

| U.S. Equivalent Coordinate Table | | Metric Coordinate Table | | |
|----------------------------------|--------------|-------------------------|----------------|---------------|
| POINT | NORTH (feet) | EAST (feet) | NORTH (meters) | EAST (meters) |
| 159 | 55269.6829 | 138950.0483 | 168460.152291 | 422438.419654 |
| 220 | 55265.4319 | 138628.9403 | 168410.084866 | 422339.269341 |
| 282 | 55261.3309 | 138307.8327 | 168360.017442 | 422240.119027 |
| 283 | 55231.9282 | 138196.9743 | 168347.345289 | 422131.682251 |
| 284 | 55231.6175 | 138204.2005 | 168346.258939 | 422151.685377 |
| 294 | 552191.3662 | 1386097.5638 | 168305.223149 | 422463.382456 |
| 332 | 55269.78123 | 138936.9877 | 168462.569163 | 422434.430756 |
| 333 | 55265.0640 | 138902.9079 | 168428.744660 | 422424.051217 |
| 487 | 55234.6201 | 138766.7331 | 168354.976945 | 422382.545071 |
| 640 | 55271.5693 | 138612.0709 | 168332.717092 | 422496.948260 |
| 647 | 55269.4747 | 1387105.9057 | 168336.593787 | 422750.729273 |
| 660 | 55263.9143 | 138704.9723 | 168461.442027 | 422418.594353 |
| 770 | 55232.1744 | 1385726.0716 | 168353.375484 | 422370.157450 |
| 849 | 55225.6344 | 1386174.4068 | 168327.854040 | 422206.804254 |
| 1239 | 55309.2206 | 1386780.3131 | 168594.979627 | 422691.484959 |
| 1299 | 55224.8342 | 1387134.8908 | 168531.826542 | 422799.560366 |
| 1300 | 55264.3786 | 1386996.1949 | 168446.059178 | 422757.229741 |
| 1301 | 55218.4205 | 1386841.7282 | 168499.391623 | 422649.244955 |

The Requirements 9-108, 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, L.S. #10692
Date: 8/6/14

Joseph Fortino, D/B/A Lennar
Date: 9/23/14

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

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 12/16/14 On Which Date Developer Agreement 14-0229-D Was Filed And Accepted.

General Notes Continued:

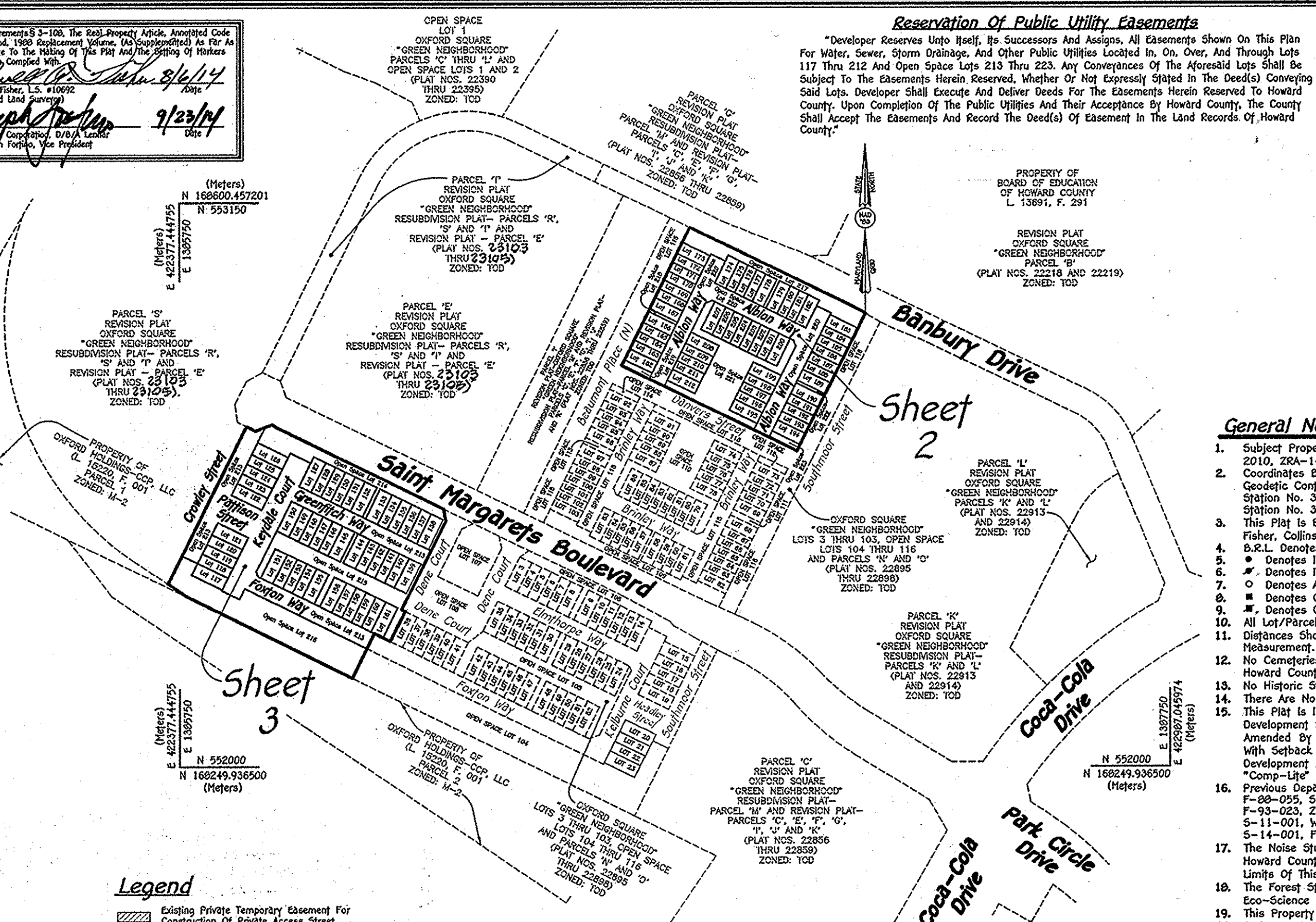
27. Plan Is Subject To WP-12-109 Which The Planning Director Approved On June 5, 2012 To Waive Subsections 16.120(c)(1), 16.121(e)(1) And 16.134(a) Which Requires All Commercial Industrial And Apartments To Have A Minimum Of 60' Of Frontage On Public Road, Open Space Lots Will Have Frontage On A Public 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). 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 5-11-011, 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 2 Of 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10722 BALDORRE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2855

Area Tabulation This Submission

| | |
|--|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED | 96 |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 11 |
| TOTAL NUMBER OF PARCELS TO BE RECORDED | 0 |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED | 107 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 3,248 Ac.+ |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED | 3,518 Ac.+ |
| TOTAL AREA OF PARCELS TO BE RECORDED | 0.000 Ac.+ |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED | 6,766 Ac.+ |
| TOTAL AREA OF ROADWAY TO BE RECORDED | 0.000 Ac.+ |
| TOTAL AREA TO BE RECORDED | 6,766 Ac.+ |



Legend

- Existing Private Temporary Easement For Construction Of Private Access Street
- Existing Private Temporary Tee Turn-Around And Grading Easement
- Existing Public Signage, Street Light, Stormwater Management & Utility Easement
- Existing Private Stormwater Management, Drainage & 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 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 Public Water & Utility Easement
- Existing 30' Private Access Street, Stormwater Management, Drainage & Utility Easement
- Public Sewer, Water & Utility Easement
- 4' Private Storm Drain Easement

