

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
335	552702.7639	1305067.0367	168464.139371	422413.117653
336	552739.3954	1305061.7217	168475.304690	422411.497632
338	552796.9248	1305005.1729	168409.791661	422410.645594
354	552804.9923	1305917.4001	168495.290663	422420.495275
487	552344.6201	1305766.7331	168354.976928	422302.545028
505	553127.0431	1305435.9921	168393.479939	422221.430206
1219	552464.0450	1305524.6915	168391.377700	422306.770505
1220	552465.8423	1305156.2379	168446.709631	422196.465702
1221	553013.1910	1305369.0309	168508.757728	422261.327570
1327	553616.8150	1305710.7115	168742.742606	422367.908002
1330	552693.9143	1305204.9723	168461.442010	422410.504392
1331	552372.1744	1305726.0916	168363.375404	422370.157450
1451	553596.0366	1305761.3205	168736.409441	422360.097677
1452	553580.1090	1305740.2080	168731.554608	422374.460141
1453	553396.7646	1305610.8271	168663.479179	422335.024759
1454	553326.0975	1305609.1041	168654.131023	422334.499591
1455	553101.7575	1305603.9139	168595.752062	422473.125908
1456	552783.0752	1305870.2070	168408.618133	422416.546961
1457	552880.3014	1305681.0749	168510.277275	422356.436328
1458	552914.7463	1305508.3662	168520.751725	422303.794639
1459	552908.2105	1305408.7016	168526.759611	422273.441177
1460	552931.4907	1305301.9060	168533.897071	422265.249405
1461	552910.0422	1305397.4354	168529.796312	422269.902057
1462	552996.3759	1305402.9608	168553.632474	422271.666991
1463	553375.3111	1305578.0110	168669.132173	422325.266253

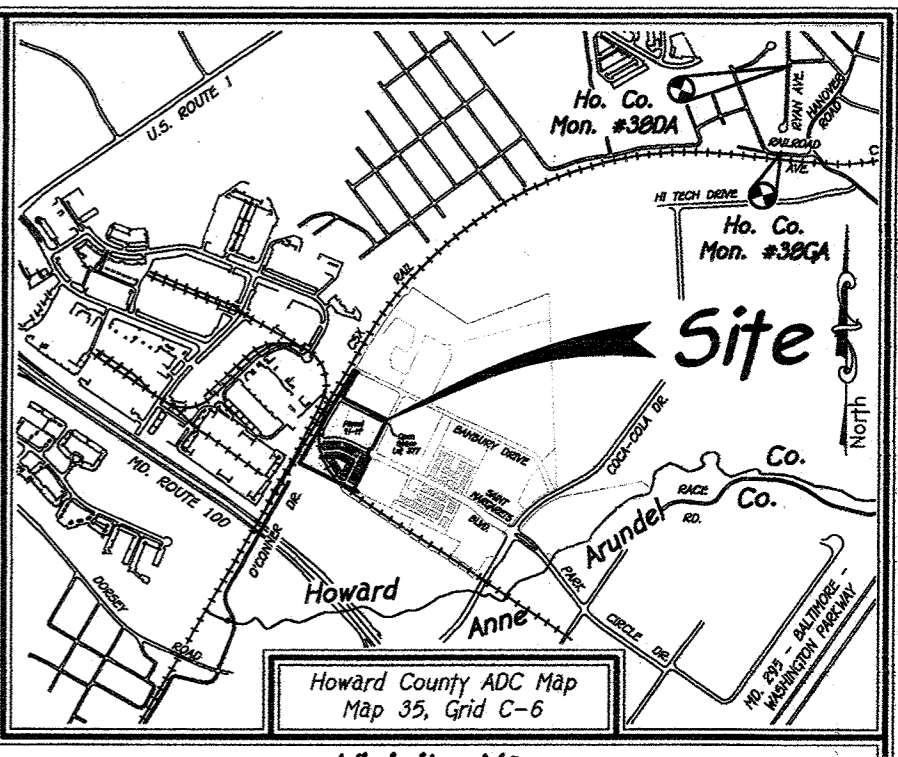
The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*David P. Scheffenacker, Jr.* 4/5/19 Date  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)  
*David P. Scheffenacker, Jr.* 4/5/19 Date  
 Kellogg-CCP, LLC  
 David P. Scheffenacker, Jr., Managing Member  
*David P. Scheffenacker, Jr.* 4/5/19 Date  
 Oxford Square Master Association, Inc.  
 By: David P. Scheffenacker, Jr., President

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2295

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

**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 379 Thru 434, Open Space Lots 377 And 435 Thru 439 And Parcels "H-H" And "I-I". Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

