

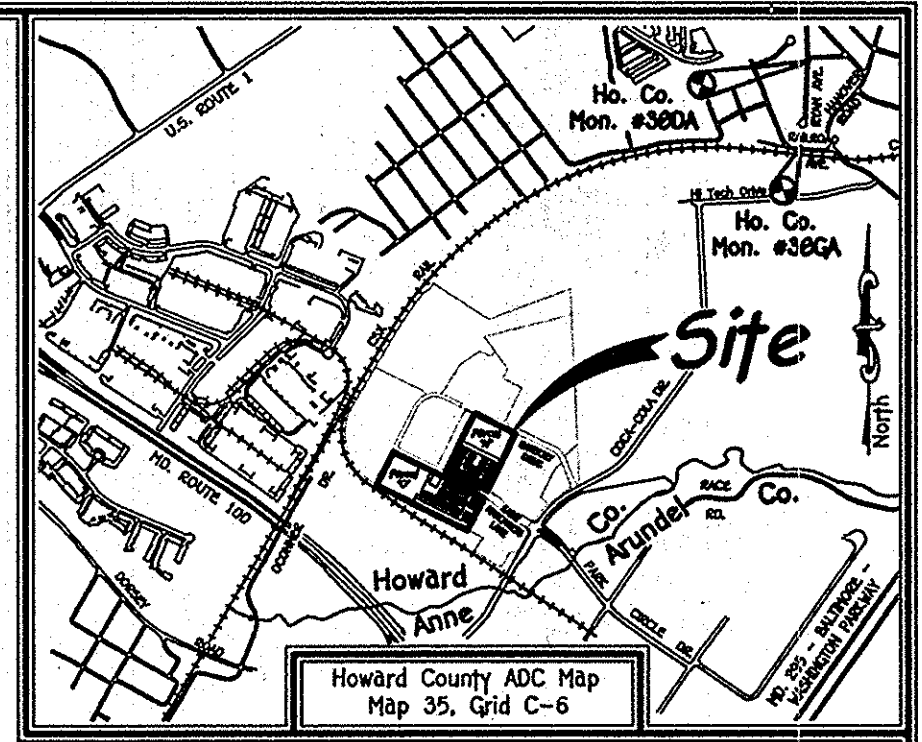
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
159	55269.6829	139590.0483	168460.12291	422438.41954
162	55264.8255	139678.2984	168330.69503	422693.29592
184	55232.0840	1396819.4441	168351.195934	422703.412022
226	55239.5150	1396870.3300	168344.278871	422718.922099
487	55244.8201	1396765.7111	168354.676945	422382.445971
540	55271.5893	1396142.0709	168332.717092	422495.948260
545	55291.7416	1387140.0095	168330.863912	422801.120597
547	55294.4747	1387105.9097	168336.593787	422790.725673
661	55297.2129	1387185.2379	168326.495572	422208.810180
742	552517.4024	1386443.8543	168407.641093	422588.302002
753	553118.6301	1386740.5037	168990.899539	422679.350942
762	55236.1701	1396835.1349	168322.530915	422708.194565
763	55199.2875	1396868.0851	168219.422157	422697.277682
764	552347.5287	138643.5017	168355.283468	422649.704874
765	552295.5940	1396738.5171	168340.033734	422578.745418
766	552286.0952	1396747.3453	168337.138494	422681.435250
775	552721.0549	1387098.3748	168469.714475	422422.669512
778	552372.1744	1395728.0916	168363.375484	422370.157450
849	552295.6344	1386174.4068	168327.854040	422506.304254
862	552316.0175	1386204.2005	168346.298639	422515.889377
1021	552319.5829	1386196.9743	168347.349599	422513.682951
1022	552501.3309	1386286.6507	168402.742488	422541.016272
1023	552523.4310	1386282.9403	168410.084066	422539.885941
1049	552181.3862	1386097.5630	168305.223149	422463.382456

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 5/20/14
Joseph Fortino 9/21/14
 (Registered Land Surveyor)
 U.S. Home Corporation, D/B/A Lennar
 by Joseph Fortino, Vice President