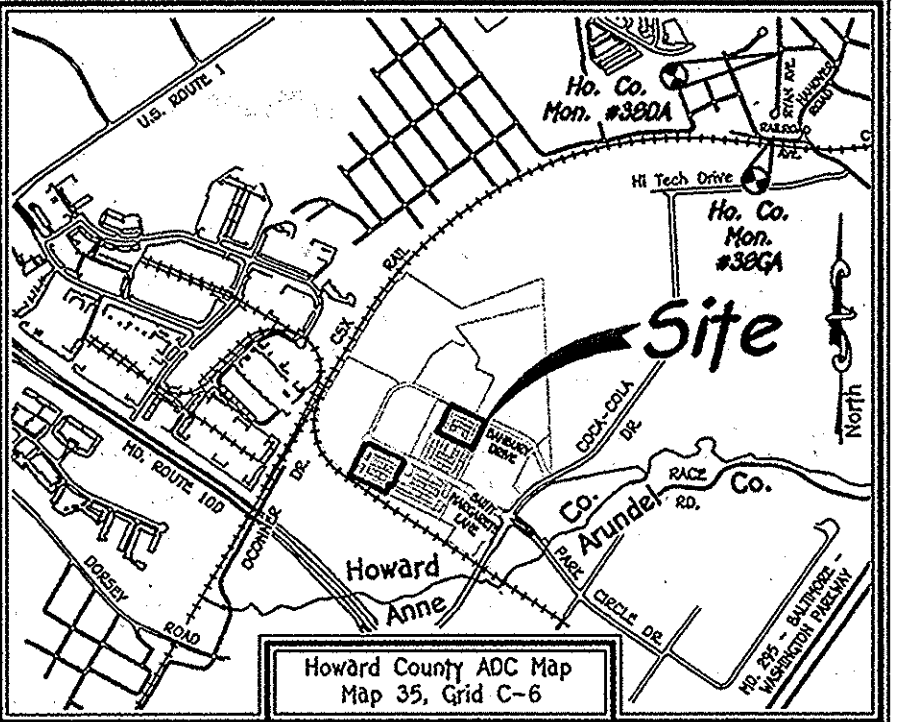
Developer
Preston • Scheffnacker Properties
2330 West Joppa Road, Suite 190
Lutherville, Maryland 21093-4614
Ph: 410-296-3800

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

Plan
Scale: 1" = 200'

General Notes Continued:

24. Stormwater Management Will Be Provided On S0P-14-019 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 Maintain The Inlet Structure Within The Micro Bio-Retention Facilities Adjacent To The Right-Of-Way.
25. 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 Line, Occupants Of This Subdivision Will Experience Noise From Aircraft Overflights And Other Operations Due To The Proximity Of This Site To The Airport.
26. 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.



Vicinity Map
Scale: 1" = 2,000'

General Notes:

- Subject Property Zoned TOD Per Zoning Board Case No. ZB-1006M, Dated September 13, 2010, ZRA-140 Dated 6/1/12, ZB-1102M And Per The 2013 Comprehensive Zoning Plan. 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 556,796.3221 E 1,390,221.4576 Elev. = 126.08 Station No. 380A 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 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.
- 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-80-055, S0P-89-275, S0P-90-041, F-89-085, F-90-125, F-91-069, S0P-93-055, F-93-023, ZB-1006M, 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, F-13-108, S0P-12-075, ZB-1102M, S-14-001, F-14-011, S0P-14-019 And Contract No. 14-4820-D.
- The Noise Study Was Prepared By MARS Group, Dated November, 2009 And Approved By Howard County DPZ On June 8, 2011. The 65dBA Noise Contour Line Is Located Outside The Limits Of This Subdivision.
- 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 (S0P-14-019).
- The Oxford Square Forest Conservation Act 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 Wetlands, Streams, Their Buffers, Floodplain Or Steep Slopes Are Found Within The Limits Of The Subdivision.

Purpose Statement

The Purpose Of This Plat Is To (1) To Resubdivide Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" And "O" Recorded As Plat Nos. 22895 Thru 22898; And Parcel "R", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat-Parcels "R", "S" And "T" And Revision Plat-Parcel "E" Recorded As Plat Nos. 23103 Thru 23107; To Create Lots 117 Thru 212 And Open Space Lots 213 Thru 223; (2) To Create Public Sewer, Water & Utility Easements; And (3) To Create Four (4) 4' Private Storm Drain Easements.