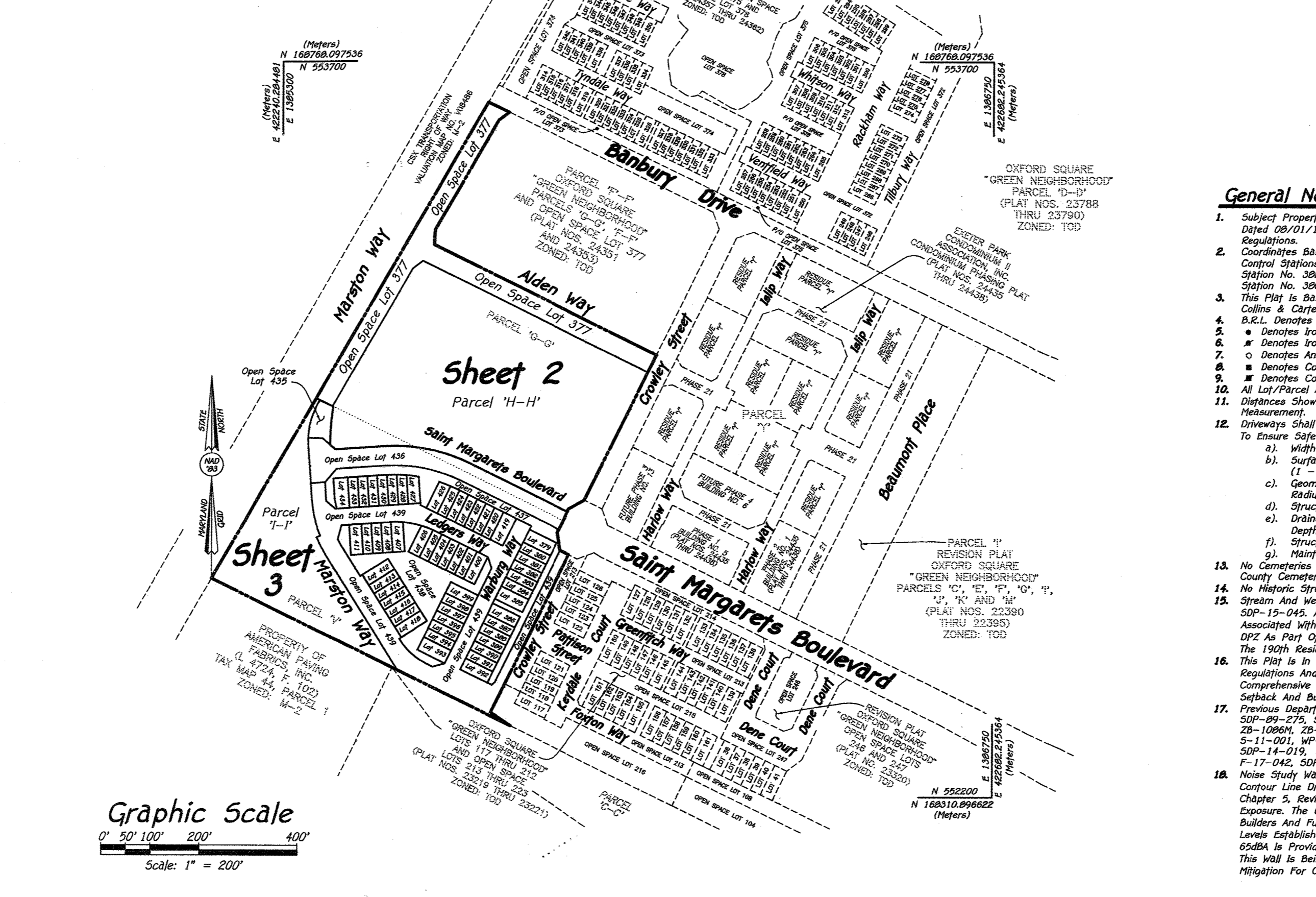


- General Notes:**  
 Scale: 1" = 2,000'
- Subject Property Zoned TOD Per Zoning Board Case No. ZB-1006M, Dated 09/13/10, ZBA-140 Dated 08/01/12, ZB-1102M Dated 01/17/13 And Per The 10/06/13 Comprehensive Zoning Regulations.
  - Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 380A And 380A. (Adjustment: December 2007)  
 Station No. 380A N 556,796.3221 E 1,390,221.4576 Elev. = 126.08  
 Station No. 380A N 555,097.3373 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.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Bar Found.
  - o 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.
  - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
 a. Width - 12 Feet (16 Feet Serving More Than One Residence);  
 b. Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);  
 c. Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
 d. Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);  
 e. Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;  
 f. Structure Clearance - Minimum 12 Feet;  
 g. Maintenance - Sufficient To Ensure All Weather Use.
  - 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 Shall Be Implemented Per SDP-15-045. 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-15-045) Application Associated With Construction Of The 190th Residential Unit. This Permit Was Submitted With SDP-15-045.
  - 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-89-085, F-90-125, F-91-069, SDP-93-055, F-93-023, ZB-1006M, ZB-1102M, WP-11-130, EOP-11-046, F-11-057, WP-12-051, WP-11-147, 5-11-001, WP-12-109, F-12-026, F-13-095, F-13-108, 5-14-001, SDP-13-068, SDP-14-019, SDP-14-071, SDP-14-072, F-14-011, SDP-15-093, F-15-008, WP-17-082, F-17-042, SDP-18-019 And SDP-18-055.
  - Noise Study Was Prepared By Phoenix Noise & Vibration Dated November 5, 2018. The 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 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. Mitigation For The 65dBA Is Provided By Two Prefabricated Noise Walls And Home Mitigation As Directed By The Report. This Wall Is Being Constructed Under This Site Plan. (See Sheet For Chart That Outlines Specific Mitigation For Certain Lots. Refer To SDP-18-019, Sheet 6 For Mitigation Requirements).

**Legend**

- Existing 13' Public Signage, Street Light, Stormwater Management & Utility Easement (Plat Nos. 23710 Thru 23715)
- Existing 20' Public Water & Utility Easement (Plat Nos. 23103 Thru 23105, 24351 Thru 24353 And L. 1680, F. 560)
- Existing 20' Public Water & Utility Easement (L. 1680, F. 560) Removed By Recordation Of This Plat
- Existing 30' Private Access, Street Stormwater Management, Drainage & Utility Easement (Plat Nos. 23103 Thru 23105)
- Existing 20' Public Drainage & Utility Easement (Plat Nos. 23103 Thru 23105)
- Existing Public Drainage, Sewer & Utility Easement (Plat Nos. 23103 Thru 23105) Removed By Recordation Of This Plat
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 24351 Thru 24353)
- Existing Pipeline Crossing Agreement (Liber 2239 At Folio 92)
- Public Water & Utility Easement
- Public Sewer, Water & Utility Easement
- Previously Recorded Parcel Line Removed By Recordation Of This Plat
- Unmitigated 65dBA Noise Contour Line (At Ground Level)
- Mitigated 65dBA Noise Contour Line (At Ground Level)
- Private Drainage & Utility Easement
- Private Easement For Transit Pathway Connection To MARC Station

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And/Or Public Sewer Service, Has Been Granted Under The Terms And Provisions, Thereof, Effective April 5, 2014, On Which Date Developer Agreement 14-085-D Was Filed And Accepted.



