

U.S. Equivalent Coordinate Table		Metric Coordinate Table			
POINT	NORTH	POINT	NORTH		
405	568489.3489	1376704.1023	405	173275.900099	419620.249661
406	568490.6510	1376861.9590	406	173386.025214	419668.364483
407	568491.9531	1377019.1151	407	173496.150329	419716.479305
408	568493.2552	1377176.1711	408	173606.275444	419764.594129
409	568494.5573	1377333.2271	409	173716.400559	419812.708953
410	568495.8594	1377490.2831	410	173826.525674	419860.823777
411	568497.1615	1377647.3391	411	173936.650789	419908.938601
412	568498.4636	1377804.3951	412	174046.775904	419957.053425
413	568499.7657	1377961.4511	413	174156.901019	420005.168249
414	568501.0678	1378118.5071	414	174267.026134	420053.283073
415	568502.3699	1378275.5631	415	174377.151249	420101.397897
416	568503.6720	1378432.6191	416	174487.276364	420149.512721
417	568504.9741	1378589.6751	417	174597.401479	420197.627545
418	568506.2762	1378746.7311	418	174707.526594	420245.742369
419	568507.5783	1378903.7871	419	174817.651709	420293.857193
420	568508.8804	1379060.8431	420	174927.776824	420341.972017
421	568510.1825	1379217.8991	421	175037.901939	420390.086841
422	568511.4846	1379374.9551	422	175148.027054	420438.201665
423	568512.7867	1379532.0111	423	175258.152169	420486.316489
424	568514.0888	1379689.0671	424	175368.277284	420534.431313
425	568515.3909	1379846.1231	425	175478.402399	420582.546137
426	568516.6930	1379999.1791	426	175588.527514	420630.660961
427	568517.9951	1380156.2351	427	175698.652629	420678.775785
428	568519.2972	1380313.2911	428	175808.777744	420726.890609
429	568520.5993	1380470.3471	429	175918.902859	420775.005433
430	568521.9014	1380627.4031	430	176029.027974	420823.120257
431	568523.2035	1380784.4591	431	176139.153089	420871.235081
432	568524.5056	1380941.5151	432	176249.278204	420919.349905
433	568525.8077	1381098.5711	433	176359.403319	420967.464729
434	568527.1098	1381255.6271	434	176469.528434	421015.579553
435	568528.4119	1381412.6831	435	176579.653549	421063.694377
436	568529.7140	1381569.7391	436	176689.778664	421111.809201
437	568531.0161	1381726.7951	437	176800.003779	421159.924025
438	568532.3182	1381883.8511	438	176910.128894	421208.038849
439	568533.6203	1382040.9071	439	177020.254009	421256.153673
440	568534.9224	1382197.9631	440	177130.379124	421304.268497
441	568536.2245	1382355.0191	441	177240.504239	421352.383321
442	568537.5266	1382512.0751	442	177350.629354	421400.498145
443	568538.8287	1382669.1311	443	177460.754469	421448.612969
444	568540.1308	1382826.1871	444	177570.879584	421496.727793
445	568541.4329	1382983.2431	445	177681.004699	421544.842617
446	568542.7350	1383140.2991	446	177791.129814	421592.957441
447	568544.0371	1383297.3551	447	177901.254929	421641.072265
448	568545.3392	1383454.4111	448	178011.380044	421689.187089
449	568546.6413	1383611.4671	449	178121.505159	421737.301913
450	568547.9434	1383768.5231	450	178231.630274	421785.416737
451	568549.2455	1383925.5791	451	178341.755389	421833.531561
452	568550.5476	1384082.6351	452	178451.880504	421881.646385

