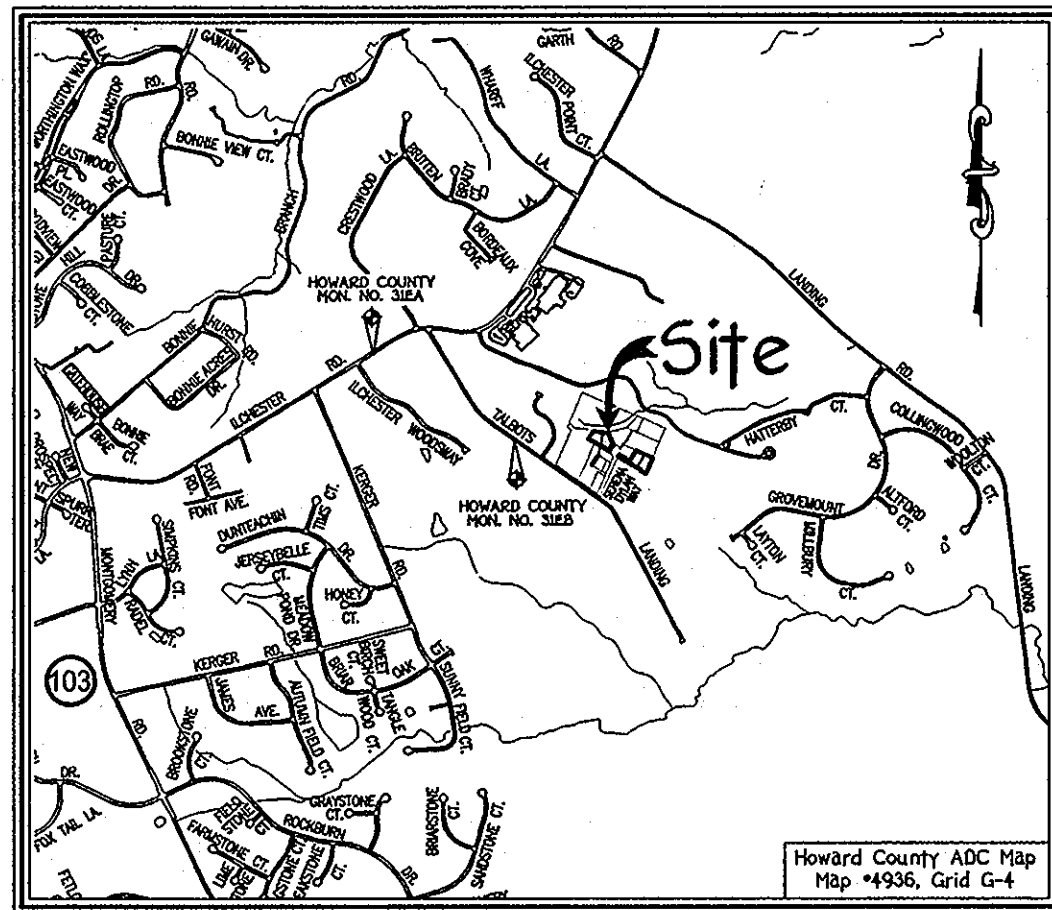
The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher* 8/6/10  
Date  
Terrell A. Fisher, L.S. 10692  
(Registered Land Surveyor)

*Donald R. Reuwer, Jr.* 8/9/10  
Date  
R/E Group, Inc.  
By: Donald R. Reuwer, Jr., President  
Owner