**Graphic Scale**  
 0' 50' 100' 200' 400'  
 Scale: 1" = 200'

Owner (Open Space Lot 377)	Owner (Parcels 'V' And 'G-G')
Kellogg-CCP, LLC c/o David P. Scheffenacker, Jr., President 100 West Road, Suite 304 Towson, Maryland 21204 Ph# 410-296-3800	Kellogg-CCP, LLC c/o David P. Scheffenacker, Jr., Managing Member 100 West Road, Suite 304 Towson, Maryland 21204 Ph# 410-296-3800

M.L.H.U. Note: Please Note That Lots 379 Thru 434 In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Issuance By The Permit Applicant.

**Purpose Statement**  
 The Purpose Of This Plat Is To (1) Resubdivide Parcel "G-G" And Revise Open Space Lot 377, As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Parcels "G-G", "F-F" And Open Space Lot 377" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24351 Thru 24353; And (2) Resubdivide Parcel "V", 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 Aforesaid Land Records As Plat Nos. 23710 Thru 23715; To Create Lots 379 Thru 434, Open Space Lots 435 Thru 439 And Parcels "H-H" And "I-I"; And (3) To Remove A Portion Of The Existing 20' Public Water & Utility Easement Within Said Open Space Lot 377, Open Space Lot 435 And Parcel "I-I", As Recorded In Liber 1680 At Folio 560.

APPROVED: For Public Water And Public Sewerage Systems.  
 Howard County Health Department.  
*Walter J. Morrison* 4/29/2019 Date  
 Howard County Health Officer

**Owner's Certificate**  
 Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, And Oxford Square Master Association, Inc., By David P. Scheffenacker, Jr., 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 29th Day Of April, 2019.

**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 Comprised Of (1) 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 (Parcel One); (2) Part Of The Lands Conveyed By CLUF III Oxford Square LLC To Kellogg-CCP, LLC By Deed Dated September 17, 2015 And Recorded Among The Aforesaid Land Records In Liber 16455 At Folio 68; And (3) All Of The Lands Conveyed By Kellogg-CCP, LLC To Oxford Square Master Association, Inc. By Deed Dated August 11, 2017 And Recorded Among The Aforesaid Land Records In Liber 17822 At Folio 54; And Being Parcel "V", 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 Parcel "G-G" And Open Space Lot 377, As Shown On Plats Entitled "Oxford Square, "Green Neighborhood", Parcels "G-G", "F-F" And Open Space Lot 377" Recorded Among The Aforesaid Land Records As Plat Nos. 24351 Thru 24353; 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.

RECORDED AS PLAT NO. 25047 ON 6/13/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: Howard County Department Of Planning And Zoning.  
*David P. Scheffenacker, Jr.* 5.14.19 Date  
 Chief, Development Engineering Division

*Walter J. Morrison* 6.11.19 Date  
 Director

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

*David P. Scheffenacker, Jr.*  
 Oxford Square Master Association, Inc.  
 By: David P. Scheffenacker, Jr., President

*M. Jung Rutter*  
 Witness

*M. Jung Rutter*  
 Witness

*Terrell A. Fisher* 4/5/19 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2019

**Oxford Square**  
 Resubdivision Plat  
 Oxford Square-"Green Neighborhood"  
 "The Yards"  
 Lots 379 Thru 434, Open Space Lots 435 Thru 439  
 And Parcels "H-H" And "I-I"  
 And  
 Revision Plat  
 Oxford Square-"Green Neighborhood"  
 Open Space Lot 377  
 (Being A Resubdivision Of Parcel "V", 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; And A Resubdivision Of Parcel "G-G" And A Revision To Open Space Lot 377, As Shown On Plats Entitled "Oxford Square, "Green Neighborhood" Parcels "G-G", "F-F" And Open Space Lot 377" Recorded Among The Aforesaid Land Records As Plat Nos. 24351 Thru 24353)

Zoned: TOD  
 Tax Map: 38, Parcel: 1003, Grid: 20  
 First Election District - Howard County, Maryland  
 Date: March 19, 2019 Scale: As Shown Sheet 1 Of 4

The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Reprintment Volume (7th Supplemental) as far as they Relate to the Making of This Plat And the Setting of Markers Have Been Complied With.