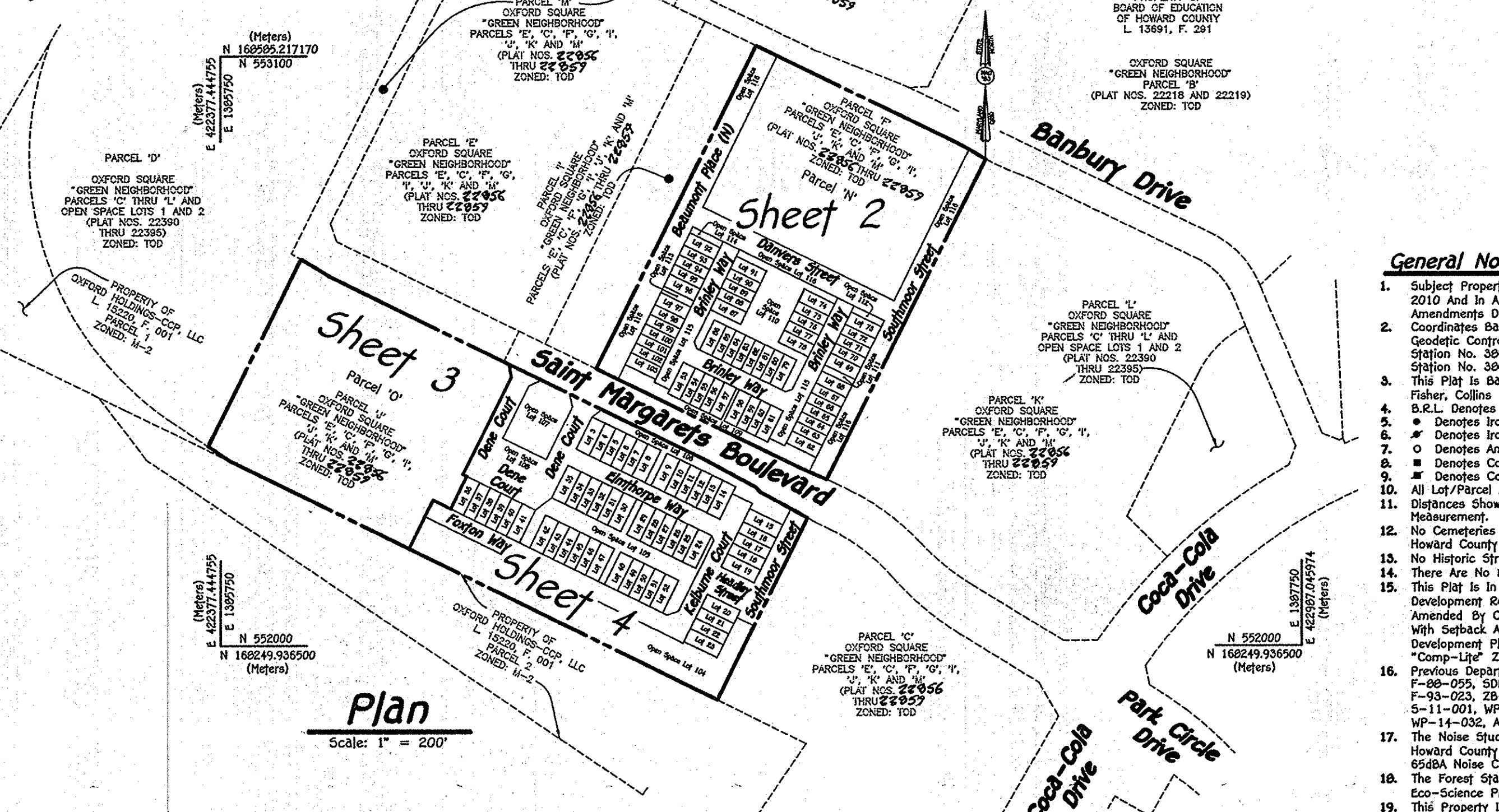
Reservation Of Public Utility Easements

*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 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' And 'O'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/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.



Legend

- Existing Public Signage, Street Light, Stormwater Management & Utility Easement
- Existing 12' Public Signage, Street Light & Utility Easement
- Existing Public Water & Utility Easement
- Existing Public Sewer, Water & Utility Easement
- Existing Temporary Private Use-In-Common Access Easement For The Use And Benefit Of Parcels 'L' And 'O' And Open Space Lot 1 And Public Water, Sewer, Drainage & Utility Easement
- Existing Public Drainage, Sewer & Utility Easement
- Existing 20' Public Drainage & Utility Easement
- Existing Public Sewer, Water & Utility Easement
- Existing 12' Public Signage, Street Light And Utility Easement
- Existing Private Drainage & Utility Easement
- Existing 20' Public Water & Utility Easement
- Existing Private Access Street Easement
- Public Sewer, Water & Utility Easement
- Private Temporary Tee Turn-Around And Grading Easement
- Private Temporary Easement For Construction Of Private Access Street
- Public Water & Utility Easement
- Public Sewer & Utility Easement
- Private Stormwater Management, Drainage & Utility Easement



- General Notes:**
 Scale: 1" = 2,000'
- Subject Property Zoned TOD Per Zoning Board Case No. ZB-1086M, Dated September 13, 2010 And In Accordance With The Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 7/28/06.
 - Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 380A And 380A. (Adjustment: December 2007)
 Station No. 380A N 556,796.8221 E 1,390,221.4576 Elev. = 126.08
 Station No. 380A N 555,897.3573 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.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Caped "F.C.C. 108".
 - ★ Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 108".
 - ▲ 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.
 - There 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: S-87-066, P-87-070, F-88-025, SDP-89-275, SDP-90-041, F-89-025, F-90-125, F-91-069, SDP-93-055, F-93-023, ZB-1086M, WP-11-130, ECP-11-046, F-11-057, WP-12-051, WP-11-147, S-11-001, WP-12-109, F-12-026, F-13-095, SDP-13-068, ZB-1102M, S-14-001, WP-14-032, AA-13-014 And Confr. No. 14-4802-D.
 - The Noise Study Was Prepared By MARS Group Dated November, 2009 And Approved By Howard County DPZ On June 8, 2011 (S-11-001). This Subdivision Is Located Outside The 65dBA Noise Contour Line.
 - The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated March 17, 2011 And Approved Under S-11-001.
 - This Property Is Located Within The Metropolitan District.
 - Perimeter Landscaping Shall Be Addressed In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual As Part Of Site Development Plan Stages.
 - Financial Surety For The Required Stormwater Management Landscaping (D-1) For 7 Shade And 8 Evergreen Trees In The Amount Of \$3,300.00 Has Been Posted With The Developer's Agreement For The Site Development Plan, SDP-13-068. In Addition, The Financial Surety For The Required 93 Street Trees In The Amount Of \$27,900.00 Has Been Posted With The Developer's Agreement For The Site Development Plan, SDP-13-068.
 - The Oxford Square Forest Conservation Lot Requirements Were Addressed By F-12-026.
 - Public Water And/Or Sewer Allocation For This Development Is Subject To Section 18.122B Of The Howard County Code. Allocation Will Be Made At The Time Of Final Plat Approval, If Capacity Is Available At That Time.
 - No Clearing, Grading Or Construction Is Permitted Within The Wetland Buffer Unless The Activities Are Considered Necessary Or Waivers Are Approved By The Department Of Planning And Zoning.

