

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
226	552309.5152	1386870.3320	160344.276894	422718.922026
446	552821.7416	1387140.0096	160530.830995	422801.120514
561	552907.2129	1387165.2379	160526.455995	422800.810137
742	552517.4024	1386443.0543	160407.641075	422580.931960
753	553118.6301	1386740.5037	160590.825622	422679.350999
1372	553099.4508	1386779.8409	160595.049705	422691.340886
1373	552924.8242	1387134.8928	160531.826525	422793.520323
1374	552323.7129	1386838.3183	160340.843399	422709.164822
1375	552306.6289	1386272.9013	160344.830537	422751.705825
1376	552701.3177	1386625.3242	160408.082629	422643.810972
1377	552497.4229	1386404.3474	160401.551292	422601.274290
1378	552818.2150	1386642.1431	160499.329197	422649.370529
1379	552643.4786	1386936.1940	160446.059161	422751.256698

The Requirements 3-103, The Real Property Article, Annotated Code of Maryland, 1988 Exemption Volume (if applicable) as far as they Relate to the Making of This Plat and the Setting of Markers Have Been Complied With.

Torrell A. Fisher 12/15/15
Date

Joseph Fortino 11-11-15
Date

Torrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

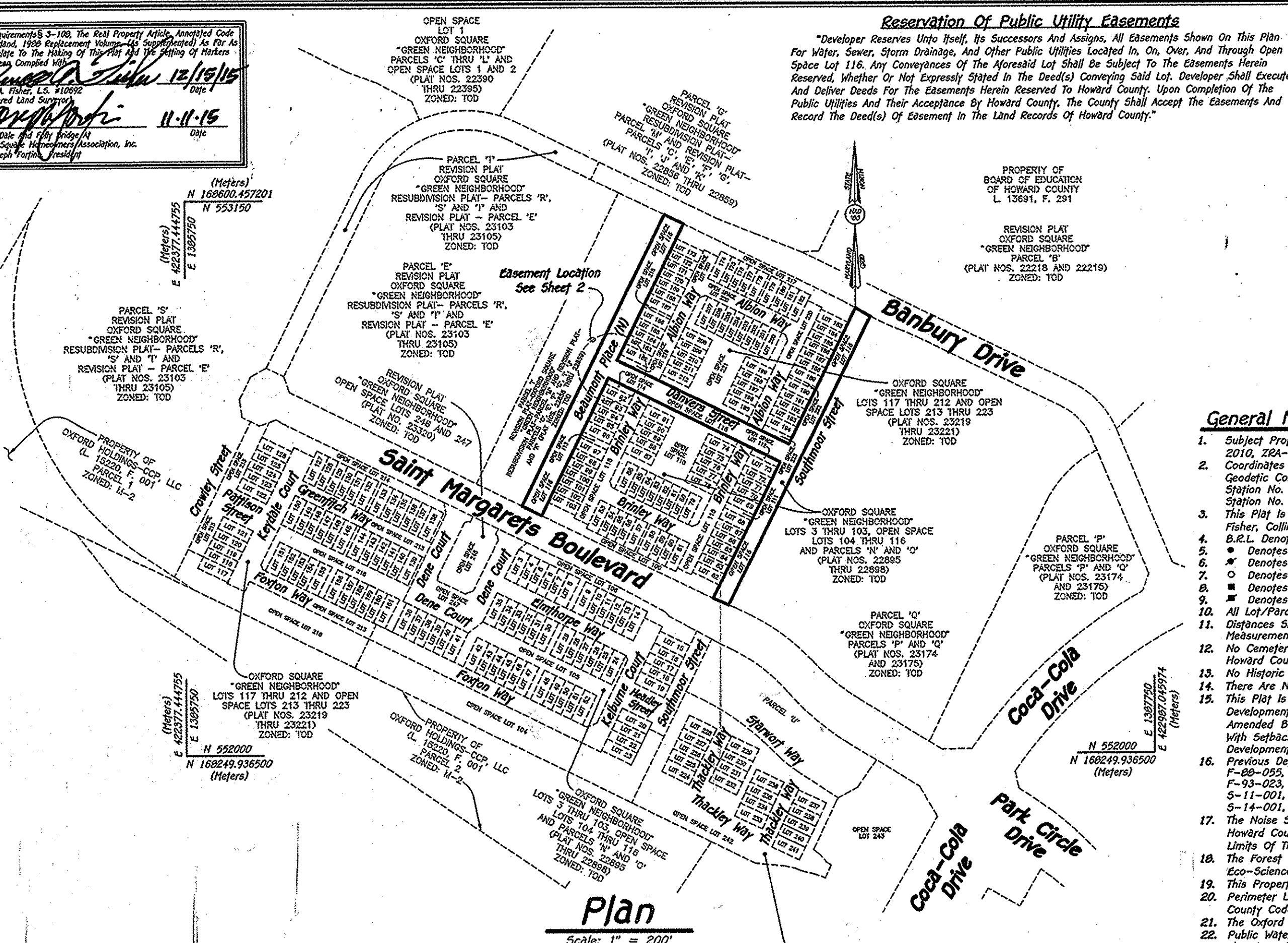
Joseph Fortino, President
Spring Dale Homeowners Association, Inc.