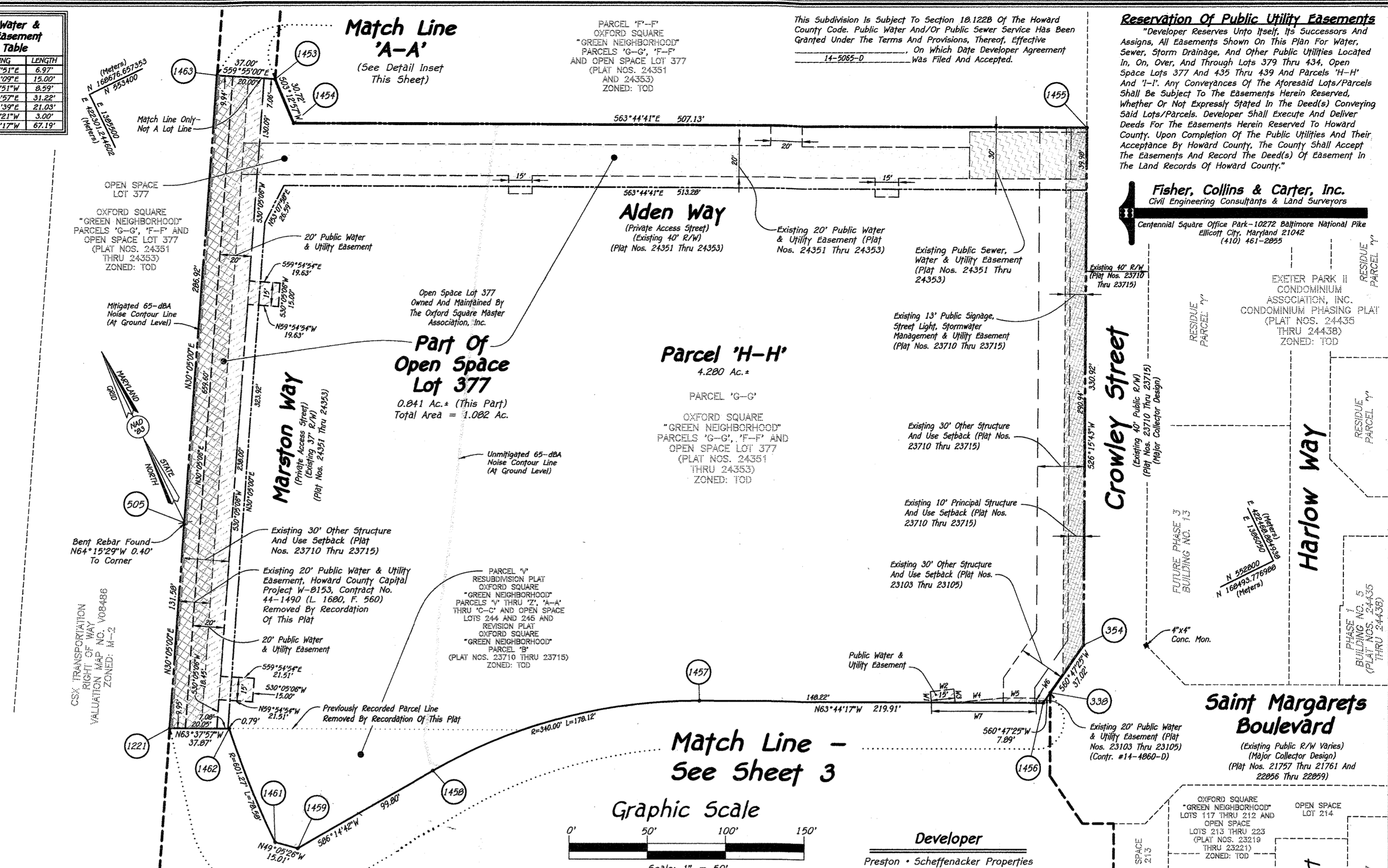
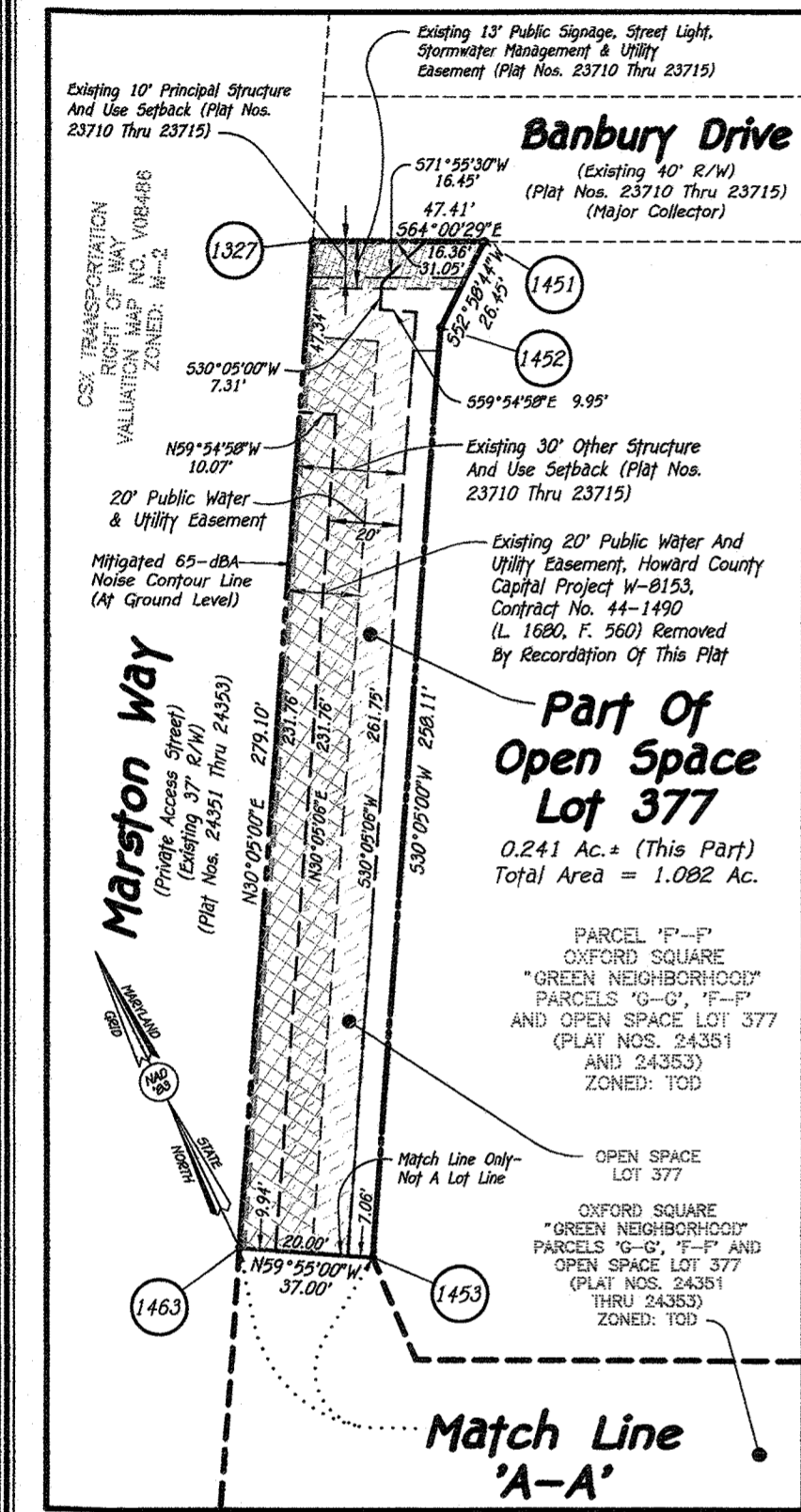
*Terrell A. Fisher, L.S. 10692*  
Registered Land Surveyor  
Date: 4/5/19