*Deborah L. Reuwer* 8/9/10  
Date  
Donald R. Reuwer, Jr., Owner

*Deborah L. Reuwer* 8-9-10  
Date  
Deborah L. Reuwer, Owner



**Vicinity Map**  
Scale: 1" = 2000'

**Legend**

- Existing Public Forest Conservation Easement (Plat No. 20544)
- Existing 32' Private Use-in-common Driveway Access Easement (Plat No. 20846 And L. 12151, F. 438)
- Existing 30' Public Sewer, Water & Utility Easement (Plat No. 20544)
- Existing 10' Public Tree Maintenance Easement (Plat No. 20544)
- Existing Credited Recreational Area (Plat No. 20543)
- Existing 12' Public Access Easement For Pedestrians And Government Owned Maintenance And/or Emergency Vehicles (Plat No. 20544)
- Existing Access Easement To Talbots Landing Road (L. 1055, F. 412)
- 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Buildable Bulk Parcel B And Lot 12

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL NUMBER OF BUILDABLE BULK PARCEL TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.514 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED.....	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED.....	1.514 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.000 Ac.*
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	1.514 Ac.*

**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 12 Thru 15, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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.

**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# 443-367-0415

And

Donald R. Reuwer, Jr.  
Deborah L. Reuwer  
5300 Dorsey Hall Drive, Suite 102  
Ellicott City, Maryland 21042  
Phone# 443-367-0415

**Developer**

Ellicott City Land Holding, Inc.  
5300 Dorsey Hall Drive, Suite 102  
Ellicott City, Maryland 21042  
Attn: Mr. Donald R. Reuwer, Jr.  
Phone# 443-367-0415

**Purpose Statement**

The Purpose Of This Plat Is To Resubdivide Non-Buildable Bulk Parcel F, As Shown On Plats Entitled "Talbots Woods II, Phase One, Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels 'A' And 'C' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20706 Thru 20708, To Create New Lots 12 And 13; And To Resubdivide Non-Buildable Bulk Parcel D, As Shown On Plats Entitled "Barney Property, Lots 1, 2 And Non-Buildable Bulk Parcel 'A' And Talbots Woods, Phase One, Non-Buildable Bulk Parcel 'D' And Recorded Among The Aforesaid Land Records As Plat Nos. 20845 And 20846, To Create New Lots 14 And 15.

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

*Peter Brilewson* 10/6/2010  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Keith Shenkowitz* 10/12/10  
Chief, Development Engineering Division Date

*Keith Shenkowitz* 10/12/10  
Director Date

**OWNER'S CERTIFICATE**

We, R/E Group, Inc., By Donald R. Reuwer, Jr., President, And Donald R. Reuwer, Jr. And Deborah L. Reuwer, 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 9th Day Of August, 2010.

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

*Deborah L. Reuwer*  
Donald R. Reuwer, Jr., Owner  
Deborah L. Reuwer, Owner  
Date

*Terrell A. Fisher*  
Witness

*Terrell A. Fisher*  
Witness

*Terrell A. Fisher*  
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 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 Land Records Of Howard County, Maryland In Liber 9776 At Folio 068; And Part Of The Lands By And Between Richard E. Ritterman And Jeani A. Ritterman, Karen A. Tamalavicz, 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 11821 At Folio 482; 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.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Date 8/6/10

RECORDED AS PLAT No. 21804 ON 10/12/10  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Talbots Woods II  
Phase One  
Lots 12 Thru 15**

A Resubdivision Of Non-Buildable Bulk Parcel D, As Shown On Plats Entitled "Barney Property, Lots 1, 2 And Non-Buildable Bulk Parcel 'A' And Talbots Woods, Phase One, Non-Buildable Bulk Parcel 'D' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20845 And 20846, And A Resubdivision Of Non-Buildable Bulk Parcel F, As Shown On Plats Entitled "Talbots Woods II, Phase One, Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels 'A' And 'C' Recorded Among The Aforesaid Land Records As Plat Nos. 20706 Thru 20708.

