

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
47	554106.4109	1366893.5465	166891.971250	422725.998476
157	554425.8646	1367736.0284	166989.341541	422982.808790
164	554484.5092	1368319.8203	167007.215441	422951.126360
486	552416.4945	1369660.7210	168376.884281	423392.232512
407	552344.6201	1369766.7331	168354.976945	423382.545071
501	551516.9311	1369999.5304	168102.696816	422758.302432
502	551569.9692	1369908.8990	168118.862852	422730.677906
503	551683.7869	1367411.1102	168153.554572	422679.535777
504	551819.7187	1368632.5920	168194.881875	422707.419491
505	553272.0431	1369434.9921	168593.459939	422881.430206
507	553895.0555	1369879.8931	168827.550595	422417.036309
510	554393.7861	1368223.0890	168979.563979	422521.642605
511	554421.0825	1368276.9680	168987.885781	422538.064363
512	554456.7158	1368304.9017	169001.792994	422546.579185
514	552009.8080	1367372.1188	168252.926003	422871.866985
515	552002.1995	1367338.9895	168250.594744	422861.772511
516	551905.0022	1367263.2808	168220.981140	422844.793730
517	551889.1153	1367310.9779	168216.138794	422853.231828
518	551672.1725	1367186.5560	168150.014490	422815.307943
519	551661.1370	1367105.2919	168146.650882	422790.538586
520	551821.4761	1367025.1830	168104.882155	422766.124393
521	551531.4263	1367007.8438	168107.114974	422760.836353
522	552384.9353	1367826.3394	168367.265036	423010.314014
755	553604.1598	1367511.3805	168738.885413	423365.673559
756	553516.0215	1366841.6215	168712.020789	422710.171692
757	553442.8791	1367779.5812	168689.726961	422996.056302
758	552400.7149	1366743.5297	168372.074658	422680.273263

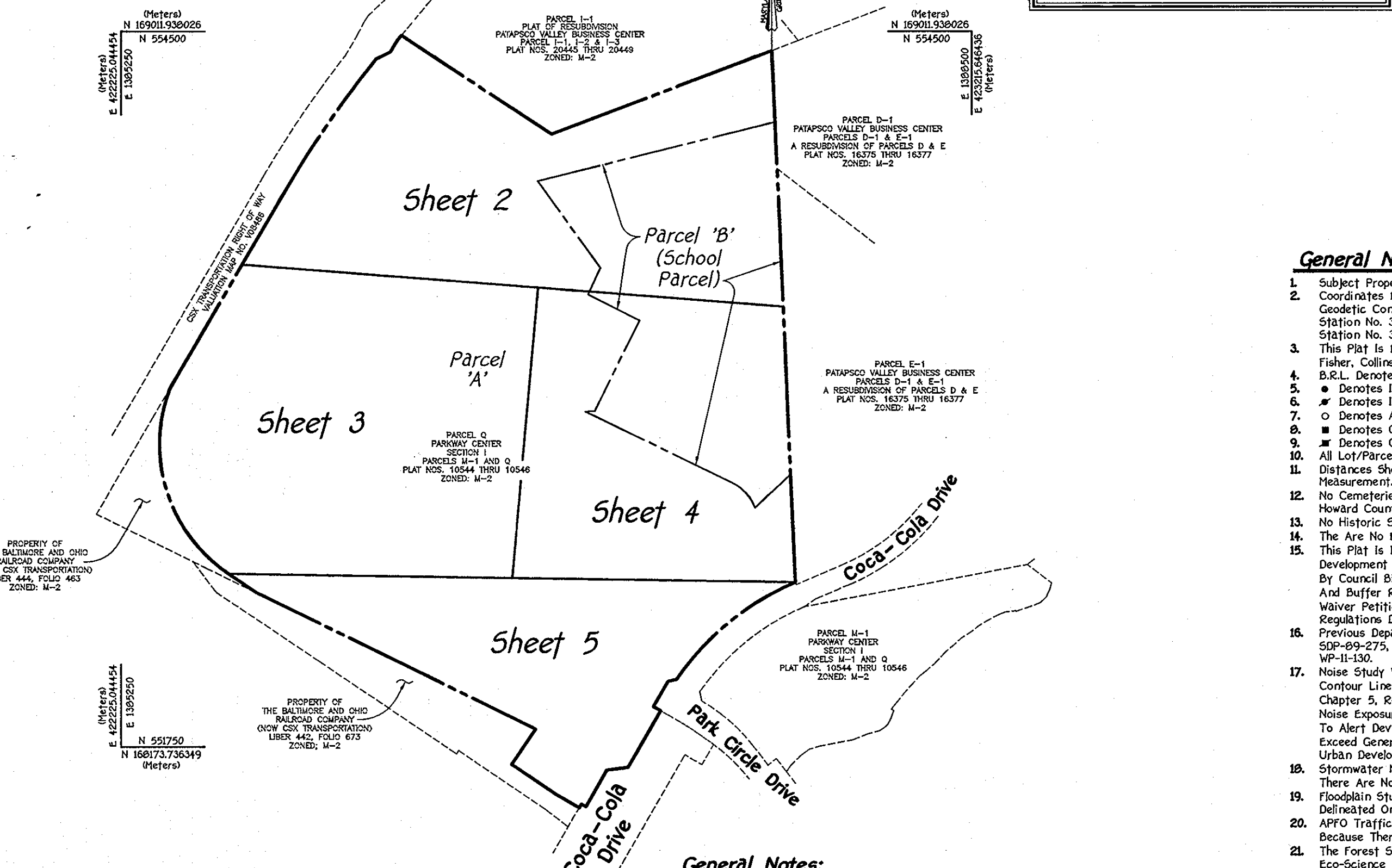
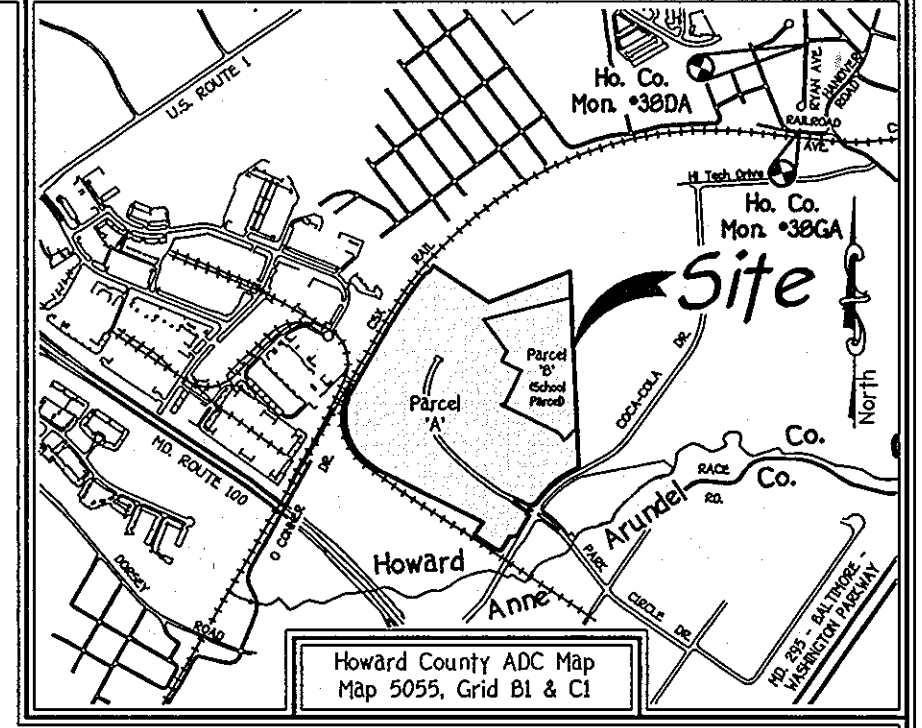
**Reservation Of Public Utility Easements**

