

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
275	552707.2932	1389953.3593	168489.903975	422439.428038
276	552753.8118	1389964.7169	168479.698018	422442.890635
1312	553352.2624	1386261.3019	168662.106921	422533.289924
1313	553340.3606	1386226.2462	168658.479243	422522.604929
1370	552517.4024	1386443.8543	168407.641075	422588.931960
1371	553118.6301	1386740.5037	168590.895622	422679.350899

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 4-27-16 On Which Date Developer Agreements Were Filed And Accepted.  
14-4860-D

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

*Terrell A. Fisher, C.S. #10692*  
Date: 4/15/16  
(Registered Land Surveyor)

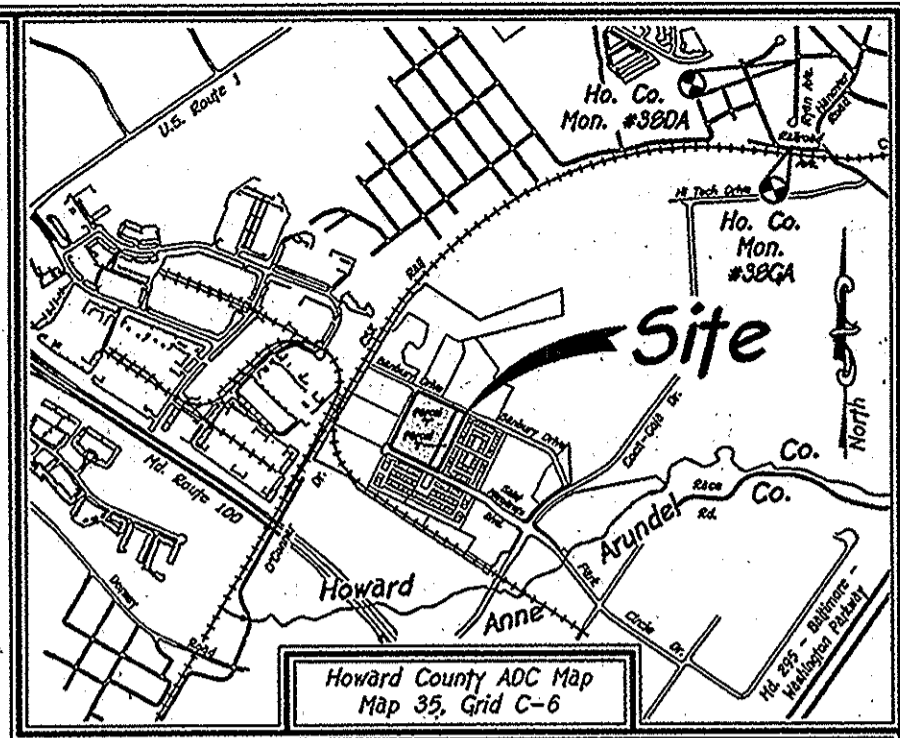
*David P. Scheffenacker, Jr.*  
Date: 4/15/16  
Kelllogg-CCP, LLC  
By: David P. Scheffenacker, Jr., Managing Member

*Joseph Fortino*  
Date: 4/15/16  
U.S. Home Corporation, D/B/A Lennar  
By: Joseph Fortino, Vice President

**Developer**  
Preston • Scheffenacker Properties  
100 WEST ROAD  
SUITE #304  
TOWSON, MARYLAND 21284

**Owner**  
Kelllogg-CCP, LLC  
c/o David P. Scheffenacker, Jr.  
100 WEST ROAD  
SUITE #304  
TOWSON, MARYLAND 21284

**Owner**  
U.S. Home Corporation,  
D/B/A Lennar  
c/o Joseph Fortino, Vice President  
7025 ALBERT EINSTEIN DRIVE  
SUITE 200  
COLUMBIA, MARYLAND 21046  
Ph: 410-423-0460

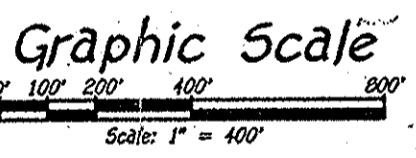


**General Notes Continued:**

- 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.
- Stormwater Management Is Not Required Since This Plat Is A Revision Plat That Does Not Create Any Buildable Lots.
- 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-14-072.
- 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(c)(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). 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 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.
  - 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.