Zoning: R-20  
Tax Map No. 31, Grid No. 15, Parcels P/O 705 & P/O Parcel 863  
First Election District - Howard County, Maryland  
Scale: As Shown Date: July 30, 2010 Sheet 1 Of 2

F-11-011

**Curve Data Chart**

Pnt-Pnt	Radius	Arc Length	Delta Angle	Tangent	Chord Bearing And Distance
680-434	55.00'	79.29'	21°33'36"	47.44'	S33°12'00"W 71.85'
434-507	55.00'	202.71'	211°10'12"	197.19'	S81°59'42"E 105.96'
680-507	55.00'	124.42'	129°36'36"	116.91'	S41°12'54"E 99.54'

**Reservation Of Public Utility Easements**

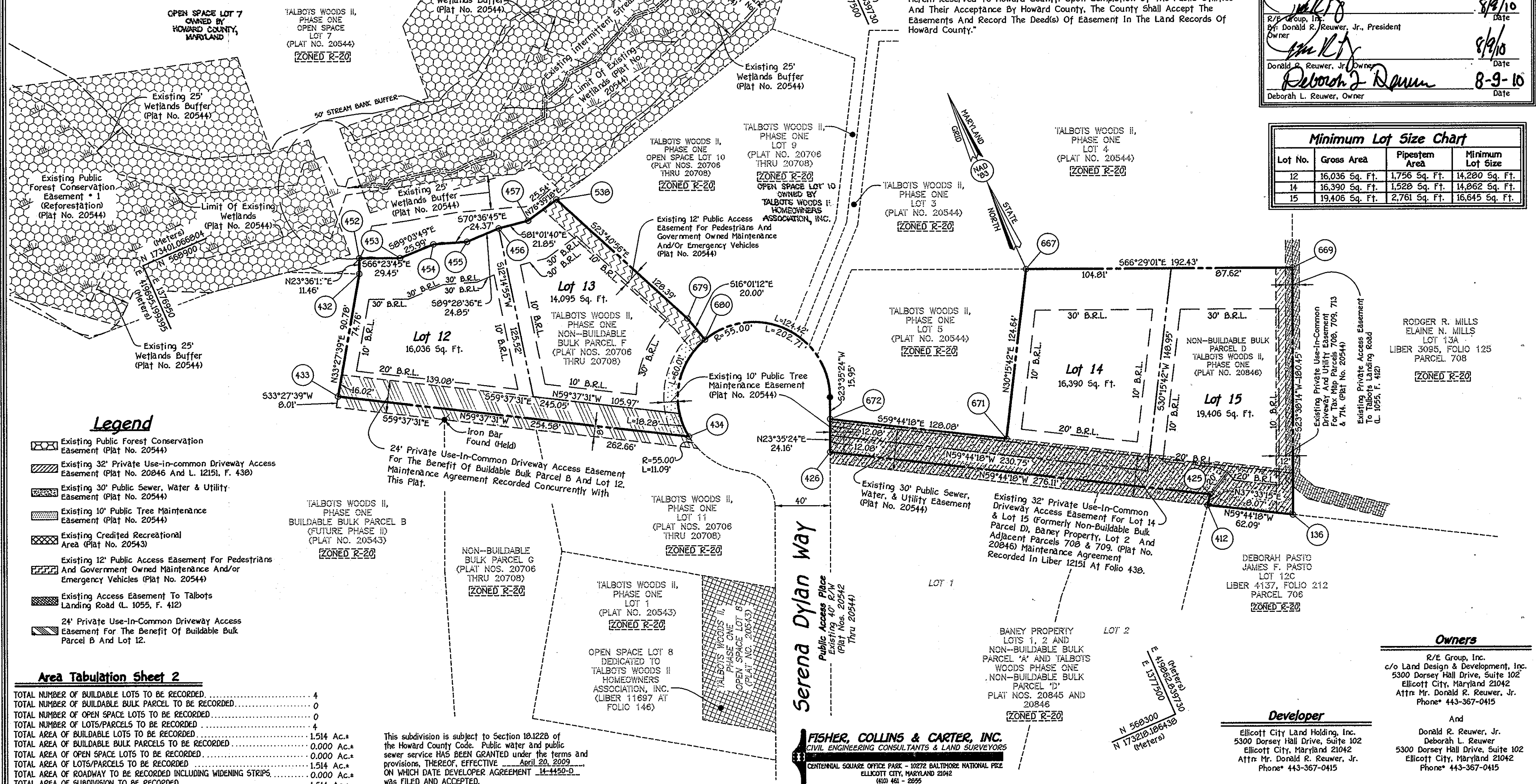
"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 12 Thru 15, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. 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."