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 Parcels 'A' And 'B' (School Parcel), Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Parcels. 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.

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

*August W. Glass* 3/8/11 Date  
August W. Glass, L.S. #21514  
(Registered Land Surveyor)

*David P. Scheffacker* 11/8/11 Date  
Kellogg-CCP, LLC  
By: David P. Scheffacker, Jr., Managing Member



- Legend**
- Existing Limit Of Floodplain (Plat No. 9924) And Existing 100 Year Flood Plain And Utility Easement (L. 2432, F. 328)
  - Existing Public Water, Sewer & Utility Easement
  - Existing Public Drainage & Utility Easement
  - Existing Public Drainage, Sewer & Utility Easement
  - Existing Public Stormwater Management Easement For Stormwater Management Pond
  - Existing Private Right-Of-Way And Easement - Colonial Pipeline Company
  - Existing 20' Private Easement For Ingress And Egress To And From A Stormwater Management Pond (To Be Removed By Recordation Of This Plat)
  - Existing 20' Public Sewer, Drainage, Water & Utility Easement
  - Existing 20' Public Water & Utility Easement
  - Existing Maintenance Agreement-Private Storm Water Management Facilities To Howard County, Maryland
  - Existing Perpetual Easement For Floodplain Extension
  - Existing Perpetual Easement For Drainage Facility
  - Existing Wetlands And 25' Wetlands Buffer (To Be Removed By Recordation Of This Plat)
  - Limit Of Wetlands (See Sheet 4 Of 5 For Metes And Bounds Line Chart)
  - Temporary Private Access Easement For The Use And Benefit Of Parcels 'A' And 'B', And Temporary Private Water And Sewer House Connection Easement For Parcel 'B'
  - Unmitigated 65-dBA Noise Contour Line
  - Existing 100 Year Floodplain & Utility Easement Water Surface Elevation
  - Existing Fiber Optic Cable

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 18772 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461-2995

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	111.087 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	111.087 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	111.087 Ac.*

Owner	Developer
Kellogg-CCP, LLC c/o David P. Scheffacker, Jr., Managing Member 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph* 410-296-3800	Preston Capital Management, LLC 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph* 410-296-3800

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

*Walter for Peter Reilgen* 12/1/2011  
Howard County Health Officer *W* Date

APPROVED: Howard County Department Of Planning And Zoning.

*Kat Schreffacker* 11/10/11 Date  
Chief, Development Engineering Division  
*Kat Schreffacker* 12/06/11 Date  
Director

**OWNER'S CERTIFICATE**

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffacker, Jr., Managing Member, 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 8<sup>th</sup> Day Of **NOVEMBER**, 2011.

*David P. Scheffacker*  
Kellogg-CCP, LLC  
By: David P. Scheffacker, Jr., Managing Member

*Walter*  
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 Coca-Cola Enterprises Inc., A Delaware Corporation, To Kellogg-CCP, LLC, A Maryland Limited Liability Company, By Deed Dated March 10, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber 12352 At Folio 479; And Also Being Part Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*August W. Glass* 3/8/11 Date  
August W. Glass, Professional Land Surveyor No. 21514

**General Notes:**

- Subject Property Zoned TOD Per Zoning Board Case No. ZB-1086M, Dated September 13, 2010.
- Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 38DA And 38GA. (Adjustment: December 2007) Station No. 38DA N 556,796.3221 E 1,390,221.4576 Elev. = 126.08 Station No. 38GA N 555,897.3373 E 1,390,132.0933 Elev. = 80.78
- This Plat Is Based On A Field Run Monumented Boundary Survey Dated October 9, 2009 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Lot/Parcel Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
- No Historic Structures Exist On The Subject Property.
- The Are No Existing Structures Or Dwellings On This Site.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 2004 Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The "Comp-Lite" Zoning Regulations Dated July 28, 2006.
- Previous Department Of Planning And Zoning File Numbers: 5-87-66, P-87-70, F-88-55, SDP-89-275, SDP-90-041, F-89-85, F-90-125, F-91-69, SDP-93-055, F-93-23, ZB-1086M And WP-11-130.
- Noise Study Was Prepared By MARS Group Dated November, 2009. The Unmitigated 65dba Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Locate The 65dba Noise Exposure. The Unmitigated 65dba Noise Contour Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
- Stormwater Management Is Not Required To Create Parcels 'A' And 'B' (School Parcel) Because There Are No Improvements Proposed.
- Floodplain Study Shown Hereon Was Prepared By Whitman Reardon And Associates And Is Delineated On Plat F-93-23.
- APFO Traffic Report Is Not Required For The Creation Of Parcels 'A' And 'B' (School Parcel) Because There Are No Improvements Proposed.
- The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated July 20, 2010.
- This Property Is Located Within The Metropolitan District.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
- The Temporary Private Access Easement Provided For Parcels 'A' And 'B' (School Parcel) And Temporary Private Water And Sewer House Connection Easement For Parcel 'B' (School Parcel) Will Terminate Upon The Recordation Of The Public Road Right-Of-Way To Said Parcel 'B' (School Parcel).
- Landscaping Required In Accordance With Section 16.124 And The Landscape Manual Will Be Provided At Later Plan Stages.