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

Maureen Rosignol 1/23/2015
Howard County Health Officer *MR* Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmondson 2-19-15
Chief, Development Engineering Division *CE* Date

Keith Schaefer 2-26-15
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 23rd Day Of September, 2014.

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

Terrell A. Fisher
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 Part 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 Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" And "O" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22898; And All Of Parcel "R", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat-Parcels "R", "S" And "T" And Revision Plat-Parcel "E" And Recorded Among The Aforesaid Land Records As Plat Nos. 23103 Thru 23107; 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.

Terrell A. Fisher 8/6/14
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23219 ON 8/9/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Oxford Square
"Green Neighborhood"
Lots 117 Thru 212 And Open Space
Lots 213 Thru 223
(Being A Resubdivision Of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" And "O" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22898; And A Resubdivision Of Parcel "R", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat-Parcels "R", "S" And "T" And Revision Plat-Parcel "E" And Recorded Among The Aforesaid Land Records As Plat Nos. 23103 Thru 23107)
Zoned: TOD
Tax Map: 39, Parcel: 1003, Grid: 20
First Election District - Howard County, Maryland
Date: July 27, 2014 Scale: As Shown Sheet 1 Of 3

F-14-046

Curve Data Tabulation

| PI-PT | Radius | Arc Length | Delta | Tangent | Chord Bearing & Distance |
|----------|---------|------------|-----------|---------|--------------------------|
| 647-1299 | 400.00' | 32.95' | 04°43'09" | 16.48' | S 61°30'55" E 32.94' |

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 117 Thru 212 And Open Space Lots 213 Thru 223. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County. The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

General Notes Continued:

- Moderate Income Housing Unit Summary:
 - Total Number of Moderate Income Housing Units ("M.I.H.U.") Required = 30 M.I.H.U. (F-13-109 And F-14-046) (101 Units + 96 Units) x 15% = 29.55 M.I.H.U.
 - Total Number of Moderate Income Housing Units ("M.I.H.U.") Proposed For This Plat = 14 M.I.H.U. (Total M.I.H.U. - (F-13-109)) (30 M.I.H.U. - 16 M.I.H.U.) = 14 M.I.H.U.
- Open Space Lots 213 Thru 223 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. 015846397.
- Moderate Income Housing Unit Agreement And Restrictions Are Recorded Simultaneously In The Land Records Of Howard County, Maryland With This Plat.
- H.O.A. Declaration Of Covenants Are Recorded Simultaneously In The Land Records Office Of Howard County, Maryland With This Plat.
- The Buildable Lots Created By This Subdivision Plat Are Subject To A Fee Or A 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.
- Amenity Area Tabulation In Accordance With Section 127.4.F.1 Of The Zoning Regulations And Route 1 Manual:
 - Area Of Submission For Lots 117 Thru 212 = 1.10 Ac.
 - Amenity Area Required = 0.325 Ac. (3,240 Sq. Ft. x 10%)
 - Amenity Area Provided In Open Space Lots Under 50P-14-019 = 1.07 Ac.
- Plan Is Subject To WP-14-032 Which On October 7, 2013 The Planning Director Approved A Waiver Of Subsections 16.120(c)(4) And 16.134(a)(1) Of The Howard County Subdivision And Land Development Regulations Subject To The Following Conditions:
 - In Accordance With Conditions 3, 4 And 5 Of The Department Approval Of Waiver Petition WP-12-109 The Petitioner Shall:
 - Upon Approval Of The First Site Development Plan For A Residential, Office, Commercial Or Recreational Use Abutting Saint Margarets Boulevard 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.
 - 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.
 - 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.
 - The Relevant Plans May Not Receive Signature Approval Of Recordation Until Condition 1.c. Is Addressed.
 - The Petitioner Shall Revise SOP-13-068 And SOP-14-019 To Identify Private Means Of Access Currently Identified As "Alleys" To "Private Streets".
 - The Private Streets Shall Be Constructed To The Minimum Public Road Standards As Approved By The Development Engineering Division And Department Of Public Works.
 - The Following Are Conditions Of Approval By The Development Engineering Division:
 - Sidewalks Must Be Provided In Accordance With Final Plan And Site Development Plan Review.
 - 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.
 - Sidewalk Frontage Improvements Must Be Completed Along Coca Cola Drive.
- Existing Temporary Grading And Construction Easements To Be Abandoned Upon Construction Of SOP-13-068.