The Requirements S-3-106, 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* 8/6/10  
 Date  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)  
*Donald R. Reuver, Jr.* 8/6/10  
 Date  
 R/E Group, Inc.  
 By: Donald R. Reuver, Jr., President  
 Owner  
*Deborah L. Reuver* 8/9/10  
 Date  
 Donald R. Reuver, Jr. Owner  
*Deborah L. Reuver* 8-9-10  
 Date  
 Deborah L. Reuver, Owner

**Minimum Lot Size Chart**

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
12	16,036 Sq. Ft.	1,756 Sq. Ft.	14,280 Sq. Ft.
14	16,390 Sq. Ft.	1,528 Sq. Ft.	14,862 Sq. Ft.
15	19,406 Sq. Ft.	2,761 Sq. Ft.	16,645 Sq. Ft.



**Legend**

- Existing Public Forest Conservation Easement (Plat No. 20544)
- Existing 32' Private Use-In-Common Driveway Access Easement (Plat No. 20846 And L. 12151, F. 438)
- Existing 30' Public Sewer, Water & Utility Easement (Plat No. 20544)
- Existing 10' Public Tree Maintenance Easement (Plat No. 20544)
- Existing Credited Recreational Area (Plat No. 20543)
- Existing 12' Public Access Easement For Pedestrians And Government Owned Maintenance And/Or Emergency Vehicles (Plat No. 20544)
- Existing Access Easement To Talbots Landing Road (L. 1055, F. 412)
- 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Buildable Bulk Parcel B And Lot 12.

**Area Tabulation Sheet 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF BUILDABLE BULK PARCEL TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.514 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.514 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 Ac.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.514 Ac.±

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 14-4450-D WAS FILED AND ACCEPTED.

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

*Bryan for Peter Bidelson* 10/6/2010  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Deborah L. Reuver* 10/11/10  
 Chief, Development Engineering Division Date  
*Kurt Schubert* 10/12/10  
 Director Date

**OWNER'S CERTIFICATE**

We, R/E Group, Inc., By Donald R. Reuver, Jr., President, And Deborah L. Reuver, 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 9th Day of August, 2010.

*Donald R. Reuver, Jr.*  
 R/E Group, Inc.  
 By: Donald R. Reuver, Jr., President  
 Witness: *Terrell A. Fisher*  
*Deborah L. Reuver*  
 Donald R. Reuver, Jr. Owner  
 Witness: *Terrell A. Fisher*  
*Deborah L. Reuver*  
 Deborah L. Reuver, 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 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 Land Records Of Howard County, Maryland In Liber 9776 At Folio 088; And 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 11821 At Folio 482, 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.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Date: 8/6/10

RECORDED AS PLAT No. 21365 ON 10/12/10  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Talbots Woods II  
 Phase One  
 Lots 12 Thru 15**

A Resubdivision Of Non-Buildable Bulk Parcel D, As Shown On Plats Entitled "Baney Property, Lots 1, 2 And Non-Buildable Bulk Parcel 'A' And Talbots Woods, Phase One, Non-Buildable Bulk Parcel 'D'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20845 And 20846, And A Resubdivision Of Non-Buildable Bulk Parcel F, As Shown On Plats Entitled "Talbots Woods II, Phase One, Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels F And G" Recorded Among The Aforesaid Land Records As Plat Nos. 20706 Thru 20708.

Zoning: R-20  
 Tax Map No. 31, Grid No. 16, Parcels: P/O 705 & P/O Parcel 863  
 First Election District - Howard County, Maryland  
 Scale: 1" = 50' Date: July 30, 2010 Sheet 2 Of 2

F-11-011