**Legend**

- Existing 20' Public Drainage & Utility Easement
- Existing 20' Public Water & Utility Easement
- Existing 13' Public Signage, Street Light, Stormwater Management & Utility Easement
- Existing 12' Public Signage, Street Light & Utility Easement
- Existing Private Stormwater Management Easement For Stormwater Management Pond
- Existing 10' & 22' Public Water & Utility Easement
- Existing 34' Public Sewer, Water & Utility Easement
- Existing 10' x 12' Public Water & Utility Easement
- Public Sewer, Water & Utility Easement
- 20' Public Sewer & Utility Easement
- Private Drainage & Utility Easement
- Existing Public Drainage Utility Easement Removed By Recordation Of This Plat



**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.576 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.576 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.576 Ac.±

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

*David P. Scheffenacker, Jr.*  
Date: 5/2/2016  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*David P. Scheffenacker, Jr.*  
Date: 5-11-16  
Chief, Development Engineering Division

*Joseph Fortino*  
Date: 5-21-16  
Director

**Owner's Certificate**

Kelllogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, And U.S. Home Corporation, A Delaware 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/Old 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/Old 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 15th Day Of April, 2016.

*David P. Scheffenacker, Jr.*  
Date: 4/15/16  
Kelllogg-CCP, LLC  
By: David P. Scheffenacker, Jr., Managing Member

*Joseph Fortino*  
Date: 4/15/16  
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 Parcels 'I' And 'Y'. Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County. The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Being Part Of The Lands Conveyed By Kelllogg-CCP, LLC, To U.S. Home Corporation By Deed Dated June 27, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15663 At Folio 315; And Part Of The Lands Conveyed By Coca-Cola Enterprises To Kelllogg-CCP, LLC By Deed Dated March 21, 2010 And Recorded Among The Aforesaid Land Records In Liber 12392 At Folio 479; And All Of The Lands Conveyed By Kelllogg-CCP, LLC To U.S. Home Corporation By Deed Dated February 28, 2016 And Recorded Among The Aforesaid Land Records In Liber 16754 At Folio 464; And Also Being Parcel 'Y', As Shown On Plats Entitled "Revision Plat, Oxford Square, 'Green Neighborhood', Parcels 'Y' Thru 'Z', 'A-A' Thru 'C-C' And Open Space Lots 244 And 245" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23710 Thru 23715; And Parcel 'I', As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Resubdivision Plat, Parcel 'I' And Revision Plat, Parcels 'C', 'E', 'F', 'G', 'I', 'J' And 'K'" Recorded Among The Aforesaid Land Records 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 By Howard County, Maryland, As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
Date: 4/15/16  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2017

**Purpose Statement**

The Purpose Of This Plat Is To (1) To Create A Public Sewer, Water & Utility Easement And A 20' Public Sewer & Utility Easement On Parcel 'Y', As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Parcels 'Y' Thru 'Z', 'A-A' Thru 'C-C' And Open Space Lots 244 And 245" Recorded As Plat Nos. 23710 Thru 23715; And (2) To Create Private Drainage & Utility Easements On Parcel 'I', As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Resubdivision Plat-Parcel 'I' And Revision Plat-Parcels 'C', 'E', 'F', 'G', 'I', 'J' And 'K'" Recorded As Plat Nos. 22856 Thru 22859.