General Notes Continued:

26. 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 Drawings 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.
- 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 02/02/14 On Which Date Developer Agreement 14-482-D Was Filed And Accepted.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
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	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.596 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.596 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.596 Ac.±



Plan

Scale: 1" = 200'

Legend

- Existing 13' Public Signage, Street Light, Stormwater Management & Utility Easement
- Existing Private Stormwater Management, Drainage & Utility Easement
- Existing 20' Public Drainage & Utility Easement
- Existing Public Water & Utility Easement
- Existing 12' Public Signage, Street Light And Utility Easement
- Existing 20' Private Drainage & Utility Easement
- Existing Public Water & Utility Easement
- Existing 4' Private Storm Drain Easement
- Existing Private Access Street, Stormwater Management, Drainage & Utility Easement
- 20' Public Sewer & Utility Easement

Developer

U.S. Home Corporation
D/B/A Lennar
c/o Mr. Joseph Fortino, Vice President
7035 Albert Einstein Drive
Suite 200
Columbia, Maryland 21046
Ph# 410-423-0460

Owner

Spring Dale And Folly Bridge
At Oxford Square Homeowners
Association, Inc.
c/o Mr. Joseph Fortino, President
7035 Albert Einstein Drive
Suite 200
Columbia, Maryland 21046
Ph# 410-423-0460

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

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

Maureen Rosemeyer 12/30/2015
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmon 1-19-16
Chief, Development Engineering Division Date

Kathleen Schuchman 1-21-16
Director Date

Owner's Certificate

Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc., By Joseph Fortino, 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 11th Day Of ~~November~~ **November**, 2015.

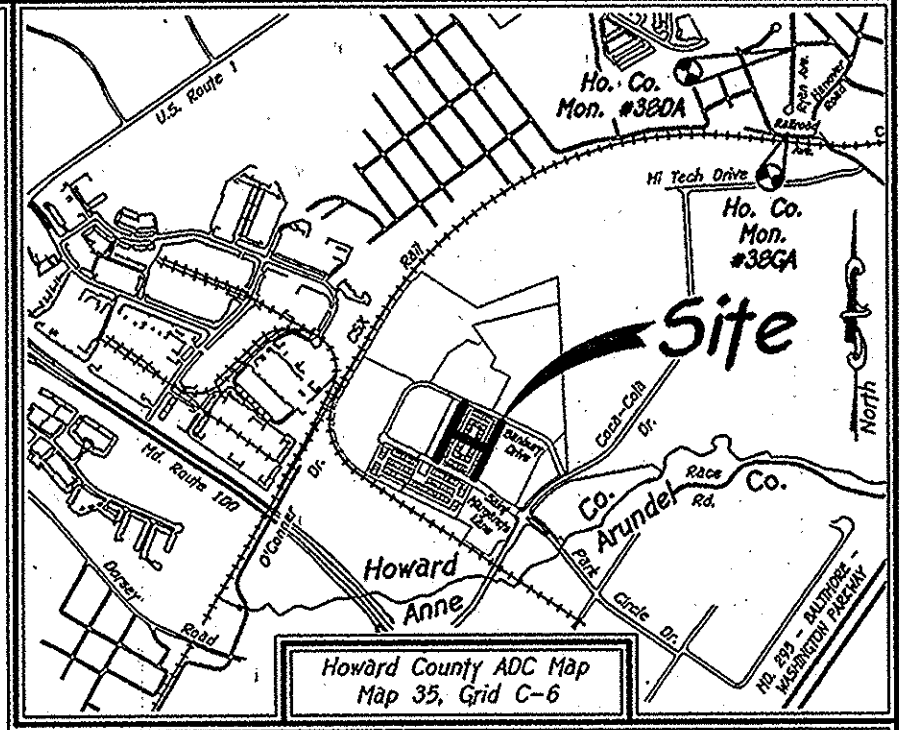
Joseph Fortino
Spring Dale And Folly Bridge At
Oxford Square Homeowners Association, Inc.
By: Joseph Fortino, President

[Signature]
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 All Of The Lands Conveyed By U.S. Home Corporation, A Delaware Corporation, D/B/A Lennar To Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc., An Incorporated Maryland, Non-Stock Homeowners Association Of The State Of Maryland By Deed Dated May 22, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15690 At Folio 371; And Also Being All Of Open Space Lot 116, 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 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.

