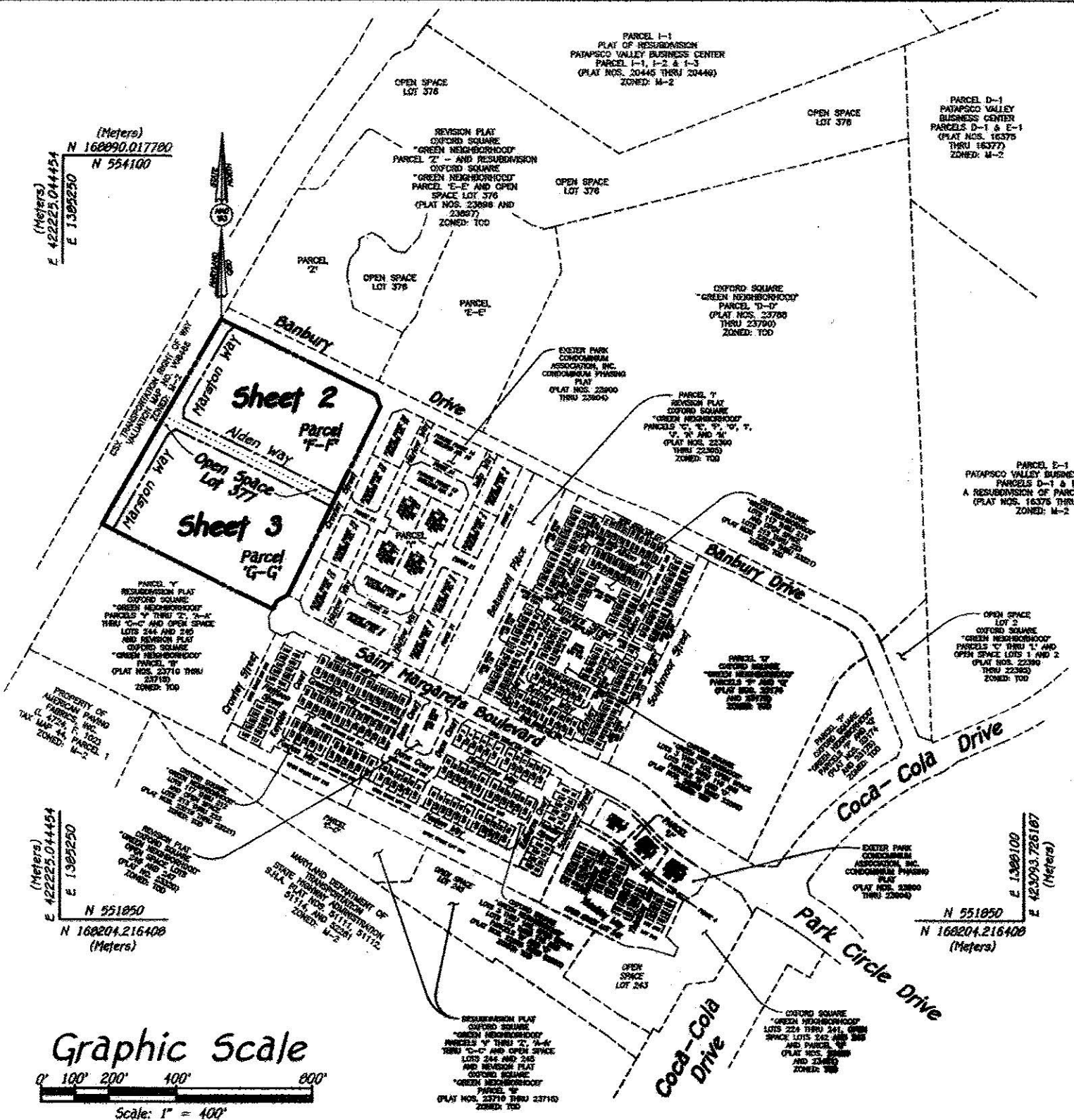


U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
338	552786.9248	1385885.1729	168489.791661	422418.645594
354	552804.9923	1385917.4081	168495.298663	422428.495275
505	553127.0431	1385435.9921	168593.459939	422281.430206
1221	553013.1910	1385369.0389	168558.757728	422261.327570
1305	553358.0792	1386190.3846	168663.879878	422511.674301
1327	553616.8150	1385718.7115	168742.742686	422367.908002
1328	553392.8130	1386178.1462	168674.466759	422507.943982
1329	552763.1565	1385873.4455	168482.547056	422415.071026
1430	553083.8315	1386055.0691	168580.289007	422470.430008
1431	553331.3209	1385553.3280	168655.723915	422317.498999