RECORDED AS PLAT NO. 23791 ON 5/16/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Oxford Square**  
**"Green Neighborhood"**  
**Parcels 'I' And 'Y'**

(Being A Revision To Parcel 'I', As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Resubdivision Plat, Parcel 'I' And Revision Plat, Parcels 'C', 'E', 'F', 'G', 'I', 'J' And 'K'" Recorded As Plat Nos. 22856 Thru 22859; And A Revision To Parcel 'Y', As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Parcels 'Y' Thru 'Z', 'A-A' Thru 'C-C' And Open Space Lots 244 And 245" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23710 Thru 23715)

Zoned: TOD  
Tax Map: 38, Parcel: 1003, Grid: 20  
First Election District - Howard County, Maryland  
Date: April 4, 2016 Scale: As Shown Sheet 1 Of 2

I:\2009\09014\dwg\RECORD PLATS\REVISION PLAT-PARCELS I & Y-SHEET 1.dwg, 4/6/2016 9:05:42 AM, Oco TDS1750.May16.p3

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

*Terrill A. Fisher, L.S. #10692*  
 Registered Land Surveyor  
 Date: 4/15/16

*David P. Scheffenacker, Jr., Managing Member*  
 Kellogg-CCP, LLC  
 Date: 4/15/16

*Joseph Fortino, Vice President*  
 U.S. Home Corporation, D/B/A Lennar  
 Date: 4/15/16

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 4-27-16. On Which Date Developer Agreements Were Filed And Accepted.

14-4880-D

Public Water & Utility Easement Line Table		Public Water & Utility Easement Line Table			
Line	Bearing	Length	Line	Bearing	Length
SW1	N 26°15'40" E	688.20'	SW20	S 63°44'20" E	7.50'
SW2	S 26°01'58" W	21.15'	SW21	N 26°15'40" E	10.00'
SW3	S 63°44'20" E	7.00'	SW22	N 26°15'40" E	7.50'
SW4	S 26°15'40" W	61.00'	SW23	N 26°15'40" E	250.62'
SW5	S 63°44'20" E	191.19'	SW24	N 26°15'40" E	4.00'
SW6	N 26°15'40" E	49.70'	SW25	N 26°15'40" E	77.60'
SW7	S 63°44'20" E	8.00'	SW26	S 63°44'20" E	173.24'
SW8	N 26°15'40" E	39.34'	SW27	S 26°15'40" W	12.20'
SW9	S 26°15'40" W	699.33'	SW28	S 63°44'20" E	17.35'
SW10	N 63°44'20" W	22.00'	SW29	S 26°15'40" W	89.90'
SW11	N 26°15'40" E	20.89'	SW30	N 63°44'20" W	4.00'
SW12	N 63°44'20" W	8.00'	SW31	S 26°15'40" W	244.97'
SW13	N 26°15'40" E	60.00'	SW32	N 63°44'20" W	7.50'
SW14	N 63°44'20" W	191.19'	SW33	S 26°15'40" W	10.00'
SW15	S 26°15'40" W	80.89'	SW34	S 63°44'20" E	7.50'
SW16	N 63°44'20" W	30.00'	SW35	S 26°15'40" W	13.45'
SW17	N 26°15'40" E	68.89'	SW36	S 63°44'20" E	4.00'
SW18	S 63°44'20" E	4.00'	SW37	S 26°15'40" W	70.85'
SW19	N 26°15'40" E	17.12'	SW38	N 63°44'20" W	191.19'

**Reservation Of Public Utility Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Parcels "Y" And "Y". Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.\*

**Developer**

Preston • Scheffenacker Properties  
 100 WEST ROAD  
 SUITE # 200  
 TOWSON, MARYLAND 21284