*David P. Scheffenacker, Jr., Managing Member*  
Kellogg-CCP, LLC  
Date: 4/5/19

*David P. Scheffenacker, Jr., President*  
Oxford Square Master Association, Inc.  
Date: 4/5/19

**Public Water & Utility Easement Line Table**

LINE	BEARING	LENGTH
W1	N19°47'51"E	6.97'
W2	S70°12'09"W	15.00'
W3	S19°47'51"W	8.59'
W4	S69°08'57"E	31.22'
W5	S63°41'39"E	21.03'
W6	S26°18'21"W	3.00'
W7	N63°44'17"W	67.19'



**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1457-1458	340.00'	178.12'	30°01'01"	91.18'	N 78°44'47" W 176.09'
1461-1462	601.27'	78.58'	07°29'18"	39.35'	N 04°02'05" E 78.53'

**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	1.082 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	4.280 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.362 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	5.362 Ac.±

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

*Division for Manure Removal* 4/29/2019  
Howard County Health Officer *W.D. R.* Date

APPROVED: Howard County Department Of Planning And Zoning.

**Owner's Certificate**

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, And Oxford Square Master Association, Inc., By David P. Scheffenacker, Jr., 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 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 5th Day Of April, 2019.

**Surveyor's Certificate**

I Herewith 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 Comprised Of (1) 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 (Parcel One); (2) Part Of The Lands Conveyed By CUIF III Oxford Square LLC To Kellogg-CCP, LLC By Deed Dated September 17, 2015 And Recorded Among The Aforesaid Land Records In Liber 16455 At Folio 68; And (3) All Of The Lands Conveyed By Kellogg-CCP, LLC To Oxford Square Master Association, Inc. By Deed Dated August 11, 2017 And Recorded Among The Aforesaid Land Records In Liber 17822 At Folio 54; And Being Parcel 'V', 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 Parcel 'G-G' And Open Space Lot 377, As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Parcels 'G-G', 'F-F' And Open Space Lot 377 Recorded Among The Aforesaid Land Records As Plat Nos. 24351 Thru 24353; 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.

RECORDED AS PLAT No. 25048 ON 6/13/19  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

*Chief, Development Engineering Division* 5-14-19  
Date

*Director* 6-11-19  
Date

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

*David P. Scheffenacker, Jr.*  
Oxford Square Master Association, Inc.  
By: David P. Scheffenacker, Jr., President

*M. Jimmy Ruttin*  
Witness

*M. Jimmy Ruttin*  
Witness

*Terrell A. Fisher* 4/5/19  
Date  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2019

**Oxford Square**  
Resubdivision Plat  
Oxford Square-"Green Neighborhood"  
"The Yards"  
Lots 379 Thru 434, Open Space Lots 435 Thru 439  
And Parcels "H-H" And "I-I"  
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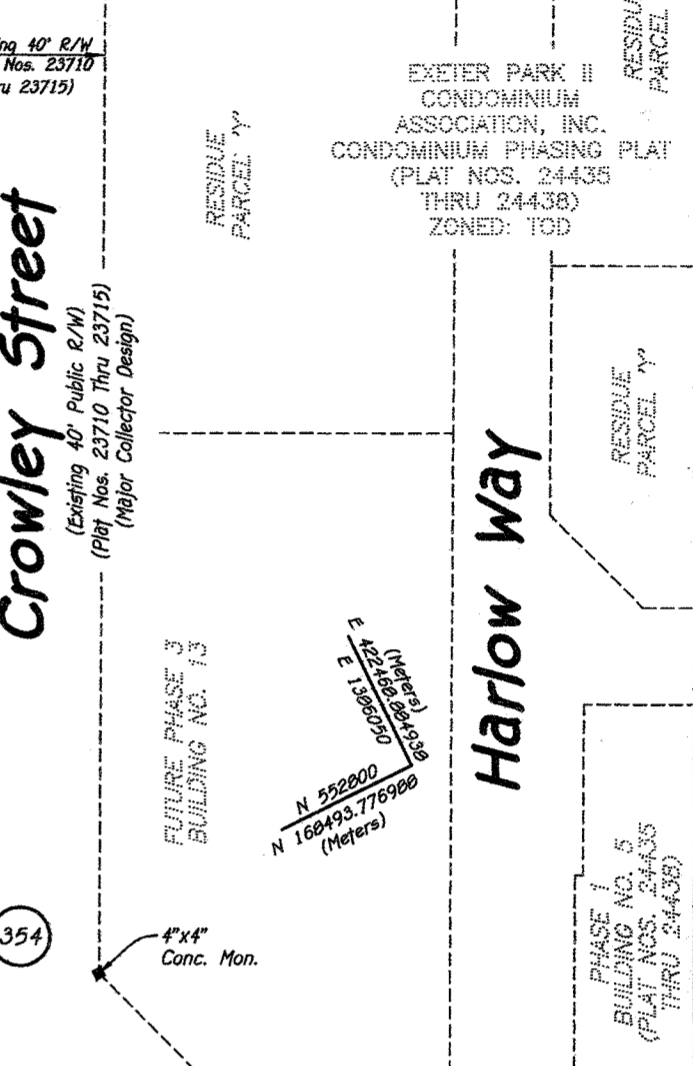
(Being A Resubdivision Of Parcel 'V', As Shown On Plats Entitled "Resubdivision Plat, Oxford Square, 'Green Neighborhood', Parcels 'V' Thru 'Z', 'A-A' Thru 'C-C' And Open Space Lots 244 And 245 And Revision Plat, Oxford Square, 'Green Neighborhood', Parcel 'B' Recorded As Plat Nos. 23710 Thru 23715; And A Resubdivision Of Parcel 'G-G' And A Revision To Open Space Lot 377, As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood' Parcels 'G-G', 'F-F' And Open Space Lot 377 Recorded Among The Aforesaid Land Records As Plat Nos. 24351 Thru 24353)