**Purpose Statement**

The Purpose Of This Plat Is To Resubdivide Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" Recorded As Plat Nos. 10544 Thru 10546 To Create Parcels 'A' And 'B' (School Parcel); Abandonment Of An Existing 20' Private Ingress And Egress Easement To The Stormwater Management Pond (Liber 2432, Folio 336); Establish A Temporary Private Access Easement For Parcels 'A' And 'B' (School Parcel) And Private Water And Sewer House Connection Easement For Parcel 'B' (School Parcel), And Revise The Wetland Delineation And Wetland Buffer Boundaries.

RECORDED AS PLAT NO. 21157 ON 12/19/11  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Oxford Square  
Parcels 'A' And 'B'**

A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.

Zoned: TOD  
Tax Map: 38, Parcel: 761, Grid: 20  
First Election District - Howard County, Maryland  
Date: March 8, 2011 Scale: As Shown Sheet 1 of 5

F-11-057

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.

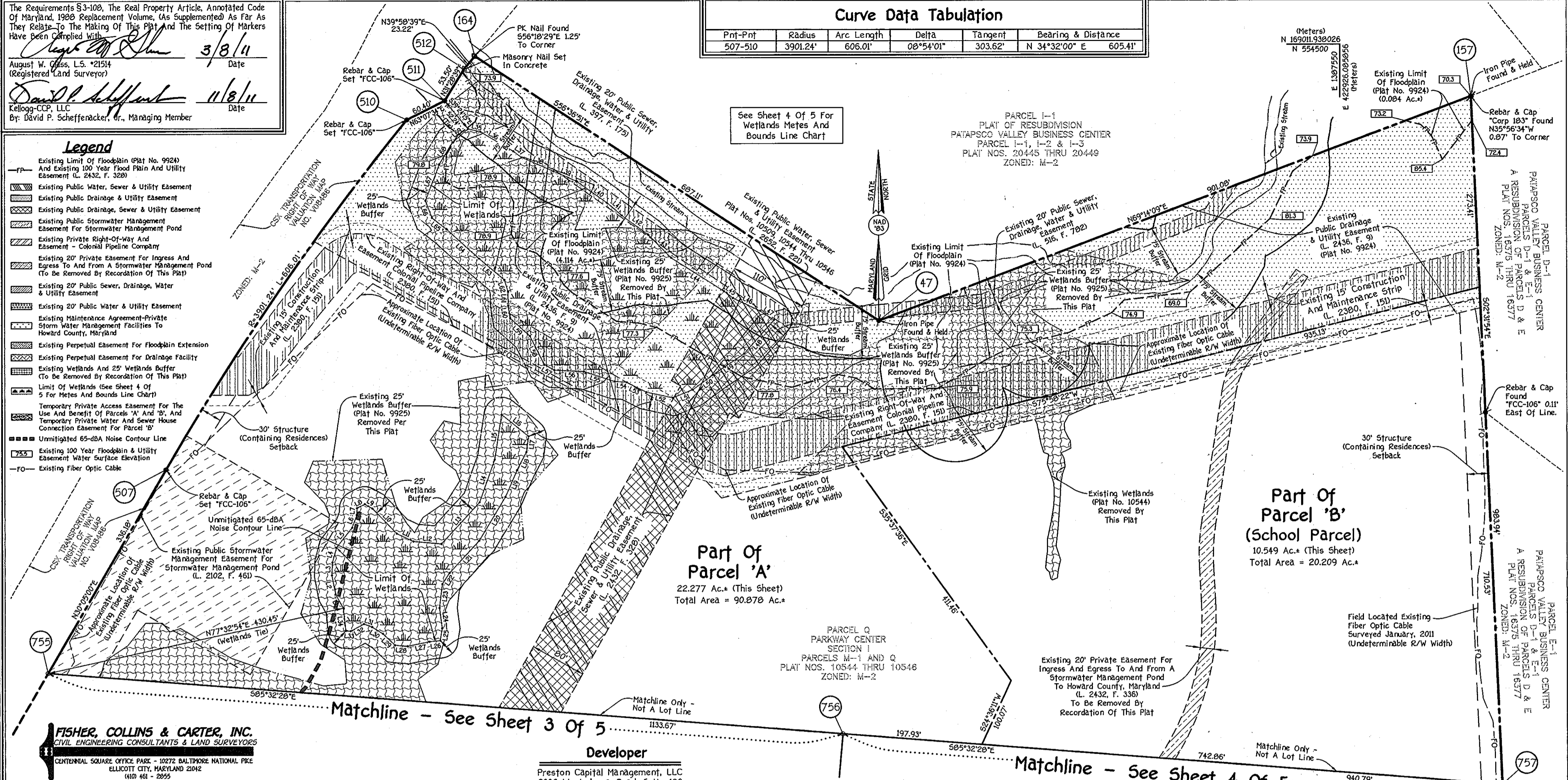
*August W. Glass* 3/8/11 Date  
August W. Glass, L.S. #21514 (Registered Land Surveyor)

*David P. Scheffnacker* 11/8/11 Date  
Kellogg-CCP, LLC  
By: David P. Scheffnacker, Jr., Managing Member

Prof-Prof	Radius	Arc Length	Delta	Tangent	Bearing & Distance
507-510	3901.24'	606.01'	08°54'01"	303.62'	N 34°32'00" E 605.41'