**Owner**

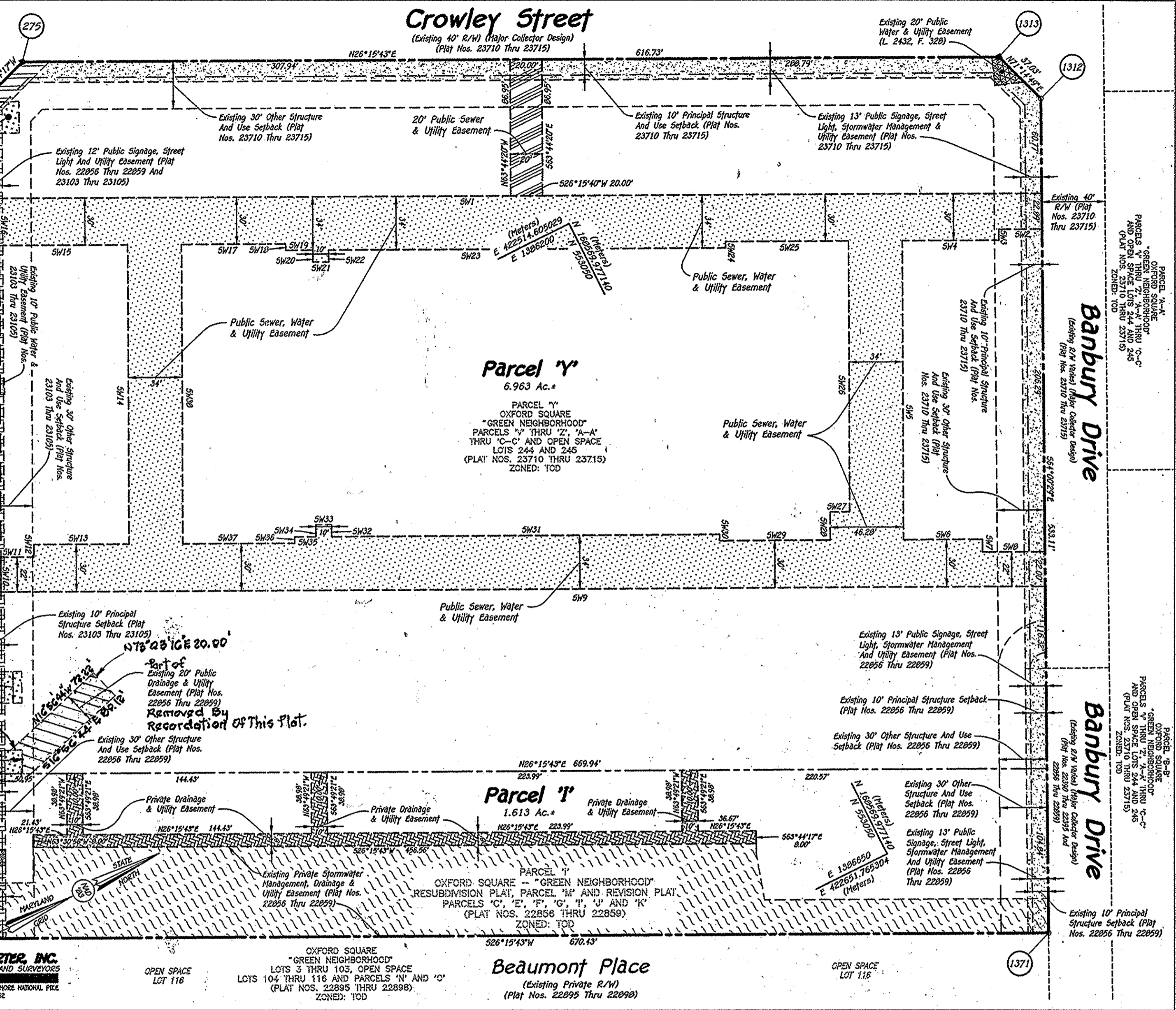
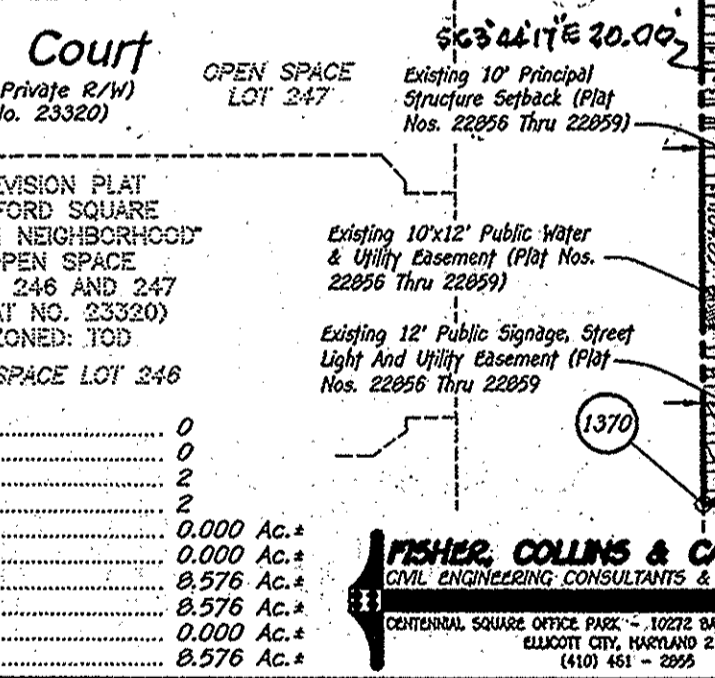
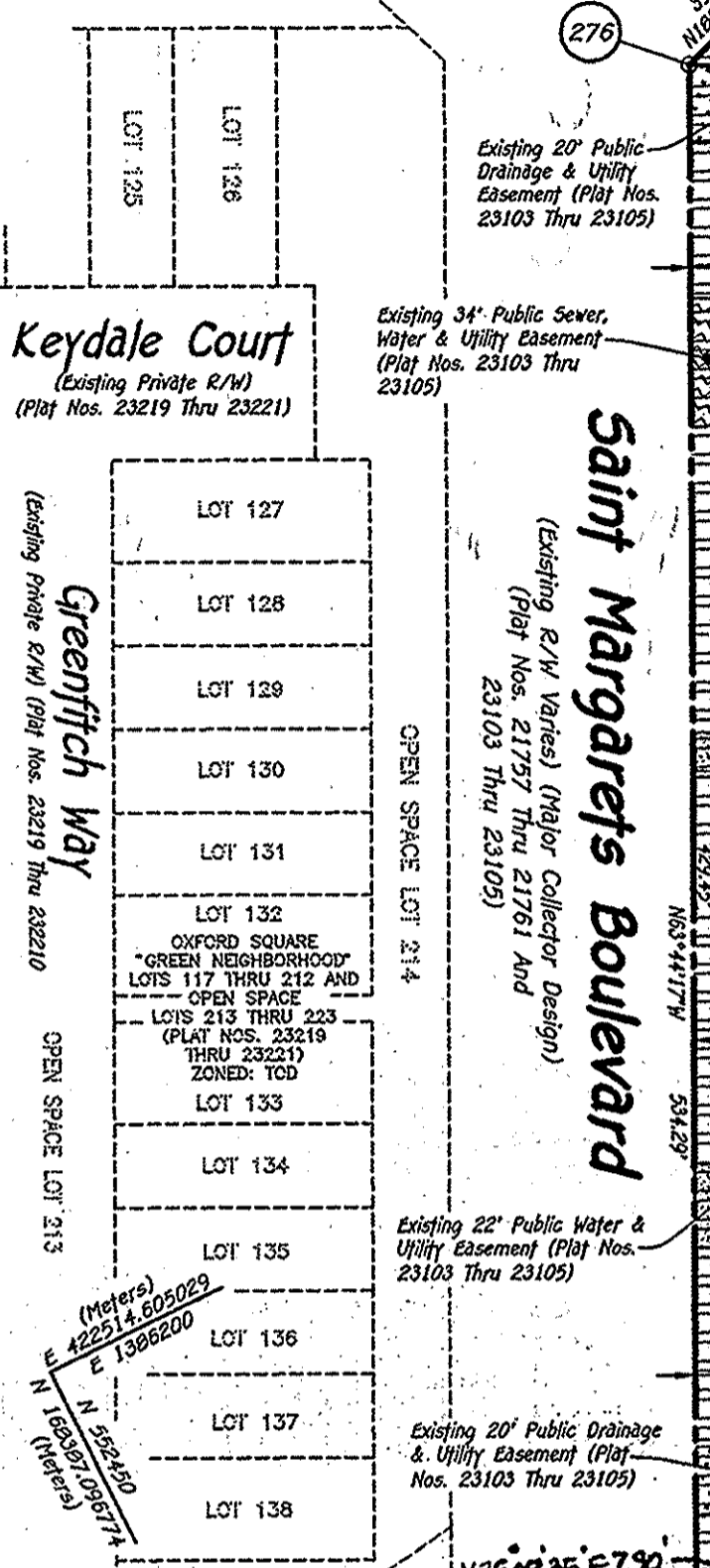
Kellogg-CCP, LLC  
 c/o David P. Scheffenacker, Jr.,  
 100 WEST ROAD  
 SUITE # 200  
 TOWSON, MARYLAND 21284