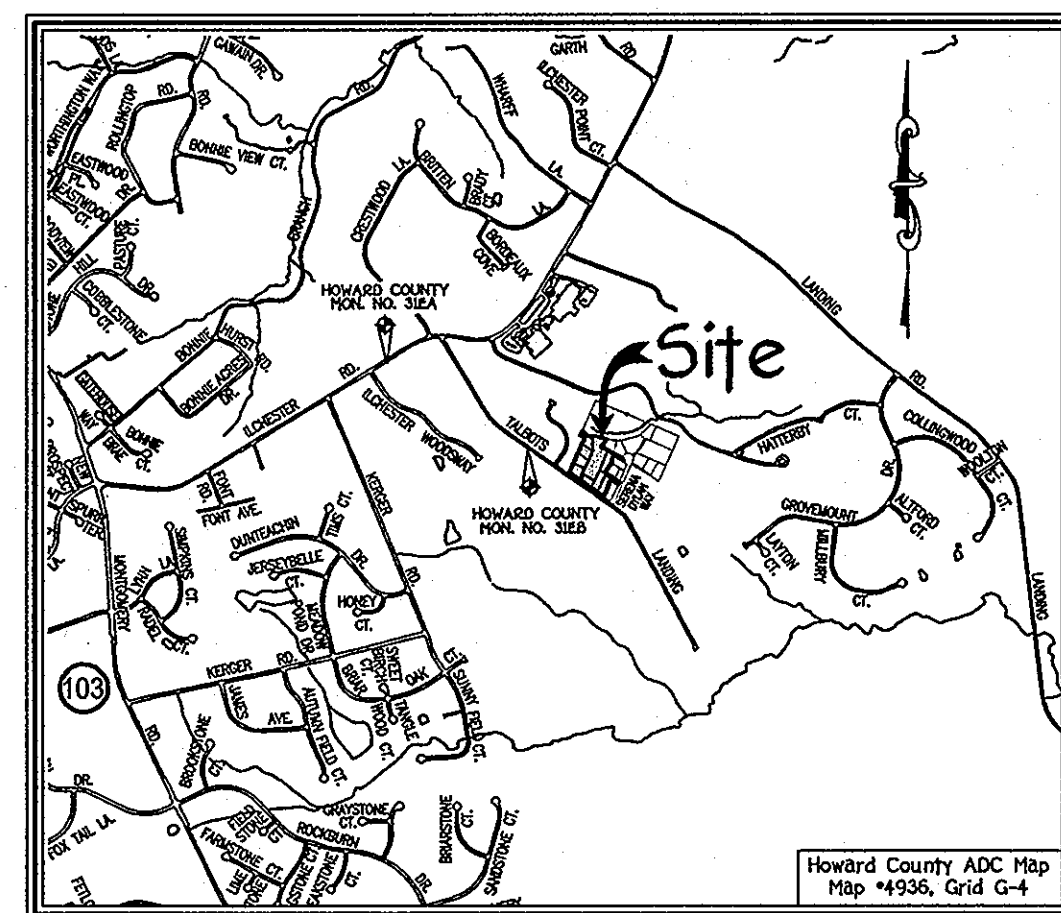
LINE	BEARING	LENGTH
WS1	N 23°27'54" E	92.78'
WS2	N 66°32'06" W	8.00'
WS3	N 23°27'54" E	10.00'
WS4	S 66°32'06" E	8.00'
WS5	N 23°27'54" E	62.86'
WS6	N 66°32'06" W	9.70'
WS7	N 23°27'27" E	20.00'
WS8	S 66°32'06" E	9.70'
WS9	N 23°27'54" E	87.00'
WS10	N 66°32'06" W	9.71'
WS11	N 23°27'18" E	20.00'
WS12	S 66°32'06" E	9.72'
WS13	N 23°27'54" E	46.77'
WS14	S 66°32'06" E	30.00'
WS15	S 23°27'54" W	346.07'

Prnt-Prnt	Radius	Arc Length	Delta Angle	Tangent	Chord Bearing And Distance
434-481	55.00'	11.09'	11°33'24"	5.57'	S13°21'30"E 11.07'

