

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
335	592702.7639	1389867.0367	168464.139371	422413.117653
336	592739.3954	1389861.7217	168475.304690	422411.497632
338	592786.9248	1389805.1729	168489.791661	422418.645594
354	592904.9923	1389917.4881	168495.298863	422428.495275
487	592344.6201	1389766.7331	168354.976929	422382.545028
505	593127.0431	1389435.9921	168593.459939	422281.430206
1219	592464.0450	1389524.6915	168391.377700	422308.770985
1220	592645.8423	1389156.2379	168446.789631	422196.465702
1221	593013.1910	1389369.0389	168558.757728	422261.327570
1327	593161.0150	1389718.7115	168742.742886	422367.908002
1330	592693.9143	1389884.9723	168461.442010	422418.584392
1331	592372.1744	1389726.0916	168363.379484	422370.157450
1451	593596.0366	1389761.3285	168736.409441	422380.897677
1452	593580.1090	1389740.2080	168731.554688	422374.460141
1453	593356.7646	1389510.8271	168663.479179	422335.024759
1454	593326.0975	1389609.1041	168654.131823	422334.499591
1455	593101.7575	1389663.9139	168585.752862	422473.125908
1456	592783.0752	1389878.2278	168488.618313	422416.546961
1457	592880.3814	1389681.0749	168518.272775	422356.436328
1458	592914.7463	1389508.3662	168528.751725	422303.794639
1459	592908.2105	1389408.7816	168526.759611	422273.441177
1460	592931.4987	1389381.9060	168533.857871	422265.249485
1461	592918.0422	1389397.4354	168529.756312	422289.982857
1462	592996.3759	1389402.9608	168553.632474	422271.666991
1463	593375.3111	1389578.8110	168669.132173	422325.266253

The Requirements 3-106, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrill A. Fisher, L.S. #10692  
Professional Land Surveyor  
Date: 8/8/19

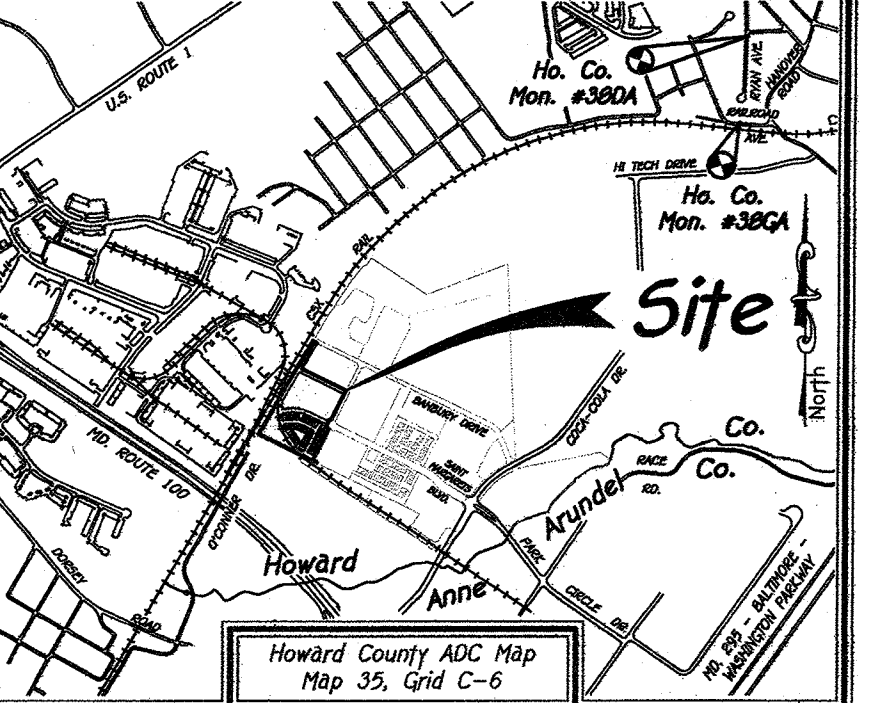
David P. Scheffenacker, Jr., Managing Member  
Kelllogg-CCP, LLC  
Date: 8/8/19

David P. Scheffenacker, Jr., President  
Oxford Square Master Association, Inc.  
Date: 8/8/19

Matthew S. Wineman, Vice President of Operations  
U.S. Home Corporation, D/B/A Lennar  
Date: 8/8/19