Area Tabulation For Sheet 2

| | |
|--|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED | 51 |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 7 |
| TOTAL NUMBER OF PARCELS TO BE RECORDED | 0 |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED | 58 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 1,269 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED | 1,260 Ac.± |
| TOTAL AREA OF PARCELS TO BE RECORDED | 0.000 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED | 2,849 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED | 0.000 Ac.± |
| TOTAL AREA TO BE RECORDED | 2,849 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 12/16/14 On Which Date Developer Agreement 14-4820-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 23rd Day Of September, 2014.

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

Terrell A. Fisher
Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It 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 Part 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 Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" And "O" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22899; And All Of Parcel "R", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat-Parcels "R", "S" And "T" And Revision Plat-Parcel "R" And Recorded Among The Aforesaid Land Records As Plat Nos. 23103 Thru 23105 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.

Terrell A. Fisher 9/16/15
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23220 ON 9/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Oxford Square "Green Neighborhood" Lots 117 Thru 212 And Open Space Lots 213 Thru 223

(Being A Resubdivision Of Parcel "N", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels "N" And "O" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22899; And A Resubdivision Of Parcel "R", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat-Parcels "R", "S" And "T" And Revision Plat-Parcel "R" And Recorded Among The Aforesaid Land Records As Plat Nos. 23103 Thru 23105) Zoned: TOD
Tax Map: 38, Parcel: 1003, Grid: 20
First Election District - Howard County, Maryland
Date: July 27, 2014 Scale: 1"=50' Sheet 2 Of 3

The Requirements S 3-103, 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 9/16/15
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
Joseph Fortino 9/23/14
U.S. Home Corporation, D/B/A Lennar
By: Joseph Fortino, Vice President

Open Space Lots 213 Thru 223 Are Owned And Maintained By The Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc.

OXFORD SQUARE "GREEN NEIGHBORHOOD" LOTS 3 THRU 103, OPEN SPACE LOTS 104 THRU 116 AND PARCELS "N" AND "O" (PLAT NOS. 22895 THRU 22898) ZONED: TOD

PARCEL "K" REVISION PLAT OXFORD SQUARE "GREEN NEIGHBORHOOD" PARCELS "N" AND "O" (PLAT NOS. 22913 AND 22914) ZONED: TOD

Existing Private Access Street, Stormwater Management, Drainage & Utility Easement (Plat Nos. 22895 Thru 22899)

Public Sewer, Water & Utility Easement Line Table

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| SW1 | S26°16'27"W | 49.50' |
| SW2 | S63°43'29"E | 107.82' |
| SW3 | N26°02'02"E | 7.56' |
| SW4 | S63°57'58"E | 10.00' |
| SW5 | S26°02'02"W | 7.60' |
| SW6 | S63°43'29"E | 86.10' |
| SW7 | S26°15'59"W | 34.00' |
| SW8 | N63°43'29"W | 206.54' |
| SW9 | S26°10'39"W | 76.20' |
| SW10 | S63°49'21"E | 4.00' |
| SW11 | S26°10'42"W | 104.38' |
| SW12 | N63°43'55"W | 34.00' |
| SW13 | N26°10'39"E | 264.03' |
| SW14 | S63°49'21"E | 32.75' |

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

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

14-0009-09014-0003 RECORD PLAT-SHEET 2.dwg, SHEET 2, 9/22/2014 8:03:07 AM, 1:1

The Requirements § 3-106, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 8/6/14 Date
 (Registered Land Surveyor)

Joseph Fortino 9/23/14 Date
 U.S. Home Corporation, D/B/A Lennar
 By: Joseph Fortino, Vice President

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 12/16/14 On Which Date Developer Agreement 14-4820-D Was Filed And Accepted.