- Legend**
- Existing Limit Of Floodplain (Plat No. 9924) And Existing 100 Year Flood Plain And Utility Easement (L. 2432, F. 329)
  - Existing Public Water, Sewer & Utility Easement
  - Existing Public Drainage & Utility Easement
  - Existing Public Stormwater Management Easement For Stormwater Management Pond
  - Existing Private Right-Of-Way And Easement - Colonial Pipeline Company
  - Existing 20' Private Easement For Ingress And Egress To And From A Stormwater Management Pond To Be Removed By Recordation Of This Plat
  - Existing 20' Public Sewer, Drainage, Water & Utility Easement
  - Existing 20' Public Water & Utility Easement
  - Existing Maintenance Agreement-Private Storm Water Management Facilities To Howard County, Maryland
  - Existing Perpetual Easement For Floodplain Extension
  - Existing Perpetual Easement For Drainage Facility
  - Existing Wetlands And 25' Wetlands Buffer (To Be Removed By Recordation Of This Plat)
  - Limit Of Wetlands (See Sheet 4 Of 5 For Metes And Bounds Line Chart)
  - Temporary Private Access Easement For The Use And Benefit Of Parcels 'A' And 'B', And Temporary Private Water And Sewer House Connection Easement For Parcel 'B'
  - Unmitigated 65-dBA Noise Contour Line
  - Existing 100 Year Floodplain & Utility Easement Water Surface Elevation
  - Existing Fiber Optic Cable

See Sheet 4 Of 5 For Wetlands Metes And Bounds Line Chart



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

**Area Tabulation For Sheet 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	32.826 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	32.826 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	32.826 Ac.±

**Developer**  
Preston Capital Management, LLC  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093-4614  
Ph: 410-296-3800

**Owner**  
Kellogg-CCP, LLC  
c/o David P. Scheffnacker, Jr.,  
Managing Member  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093-4614  
Ph: 410-296-3800

**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 Parcels 'A' And 'B' (School Parcel), Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcels. 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."

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

*William Peter Beilenson* 12/1/2011 Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*David P. Scheffnacker* 11/8/11 Date  
Chief, Development Engineering Division

*David P. Scheffnacker* 12/06/11 Date  
Director

**OWNER'S CERTIFICATE**

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffnacker, Jr., Managing Member, 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 8<sup>th</sup> Day Of **NOVEMBER**, 2011.

*David P. Scheffnacker*  
Kellogg-CCP, LLC  
By: David P. Scheffnacker, Jr., Managing Member

*Witness*  
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 Coca-Cola Enterprises Inc., A Delaware Corporation, To Kellogg-CCP, LLC, A Maryland Limited Liability Company, By Deed Dated March 10, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber 12352 At Folio 479; And Also Being Part Of Parcel 'Q', As Shown On Plats Entitled 'Parkway Center, Section 1, Parcels 'M-1' And 'Q'' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Street And Subdivision By Howard County, Maryland As Shown, In Accordance With The Subdivision Code Of Maryland, As Amended.

*August W. Glass* 3/8/11 Date  
August W. Glass, Professional Land Surveyor No. 21514

RECORDED AS PLAT No. **2175B** ON **12/9/11**  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Oxford Square  
Parcels 'A' And 'B'**

A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled 'Parkway Center, Section 1, Parcels 'M-1' And 'Q'' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.

Zoned: TOD  
Tax Map: 38, Parcel: 761, Grid: 20  
First Election District - Howard County, Maryland  
Date: March 8, 2011 Scale: 1" = 100' Sheet 2 of 5

F-11-057

**Curve Data Tabulation**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
486-505	602.27'	803.91'	76°28'41"	474.60'	N 17°37'27" W 745.54'

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.

*August W. Glass* 3/8/11  
Date

August W. Glass, L.S. #2154  
(Registered Land Surveyor)

*David P. Scheffenacker* 11/8/11  
Date

Kellogg-CCP, LLC  
By: David P. Scheffenacker, Jr., Managing Member

**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 Parcels 'A' And 'B' (School Parcel), Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Parcels. 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**

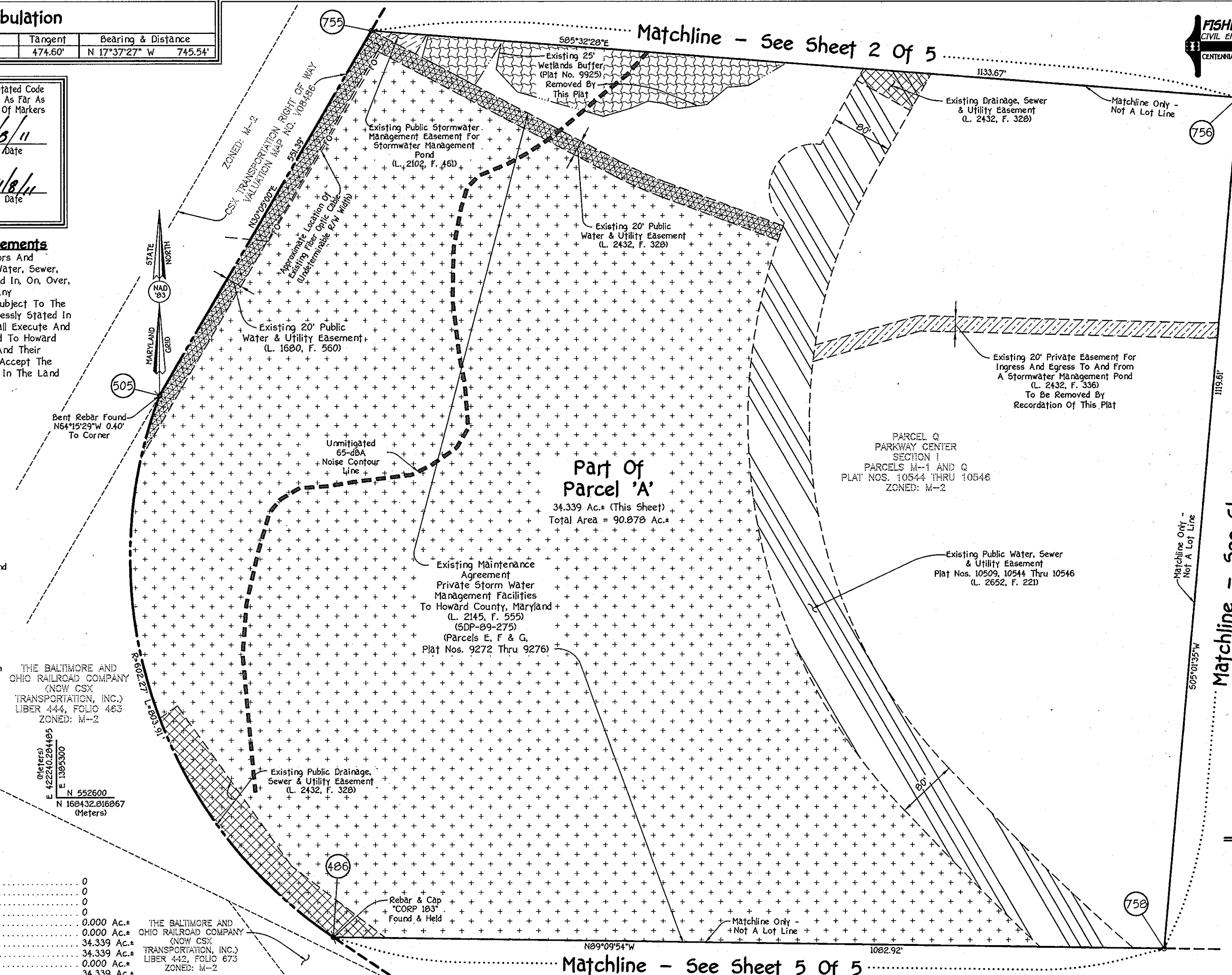
- FP— Existing Limit Of Floodplain (Plat No. 9924) And Existing 100 Year Flood Plain And Utility Easement (L. 2432, F. 328)
- Existing Public Water, Sewer & Utility Easement
- Existing Public Drainage & Utility Easement
- Existing Public Drainage, Sewer & Utility Easement
- Existing Public Stormwater Management Easement For Stormwater Management Pond
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- Existing Perpetual Easement For Drainage Facility
- Existing Wetlands And 25' Wetlands Buffer (To Be Removed By Recordation Of This Plat)
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- Temporary Private Access Easement For The Use And Benefit Of Parcels 'A' And 'B', And Temporary Private Water And Sewer House Connection Easement For Parcel 'B'
- Unmitigated 65-dBA Noise Contour Line
- Existing 100 Year Floodplain & Utility Easement Water Surface Elevation
- FO— Existing Fiber Optic Cable