Zoned: TOD  
Tax Map: 38, Parcel: 1003, Grid: 20  
First Election District - Howard County, Maryland  
Date: March 19, 2019 Scale: 1"=50' Sheet 2 Of 4

**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 379 Thru 434, Open Space Lots 377 And 435 Thru 439 And Parcels "H-H" And "I-I". Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2855



### Curve Data Tabulation

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
C1	152.00'	89.86'	33°52'42"	48.29'	S 13°08'44" W 88.57'
C2	227.00'	73.07'	18°26'38"	36.86'	S 13°00'56" E 72.76'
C3	235.00'	39.95'	09°44'28"	20.02'	S 27°09'34" E 39.92'
C4	128.00'	70.88'	31°43'31"	36.37'	N 47°53'32" W 92.97'
C5	198.00'	12.19'	03°31'35"	6.09'	N 30°16'00" W 12.18'
C6	182.00'	95.34'	30°00'51"	48.79'	S 78°45'22" E 94.25'
C7	300.00'	157.17'	30°01'01"	80.43'	S 78°44'47" E 175.38'
C8	281.00'	37.86'	07°43'08"	18.96'	S 67°37'01" E 37.83'
C9	281.00'	66.61'	13°34'53"	33.46'	N 85°59'51" W 66.45'

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

*Terrell A. Fisher, L.S. #10692*  
 Registered Land Surveyor  
 Date: 4/5/19

*David P. Scheffenacker, Jr.*  
 Managing Member  
 Date: 4/5/19

*David P. Scheffenacker, Jr.*  
 President  
 Date: 4/5/19

Oxford Square Master Association, Inc.  
 By: David P. Scheffenacker, Jr., President

### Public Water & Utility Easement Line Table

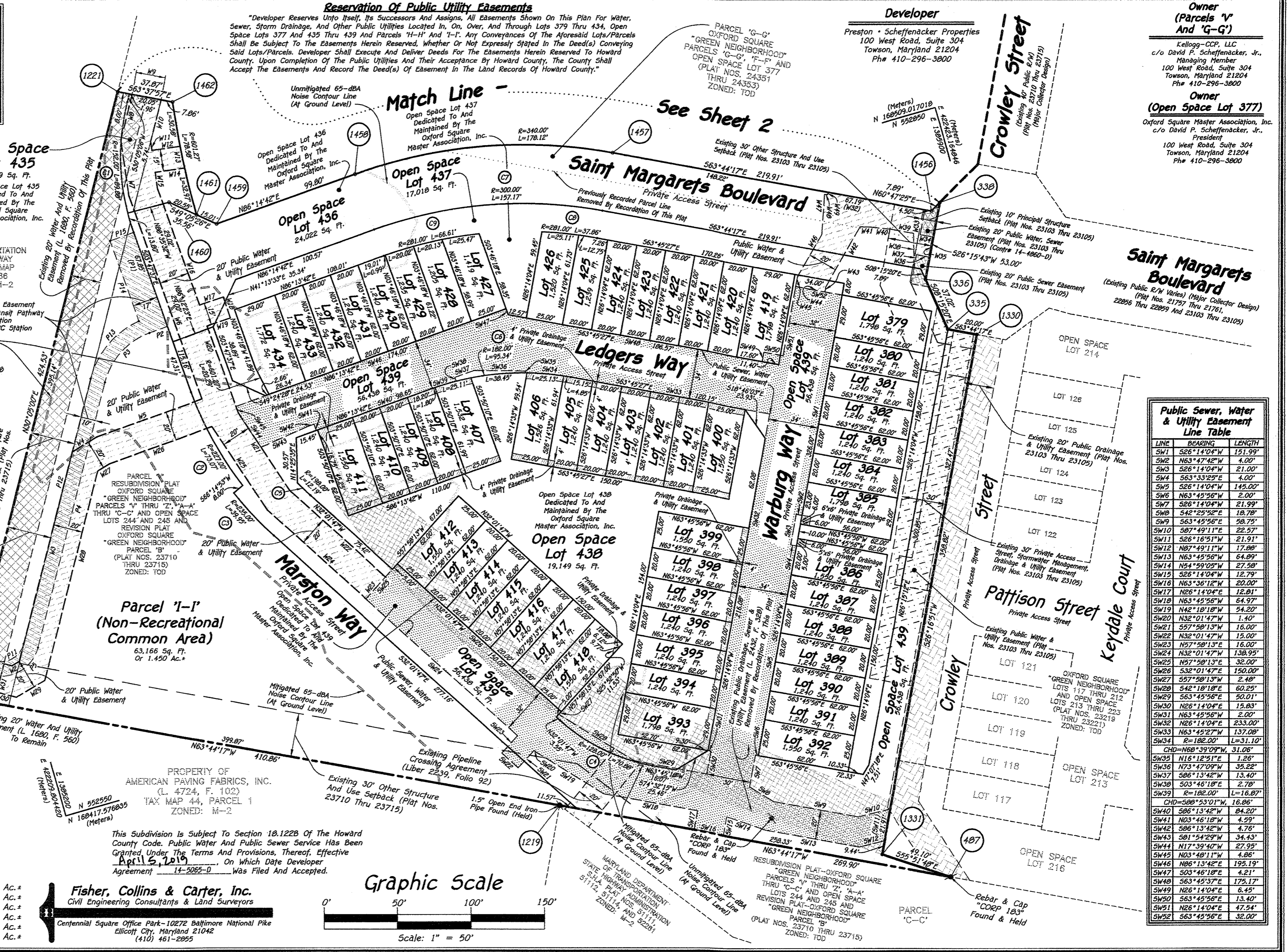
LINE	BEARING	LENGTH
W1	S59°59'00"E	25.53'
W2	N75°16'48"E	5.91'
W3	N30°05'12"E	146.62'
W4	N74°29'56"E	19.41'
W5	N86°09'51"E	76.07'
W6	N03°48'11"W	146.76'
W7	N07°42'05"E	38.34'
W8	N30°05'06"E	31.83'
W9	S63°37'57"E	20.02'
W10	S30°05'06"W	29.17'
W11	S02°42'06"W	6.12'
W12	S62°17'54"E	19.30'
W13	R=801.27' L=15.03'	
W14	CHD=S04°08'59"W	15.03'
W15	N82°17'54"W	20.23'
W16	S07°42'06"W	11.25'
W17	S03°48'11"E	168.25'
W18	N07°09'56"E	16.94'
W19	S02°50'04"E	15.09'
W20	S07°09'56"W	16.69'
W21	S03°48'11"E	62.93'
W22	S32°01'47"E	87.85'
W23	S57°58'13"W	20.00'
W24	N32°01'47"W	90.38'
W25	N17°59'40"W	68.18'
W26	S06°09'51"W	74.02'
W27	S74°25'56"W	9.20'
W28	S30°05'12"W	146.79'
W29	S75°16'48"W	22.45'
W30	N59°43'13"W	13.73'
W31	N30°05'06"E	20.00'
W32	S63°44'17"E	67.19'
W33	S26°18'21"W	17.00'
W34	S63°41'39"E	8.99'
W35	S26°15'43"W	14.03'
W36	N63°41'39"W	8.99'
W37	S26°18'22"W	20.00'
W38	N15°12'38"E	23.44'
W39	N63°41'39"W	15.76'
W40	N88°02'03"W	14.41'
W41	N72°47'54"W	8.91'
W42	S45°47'41"W	47.26'
W43	S26°14'04"W	3.23'
W44	N63°45'56"W	32.00'
W45	N62°14'04"E	6.68'
W46	N45°47'41"E	33.07'
W47	N19°47'51"E	27.39'
W48	S70°12'09"E	2.21'
W49	N19°47'51"E	1.61'

