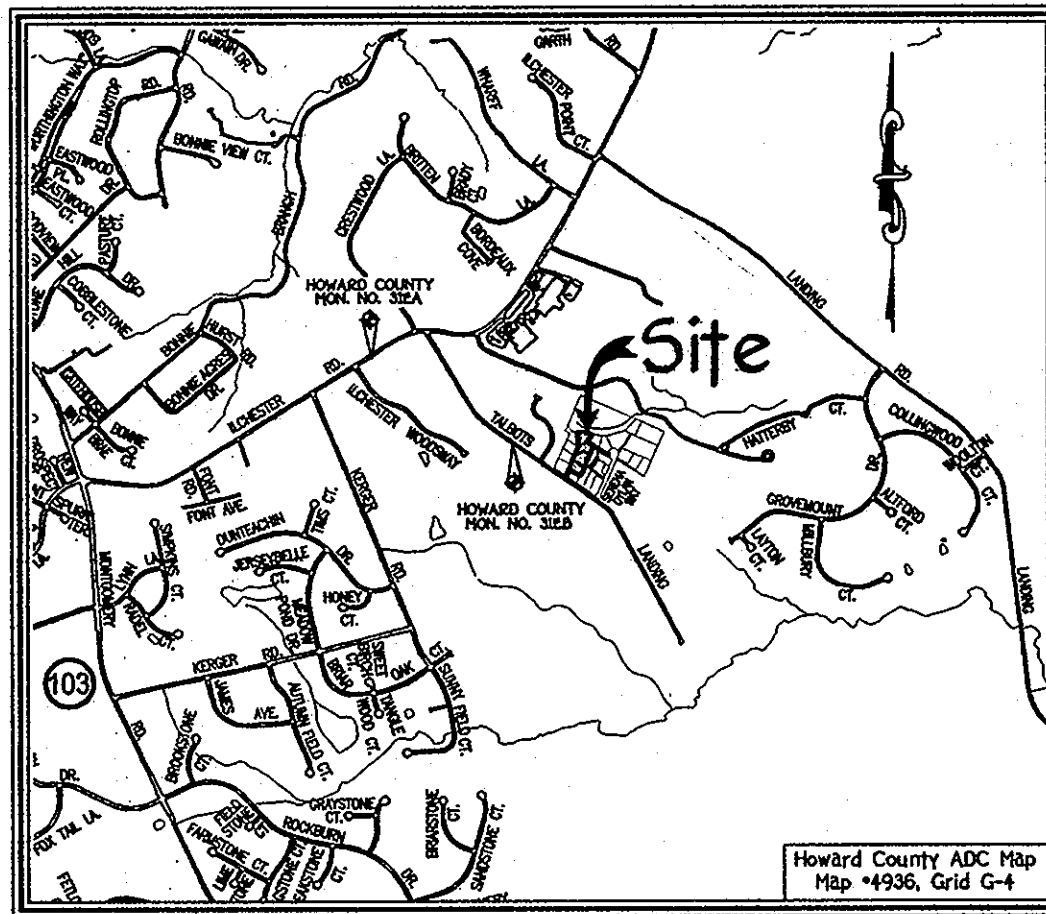


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
430	568062.3190	1376986.5791	430	173389.581616	419706.348758
431	568053.4713	1377043.6286	431	173386.884853	419723.737498
432	568031.4955	1377090.4776	432	173380.186613	419738.017092
433	568075.7638	1377040.4263	433	173357.103538	419722.761436
434	568027.0363	1377260.0587	434	173317.867317	419789.705521
447	568709.3529	1377103.7907	447	173342.957457	419742.074924
448	568608.0522	1377059.5548	448	173312.080945	419728.591793
449	568508.6760	1377023.5580	449	173281.791032	419717.619947
481	568616.2646	1377262.6162	481	173314.584107	419790.485049
490	568405.4179	1376819.5906	490	173250.317887	419655.450570
509	568864.4354	1376944.3391	509	173390.226693	419693.473989
510	568465.1258	1376858.5908	510	173268.518888	419667.337859
511	568398.6350	1376967.8192	511	173248.250466	419700.630725
696	568398.1907	1376829.5352	696	173248.115028	419658.481686
698	568708.8214	1376951.2940	698	173342.795461	419695.593838

Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta Angle	Tangent	Chord Bearing And Distance
434-481	55.00'	11.09'	11°33'10"	5.56'	S13°21'23"E 11.07'



Vicinity Map
Scale: 1" = 200'

General Notes Continued:

- 30. Open Space Tabulation:
 - A) Open Space Required = (15,222 Ac. x 0.30) = 4,567 Ac.
 - B) Open Space Provided = 5,052 Ac. Per F-08-194, F-09-096 And F-11-025. (4,045 Ac. + 0.127 Ac. + 0.657 Ac. + 0.223 Ac.)
 - C) Non-Credited Open Space Provided = 0.000 Ac.
 - D) Percentage Of Credited Open Space Provided = 111%
- 31. Recreational Open Space Tabulation:
 - A) Recreational Area Required = 200 Sq. Ft. x 22 Lots = 4,400 Sq. Ft. (Lots 1 Thru 5 + Lot 9 + Lots 11 Thru 15 + Lots 16 Thru 19 + Lots 24 Thru 26 + Lots 20 Thru 23)
 - B) Total Credited Recreational Area Provided = 4,886 Sq. Ft. (Open Space Lot 2, Plat No. 20543, F-08-194)
 - C) Percentage Of Credited Recreational Area Provided (4,886 Sq. Ft./4,400 Sq. Ft.) = 111%
- 32. 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. D12842738.
- 33. The Existing Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 17 Thru 19, 20, 22, 23 (Formerly Buildable Bulk Parcel 'H') And Open Space Lot 27 Has Been Recorded In The Land Records Of Howard County, Maryland In Liber 13144 At Folio 368. The Existing Private Use-In-Common Driveway Access Easement For The Benefit Of Lot 21 Has Been Recorded In The Land Records Of Howard County, Maryland In Liber 13409 At Folio 11.
- 34. This Development Is Designed To Be In Accordance With Section 16127 - 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.
- 35. This Subdivision Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 2004 Zoning Regulations Per Council Bill No. 45-2003 And The Zoning Regulations As Amended By Council Bill No. 75-2003 And The Comp Lite Zoning Regulation Amendments Effective 7/28/06. Development Or Construction On These Lots Or Parcels Must Comply With Setbacks And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
- 36. There Are No Wetlands Located Within Buildable Bulk Parcel 'H' Identified On Plat No. 21536 And 21537 (F-11-025) Which Is Being Re-subdivided As Lots 20 Thru 23 (F-12-032). The Wetland Report Was Previously Approved Under 5-05-010.

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 20 Thru 23, 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 (s) Of Easement In The Land Records Of Howard County.

Owners

Joseph E. Federline And
Cynthia Lee Federline
7410 Federline Lane
Ellicott City, Maryland 21043-6830
Phone# 410-747-1036

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

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 8122 BALTIMORE NATIONAL FREE
ELLCOTT CITY, MARYLAND 21042
(410) 481 - 2855

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Buildable Bulk Parcel 'H', As Shown On Plats Entitled "Talbots Woods II, Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 21536 And 21537, Creating New Lots 20 Thru 23 And A 10' Private Drainage & Utility Easement.

Stormwater Management Practices				
LOT No.	STREET ADDRESS	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEET FLOW TO CONSERVATION AREAS N-3 (Y/N)	DRY WELLS M-5 (NUMBER)
20	7418 FEDERLINE LANE	N	Y	1
21	7414 FEDERLINE LANE	N/A EX. HOUSE	N/A EX. HOUSE	N/A EX. HOUSE
22	7410 FEDERLINE LANE	N/A EX. HOUSE	N/A EX. HOUSE	N/A EX. HOUSE
23	7406 FEDERLINE LANE	EXISTING BIO-RETENTION FACILITY ON ADJACENT LOT 27		

Legend

- Existing Private Use-In-Common Driveway Access Easement For Non-Buildable Bulk Parcel 'A' And Lots 1 And 2 (Plat Nos. 20542 Thru 20544 And Liber 11697 At Folio 152)
- Existing 3' Public Sewer, Water & Utility Easement (Plat Nos. 20542 Thru 20544)
- Existing 10' Public Tree Maintenance Easement (Plat No. 20543)
- Existing Credited Recreational Area (Plat Nos. 20542 Thru 20544)
- Existing Amended 24' Private Use-In-Common Driveway Access Easement And Maintenance Agreement For The Benefit Of Lots 12, 21 And 24 (Liber 13409 At Folio 11)
- Existing Public Drainage & Utility Easement (Plat Nos. 20542 Thru 20544)
- Existing Private Stormwater Management, Drainage Access & Utility Easement (Plat Nos. 21536 And 21537)
- Existing Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 17 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 'H' (Plat No. 21536 And 21537 And Liber 13144 At Folio 368)
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 21536 And 21537)
- Part Of Existing Private Right-Of-Way For Use-In-Common With Others (Liber 713 At Folio 442)
- Existing Private Driveway Easement Across And Within Lot 24 For The Use And Benefit Of Lot 1 (Liber 13290 At Folio 339) Plat No. 21736
- 10' Private Drainage & Utility Easement

This subdivision is subject to Section 16122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE February 15, 2011, ON WHICH DATE DEVELOPER AGREEMENT 14-4601-D, WAS FILED AND ACCEPTED.