**Area Tabulation For Sheet 3**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	34.339 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	34.339 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	34.339 Ac.*

THE BALTIMORE AND OHIO RAILROAD COMPANY (NOW CSX TRANSPORTATION, INC.) LIBER 444, FOLIO 673 ZONED: M-2

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2895



(Meters)  
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N 553400  
E 1387000  
E 422736.445921  
(Meters)

N 552600  
N 168432.816867  
(Meters)  
E 1387000  
E 422736.445921  
(Meters)

**Developer**

Preston Capital Management, LLC  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093-4614  
Ph: 410-296-3800

**Owner**

Kellogg-CCP, LLC  
c/o David P. Scheffenacker, Jr.,  
Managing Member  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093-4614  
Ph: 410-296-3800

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

*BAJ...* for *Peter...* 12/1/2011  
Howard County Health Officer *Sw* Date

APPROVED: Howard County Department Of Planning And Zoning.

*...*  
Chief, Development Engineering Division & 11/10/11  
Date

*...*  
Director 12/26/11  
Date

**OWNER'S CERTIFICATE**

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, 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 8th Day Of NOVEMBER, 2011.

*David P. Scheffenacker*  
Kellogg-CCP, LLC  
By: David P. Scheffenacker, Jr., Managing Member

*W. W. W. W.*  
Witness

**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 Part Of The Lands Conveyed By Coca-Cola Enterprises Inc., A Delaware Corporation, To Kellogg-CCP, LLC, A Maryland Limited Liability Company, By Deed Dated March 10, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber 12352 At Folio 479; And Also Being Part Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*August W. Glass*  
August W. Glass, Professional Land Surveyor No. 21514 3/8/11  
Date

RECORDED AS PLAT No. 21759 ON 12/9/11  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Oxford Square  
Parcels 'A' And 'B'**

A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.

Zoned: TOD  
Tax Map: 3B, Parcel: 761, Grid: 20  
First Election District - Howard County, Maryland  
Date: March 8, 2011 Scale: 1" = 100' Sheet 3 of 5

F-11-057

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

*August W. Glass* 3/8/11 Date  
August W. Glass, L.S. #2154 (Registered Land Surveyor)

*David P. Scheffnacker* 11/8/11 Date  
Kellogg-CCP, LLC  
By: David P. Scheffnacker, Jr., Managing Member

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 16272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2855

**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 Parcels 'A' And 'B' (School Parcel), Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcels. 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.

**Curve Data Tabulation**

Curve No.	Radius	Arc Length	Delta	Tangent	Bearing & Distance
C1	187.00'	135.53'	41°31'32"	70.90'	S 43°14'43" E 132.50'
C2	133.00'	96.39'	41°31'33"	50.42'	N 43°14'43" W 94.30'