### Private Easement For Transit Pathway Connection To MARC Station Line Table

LINE	BEARING	LENGTH
P1	S03°47'37"E	67.85'
P2	S06°12'23"W	12.86'
P3	R=48.00' L=47.01'	
P4	CHD=S58°09'41"W	45.16'
P5	S30°05'12"W	128.83'
P6	R=26.00' L=40.84'	
P7	CHD=S79°09'12"W	36.77'
P8	N59°54'40"W	2.69'
P9	S30°04'22"W	18.66'
P10	N63°44'17"W	10.99'
P11	N30°05'06"E	29.39'
P12	S59°54'08"W	13.66'
P13	R=18.00' L=22.63'	
P14	CHD=N75°05'12"E	22.63'
P15	N30°05'12"E	105.83'
P16	R=58.00' L=52.69'	
P17	CHD=N56°06'33"E	50.89'
P18	N03°47'37"W	58.00'
P19	N86°12'23"E	17.00'

### Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	56
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	62
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,730 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,747 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	1,450 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5,927 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	5,927 Ac.±



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

*Britton for Mauna Roseman* 4/29/2019  
 Howard County Health Officer u.o. *RC* Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Elmer* 5-14-19  
 Chief, Development Engineering Division Date

*Kent DeWald* 6-1-19  
 Director Date

### Owner's Certificate

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, And Oxford Square Master Association, Inc., By David P. Scheffenacker, Jr., 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 Herein; (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 4th Day of April, 2019.

*David P. Scheffenacker, Jr.*  
 Managing Member  
 Date: 4/5/19

*David P. Scheffenacker, Jr.*  
 President  
 Date: 4/5/19

*M. Jenny Ruttin*  
 Witness

*M. Jenny Ruttin*  
 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 Comprised Of (1) 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 (Parcel One); (2) Part Of The Lands Conveyed By CUF III Oxford Square LLC To Kellogg-CCP, LLC By Deed Dated September 17, 2015 And Recorded Among The Aforesaid Land Records In Liber 16495 At Folio 68; And That (3) All Of The Lands Conveyed By Kellogg-CCP, LLC To Oxford Square Master Association, Inc. By Deed Dated August 11, 2017 And Recorded Among The Aforesaid Land Records In Liber 17822 At Folio 54; And Being Parcel "V", 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 Parcel "G-G" And Open Space Lot 377, As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Parcels 'G-G', 'F-F' And Open Space Lot 377" Recorded Among The Aforesaid Land Records As Plat Nos. 24351 Thru 24353; 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* 4/5/19  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
 Expiration Date: December 13, 2019

RECORDED AS PLAT No. 25049 ON 6/13/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### Oxford Square

Resubdivision Plat  
 Oxford Square-"Green Neighborhood"  
 "The Yards"  
 Lots 379 Thru 434, Open Space Lots 435 Thru 439  
 And Parcels "H-H" And "I-I"  
 And  
 Revision Plat  
 Oxford Square-"Green Neighborhood"  
 Open Space Lot 377

(Being A Resubdivision Of Parcel "V", 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; And A Resubdivision Of Parcel "G-G" And A Revision To Open Space Lot 377, As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Parcels 'G-G', 'F-F' And Open Space Lot 377" Recorded Among The Aforesaid Land Records As Plat Nos. 24351 Thru 24353)

Zoned: TOD  
 Tax Map: 38, Parcel: 1003, Grid: 20  
 First Election District - Howard County, Maryland  
 Date: March 19, 2019 Scale: 1"=50' Sheet 3 Of 4

I:\2009\05014\dwg\RECORD PLATS\Resubdivision Plats-Parcels V and GG\09014-3024 RESUB-PLAT-PARCELS V AND GG-SHEET 4.dwg, RESUB-PLAT-SHEET 4, dsheet, 1:1

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.