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 05-05-14, On Which Date Developer Agreement 14-4802-D Was Filed And Accepted.

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

- General Notes Continued:**
- Stormwater Management Will Be Provided In Accordance With The 2007 MDE, Chapter 5 Regulations And The Latest Howard County Design Manual, Vol. 1, Chapter 5 Adopted On Or Around May 4, 2010. Recharge Volume Will Be Provided Through The Use Of Stone Reservoirs. Water Quality And Channel Protection Volume Will Be Provided By Rooftop Disconnection Areas, Rainwater Harvesting, Micro Bio-Retention Facilities & A Surface Sand Filter. Overbank Flood Protection Volume And Extreme Flood Volumes Are Not Required For This Site. All Stone Reservoir, Rooftop, Rain Harvesting And Micro-Retention Stormwater Management Facilities Will Be Privately Owned And Maintained By The H.O.A. Or Commercial Association. The Street Trees, Perforated Underdrains, Feeders, Plantings And Swales Will Be Privately Owned And Maintained By Oxford Square Commercial Association. Howard County Will Only Maintain The Inlet Structure Within The Micro Bio-Retention Facilities Adjacent To The Right-Of-Way.
 - Prior To The Issuance Of Any Building Permit An Approved Airport Zoning Permit Must Be Obtained. The MAA Also Determined That Although Outside The Airport Noise Zone, Occupants Of This Subdivision Will Experience Noise From Aircraft Overflights And Other Operations Due To The Proximity Of This Site To The Airport.
 - This Plan Is Subject To Waiver Petition WP-11-147 To Waive Subsections 16.144(g) And 16.144(u) Of The Howard County Code. This Action Relieves The Requirement To Submit A Preliminary Subdivision Plan Or A Preliminary Equivalent Sketch Plan In Order To Receive A Green Neighborhood Allocation. Waiver Petition WP-11-147 Was Approved On April 27, 2011 By The Department Of Planning And Zoning.
- General Notes Continued On Sheet 2 Of 4**

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	101
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	13
TOTAL NUMBER OF PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	116
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.443 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	6.493 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	6.788 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	16.724 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	16.724 Ac.±

Owner
 U.S. Home Corporation,
 D/B/A Lennar
 c/o Joseph Fortino, Vice President
 10211 Winopin Circle
 Suite 300
 Columbia, Maryland 21044
 Ph# 410-423-0460

Developer
 Preston + Scheffnacker Properties
 2330 West Joppa Road, Suite 160
 Lutherville, Maryland 21093-4614
 Ph# 410-296-3800

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

Andison for Maria Resman 6/25/2014
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Chalkin 6-5-14
 Chief, Development Engineering Division

Keith Salas 7-27-14
 Director

Owner's Certificate

U.S. Home Corporation, D/B/A Lennar, By Joseph Fortino, Vice President, 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 21st Day Of MAY, 2014.

Joseph Fortino
 U.S. Home Corporation, D/B/A Lennar
 By Joseph Fortino, Vice President

Aldo M. Vitucci
 Witness

Surveyor's Certificate

I Hereby 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 All Of The Lands Conveyed By Kellogg-CCP, LLC, A Maryland Limited Liability Company To U.S. Home Corporation, A Delaware Corporation, D/B/A Lennar By Deed Dated May 17, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14937 At Folio 161; And Also Being All Of Parcels 'F' And 'J', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Parcels 'C', 'E', 'F', 'G', 'I', 'J', 'K' And 'M' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22856 Thru 22859 And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision In Howard County, Maryland As Shown, In Accordance With The Annotations In Howard County, Maryland As Shown, In Accordance With The Annotations In Howard County, Maryland, As Amended.

Terrell A. Fisher 5/20/14
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

Purpose Statement

The Purpose Of This Plat Is To (1) To Resubdivide Parcels 'F' And 'J', As Shown On Plats Entitled "Revision Plat, Oxford Square, "Green Neighborhood", Parcels 'C', 'E', 'F', 'G', 'I', 'J', 'K' And 'M' Recorded As Plat Nos. 22856 Thru 22859 To Create Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' And 'O'; (2) Create Public Sewer, Water & Utility Easements, A 20' Public Sewer & Utility Easement, A 20' Public Water & Utility Easement And A Public Water & Utility Easement; And (3) Create A Private Temporary Tee Turn-Around And Grading Easement, A Private Temporary Easement For Construction Of Private Access Street And (4) Create Four (4) Private Stormwater Management, Drainage & Utility Easements.

RECORDED AS PLAT No. 22855 ON 7/18/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Oxford Square
"Green Neighborhood"
Lots 3 Thru 103, Open Space Lots 104
Thru 116 And Parcels 'N' And 'O'

(Being A Resubdivision Of Parcels 'F' And 'J', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Parcels 'C', 'E', 'F', 'G', 'I', 'J', 'K' And 'M' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22856 Thru 22859)

Zoned: TOD
 Tax Map: 38, Parcel: 1003, Grid: 20
 First Election District - Howard County, Maryland
 Date: May 19, 2014 Scale: As Shown Sheet 1 Of 4

F-13-108

Curve Data Tabulation

PI-PT	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
647-648	400.00'	38.93'	05°34'32"	19.48'	S 61°13'13" E 38.91'
648-649	511.52'	29.12'	03°15'41"	14.56'	S 60°03'47" E 29.11'

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 Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' And 'O'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lots/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 3-109, 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.

Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
 Date: 5/20/14
Joseph Fortino
 Date: 5/21/14
 U.S. Home Corporation, D/B/A Lennar
 By: Joseph Fortino, Vice President

General Notes Continued:

- Plan Is Subject To WP-12-109 Which The Planning Director Approved On June 5, 2012 To Waive Subsections 16.120(c)(1), 16.121(e)(1) And 16.134(a) Which Requires All Commercial Industrial And Apartments To Have A Minimum Of 60' Of Frontage On A Public Road, Open Space Lots Will Have Frontage On A Public Road And The Developer Shall Provide For The Construction Of Sidewalks. Waiver Approval Is Subject To The Following Conditions:
 - Petitioner Shall Submit A Final Plan Providing No Less Than 60 Feet Of Frontage On An Approved Public Road To Commercial And Apartment Parcels Prior To Or Concurrent With The Submission Of A Site Development Plan For Commercial Or Residential Development Of Said Parcels.
 - Petitioner Shall Provide No Less Than 40 Feet Of Frontage On An Approved Public Road To Open Space Lot 1 For Access By Pedestrians And Maintenance Vehicles Upon Signature Approval Of The Road Construction Drawings Which Include The Traffic Circle Intersection Of Banbury Drive And The Private Road (Road 'B') Located On Parcel 'I' (Final Plan F-12-026). See General Note No. 38. A Developer Agreement Shall Be Submitted And Financial Surety Posted For Construction Of Said Public Road No Later Than 60 Days Following Submission Of The Associated Road Construction Drawing Originals. Public Road Frontage To Open Space Lot 1 Shall Be Indicated On A Subdivision Plat To Be Submitted For Signature And Recordation No Later Than 120 Days Following Submission Of The Associated Road Construction Drawing Originals.
 - Petitioner Shall, Upon Approval Of The First Site Development Plan For A Residential, Office, Commercial, Or Recreational Use Abutting Saint Margarets Lane, Submit A Redline Revision Of Final Plan F-12-026 To Include Sidewalk Improvements On Saint Margarets Lane As Required By Section 16.134 And The Design Manual.
 - Petitioner Shall, Upon Approval Of The First Site Development Plan For A Residential, Office, Commercial, Or Recreational Use Abutting Banbury Drive, Submit A Redline Revision Of Final Plan F-12-026 To Include Sidewalk Improvements On Banbury Drive As Required By Section 16.134 And The Design Manual.
 - Petitioner Shall, Upon Approval Of The First Site Development Plan For A Residential, Office, Commercial, Recreational, Or Institutional Use Within The Limits Of Sketch Plan S-11-011, Submit A Redline Revision Of The Appropriate Final Road Construction Drawing(s) To The Department Of Planning And Zoning To Include Sidewalk Improvements On Both Sides Of Coca Cola Drive As Required By Section 16.134 And The Design Manual, Including Connection Of The Existing Sidewalk To The Intersection Of Park Circle Drive And Coca Cola Drive.

General Notes Continued On Sheet 3 Of 4

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	51
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	8
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	60
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,602 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,858 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	2,858 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7,310 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	7,310 Ac.*

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

Balifon for Maura Rosenberg 6/25/2014
 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clark 6-5-14
 Date
 Chief, Development Engineering Division

Jeff Schuchman 7-7-14
 Date
 Director

Owner's Certificate

U.S. Home Corporation, D/B/A Lennar, By Joseph Fortino, Vice President, 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 21st Day Of MAY, 2014.

Joseph Fortino
 U.S. Home Corporation, D/B/A Lennar
 By: Joseph Fortino, Vice President

Chad Clark
 Witness

Surveyor's Certificate

I Hereby 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 All Of The Lands Conveyed By Kellogg-CCP, LLC, A Maryland Limited Liability Company To U.S. Home Corporation, A Delaware Corporation, D/B/A Lennar By Deed Dated May 17, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14937 At Folio 161; And Also Being All Of Parcels 'F' And 'J', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Parcels 'C', 'E', 'F', 'G', 'I', 'J', 'K' And 'M' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22856 Thru 22859 And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision Of Howard County, Maryland As Shown, In Accordance With The Annotations Of The Maryland Code, As Amended.