Reservation Of Public Utility And Forest Conservation Easements

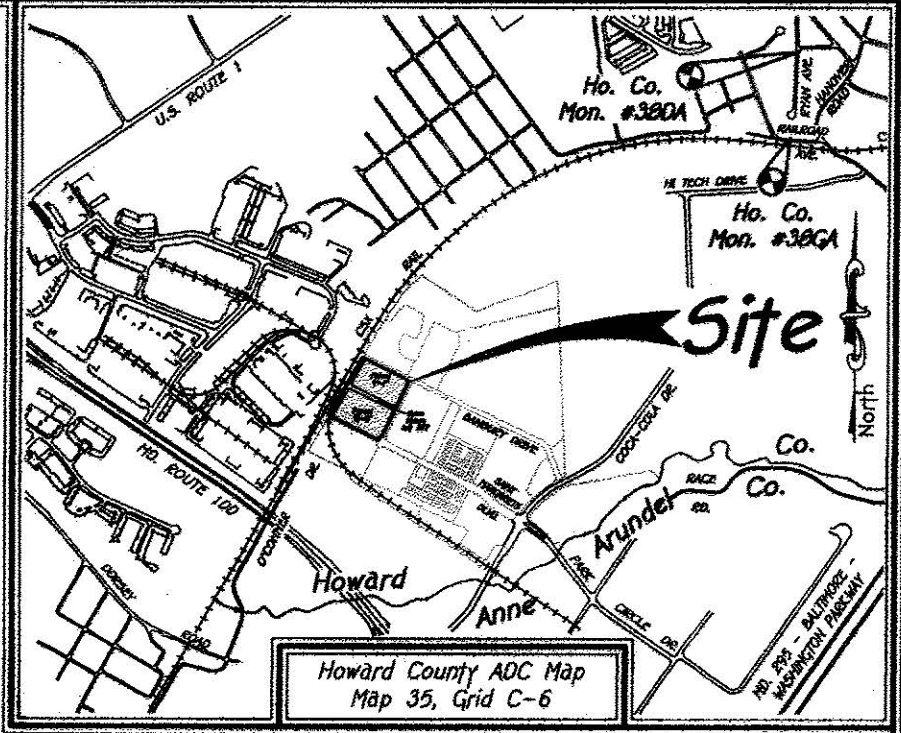
"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Parcels "G-G", "F-F" And Open Space Lot 377. Any Conveyances Of The Aforesaid Parcels/Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Parcels/Lot. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1998 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 8/3/17 Date
David P. Schreffacker, Jr. 8/3/17 Date
 Kellogg-CCP, LLC
 By: David P. Schreffacker, Jr., Managing Member

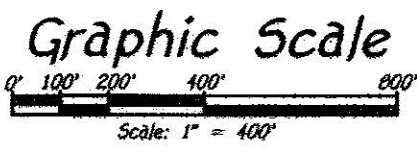
This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And/Or Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 7/14/17 On Which Date Developer Agreements Were Filed And Accepted.