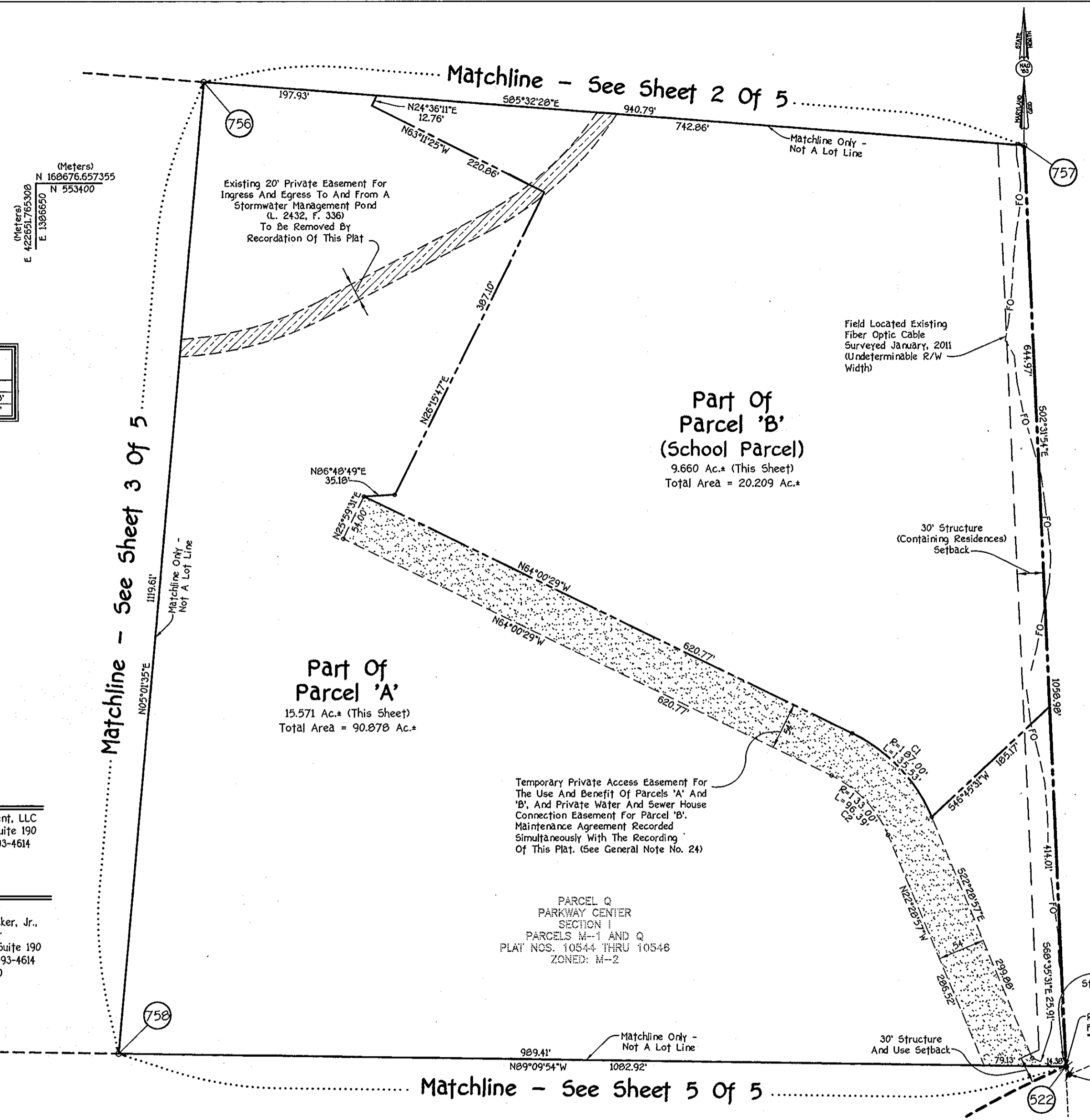
- Legend**
- Existing Limit Of Floodplain (Plat No. 9924) And Existing 100 Year Flood Plain And Utility Easement (L. 2432, F. 328)
  - Existing Public Water, Sewer & Utility Easement
  - Existing Public Drainage & Utility Easement
  - Existing Public Drainage, Sewer & Utility Easement
  - Existing Public Stormwater Management Easement For Stormwater Management Pond
  - Existing Private Right-Of-Way And Easement - Colonial Pipeline Company
  - Existing 20' Private Easement For Ingress And Egress To And From A Stormwater Management Pond (To Be Removed By Recordation Of This Plat)
  - Existing 20' Public Sewer, Drainage, Water & Utility Easement
  - Existing 20' Public Water & Utility Easement
  - Existing Maintenance Agreement-Private Storm Water Management Facilities To Howard County, Maryland
  - Existing Perpetual Easement For Floodplain Extension
  - Existing Perpetual Easement For Drainage Facility
  - Existing Wetlands And 25' Wetlands Buffer (To Be Removed By Recordation Of This Plat)
  - Limit Of Wetlands (See Sheet 4 Of 5 For Metes And Bounds Line Chart)
  - Temporary Private Access Easement For The Use And Benefit Of Parcels 'A' And 'B', And Temporary Private Water And Sewer House Connection Easement For Parcel 'B'
  - Unmitigated 65-dBA Noise Contour Line
  - Existing 100 Year Floodplain & Utility Easement Water Surface Elevation
  - Existing Fiber Optic Cable

**Developer**  
Preston Capital Management, LLC  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093-4614  
Ph\* 410-296-3800

**Owner**  
Kellogg-CCP, LLC  
c/o David P. Scheffnacker, Jr.,  
Managing Member  
2330 West Joppa Road, Suite 190  
Lutherville, Maryland 21093-4614  
Ph\* 410-296-3800

**Area Tabulation For Sheet 4**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	25.231 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	25.231 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	25.231 Ac.*



**Wetlands Line Table**  
Metes And Bounds For Wetlands On Sheet 2 Of 5

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 29°15'15" W	22.50'	L36	S 59°07'49" E	54.44'
L2	N 10°36'30" W	27.50'	L37	S 53°51'14" E	14.75'
L3	N 02°15'46" E	18.40'	L38	S 66°19'07" E	49.02'
L4	N 15°19'05" E	21.91'	L39	S 66°22'20" E	35.49'
L5	N 30°00'46" E	36.18'	L40	S 54°34'42" E	53.19'
L6	N 20°21'31" E	19.14'	L41	S 49°33'01" E	28.14'
L7	N 03°39'41" E	9.98'	L42	S 53°41'01" E	46.93'
L8	N 62°19'05" E	12.36'	L43	S 44°43'33" E	46.03'
L9	S 60°30'05" E	12.63'	L44	S 57°31'13" E	88.81'
L10	S 43°40'02" E	49.62'	L45	S 52°28'49" E	15.97'
L11	S 64°34'26" E	26.51'	L46	S 64°29'03" E	42.45'
L12	S 84°39'30" E	39.92'	L47	S 56°45'01" E	23.94'
L13	N 42°20'77" E	80.76'	L48	S 41°35'53" W	63.97'
L14	N 19°31'49" E	64.22'	L49	S 55°40'02" W	54.06'
L15	N 08°50'57" E	65.11'	L50	S 53°33'51" W	35.49'
L16	S 50°55'53" E	49.13'	L51	S 67°37'44" W	30.87'
L17	S 07°40'42" W	22.93'	L52	N 77°39'28" W	30.40'
L18	S 27°28'51" W	29.00'	L53	N 62°49'45" W	31.04'
L19	S 23°19'10" W	41.50'	L54	N 09°44'35" W	17.59'
L20	S 30°56'30" W	72.48'	L55	N 72°05'10" W	46.09'
L21	S 42°29'33" W	18.01'	L56	N 69°03'52" W	41.86'
L22	S 33°47'42" W	19.07'	L57	N 60°09'07" W	16.04'
L23	S 06°46'15" W	34.36'	L58	N 28°44'08" W	45.54'
L24	S 07°24'21" W	29.18'	L59	N 48°03'06" W	37.77'
L25	S 08°51'29" W	17.85'	L60	N 09°07'37" W	18.27'
L26	S 84°04'46" W	15.42'	L61	N 00°03'41" W	19.94'
L27	S 78°07'59" W	31.63'	L62	N 17°09'10" W	17.57'
L28	N 84°56'03" W	18.01'	L63	N 49°37'24" W	47.13'
L29	N 45°14'58" W	23.63'	L64	N 17°44'55" W	62.96'
L30	N 57°57'52" W	18.26'	L65	N 52°05'52" W	25.92'
L31	N 69°31'43" W	12.37'	L66	N 20°45'17" W	26.02'
L32	S 61°22'32" W	21.42'	L67	N 20°53'34" W	56.70'
L33	N 86°21'01" W	6.81'	L68	N 31°16'30" E	36.38'
L34	N 06°20'41" W	32.73'	L69	N 48°38'20" E	29.35'
L35	S 76°17'55" E	17.98'			