LINE	BEARING	LENGTH
UIC2	N 23°27'54" E	30.74'
UIC3	N 66°32'06" W	23.00'
UIC4	N 23°27'54" E	40.00'
UIC5	S 66°32'06" E	76.00'
UIC6	N 23°27'54" E	40.00'
UIC7	N 66°32'06" W	23.00'
UIC8	S 23°27'54" W	314.07'

LINE	BEARING	LENGTH
PL1	N 23°27'54" E	128.89'
PL2	N 23°27'54" E	225.08'
PL3	N 23°27'54" E	328.90'
PL4	N 23°27'54" E	330.76'

LINE	BEARING	LENGTH
SD1	N 60°53'09" E	79.51'
SD2	N 21°48'31" E	44.90'
SD3	N 42°20'53" W	38.80'
SD4	N 23°27'18" E	193.79'
SD5	S 65°59'20" W	45.94'
SD6	S 24°00'40" W	20.00'
SD7	N 65°59'20" W	25.74'
SD8	S 23°27'18" E	160.65'
SD9	S 42°20'53" E	38.39'
SD10	S 21°48'31" W	60.79'



Vicinity Map
Scale: 1" = 2000'

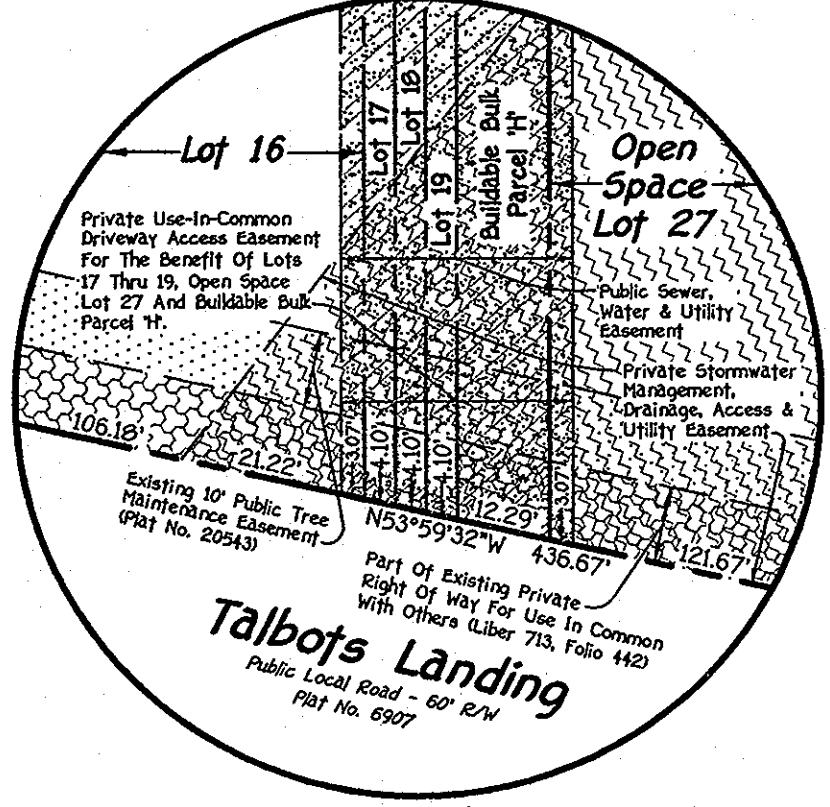
This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 02/15/11, ON WHICH DATE DEVELOPER AGREEMENT 14-4601-D WAS FILED AND ACCEPTED.