Vicinity Map
Scale: 1" = 2,000'

General Notes:

- Subject Property Zoned TOD Per Zoning Board Case No. ZB-1086M, Dated 09/13/10, ZRA-140 Dated 08/01/12, ZB-1102M Dated 01/17/13 And Per The 10/06/13 Comprehensive Zoning Regulations.
- Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 380A And 380C. (Adjustment: December 2002)
 Station No. 380A N 526,796.3221 E 1,390,221.4576 Elev. = 126.08
 Station No. 380C 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 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.
- Stream And Wetland Restoration And The Habitat Management Plan Per SDP-15-045 Shall Be Implemented By April 9, 2018. A Copy Of The Joint Federal/State Application For Authorization Of Regulated Activities Associated With The Stream And Wetland Restoration And Habitat Management Plan Was Submitted To DPZ As Part Of The Site Development Plan (SDP-14-019) Application Associated With Construction Of The 190th Residential Unit. This Application Was Submitted With SDP-14-019.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Zoning Regulations Per Council Bill No. 32-2013 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit.
- Previous Department Of Planning And Zoning File Numbers: 5-87-066, P-87-070, F-88-055, SDP-89-275, SDP-90-041, F-89-065, F-90-125, F-91-059, SDP-93-059, F-93-023, ZB-1095M, ZB-1102M, WP-11-130, ECP-11-046, F-11-057, WP-12-051, WP-11-147, 5-11-001, WP-12-109, F-12-028, F-13-052, F-13-095, F-13-108, S-14-001, SDP-13-068, SDP-14-019, SDP-14-071, SDP-14-072, F-14-011, SDP-15-053, F-15-008 And WP-17-082.
- Noise Study Was Prepared By MARS Group Dated September, 2009 And Amended As Part Of 5-15-001 Sketch Plan. The Unmitigated 65dba Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Locate The 65dba Noise Exposure. The Unmitigated 65dba Noise Contour Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
- The Forest Conservation Act Requirements For This Plat Have Been Met With Oxford Square, F-15-008.
- 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 And ECP-11-046. A New Forest Stand Delineation And Wetland Delineation Plan Prepared By Eco-Science Professionals, Inc. Dated August, 2014 Has Been Submitted With The F-15-008 Plan And Approved On November 19, 2015.



Developer

Preston • Schreffacker Properties
 100 West Road, Suite 304
 Towson, Maryland 21204
 Ph: 410-296-3800

Owner

Kellogg-CCP, LLC
 c/o David P. Schreffacker, Jr.,
 Managing Member
 100 West Road, Suite 304
 Towson, Maryland 21204
 Ph: 410-296-3800

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10672 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2895

Area Tabulation This Submission

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	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.082 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	7.872 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	8.954 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	8.954 Ac.±

General Notes Continued:

- 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 For The Respective Parcels.
- This Plan Is Subject To Water Pollution 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. Water Pollution WP-11-147 Was Approved On April 27, 2011 By The Department Of Planning And Zoning.
- Stormwater Management Will Be Provided In Accordance With The 2007 MDC, 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 Located Below The Micro Bio-Retention Facilities. Water Quality And Channel Protection Volume Will Be Provided By Micro Bio-Retention Facilities Along The Roadway. Overbank Flood Protection Volume And Extreme Flood Volumes Are Not Required For This Site. All Stone Reservoirs And Micro Bio-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 And Outlet Pipe 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.
- The Traffic Study For This Project Was Prepared By Traffic Group, Dated March, 2011 And Approved For 5-15-001 In June, 2013. Per This Study, Once The Total Weekday Evening Peak Hour Trip Generation Exceeds 1100 Trips, The Ultimate Road Improvements Are Needed At The Intersection Of Coca Cola Drive And Park Circle Drive. An Adequate Road Re-Evaluation Will Be Performed For Park Circle Drive In 2017 For Evening Peak Hour.
- No Clearing, Grading Or Construction Is Permitted Within The Wetlands, Streams, Their Required Buffers Or Their Extended Green Neighborhood Buffers, Unless The Activities Are Considered Necessary Or Waivers Are Approved By The Department Of Planning And Zoning. Activities Proposed In Wetlands, Streams, Their Buffers, And Their Extended Green Neighborhood Buffers As Part Of The Approved Stream And Wetland Restoration And Habitat Management Plans Are Considered Necessary By The Department Of Planning And Zoning.