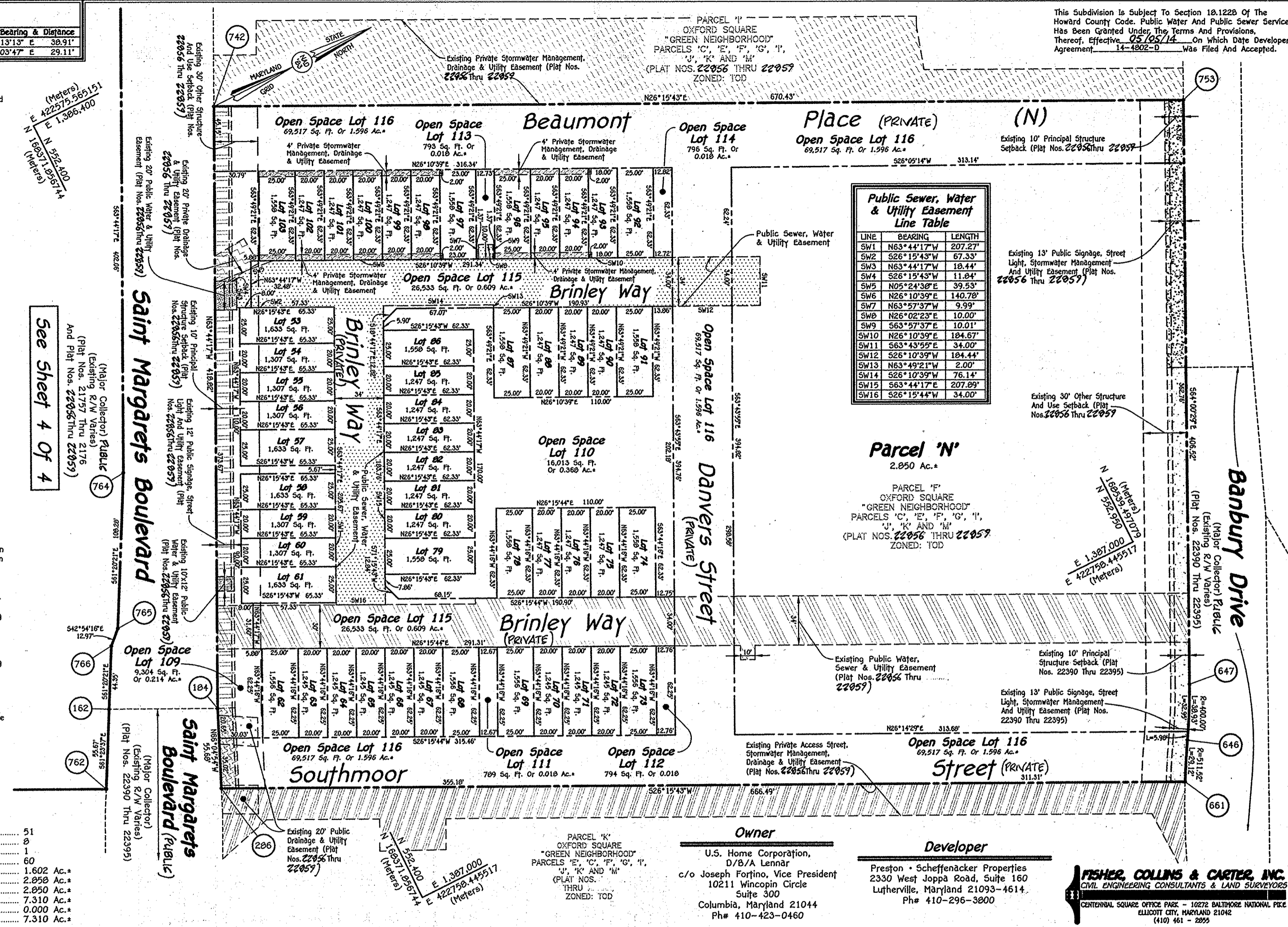
Terrell A. Fisher
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22896 ON 7/18/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Oxford Square
 "Green Neighborhood"
 Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' And 'O'

(Being A Resubdivision Of Parcels 'F' And 'J', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Parcels 'C', 'E', 'F', 'G', 'I', 'J', 'K' And 'M' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22856 Thru 22859).

Zoned: TOD
 Tax Map: 38, Parcel: 1002, Grid: 20
 First Election District - Howard County, Maryland
 Date: May 19, 2014 Scale: 1"=50' Sheet 2 Of 4



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 05/05/14 On Which Date Developer Agreement 14-4802-D Was Filed And Accepted.

1:2009/09014.dwg RECORD PLAT-SHEET 2.dwg, 5/20/2014 10:22:57 AM, HP Designer T15000 PS HPGL2 (temporary).pc3

General Notes Continued:

29. Moderate Income Housing Unit Summary:
 - a. Total Number Of Moderate Income Housing Units ("M.I.H.U.") Required For This Plat Submission = 16 M.I.H.U. (101 Units x 15%) = 15.15 M.I.H.U.
 - b. Total Number Of Moderate Income Housing Units ("M.I.H.U.") Proposed For This Plat = 16 M.I.H.U.
30. Open Space Lots 104 Thru 116 Shown Hereon Are Dedicated To And Owned By The Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc. And The Articles Of Incorporation For The Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On April 30, 2014; Receipt No. D15846397.
31. Moderate Income Housing Unit Agreement And Restrictions Are Recorded Simultaneously In The Land Records Of Howard County, Maryland With This Plat.
32. H.O.A. Declaration Of Covenants Are Recorded Simultaneously In The Land Records Office Of Howard County, Maryland With This Plat.
33. The Buildable Lots Created By This Subdivision Plat Are Subject To A Fee Or An Assessment To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
34. Amenity Area Tabulation In Accordance With Section 127.4.F.1 Of The Zoning Regulations And Route 1 Manual:
 - a. Area Of Submission For Lots 3 Thru 116 = 9.386 Ac.
 - b. Amenity Area Required = 0.939 Ac. (9.386 Ac. x 10%)
 - c. Amenity Area Provided = (Open Space Lot 107, 9; Lot 108) = 2.006 Ac.
 - d. The Amenities Within Open Space Lots Will Be Provided Under S0P-13-068.
35. Plat Subject To WP-14-032 Which The Planning Director On October 7, 2013 Approved A Request To Waive Subsections 16.121 (c)(4) And 16.134(a)(1) To Allow Single-Family Attached Included On The Relevant Plans To Not Have The Minimum Frontage Required On A Public Road, And Allow The Relevant Plans To Be Designed So As To Not Include Sidewalks On Both Sides Of All Streets In The Project, Respectively, Subject To The Following Conditions:
 - 1) In Accordance With Conditions 3, 4 And 5 Of The Department Approval Of Waiver Petition WP-12-109 The Petitioner Shall:
 - a. Upon Approval Of The First Site Development Plan For A Residential, Office, Commercial Or Recreational Use Having Sixty (60) Or More Units, Submit A Redline Revision Of Final Plan F-12-026 To Include Sidewalk Improvements On Saint Margarets Boulevard As Required By Section 16.134 And The Design Manual.
 - b. Upon Approval Of The First Site Development Plan For A Residential, Office, Commercial, Or Recreational Use Abutting Danbury Drive, Submit A Redline Revision Of Final Plan F-12-026 To Include Sidewalk Improvements On Danbury Drive As Required By Section 16.134 And The Design Manual.
 - c. Submit A Redline Revision Of The Appropriate Final Road Construction Drawing(s) To The Department Of Planning And Zoning To Include Sidewalk Improvements On Both Sides Of Coca Cola Drive As Required By Section 16.134 And The Design Manual, Including Connection Of The Existing Sidewalk To The Intersection Of Park Circle Drive And Coca Cola Drive.
 - d. The Relevant Plans May Not Receive Signature Approval Or Recordation Until Condition 1.c. Is Addressed.
 - 2) The Petitioner Shall Revise S0P-13-068 And S0P-14-019 To Identify Private Means Of Access Currently Identified As "Alleys" To "Private Streets."
 - 3) The Private Roads Shall Be Constructed To The Minimum Public Road Standards As Approved By The Development Engineering Division And Department Of Public Works.
 - 4) The Following Are Conditions Of Approval By The Development Engineering Division:
 - a. Sidewalks Must Be Provided In Accordance With Final Plan And Site Development Plan Review.
 - b. A Sidewalk Shall Be In Place From Any Developed Parcel To The Public Schools Prior To Use And Occupancy Of Any Unit In That Parcel.
 - c. Sidewalk Frontage Improvements Must Be Completed Along Coca Cola Drive.
36. The Green Neighborhood And Development Criteria For This Plan Was Addressed Under S0P-13-068.