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective Agreement 14-5065-D On Which Date Developer Was Filed And Accepted.

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 379 Thru 434, Open Space Lots 377 And 435 Thru 439 And Parcels 'H-H' And 'I-I'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

General Notes Continued From Sheet 1:

- 19. The Forest Conservation Act Requirements For This Plat Have Been Met With Oxford Square, F-15-008.
20. The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated March 17, 2011.
21. This Property Is Located Within The Metropolitan District.
22. Landscape Obligations And Financial Surety Will Be Provided With SDP-18-019 And SDP-18-055.
23. 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.
24. 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.
25. The Traffic Study For This Project Was Prepared By Traffic Group, Dated March, 2011 And Approved For 5-15-001 In June, 2013.
26. No 100 Year Floodplain Exists Within The Limits Of This Plat.
27. Approval Of A Site Development Plan Is Required For The Development Of Residential Building Development Within This Final Plat Prior To Issuance Of Any Grading Or Building Permits For New Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
28. The Lots Created By This Subdivision Plat Are Subject To A Fee Or A Assessment To Cover Or Defray All Or Part Of The Developers Cost Of The Installation Of The Water And Sewer Facilities.
29. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 10.122B Of The Howard County Code.
30. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
31. This Plat Is Subject To WP-17-082 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.
32. The Maryland Aviation Administration (MAA) Approved This Plan On 04/15/19 For Sediment And Erosion Control, Stormwater Management And Landscaping.
33. Subdivision Is Subject To Section 10A.01.F. Of The Zoning Regulations. At Least 15% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided.
34. Declaration Of Covenants, Conditions, Restrictions And Easements For Oxford Square Master Association, Inc. Recorded In Liber 14921 At Folio 282.
35. Open Space Lot 377 Shown Hereon Is Reserved By The Oxford Square Master Association, Inc. For The Residents Of This Subdivision.
36. Articles Of Incorporation For The Oxford Square Master Association, Inc. With The Maryland State Department Of Assessments And Taxation Filed On 04/17/19.
37. Open Space Lots 435 Thru 439 Shown Hereon Are Hereby Dedicated To The Yards Homeowners Association, Inc. For The Residents Of This Subdivision.
38. Articles Of Incorporation For The Oxford Square Homeowners Association, Inc. With Maryland State Department Of Assessments And Taxation Filed 04/30/19.
39. Amenity Requirements: T.O.D. Development Shall Include An Amenity Area Per Section 127.4.F.I. Of The Zoning Regulations And The Route 1 Manual.
40. This Property Is Subject To A Habitat Management Agreement Which Allows Periodic Inspections By The Department Of Planning And Zoning.
41. No Recreational Open Space Area Is Required For TOD Zoning District.

Owner (Parcels 'V' And 'G-G') Kellogg-CCP, LLC c/o David P. Scheffenacker, Jr., Managing Member 100 West Road, Suite 304 Towson, Maryland 21204 Ph# 410-296-3800

Owner (Open Space Lot 377) Oxford Square Master Association, Inc. c/o David P. Scheffenacker, Jr., President 100 West Road, Suite 304 Towson, Maryland 21204 Ph# 410-296-3800

Developer Preston Scheffenacker Properties 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-10272 Baltimore National Pike Ellicott City, Maryland 21042 (410) 461-2895

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

Signature for Maureen Rossman 4/29/2019 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Signature of Chief, Development Engineering Division 5/14/19 Date
Signature of Director 6-11-19 Date

Owner's Certificate Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, And Oxford Square Master Association, Inc., By David P. Scheffenacker, Jr., President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration 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 5th Day of April, 2019.

Signature of David P. Scheffenacker, Jr., Managing Member
Signature of David P. Scheffenacker, Jr., President
Oxford Square Master Association, Inc.
By: David P. Scheffenacker, Jr., President

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 comprised of (1) 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 12392 at folio 479 (Parcel One); (2) part of the lands conveyed by CUF III Oxford Square LLC to Kellogg-CCP, LLC by deed dated September 17, 2015 and recorded among the aforesaid land records in Liber 16455 at folio 68; and (3) all of the lands conveyed by Kellogg-CCP, LLC to the Oxford Square Master Association, Inc. by deed dated August 11, 2017 and recorded among the aforesaid land records in Liber 17022 at folio 54; and being parcel 'V', 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 Parcel 'G-G' And Open Space Lot 377, As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood', Parcels 'G-G', 'F-F' And Open Space Lot 377" Recorded Among The Aforesaid Land Records As Plat Nos. 24351 Thru 24353; And That All Monuments Are In Place On The Date 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.

Signature of M. Jeremy Rutten, Witness
Signature of M. Jeremy Rutten, Witness
Signature of Terrell A. Fisher, Professional Land Surveyor No. 10692, Date 4/5/19, Expiration Date: December 13, 2019

RECORDED AS PLAT No. 25050 ON 6/13/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Oxford Square Resubdivision Plat Oxford Square-"Green Neighborhood" "The Yards" Lots 379 Thru 434, Open Space Lots 435 Thru 439 And Parcels 'H-H' And 'I-I' And Revision Plat Oxford Square-"Green Neighborhood" Open Space Lot 377 (Being A Resubdivision Of Parcel 'V', 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; And A Resubdivision Of Parcel 'G-G' And A Revision To Open Space Lot 377, As Shown On Plats Entitled "Oxford Square, 'Green Neighborhood' Parcels 'G-G', 'F-F' And Open Space Lot 377" Recorded Among The Aforesaid Land Records As Plat Nos. 24351 Thru 24353) Zoned: TOD Tax Map: 30, Parcel: 1003, Grid: 20 First Election District - Howard County, Maryland Date: March 19, 2019 Scale: None Sheet 4 Of 4