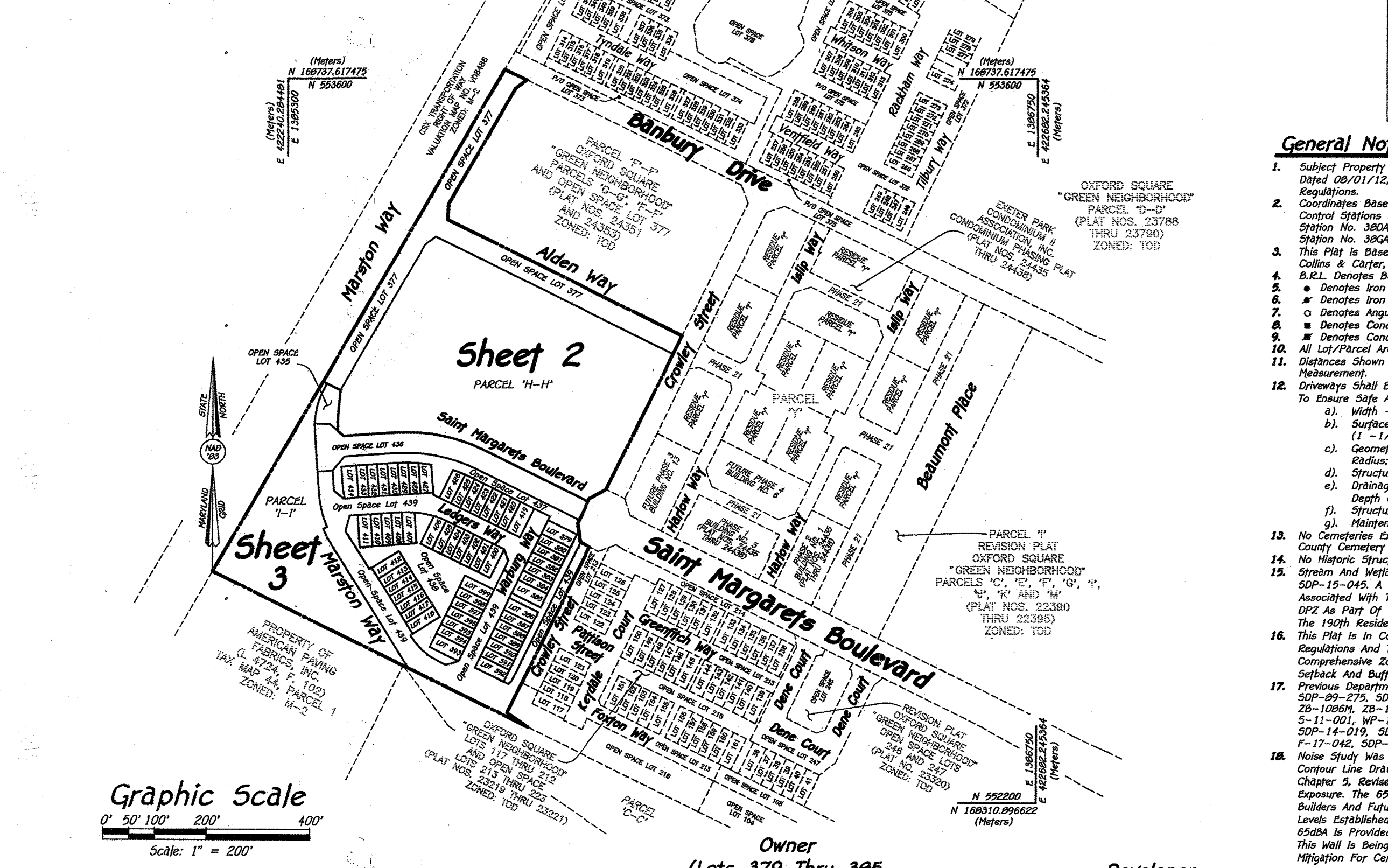
**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2855

**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-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 380A. (Adjustment: December 2007)  
Station No. 380A N 556,796.3221 E 1,390,221.4578 Elev. = 126.08  
Station No. 380A N 555,997.3373 E 1,390,132.0933 Elev. = 82.78
  - This Plat Is Based On A Field Run Monumented Boundary Survey Dated October 9, 2009 By Fisher, Collins & Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped "F.C.C. 106".
  - ✱ Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - All Lots/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-14-019) 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-90-025, F-91-059, SDP-91-095, F-93-023, ZB-1086M, ZB-1102M, WP-11-130, ECP-11-046, F-11-027, WP-12-051, WP-11-147, 5-11-001, WP-12-109, F-12-026, F-13-052, 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, SDP-18-055 And F-18-084.
  - 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 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 Sewer, Water & Utility Easement (Plat Nos. 24351 Thru 24353)
  - Existing Pipeline Crossing Agreement (Liber 2239 At Folio 92)
  - Existing Public Water & Utility Easement (Plat Nos. 25047 Thru 25050)
  - Existing Public Sewer, Water & Utility Easement (Plat Nos. 25047 Thru 25050)
  - Existing Unmitigated 65dBA Noise Contour Line (At Ground Level) (Plat Nos. 25047 Thru 25050)
  - Existing Mitigated 65dBA Noise Contour Line (At Ground Level) (Plat Nos. 25047 Thru 25050)
  - Existing Private Drainage & Utility Easement (Plat Nos. 25047 Thru 25050)
  - Existing Private Easement For Transit Pathway Connection To MARC Station (Plat Nos. 25047 Thru 25050)