Public Sewer, Water & Utility Easement Line Table

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| SW1 | S63°44'17"E | 4.01' |
| SW2 | S26°15'44"W | 157.00' |
| SW3 | S63°44'48"E | 99.34' |
| SW4 | N26°15'12"E | 159.58' |
| SW5 | S63°44'48"E | 25.00' |
| SW6 | S26°15'12"W | 37.61' |
| SW7 | S63°44'48"E | 5.00' |
| SW8 | S26°15'12"W | 27.48' |
| SW9 | S63°43'55"E | 156.38' |
| SW10 | N26°02'02"E | 7.56' |
| SW11 | S63°47'58"E | 10.00' |
| SW12 | S26°02'02"W | 7.60' |
| SW13 | S63°43'55"E | 145.72' |
| SW14 | S26°15'44"W | 34.05' |
| SW15 | S63°43'55"W | 312.09' |
| SW16 | S26°15'01"W | 168.65' |
| SW17 | S63°44'16"E | 269.06' |
| SW18 | S26°15'44"W | 28.00' |
| SW19 | N63°44'16"W | 124.75' |
| SW20 | S26°15'43"W | 13.58' |
| SW21 | N63°44'16"W | 10.00' |
| SW22 | N26°15'43"E | 13.50' |
| SW23 | N63°44'16"W | 134.30' |
| SW24 | S26°15'01"W | 22.34' |
| SW25 | N63°44'48"W | 30.00' |
| SW26 | N26°14'40"E | 138.33' |
| SW27 | N63°44'48"W | 103.40' |
| SW28 | N26°16'51"E | 171.78' |

PROPERTY OF OXFORD HOLDINGS-CCP, LLC (L 15220, F. 001) PARCEL 1 ZONED: M-2

Area Tabulation For Sheet 3

| | |
|--|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED | 45 |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 4 |
| TOTAL NUMBER OF PARCELS TO BE RECORDED | 0 |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED | 49 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 1.659 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED | 2.258 Ac.± |
| TOTAL AREA OF PARCELS TO BE RECORDED | 0.000 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED | 3.917 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED | 0.000 Ac.± |
| TOTAL AREA TO BE RECORDED | 3.917 Ac.± |

Open Space Lots 213 Thru 223 Are Owned And Maintained By The Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc.

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 117 Thru 212 And Open Space Lots 213 Thru 223. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

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

Maura Rossmore 1/23/2015 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clark 2-19-15 Date
 Chief, Development Engineering Division

Kate Shale 2-26-15 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 23rd Day Of September, 2014.

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

Terrell A. Fisher
 Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It 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 Part 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 Parcel 'N', As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' And 'O' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22898; And All Of Parcel 'R', As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Resubdivision Plat-Parcels 'R', 'S' And 'T' And Revision Plat-Parcel 'E' And Recorded Among The Aforesaid Land Records As Plat Nos. 23103 Thru 23105; 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, Together With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 8/6/14
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23221 ON 8/9/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Oxford Square
 "Green Neighborhood"**
 Lots 117 Thru 212 And Open Space
 Lots 213 Thru 223

(Being A Resubdivision Of Parcel 'N', As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Lots 3 Thru 103, Open Space Lots 104 Thru 116 And Parcels 'N' And 'O' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22898; And A Resubdivision Of Parcel 'R', As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Resubdivision Plat-Parcels 'R', 'S' And 'T' And Revision Plat-Parcel 'E' And Recorded Among The Aforesaid Land Records As Plat Nos. 23103 Thru 23105) Zoned: TOD

Tax Map: 38, Parcel: 1003, Grid: 20
 First Election District - Howard County, Maryland
 Date: July 27, 2014 Scale: 1"=50' Sheet 3 Of 3

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