The Requirements S3-100, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

August W. Glass 11/13/10
August W. Glass, L.S., 2014
(Registered Land Surveyor)
1/17/10
Date

Joseph E. Federline 2/18/2011
Joseph E. Federline, Owner
Cynthia Lee Federline, Owner
Date

- Legend**
- Existing Private Use-In-Common Driveway Access Easement (Liber 11697, Folio 152)
 - Existing 3' Public Sewer, Water & Utility Easement (Plat No. 20543)
 - Existing 10' Public Tree Maintenance Easement (Plat No. 20543)
 - Existing Credited Recreational Area (Plat No. 20543)
 - Existing 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Buildable Parcel B And Lot 12, (Liber 12754, Folio 119 And Plat Nos. 21304 And 21305)
 - Existing Public Drainage & Utility Easement (Plat No. 20543)
 - Existing Private Right-Of-Way For Use In Common With Others (Liber 713, Folio 442)
 - Private Stormwater Management, Drainage, Access & Utility Easement
 - Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 17 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 'H'.
 - Public Sewer, Water & Utility Easement



Detail
Not To Scale

General Notes Continued:

- Open Space Tabulation:
A. Open Space Required = (15,222 Ac. x 30%) = 4,567 Ac.
B. Open Space Provided = 5,052 Ac. Per F-08-194, F-09-096 And This Plat (Lot 7 + Lot 8 + Lot 10 + Lot 27) (4,045 Ac. + 0,127 Ac. + 0,857 Ac. + 0,233 Ac.)
- Recreational Open Space Tabulation:
A. Recreational Area Required = 200 Sq. Ft./Lot x 18 Lots = 3,600 Sq. Ft.
Lot 1 Thru 5 + Lot 9 + Lots 11 Thru 15 + Lots 16 Thru 19 + Lots 24 Thru 26 = 18 Lots.
B. Total Credited Recreational Area Provided = 4,886 Sq. Ft. (Open Space Lot 8, Plat No. 20543, F-08-194)
C. Percentage Of Credited Recreational Area Provided = 4,886 Sq. Ft./3,600 Sq. Ft. = 135%
- Open Space Lot 27 shall be Dedicated To Talbots Woods II Homeowners Association, Inc. For The Residents Of This Subdivision.
- Articles Of Incorporation For Talbots Woods II Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessment And Taxation On December 15, 2008 Receipt No. D12942738.
- The Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 17 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Will be Recorded In The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plat.
- Buildable Bulk Parcel 'H' Reserves The Right To Be Further Subdivided Into Future Buildable Lots 20 Thru 23 In Accordance With APFO Phasing.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
TOTAL NUMBER OF 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	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,519 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	1,446 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0,223 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4,188 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0,000 Ac.*
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4,188 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 16 Thru 24 Thru 26, Open Space Lot 27 And Buildable Bulk Parcel 'H'. Any Conveyances Of The Aforesaid Lots/Parcel Shall be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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 Deeds Of Easement In The Land Records Of Howard County.

Developer
Ellicott City Land Holding, Inc.
5300 Dorsey Hall Drive, Suite 102
Ellicott City, Maryland 21042
Attn: Mr. Donald R. Reuser, Jr.
Phone# 443-367-0422

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. Reuser, Jr.
Phone# 443-367-0422

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.461 - 2255

And
Joseph E. Federline And
Cynthia Lee Federline
5171 Talbots Landing
Ellicott City, Maryland 21043-6830
Phone# 410-747-1035

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Non-Buildable Bulk Parcel G, 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 Land Records Of Howard County, Maryland As Plat Nos. 20706 Thru 20708, To Create New Lots 24, 25 And 26; And To Resubdivide Buildable Bulk Parcel B, 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'" Recorded Among The Aforesaid Land Records As Plat Nos. 20542 Thru 20544, To Create New Lots 16, 17, 18, 19, Open Space Lot 27 And Buildable Bulk Parcel 'H'.

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

Bryan for Peter Biedeman 2/28/2011
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Kat Shearman 3/3/11
Chief, Development Engineering Division Date

Kat Shearman 3/09/11
Director Date

OWNER'S CERTIFICATE

We, R/E Group, Inc., By Donald R. Reuser, Jr., President, And Joseph E. Federline And 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 9th Day Of February, 2011.