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 April 5, 2019, On Which Date Developer Agreement 14-2065-D Was Filed And Accepted.

**Owner (Open Space Lots 377 And 435 Thru 439)**  
Oxford Square Master Association, Inc.  
c/o David P. Scheffenacker, Jr., President  
100 West Road, Suite 304  
Towson, Maryland 21204  
Ph# 410-296-3800

**Owner (Lots 379 Thru 418, 431 And Parcels 'H-H' And 'I-I')**  
Kelllogg-CCP, LLC  
c/o David P. Scheffenacker, Jr., Managing Member  
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

M.I.H.U. Note: Lots 379 Thru 434 In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Requirement. Moderate Income Housing Unit Agreement Is Recorded In Liber 18721 At Folio 46.

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	56
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	6
TOTAL NUMBER OF PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	64
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.730 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.829 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	5.730 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	11.289 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	11.289 Ac.*

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

APPROVED: *Debra J. Morrison* 9/4/2019  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.  
*Chief, Development Engineering Division* 9.11.19 Date  
*Director* 9.19.19 Date

**Owner's Certificate**  
Kelllogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, Oxford Square Master Association, Inc., By David P. Scheffenacker, Jr., President, And U.S. Home Corporation, D/B/A Lennar, By Matthew S. Wineman, Vice President Of Operations, 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 8th Day Of August, 2019.

*David P. Scheffenacker, Jr.*  
Kelllogg-CCP, LLC  
By: David P. Scheffenacker, Jr., Managing Member  
Oxford Square Master Association, Inc.  
By: David P. Scheffenacker, Jr., President

*Matthew S. Wineman*  
U.S. Home Corporation, D/B/A Lennar  
By: Matthew S. Wineman, Vice President of Operations

*Terrill A. Fisher*  
Professional Land Surveyor No. 10692  
Date: 8/8/19

**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 Kelllogg-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 Kelllogg-CCP, LLC By Deed Dated September 17, 2015 And Recorded Among The Aforesaid Land Records In Liber 16455 At Folio 68 (First Parcel); (3) All Of The Land Conveyed By Kelllogg-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; (4) All Of The Lands Conveyed By Kelllogg-CCP, LLC To Oxford Square Master Association, Inc. By Deed Dated April 5, 2019 And Recorded Among The Aforesaid Land Records In Liber 18721 At Folio 43; And (5) All Of The Lands Conveyed By Kelllogg-CCP, LLC To U.S. Home Corporation, D/B/A Lennar By Deed Dated July 12, 2019 And Recorded Among The Aforesaid Land Records In Liber 18773 At Folio 44; And Being Lots 379 Thru 434, Open Space Lots 435 Thru 439, Open Space Lot 377 And Parcels 'H-H' And 'I-I', As Shown On Plats Entitled "Oxford Square, Resubdivision Plat-"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" Recorded Among The Aforesaid Land Records As Plat Nos. 25047 Thru 25050; 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.

*Terrill A. Fisher*  
Professional Land Surveyor No. 10692  
Date: 8/8/19  
Expiration Date: December 13, 2019

**Purpose Statement**  
The Purpose Of This Plat Is To (1) Revise The Ownership Of Open Space Lots 437 Thru 439, As Shown On Plats Entitled "Oxford Square, Resubdivision Plat, Oxford Square-"Green Neighborhood", "The Yards", Lots 379 Thru 434, Open Space Lots 435 Thru 439 And Revision Plat, Oxford Square-"Green Neighborhood", Open Space Lot 377" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25047 Thru 25050, To Be Owned And Maintained By Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc.; (2) To Revise The Ownership Of Lots 379 Thru 385, Lots 419 Thru 430 And Lots 432 Thru 434, As Shown On The Aforesaid Plats, To U.S. Home Corporation, D/B/A Lennar; And (3) Revise The M.I.H.U. Note To Include The Recording Reference For The M.I.H.U. Agreement.