Torrell A. Fisher 12/15/15
Torrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015



Vicinity Map
Scale: 1" = 2,000'

General Notes:

- Subject Property Zoned TOD Per Zoning Board Case No. ZB-1086M, Dated September 13, 2010, ZBA-140 Dated 8/1/12, 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. = 80.76
- This Plat Is Based On A Field Run Monumented Boundary Survey Dated October 9, 2009 By Fisher, Collins & Carter, Inc.
- B.C.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 105".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of 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.
- There Are No Existing Structures Or Dwellings On Open Space Lot 116.
- 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.
- Previous Department Of Planning And Zoning File Numbers: F-08-070, F-07-070, F-08-095, SDP-09-041, F-09-085, F-09-125, 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, F-13-108, SDP-12-075, ZB-1102M, S-14-001, F-14-011, SDP-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 5-11-001.
- 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 (SDP-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.
- Stormwater Management Is Not Required Because No Improvements Are Proposed With This Revision Plat.
- 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.

Purpose Statement

The Purpose Of This Plat Is To Create A 20' Public Sewer & Utility Easement On Open Space Lot 116, 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 Among The Land Records Of Howard County, Maryland As Plat Nos. 22895 Thru 22898.

RECORDED AS PLAT No. 23639 ON 1/29/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Oxford Square
"Green Neighborhood"
Open Space Lot 116

(Being A Revision To Open Space Lot 116, 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)

Zoned: TOD
Tax Map: 38, Parcel: 1003, Grid: 20
First Election District - Howard County, Maryland
Date: August 25, 2015 Scale: As Shown Sheet 1 Of 2

Curve Data Tabulation

PIV-PIV	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
1373-646	100.00'	5.98'	00°51'24"	2.99'	5 50°51'38" E 2.99'
646-661	511.52'	29.12'	03°15'41"	14.56'	5 60°03'47" E 29.11'

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 Compared With
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)
 Date: 12/15/15
 Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc.
 By: Joseph Fortino, President
 Date: 11-11-15

(Meters)
 E 422750.44517
 N 1387000.00000
 N 5229400.00000
 N 1387000.00000
 E 422750.44517

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 Open Space Lot 116. Any Conveyances of the Aforesaid Lot 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.

Developer

U.S. Home Corporation
 D/B/A Lennar
 c/o Mr. Joseph Fortino, Vice President
 7035 Albert Einstein Drive
 Suite 200
 Columbia, Maryland 21046
 Ph: 410-423-0460

Owner

Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc.
 c/o Mr. Joseph Fortino, President
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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKTON CITY, MARYLAND 21042
 (410) 461-2295

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL AREA 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	1.596 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.596 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.596 Ac.±

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

By: *William for Maureen Roseway* 12/30/2015
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmondson 1-19-16
 Chief, Development Engineering Division Date
Robert Schindler 1-21-16
 Director Date

Owner's Certificate

Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc., By Joseph Fortino, President, Owners of The Property Shown And Described Hereon, Herby Adopt This Plan of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 11th Day Of **NOVEMBER**, 2015.

Joseph Fortino
 Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc.
 By: Joseph Fortino, President
 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 All Of The Lands Conveyed By U.S. Home Corporation, A Delaware Corporation, D/B/A Lennar To Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc., An Incorporated Maryland, Non-Stock Homeowners Association Of The State Of Maryland By Deed Dated May 22, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15690 At Folio 371; And Also Being All Of Open Space Lot 116, 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 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 12/15/15
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. **23630** ON **1/29/16**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat
 Oxford Square
 "Green Neighborhood"
 Open Space Lot 116**

(Being A Revision To Open Space Lot 116, 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)

Zoned: TOD
 Tax Map: 3B, Parcel: 1003, Grid: 20
 First Election District - Howard County, Maryland
 Date: August 25, 2015 Scale: 1"=50' Sheet 2 of 2