R/E Group, Inc.
By: Donald R. Reuser, Jr., President
Joseph E. Federline
Joseph E. Federline, Owner
Cynthia Lee Federline, Owner

Dorrie A. Zies Witness
Dorrie A. Zies Witness
Dorrie A. Zies 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 Land Described In A Conveyance From Charles R. Baker And Elizabeth J. Baker To Joseph E. Federline And Cynthia Lee Federline By Deed Dated July 13, 1983 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1176 At Folio 547; (2) Part Of The Land Described In A Conveyance From Daniel Paul Nordin And Judith Ann Burns To Joseph E. Federline And Cynthia Lee Federline By Deed Dated February 26, 1992 And Recorded Among The Aforesaid Land Records In Liber 2579 At Folio 83; (3) Part Of The Land Described In A Conveyance From Richard E. Wichman And Karen M. Wichman To R/E Group, Inc. Dated November 11, 2003 And Recorded Among The Aforesaid Land Records In Liber 7945 At Folio 653; (4) Part Of The Land Described In A Conveyance From Richard A. Kummer And Anita R. Kummer To The R/E Group By Deed Dated December 15, 2005 And Recorded Among The Aforesaid Land Records In Liber 9776 At Folio 68; (5) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Karen A. Tamalovicz, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 157; (6) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Richard E. Rietmann, Jeani A. Rietmann, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 177; (7) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between R/E Group, Inc., Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 196; And That The Monuments, Easements, Rights Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision Shown On This Plat As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

August W. Glass 11/13/10
August W. Glass, Professional Land Surveyor No. 21514 Date

RECORDED AS PLAT No. 21534 ON 2/10/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

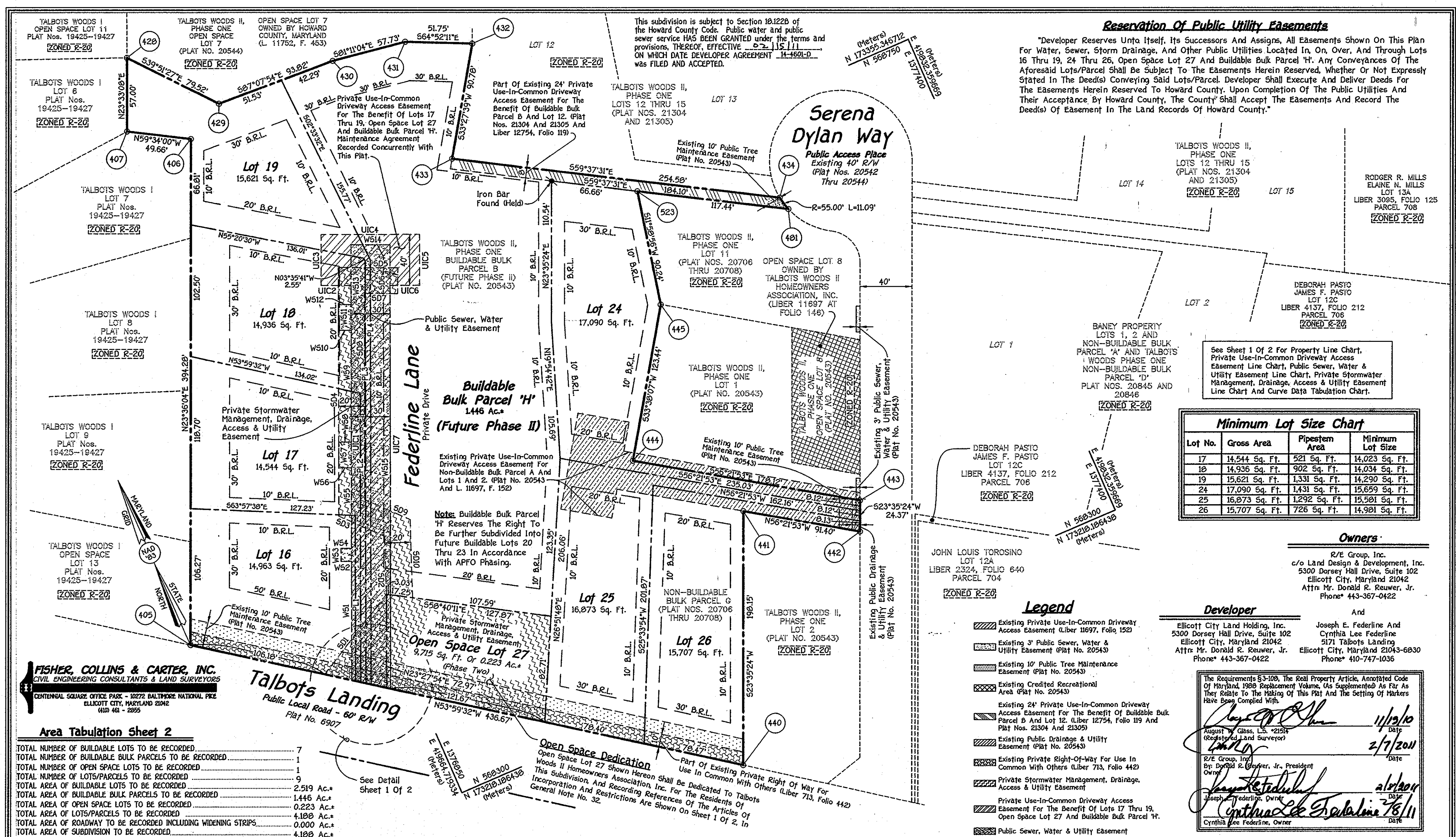
Talbots Woods II
Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two