General Notes Continued On Sheet 2:

Legend

- FO--- Approximate Location Of Existing Fiber Optic Cable
- Existing Unmitigated 65dba Noise Contour Line
- Existing 13' Public Signage, Street Light, Stormwater Management & Utility Easement
- Existing 5' x 10' Public Fire Hydrant Easement
- Existing 20' Public Water & Utility Easement
- Existing 20' Public Water & Utility Easement (L. 2432, F. 32B) Removed By Recordation Of This Plat
- Public Water & Utility Easement
- Public Sewer, Water & Utility Easement
- Previously Recorded Parcel Line Removed By Recordation Of This Plat

Purpose Statement

The Purpose Of This Plat Is To (1) Resubdivide Parcels "W" And "X", As Shown On Plats Entitled "Resubdivision Plat, Oxford Square "Green Neighborhood", Parcels "V" Thru "Z", "A-A" Thru "C-C" And Open Space Lots 244 And 245 And Revision Plat, Oxford Square, "Green Neighborhood", Parcel "B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23710 Thru 23715; To Create Parcels "G-G", "F-F" And Open Space Lot 377; (2) To Remove An Existing 20' Public Water & Utility Easement Recorded In Liber 2432 At Folio 32B; And (3) To Create A Public Water & Utility Easement And A Public Sewer, Water & Utility Easement.

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

3Diliana for Monica Roseman 8/28/2017 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edinger 9.12.17 Date
 Chief, Development Engineering Division

Kate Schreffacker 9.15.17 Date
 Director for DB

Owner's Certificate

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Schreffacker, Jr., Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 3rd Day Of August, 2017.

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

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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By Coca-Cola Enterprises Inc., To Kellogg-CCP, LLC, By Deed Dated March 10, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber 12352 At Folio 479; And Being Parcels "W" And "X", As Shown On Plats Entitled "Resubdivision Plat, Oxford Square, "Green Neighborhood", Parcels "V" Thru "Z", "A-A" Thru "C-C" And Open Space Lots 244 And 245, And Revision Plat, Oxford Square, "Green Neighborhood", Parcel "B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23710 Thru 23715; 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 8/3/17
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2017

RECORDED AS PLAT No. 24351 ON 9/22/17
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Oxford Square
 "Green Neighborhood"
 Parcels "G-G", "F-F" And
 Open Space Lot 377**

(Being A Resubdivision Of Parcels "W" And "X", As Shown On Plats Entitled "Resubdivision Plat, Oxford Square, "Green Neighborhood", Parcels "V" Thru "Z", "A-A" Thru "C-C" And Open Space Lots 244 And 245 And Revision Plat, Oxford Square, "Green Neighborhood", Parcel "B" Recorded As Plat Nos. 23710 Thru 23715)

Zoned: TOD
 Tax Map: 38, Parcel: 1003, Grid: 20
 First Election District - Howard County, Maryland
 Date: July 31, 2017 Scale: As Shown Sheet 1 Of 3

General Notes Continued From Sheet 1:

- On January 13, 2012, A Letter Was Received From Howard County Planning And Zoning Regarding A Design Manual Waiver For The Following Sections Of DMV III: 2.2.G (Bus Stop Turnout Lane), Sections 2.3.A.1.a (Minimum Radius Based On Design Speed), 2.3.A.3.c (Horizontal Design/Divided Highways), 2.4.B.1.B (Right-Of-Way Width & Pavement Width And Cross Slope), 2.5.B.1.B (Intersection Spacing & Minimum Curvature), 2.6.G (Spacing And Corner Clearance), 2.9.B (Overflow Guest Parking), 2.9.C (24' Drive Lane Width), And 2.10.E (Refuse Storage Area Location). The Following Are The Responses And Conditions Of Approval From Public Works, Land Development And Development Engineering:
 - Section 2.2.G, Bus Stops - Approved For Sta. 7+00 (Saint Margarets Blvd.) And Sta. 6+00 (Crowley Street)
 - Section 2.3.A.1.a, Design Speed/Minimum Radius - Request To Reduce The Design Speed From 40 Mph To 30 Mph (Proposed Speed = 25 Mph) Was Approved. The Request To Reduce Minimum Centerline R/W Was Approved For Saint Margarets Blvd., Sta. 3+20, 4+50 And 19+50. For Banbury Drive, Sta. 4+00, The Sight Distance Easement Was Added, Giving Approval For This Location. For Banbury Drive, Sta. 19+25, The Decision Was Approved Subject To The Required Sight Distance Easement Being Added As Part Of Phase 2.
 - Section 2.3.A.3.c, Divided Roadways - Request Modifications To Allow Divided Roadway On A Major Collector And Reduction Of Median Width From 16' To 14'. These Requests Are Acceptable With The Sewer Devices Within The Islands To Be Maintained By HOA Or Commercial Assoc. Along Saint Margarets Blvd. The Median For Banbury Drive Was Approved Subject To Adjusting Median Grades To Provide A Sump Condition. This Was Provided On The Plan.
 - Section 2.4.B.1, Right-Of-Way Widths-Request A Variable Right-Of-Way Width To Extend One Foot Behind Face Of Curb. This Was Approved Contingent On Providing An Easement Along Saint Margarets Blvd. And An Easement Along Banbury Drive. The Easements Have Been Provided.
 - Section 2.4.B.2, Pavement Widths And Cross Slope-request That Saint Margarets Blvd. Have Lane Widths Of 16' And All Other Roads Have A Total Width Of 18' For One Way And 22' For Two Way Traffic. Approved For All Locations Except Three Along Banbury Drive At Sta. 15+75, The Refuge Island Was Provided. The Other Two Locations Near The Traffic Circle And Community Center Are Deferred Until A Future Site Plan Phase, When Final Plans And Turning Movements Will Be Provided.
 - Section 2.5, Table 2.07, Intersection Spacing-Request Minimum Intersection Spacing Of 100 Feet. DPW Recommends Approval Of The Entrances Along Banbury Drive For Future Buildings 9, 29 & 30 (5-11-001). And Approved.
 - Section 2.5, Table 2.08, Curb Fillet Radius-Request A Reduction In The Minimum Curb Fillet Radii Was Approved For Saint Margarets Lane And Banbury Drive.
 - Section 2.6.a, Driveway Spacing And Corner Clearance-Request That The Corner Clearance Be Reduced From 75' To 25' And Spacing Between Intersections Be Reduced From 250' To 100'. The Spacing Between Intersections Reduction To 100' Is Acceptable. The Corner Clearance Reduction To 25' Is Acceptable.
 - Section 2.9, Table 2.11, Overflow/Guest Parking-Request That Off-site Parking Be Reduced From 2.3 Spaces Per Dwelling Unit To 2.0 Spaces Per Dwelling Unit. This Request Was Deferred Until Future Site Plan Phase On A Parcel Basis.
 - Section 2.10.e, Solid Waste Storage Location-Request That The Distance From A Centralized Refuse Storage Area To A Multi-Family Area Be Increased From 200' To 300'. Approval Was Granted.
 - Section 2.9.C, Off Street Parking Lots-Request That The Minimum Aisle Widths Between Rows Of Parking Be Reduced From 24' To 22'. DED Has Denied This Request.
 - Section 2.5.A.2, Street Light Location Has Been Approved Based On Meetings With BGE And Howard County DPW-Traffic Engineering.
- In Accordance With The Design Manual Waivers Outlined In General Note No. 20 For Reduced Public Road R/W, All Public Roads Shall Provide A "Public Signage, Street Light And Utility Easement".
- No 100 Year Floodplain Exists Within The Limits Of This Plat.
- Approval Of A Site Development Plan Is Required For The Development Of Residential Building Development Within This Plat Prior To Issuance Of Any Grading Or Building Permits For New Construction In Accordance With Section 16.195 Of The Subdivision And Land Development Regulations, Which Seeks Relief From Subsection 16.11E. 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.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Public Water And Sewer Service Is Provided By Contract Nos. 44-1490, 14-4923-D, 44-4939-D And 14-4960-D.
- This Plat Is Subject To WF-17-088 Which On April 3, 2017 The Planning Director Approved An Alternative Compliance From The Howard County Subdivision And Land Development Regulations, Which Seeks Relief From Subsection 16.1106.(d) Of The Howard County Subdivision And Land Development Regulations, Which Establishes Milestones For Residential Projects Depending On The Number Of Their Housing Units. Additionally, A Request That 16 Allocations For This Year And Not Used To Date Be Added To The Allocations Available On July 1, 2017. Approval Is Subject To The Following Conditions:
 - The Newly Established Milestone Dates For This Subdivision Are Between July 1, 2017 And March 31, 2018. A Total Of 451 Housing Unit Allocations For Allocation Year Must Be Submitted As Preliminary Or Site Development Plan Submissions.
 - If The Preliminary Or Site Development Plan Is Not Received By The Milestone Dates, Your Plan Approval Will Become Null And Void And Your Project Will Lose Its Tentative Housing Unit Allocations In Accordance With Section 16.144(g) And/or (k) Of The Howard County Subdivision And Land Development Regulations.
 - If The Milestone Date Is Missed, Any Plans Resubmitted Must Be Processed As A New Subdivision Plan. The Plan Will Be Required To Comply With All Plan Submission Requirements And Regulations In Effect At The Time Of Resubmission. This Department Cannot Consider Requests For Extensions Of Time For Your Project Beyond The Deadlines And Milestones Established By The Adequate Facilities Ordinance.
 - The Alternative Compliance Petition Shall Be Valid For The Milestone Dates Indicated Under Condition #1 Or As Long As A Subdivision Or Site Development Plan Is Being Actively Processed In Accordance With Sections 16.144 And 16.156.
 - Final Project Build-Out Shall Occur No Later Than The Year 2020 In Accordance With DED's Comments Of March 1, 2017.