The Requirements S3-108, 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.

August W. Goss, L.S. #21514 2/3/12
(Registered Land Surveyor)

Joseph E. Federline, Owner 2/3/12
Cynthia Lee Federline, Owner 2/3/12

OWNER'S CERTIFICATE

We, 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 8th Day Of February, 2012.

Courtney Kenol
Courtney Kenol
Witness

Joseph E. Federline, Owner
Cynthia Lee Federline, Owner

SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of (1) Part Of The Land Conveyed By Described In A Conveyance From Daniel Paul Nordin And Judith Ann Burns To Joseph E. Federline And Cynthia L. Federline By Deed Dated February 26, 1992 And Recorded Among The Land Records Of Howard County, Maryland In Liber 2579 At Folio 83; (2) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Karen A. Talmalovic, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 167; (3) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Richard E. Ritterman, Jeani A. Ritterman, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 177; (4) Part 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 All Monuments Are In Place Or Will Be In Place In Accordance With The Acceptance Of The Streets In The Subdivision By Howard County At The Time Of Its Acceptance With The Annotated Code Of Maryland, As Amended.

August W. Goss, L.S. #21514 2/3/12
(Registered Land Surveyor No. 21514)
Expiration Date: 12/31/2013

RECORDED AS PLAT No. 21880 ON 4/27/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

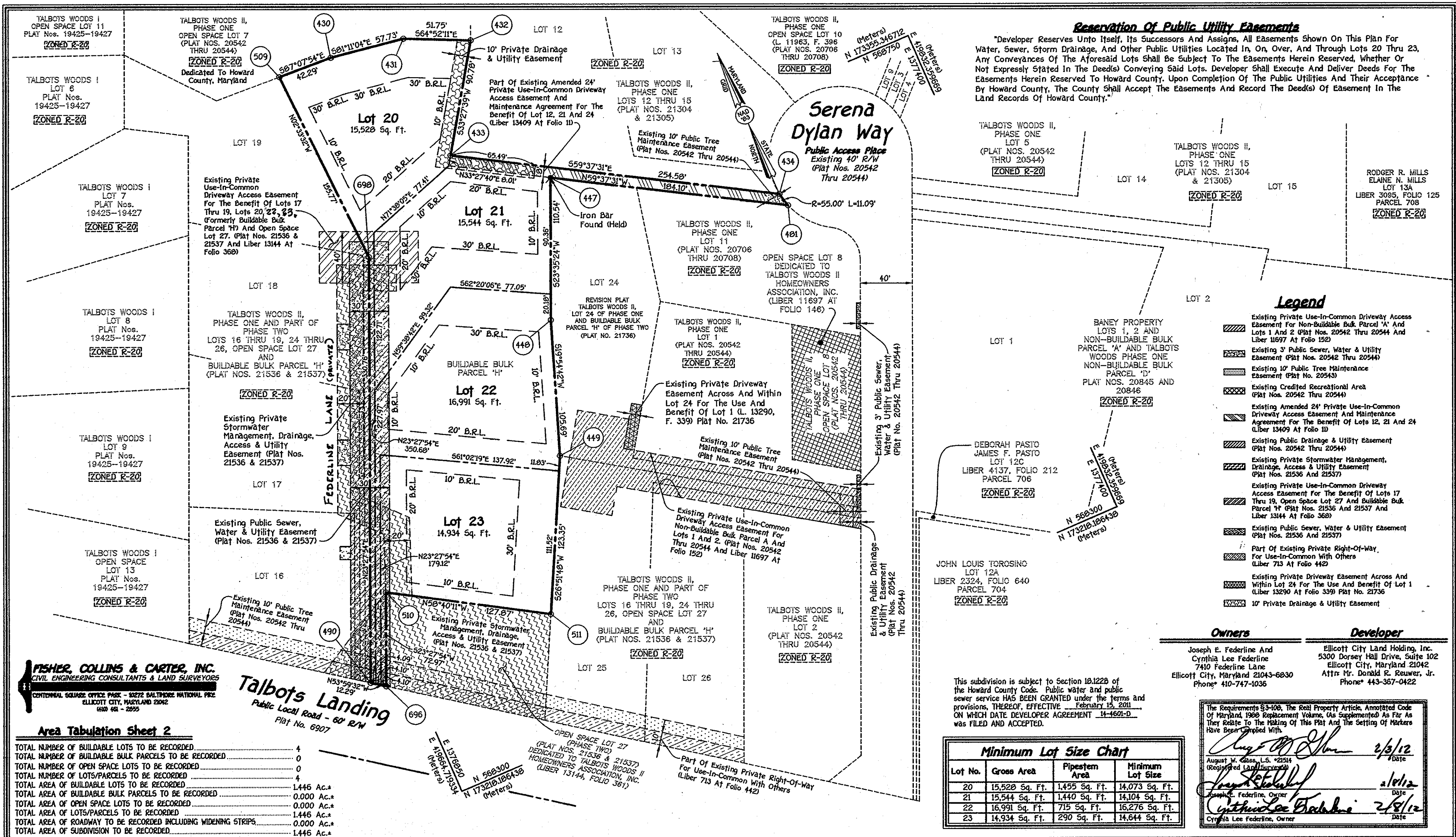
Talbots Woods II
Lots 20 Thru 23 Of Phase Two