**Owner**

U.S. Home Corporation,  
 D/B/A Lennar  
 c/o Joseph Fortino, Vice President  
 7035 ALBERT EINSTEIN DRIVE  
 SUITE 200  
 COLUMBIA, MARYLAND 21046  
 PH# 410-423-0460

**Area Tabulation For Sheet 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	2.576 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.576 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	2.576 Ac.±



**Owner's Certificate**

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, And U.S. Home Corporation, A Delaware 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/O' 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/O' 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 15th Day Of April, 2016.

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

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

**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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Being Part Of The Lands Conveyed By Kellogg-CCP, LLC, To U.S. Home Corporation By Deed Dated June 27, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 19663 At Folio 315; And Part Of The Lands Conveyed By Good-Cole Enterprises To Kellogg-CCP, LLC By Deed Dated March 21, 2010 And Recorded Among The Aforesaid Land Records In Liber 12352 At Folio 479; And All Of The Lands Conveyed By Kellogg-CCP, LLC To U.S. Home Corporation By Deed Dated February 26, 2016 And Recorded Among The Aforesaid Land Records In Liber 16754 At Folio 454; And Also Being Parcel "Y", As Shown On Plats Entitled "Revision Plat, Oxford Square, "Green Neighborhood", Parcels "Y" Thru "Z", "A-A" Thru "C-C" And Open Space Lots 244 And 245" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23710 Thru 23715; And Parcel "Y", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat, Parcel "Y" And Revision Plat, Parcels "C", "E", "F", "G", "I", "J" And "K" Recorded Among The Aforesaid Land Records 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrill A. Fisher*  
 Terrill A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2017

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

*Benjamin for Maura Rosemary*  
 Howard County Health Officer  
 Date: 5/2/2016

**APPROVED:** Howard County Department Of Planning And Zoning.

*Chad Chubb*  
 Chief, Development Engineering Division  
 Date: 5-11-16

*Kat Steadman*  
 Director  
 Date: 5-24-16

RECORDED AS PLAT No. 23792 ON 5/26/16  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Oxford Square**  
**"Green Neighborhood"**  
**Parcels "Y" And "Y"**

(Being A Revision To Parcel "Y", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Resubdivision Plat, Parcel "Y" And Revision Plat, Parcels "C", "E", "F", "G", "I", "J" And "K" Recorded As Plat Nos. 22856 Thru 22859; And A Revision To Parcel "Y", As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Parcels "Y" Thru "Z", "A-A" Thru "C-C" And Open Space Lots 244 And 245" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23710 Thru 23715)

Zoned: TOD  
 Tax Map: 3B, Parcel: 1003, Grid: 20  
 First Election District - Howard County, Maryland  
 Date: April 4, 2016 Scale: 1"=50' Sheet 2 Of 2

I:\2009\09014\dwg\RECORD PLATS\REVISION PLAT-PARCELS I & Y\09014-3011 REVISION PLAT-PARCELS I & Y-SHEET 2.dwg, 4/6/2016 9:06:17 AM, Coc: TDS750 Mylar.pc3