A Resubdivision Of Non-Buildable Bulk Parcel G, 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 Land Records Of Howard County, Maryland As Plat Nos. 20706 Thru 20708; And A Resubdivision Of Buildable Bulk Parcel B, 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'" 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, Part Of Parcel 063
First Election District - Howard County, Maryland
Scale: As Shown Date: November 19, 2010 Sheet 1 Of 2

F-11-025

F:\2006\06053\dwg\RECORD PLATS\Talbot Woods II.dwg, 11/19/2010 10:29:28 AM, sheet: 1, 1



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 16 Thru 19, 24 Thru 26, Open Space Lot 27 And Buildable Bulk Parcel 'H'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds/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."

See Sheet 1 Of 2 For Property Line Chart, Private Use-In-Common Driveway Access Easement Line Chart, Public Sewer, Water & Utility Easement Line Chart, Private Stormwater Management, Drainage, Access & Utility Easement Line Chart And Curve Data Tabulation Chart.

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
17	14,544 Sq. Ft.	521 Sq. Ft.	14,023 Sq. Ft.
18	14,936 Sq. Ft.	902 Sq. Ft.	14,034 Sq. Ft.
19	15,621 Sq. Ft.	1,331 Sq. Ft.	14,290 Sq. Ft.
24	17,090 Sq. Ft.	1,431 Sq. Ft.	15,659 Sq. Ft.
25	16,073 Sq. Ft.	1,292 Sq. Ft.	15,501 Sq. Ft.
26	15,707 Sq. Ft.	726 Sq. Ft.	14,901 Sq. Ft.