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And/or Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 7/1/17. On Which Date Developer Agreements 14-3923-D Were Filed And Accepted.

Area Tabulation This Sheet

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	1
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	0.527 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	3.625 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.152 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	4.152 Ac.±

Developer

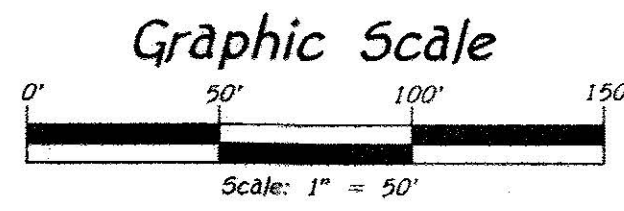
Preston - Scheffenacker Properties
100 West Road, Suite 304
Towson, Maryland 21204
Ph# 410-296-3800

Owner

Kellogg-CCP, LLC
c/o David P. Scheffenacker, Jr.,
Managing Member
100 West Road, Suite 304
Towson, Maryland 21204
Ph# 410-296-3800

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 8/3/17
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
David P. Scheffenacker 8/5/17
David P. Scheffenacker, Jr., L.S. #10692
By: David P. Scheffenacker, Jr., Managing Member



Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Parcels "G-G", "F-F" And Open Space Lot 377. Any Conveyances Of The Aforesaid Parcels/Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcels/Lot. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Owner's Certificate

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Roadways 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 3rd Day Of August, 2017.

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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By Coca-Cola Enterprises Inc., To Kellogg-CCP, LLC, By Deed Dated March 10, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber 12352 At Folio 479; And Being Parcels "W" And "X", As Shown On Plats Entitled "Resubdivision Plat, Oxford Square, "Green Neighborhood", Parcels "V" Thru "Z", "A-A" Thru "C-C" And Open Space Lots 244 And 245, And Revision Plat, Oxford Square, "Green Neighborhood", Parcel "B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23710 Thru 23715; 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.