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 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' And 'O'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/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.

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	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
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	3.938 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.938 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	3.938 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 05/08/14 On Which Date Developer Agreement 14-4002-D Was Filed And Accepted.

Owner's Certificate

U.S. Home Corporation, D/B/A Lennar, By Joseph Fortino, Vice President, 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 21st Day Of MAY 2014.

Witness

Surveyor's Certificate

I Hereby 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 All Of The Lands Conveyed By Kellogg-CCP, LLC, A Maryland Limited Liability Company To U.S. Home Corporation, A Delaware Corporation, D/B/A Lennar By Deed Dated May 17, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14937 At Folio 161; And Also Being All Of Parcels 'F' And 'J', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood" Parcels 'C', 'E', 'F', 'G', 'I', 'J', 'K' And 'M' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22856 Thru 22859 And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision In Howard County, Maryland As Shown, In Accordance With The Annotations In Howard County, Maryland, As Amended.

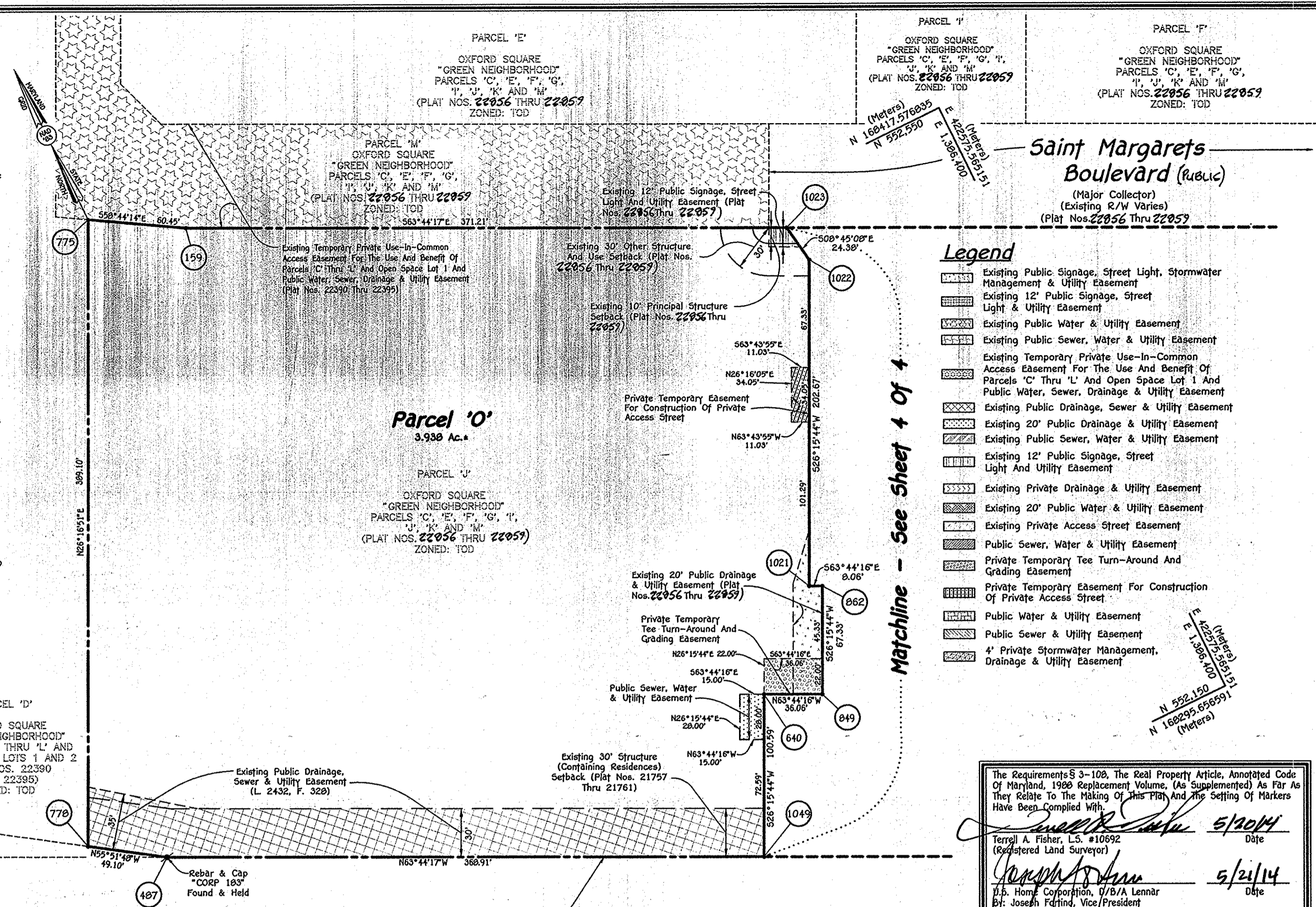
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22897 ON 7/18/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Oxford Square
"Green Neighborhood"
Lots 3 Thru 103, Open Space Lots 104
Thru 116 And Parcels 'N' And 'O'