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

Developer

And
Joseph E. Federline And
Cynthia Lee Federline
5171 Talbot's Landing
Ellicott City, Maryland 21043-6030
Phone# 410-747-1036

Legend

- Existing Private Use-In-Common Driveway Access Easement (Liber 11697, Folio 152)
- Existing 3' Public Sewer, Water & Utility Easement (Plat No. 20543)
- Existing 10' Public Tree Maintenance Easement (Plat No. 20543)
- Existing Credited Recreational Area (Plat No. 20543)
- Existing 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Buildable Bulk Parcel B And Lot 12. (Liber 12754, Folio 119 And Plat Nos. 21304 And 21305)
- Existing Public Drainage & Utility Easement (Plat No. 20543)
- Existing Private Right-Of-Way For Use In Common With Others (Liber 713, Folio 442)
- Private Stormwater Management, Drainage, Access & Utility Easement
- Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 17 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 'H'.
- Public Sewer, Water & Utility Easement

The Requirements S3-109, 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.

August W. Glass, L.S. #2154
(Registered Land Surveyor)
11/19/10
Date

Cynthia Lee Federline
2/7/2011
Date

R/E Group, Inc.
By: Donald R. Reuwer, Jr., President
Owner
Joseph E. Federline
12/1/2011
Date
Cynthia Lee Federline
2/8/11
Date
Cynthia Lee Federline, Owner

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PLAZA - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2955

Area Tabulation Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	7
TOTAL NUMBER OF 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.....	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.519 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED.....	1.446 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.223 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED.....	4.108 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.000 Ac.*
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	4.108 Ac.*

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

B. Wilson for Peter Zeilensom 2/28/2011
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Ken Shaulwinder 3/3/11
Chief, Development Engineering Division Date

Kent Shaulwinder 3/09/11
Director Date

OWNER'S CERTIFICATE

We, R/E Group, Inc., By Donald R. Reuwer, Jr., President, And Joseph E. Federline And 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 Right-Of-Way. Witness My Hand This 8th Day Of February, 2011.

Donald R. Reuwer, Jr.
R/E Group, Inc.
By: Donald R. Reuwer, Jr., President
Witness
Joseph E. Federline
Joseph E. Federline, Owner
Witness
Cynthia Lee Federline
Cynthia Lee Federline, Owner
Witness
Dorcia A. Jiles
Dorcia A. Jiles, Witness
Dorcia A. Jiles
Dorcia A. Jiles, 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 Land Described In A Conveyance From Charles R. Baker And Elizabeth J. Baker To Joseph E. Federline And Cynthia Lee Federline By Deed Dated July 13, 1983 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1176 At Folio 547; (2) Part Of The Land Described In A Conveyance From Daniel Paul Nordán And Judith Ann Burns To Joseph E. Federline And Cynthia Lee Federline By Deed Dated February 26, 1992 And Recorded Among The Aforesaid Land Records In Liber 2579 At Folio 63; (3) Part Of The Land Described In A Conveyance From Richard E. Videman And Karen M. Wickham To R/E Group, Inc. Dated November 12, 2009 And Recorded Among The Aforesaid Land Records In Liber 7945 At Folio 653; (4) Part Of The Land Described In A Conveyance From Richard A. Kummer And Aris R. Kummer To The R/E Group By Deed Dated December 15, 2009 And Recorded Among The Aforesaid Land Records In Liber 9776 At Folio 68; (5) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Karen A. Tamalavicz, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 157; (6) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Richard E. Rittermann, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 177; (7) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between R/E Group, Inc., Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 196; And (8) All Of The Land Described In A Conveyance From The Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

August W. Glass
August W. Glass, Professional Land Surveyor No. 2154
11/19/10
Date

RECORDED AS PLAT No. 21537 ON 3/18/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Talbot's Woods II
Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two

A Resubdivision Of Non-Buildable Bulk Parcel G, As Shown On Plats Entitled "Talbot's Woods II, Phase One, Lots 9 And 10, Open Space Lot 10 And Non-Buildable Bulk Parcels F And G" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20706 Thru 20708; And A Resubdivision Of Buildable Bulk Parcel B, As Shown On Plats Entitled "Talbot's 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" 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, Part Of Parcel 063
First Election District - Howard County, Maryland
Scale: 1" = 50' Date: November 19, 2010 Sheet 2 Of 2

F-11-025