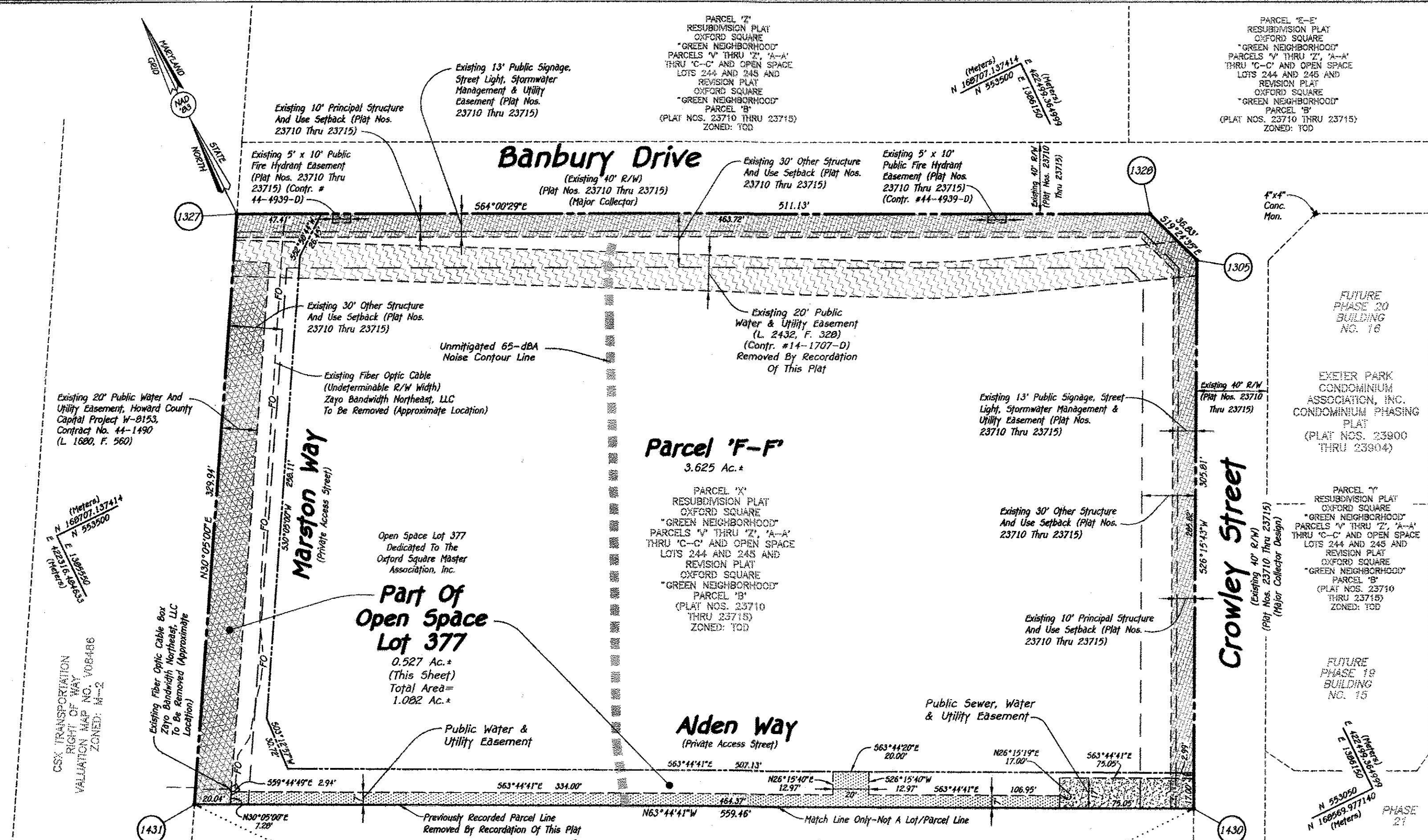
Terrell A. Fisher 8/3/17
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2017

RECORDED AS PLAT No. 24352 ON 9/22/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Oxford Square "Green Neighborhood" Parcels "G-G", "F-F" And Open Space Lot 377

(Being A Resubdivision Of Parcels "W" And "X", As Shown On Plats Entitled "Resubdivision Plat, Oxford Square, "Green Neighborhood", Parcels "V" Thru "Z", "A-A" Thru "C-C" And Open Space Lots 244 And 245 And Revision Plat, Oxford Square, "Green Neighborhood", Parcel "B" Recorded As Plat Nos. 23710 Thru 23715)

Zoned: TOD
Tax Map: 3B, Parcel: 1003, Grid: 20
First Election District - Howard County, Maryland
Date: July 31, 2017 Scale: 1" = 50' Sheet 2 of 3



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