(A Resubdivision Of Buildable Bulk Parcel 'H', As Shown On Plats Entitled "Revision Plat, Talbots Woods II, Lot 24 Of Phase One And Buildable Bulk Parcel 'H' Of Phase Two" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 21736)

Zoning: R-20
Tax Map No. 31, Grid No. 16, Part Of Parcel 863
First Election District - Howard County, Maryland

Scale: As Shown Date: February 3, 2012 Sheet 1 Of 2

F-12-032



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 20 Thru 23, 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."

Legend

- Existing Private Use-In-Common Driveway Access Easement For Non-Buildable Bulk Parcel 'A' And Lots 1 And 2 (Plat Nos. 20542 Thru 20544 And Liber 11697 At Folio 152)
- Existing 3' Public Sewer, Water & Utility Easement (Plat Nos. 20542 Thru 20544)
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- Part Of Existing Private Right-Of-Way, For Use-In-Common With Others (Liber 713 At Folio 442)
- Existing Private Driveway Easement Across And Within Lot 24 For The Use And Benefit Of Lot 1 (Liber 13290 At Folio 339 Plat No. 21736)
- 10' Private Drainage & Utility Easement

Owners
Joseph E. Federline And
Cynthia Lee Federline
7410 Federline Lane
Ellicott City, Maryland 21043-6830
Phone: 410-747-1036

Developer
Ellicott City Land Holding, Inc.
5300 Dorsey Hall Drive, Suite 102
Ellicott City, Maryland 21042
Attn: Mr. Donald R. Reuser, Jr.
Phone: 443-357-0422

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 February 15, 2011 ON WHICH DATE DEVELOPER AGREEMENT 14-4601-D WAS FILED AND ACCEPTED.

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
20	15,528 Sq. Ft.	1,455 Sq. Ft.	14,073 Sq. Ft.
21	15,544 Sq. Ft.	1,440 Sq. Ft.	14,104 Sq. Ft.
22	16,991 Sq. Ft.	715 Sq. Ft.	16,276 Sq. Ft.
23	14,934 Sq. Ft.	290 Sq. Ft.	14,644 Sq. Ft.

The Requirements §3-106, 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. Gass, L.S. 21514 2/3/12
August W. Gass, L.S. 21514 (Registered Land Surveyor)
Joseph E. Federline, Owner 2/16/12
Cynthia Lee Federline, Owner 2/18/12

Area Tabulation Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF BUILDABLE BULK PARCELS 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	1,446 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	1,446 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 Ac.*
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1,446 Ac.*

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

Richard J. Davis 4/10/12
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmister 3-30-12
Chief, Development Engineering Division Date

Kurt Schaefer 4-19-12
Director Date

OWNER'S CERTIFICATE

We, 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 8th Day Of February, 2012.

Joseph E. Federline, Owner
Cynthia Lee Federline, Owner

Courtney Kenoe Witness
Courtney Kenoe Witness

SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of (1) Part Of The Land Conveyed By Described In A Conveyance From Daniel Paul Nordin And Judith Ann Burns To Joseph E. Federline And Cynthia L. Federline By Deed Dated February 26, 1992 And Recorded Among The Land Records Of Howard County, Maryland In Liber 2579 At Folio 83; (2) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Karen A. Talmalovic, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 167; (3) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Richard E. Ritterman, Jeani A. Ritterman, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 177; (4) Part 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 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.

August W. Gass, L.S. 21514 2/3/12
August W. Gass, L.S. 21514 (Registered Land Surveyor) Date

RECORDED AS PLAT No. 21887 ON 4/27/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Talbots Woods II
Lots 20 Thru 23 Of Phase Two

(A Resubdivision Of Buildable Bulk Parcel 'H', As Shown On Plats Entitled "Revision Plat, Talbots Woods II, Lot 24 Of Phase One And Buildable Bulk Parcel 'H' Of Phase Two" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 21736)

Zoning: R-20
Tax Map No. 31, Grid No. 16, Part Of Parcel 863
First Election District - Howard County, Maryland

Scale: 1"=50' Date: February 3, 2012 Sheet 2 Of 2

F-12-032