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

*Badyanfa Peter Balleisen* 12/1/2011 Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*David P. Scheffnacker* 11/8/11 Date  
Chief, Development Engineering Division

*David P. Scheffnacker* 12/06/11 Date  
Director

**OWNER'S CERTIFICATE**

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffnacker, Jr., Managing Member, 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 8th Day Of NOVEMBER, 2011.

*David P. Scheffnacker*  
Kellogg-CCP, LLC  
By: David P. Scheffnacker, Jr., Managing Member

*Witness*

**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 Part Of The Lands Conveyed By Coca-Cola Enterprises Inc., A Delaware Corporation, To Kellogg-CCP, LLC, A Maryland Limited Liability Company, By Deed Dated March 10, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber 12352 At Folio 479; And Also Being Part Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Subdivision Code Of Maryland, As Amended.

*August W. Glass* 3/8/11 Date  
August W. Glass, Professional Land Surveyor No. 21514

RECORDED AS PLAT No. 21760 ON 12/9/11  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Oxford Square**  
Parcels 'A' And 'B'

A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled "Parkway Center, Section 1, Parcels 'M-1' And 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.

Zoned: TOD  
Tax Map: 38, Parcel: 761, Grid: 20  
First Election District - Howard County, Maryland  
Date: March 8, 2011 Scale: 1" = 100' Sheet 4 of 5

F-11-057

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.

August W. Glass, L.S. #21514  
 Registered Land Surveyor  
 Date: 3/8/11

David P. Scheffner, Jr., L.S. #11811  
 Kellogg-CCP, LLC  
 By: David P. Scheffner, Jr., Managing Member  
 Date: 11/8/11

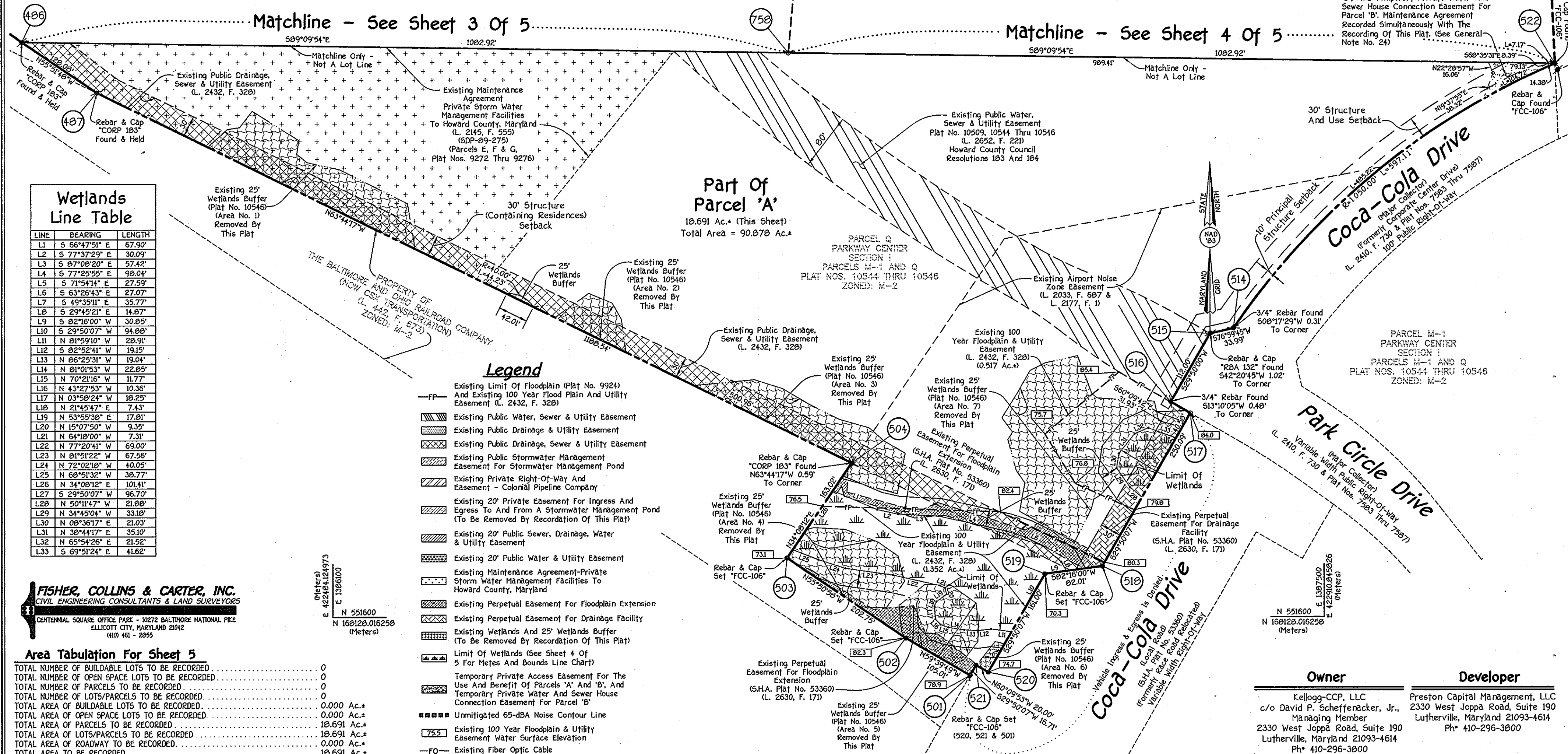
**Reservation Of Public Utility Easements**

"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 Parcels 'A' And 'B' (School Parcel), Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Parcels. 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."