(Being A Resubdivision Of Parcels 'F' And 'J', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Parcels 'C', 'E', 'F', 'G', 'I', 'J', 'K' And 'M' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22856 Thru 22859)

Zoned: TOD
Tax Map: 38, Parcel: 1023, Grid: 20
First Election District - Howard County, Maryland
Date: May 19, 2014 Scale: 1"=50' Sheet 3 Of 4



Legend

- Existing Public Signage, Street Light, Stormwater Management & Utility Easement
- Existing 12' Public Signage, Street Light & Utility Easement
- Existing Public Water & Utility Easement
- Existing Public Sewer, Water & Utility Easement
- Existing Temporary Private Use-In-Common Access Easement For The Use And Benefit Of Parcels 'C' Thru 'L' And Open Space Lot 1 And Public Water, Sewer, Drainage & Utility Easement
- Existing Public Drainage, Sewer & Utility Easement
- Existing 20' Public Drainage & Utility Easement
- Existing Public Sewer, Water & Utility Easement
- Existing 12' Public Signage, Street Light And Utility Easement
- Existing Private Drainage & Utility Easement
- Existing 20' Public Water & Utility Easement
- Existing Private Access Street Easement
- Public Sewer, Water & Utility Easement
- Private Temporary Tee Turn-Around And Grading Easement
- Private Temporary Easement For Construction Of Private Access Street
- Public Water & Utility Easement
- Public Sewer & Utility Easement
- 4' Private Stormwater Management, Drainage & Utility Easement

The Requirements S 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 5/20/14 Date
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

Joseph Fortino 5/21/14 Date
U.S. Home Corporation, D/B/A Lennar
By: Joseph Fortino, Vice President

Owner
U.S. Home Corporation,
D/B/A Lennar
c/o Joseph Fortino, Vice President
10211 Wincopin Circle
Suite 300
Columbia, Maryland 21044
Ph# 410-423-0460

Developer
Preston • Scheffenacker Properties
2330 West Joppa Road, Suite 160
Lutherville, Maryland 21093-4614
Ph# 410-296-3800

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

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

Badipen for Maria Rosemary 6/25/2014
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clark 6-5-14 Date
Chief, Development Engineering Division

Veronica Quinlan 7-7-14 Date
Director

Joseph Fortino
U.S. Home Corporation, D/B/A Lennar
By: Joseph Fortino, Vice President

Alfred M. Vitacui
Witness

Terrell A. Fisher 5/21/14
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015



20' Public Sewer & Utility Easement Line Table

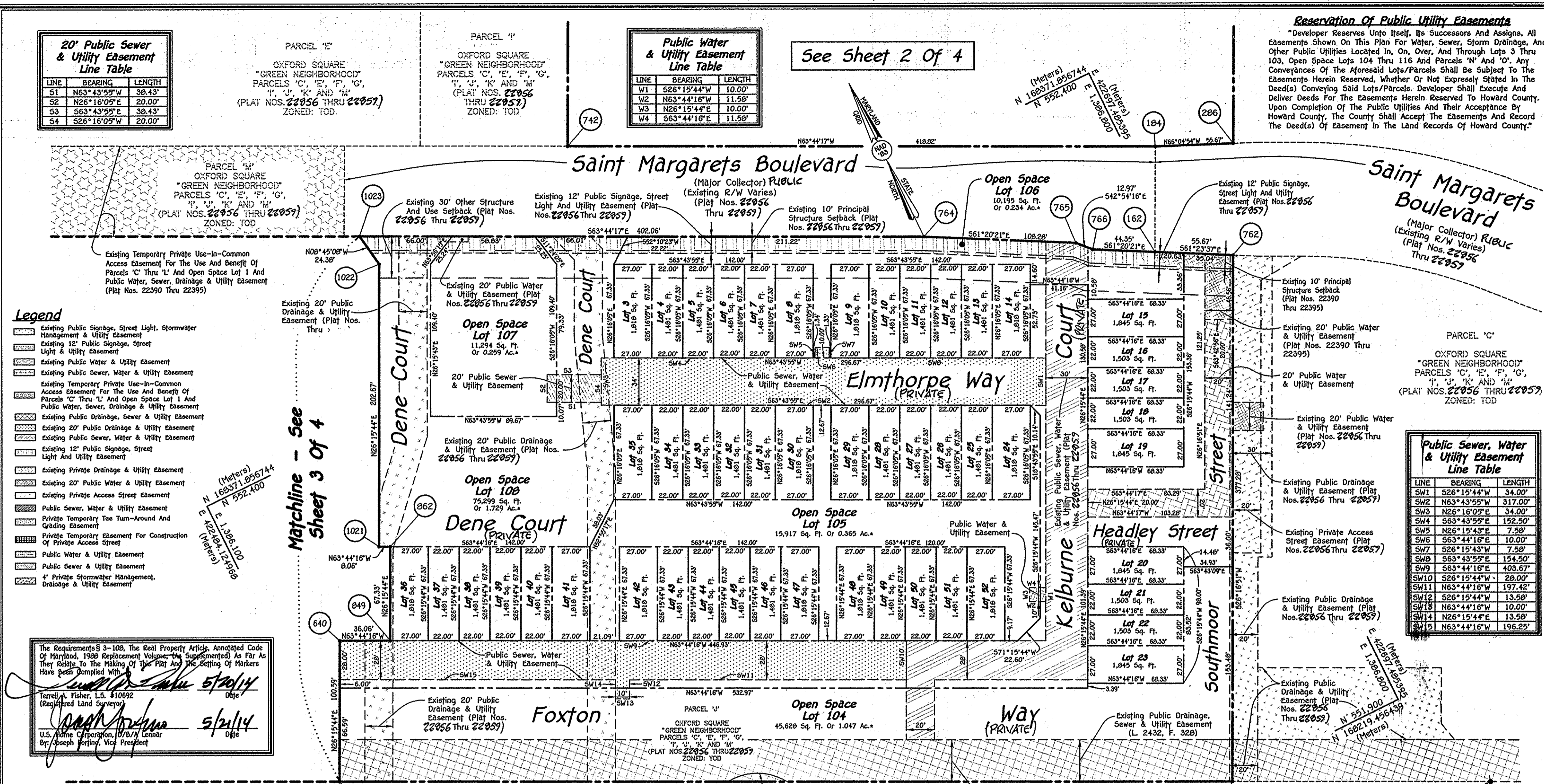
LINE	BEARING	LENGTH
S1	N63°43'55"W	38.43'
S2	N26°16'05"E	20.00'
S3	S63°43'55"E	38.43'
S4	S26°16'05"W	20.00'