**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
522-514	1050.00'	597.11'	32°34'58"	306.87'	S 50°26'52" W 589.10'

(Meters)  
 N 168432.816256  
 N 552600  
 E 422910.245926  
 E 1386100



**Wetlands Line Table**

LINE	BEARING	LENGTH
L1	S 66°47'51" E	67.90'
L2	S 77°37'29" E	30.09'
L3	S 87°08'20" E	57.42'
L4	S 77°25'55" E	98.04'
L5	S 71°54'14" E	27.59'
L6	S 63°26'43" E	27.07'
L7	S 49°35'11" E	35.77'
L8	S 29°45'21" E	14.87'
L9	S 82°16'00" W	30.85'
L10	S 29°50'07" W	94.88'
L11	N 81°59'10" W	28.91'
L12	S 82°52'41" W	19.15'
L13	N 86°25'31" W	19.04'
L14	N 81°01'53" W	22.85'
L15	N 70°21'16" W	11.77'
L16	N 43°27'53" W	10.36'
L17	N 03°58'24" W	18.25'
L18	N 21°45'47" E	7.43'
L19	N 53°55'38" E	17.81'
L20	N 15°07'50" W	9.35'
L21	N 64°18'00" W	7.31'
L22	N 77°20'41" W	69.00'
L23	N 81°51'22" W	67.56'
L24	N 72°02'18" W	40.05'
L25	N 68°51'32" W	38.77'
L26	N 34°08'12" E	101.41'
L27	S 29°50'07" W	96.70'
L28	N 50°11'47" W	21.88'
L29	N 34°45'04" W	33.18'
L30	N 08°36'17" E	21.03'
L31	N 38°44'17" E	35.10'
L32	N 65°54'26" E	21.52'
L33	S 69°51'24" E	41.62'

**Legend**

- FP- Existing Limit Of Floodplain (Plat No. 9924) And Existing 100 Year Flood Plain And Utility Easement (L. 2432, F. 328)
- [Hatched Box] Existing Public Water, Sewer & Utility Easement
- [Hatched Box] Existing Public Drainage & Utility Easement
- [Hatched Box] Existing Public Drainage, Sewer & Utility Easement
- [Hatched Box] Existing Public Stormwater Management Easement For Stormwater Management Pond
- [Hatched Box] Existing Private Right-Of-Way And Easement - Colonial Pipeline Company
- [Hatched Box] Existing 20' Private Easement For Ingress And Egress To And From A Stormwater Management Pond (To Be Removed By Recordation Of This Plat)
- [Hatched Box] Existing 20' Public Sewer, Drainage, Water & Utility Easement
- [Hatched Box] Existing 20' Public Water & Utility Easement
- [Hatched Box] Existing Maintenance Agreement-Private Storm Water Management Facilities To Howard County, Maryland
- [Hatched Box] Existing Perpetual Easement For Floodplain Extension
- [Hatched Box] Existing Perpetual Easement For Drainage Facility
- [Hatched Box] Existing Wetlands And 25' Wetlands Buffer (To Be Removed By Recordation Of This Plat)
- [Hatched Box] Limit Of Wetlands (See Sheet 4 Of 5 For Metes And Bounds Line Chart)
- [Hatched Box] Temporary Private Access Easement For The Use And Benefit Of Parcels 'A' And 'B', And Temporary Private Water And Sewer House Connection Easement For Parcel 'B'
- [Dotted Box] Unmitigated 65-dBA Noise Contour Line
- [Dotted Box] Existing 100 Year Floodplain & Utility Easement Water Surface Elevation
- [Dotted Box] Existing Fiber Optic Cable

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2255

**Area Tabulation For Sheet 5**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	18.691 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	18.691 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	18.691 Ac.*

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

Barbara for Peter Bieleman 12/1/2011  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division Date: 11/18/11  
 Director Date: 12/06/11

**OWNER'S CERTIFICATE**

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffner, Jr., Managing Member, 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 Structures 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 NOVEMBER, 2011.

David P. Scheffner, Jr.  
 Kellogg-CCP, LLC  
 By: David P. Scheffner, Jr., Managing Member

Witness

**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 Part Of The Lands Conveyed By Coca-Cola Enterprises Inc., A Delaware Corporation, To Kellogg-CCP, LLC, A Maryland Limited Liability Company, By Deed Dated March 10, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber 12352 At Folio 479; And Also Being Part Of Parcel 'Q', As Shown On Plats Entitled 'Parkway Center, Section 1, Parcels 'M-1' And 'Q'' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

August W. Glass, Professional Surveyor No. 21514  
 Date: 3/8/11

Owner	Developer
Kellogg-CCP, LLC c/o David P. Scheffner, Jr., Managing Member 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph: 410-296-3800	Preston Capital Management, LLC 2330 West Joppa Road, Suite 190 Lutherville, Maryland 21093-4614 Ph: 410-296-3800

RECORDED AS PLAT No. 21761 ON 12/19/11  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Oxford Square  
 Parcels 'A' And 'B'**

A Resubdivision Of Parcel 'Q', As Shown On Plats Entitled 'Parkway Center, Section 1, Parcels 'M-1' And 'Q'' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 10544 Thru 10546.

Zoned: TOD  
 Tax Map: 38, Parcel: 761, Grid: 20  
 First Election District - Howard County, Maryland

Date: March 8, 2011 Scale: 1" = 100' Sheet 5 of 5

F-11-057