Public Water & Utility Easement Line Table

LINE	BEARING	LENGTH
W1	S26°15'44"W	10.00'
W2	N63°44'16"W	11.58'
W3	N26°15'44"E	10.00'
W4	S63°44'16"E	11.58'

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 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' And 'O'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/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 Execute The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

See Sheet 2 Of 4



- Legend**
- Existing Public Signage, Street Light, Stormwater Management & Utility Easement
 - Existing 12' Public Signage, Street Light & Utility Easement
 - Existing Public Water & Utility Easement
 - Existing Public Sewer, Water & Utility Easement
 - Existing Temporary Private Use-In-Common Access Easement For The Use And Benefit Of Parcels 'C' Thru 'L' And Open Space Lot 1 And Public Water, Sewer, Drainage & Utility Easement (Plat Nos. 22390 Thru 22395)
 - Existing Public Drainage, Sewer & Utility Easement
 - Existing 20' Public Drainage & Utility Easement
 - Existing Public Sewer, Water & Utility Easement
 - Existing 12' Public Signage, Street Light & Utility Easement
 - Existing Private Drainage & Utility Easement
 - Existing 20' Public Water & Utility Easement
 - Existing Private Access Street Easement
 - Public Sewer, Water & Utility Easement
 - Private Temporary Tee Turn-Around And Grading Easement
 - Private Temporary Easement For Construction Of Private Access Street
 - Public Water & Utility Easement
 - Public Sewer & Utility Easement
 - 4' Private Stormwater Management, Drainage & Utility Easement

(Meters)
 N 166371.856744
 E 1366.100
 S 1366.100
 E 1366.100
 N 166219.456459

Matchline - See Sheet 3 Of 4

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1989 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, L.S. #10692
 (Registered Land Surveyor)
 Date: 5/21/14

Joseph Fortino
 U.S. Home Corporation, D/B/A Lennar
 Vice President
 Date: 5/21/14

Area Tabulation For Sheet 4

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	50
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	55
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,841 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,635 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5,476 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	5,476 Ac.*

Owner
 U.S. Home Corporation,
 D/B/A Lennar
 c/o Joseph Fortino, Vice President
 10211 Wincopin Circle
 Suite 300
 Columbia, Maryland 21044
 Ph# 410-423-0460

Developer
 Preston • Scheffenacker Properties
 2330 West Joppa Road, Suite 160
 Lutherville, Maryland 21093-4614
 Ph# 410-296-3800

PROPERTY OF
 OXFORD HOLDINGS-CCP, LLC
 (L 15320, F. 001)
 PARCEL 2
 ZONED: M-2

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 05/08/14, On Which Date Developer Agreement 14-4802-D Was Filed And Accepted.

Rebar & Cap
 *CORP 183" Found
 N63°44'17" W 0.59'
 To Corner

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2295

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

B. Dixon for Mauna Roseman 6/25/2014
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edwards 6-5-14
 Chief, Development Engineering Division Date

Keith Seidman 7-7-14
 Director Date

Owner's Certificate

U.S. Home Corporation, D/B/A Lennar, By Joseph Fortino, Vice President, 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 21st Day Of May 2014.

Joseph Fortino
 U.S. Home Corporation, D/B/A Lennar
 By: Joseph Fortino, Vice President

Alde M. Vitucci
 Witness

Surveyor's Certificate

I Hereby 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 All Of The Lands Conveyed By Kellogg-CCP, LLC, A Maryland Limited Liability Company To U.S. Home Corporation, A Delaware Corporation, D/B/A Lennar By Deed Dated May 17, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14937 At Folio 161; And Also Being All Of Parcels 'F' And 'J', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Parcels 'C', 'E', 'F', 'G', 'I', 'J', 'K' And 'M' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22856 Thru 22859 And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision, Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 5/21/14
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22998 ON 7/18/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Oxford Square
 "Green Neighborhood"
 Lots 3 Thru 103, Open Space Lots 104
 Thru 116 And Parcels 'N' And 'O'

(Being A Resubdivision Of Parcels 'F' And 'J', As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Parcels 'C', 'E', 'F', 'G', 'I', 'J', 'K' And 'M' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22856 Thru 22859)

Zoned: TOD
 Tax Map: 38, Parcel: 1002, Grid: 20
 First Election District - Howard County, Maryland
 Date: May 19, 2014 Scale: 1"=50' Sheet 4 Of 4