RECORDED AS PLAT No. 25162 ON 9/27/19  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

(Being A Correction To Plats Entitled "Oxford Square, Resubdivision Plat, Oxford Square-"Green Neighborhood", "The Yards", Lots 379 Thru 434, Open Space Lots 435 Thru 439 And Revision Plat, Oxford Square-"Green Neighborhood", Open Space Lot 377" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25047 Thru 25050)

Zoned: TOD  
Tax Map: 38, Parcel: 1003, Grid: 20  
First Election District - Howard County, Maryland  
Date: August 3, 2019 Scale: As Shown Sheet 1 Of 4

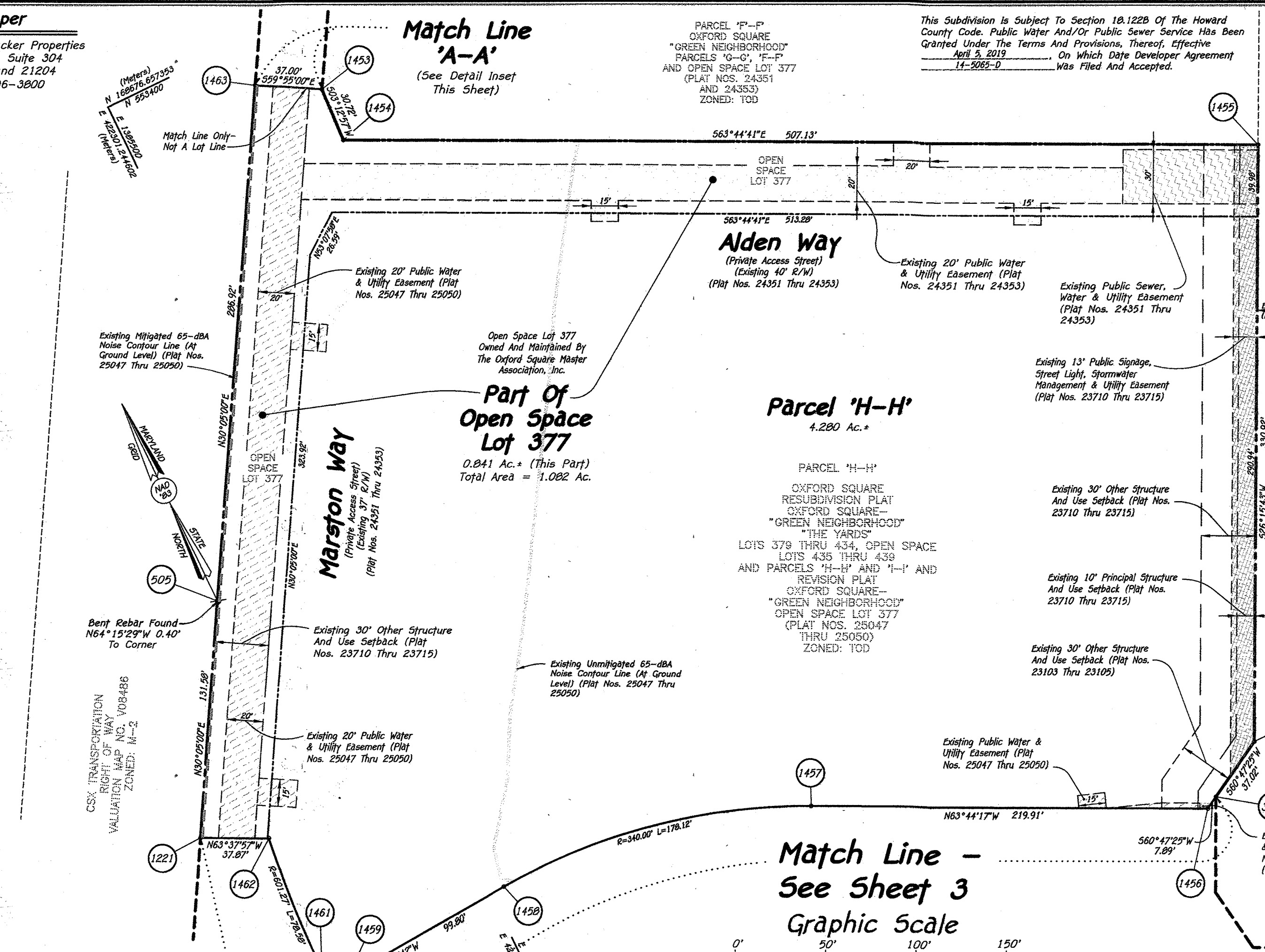
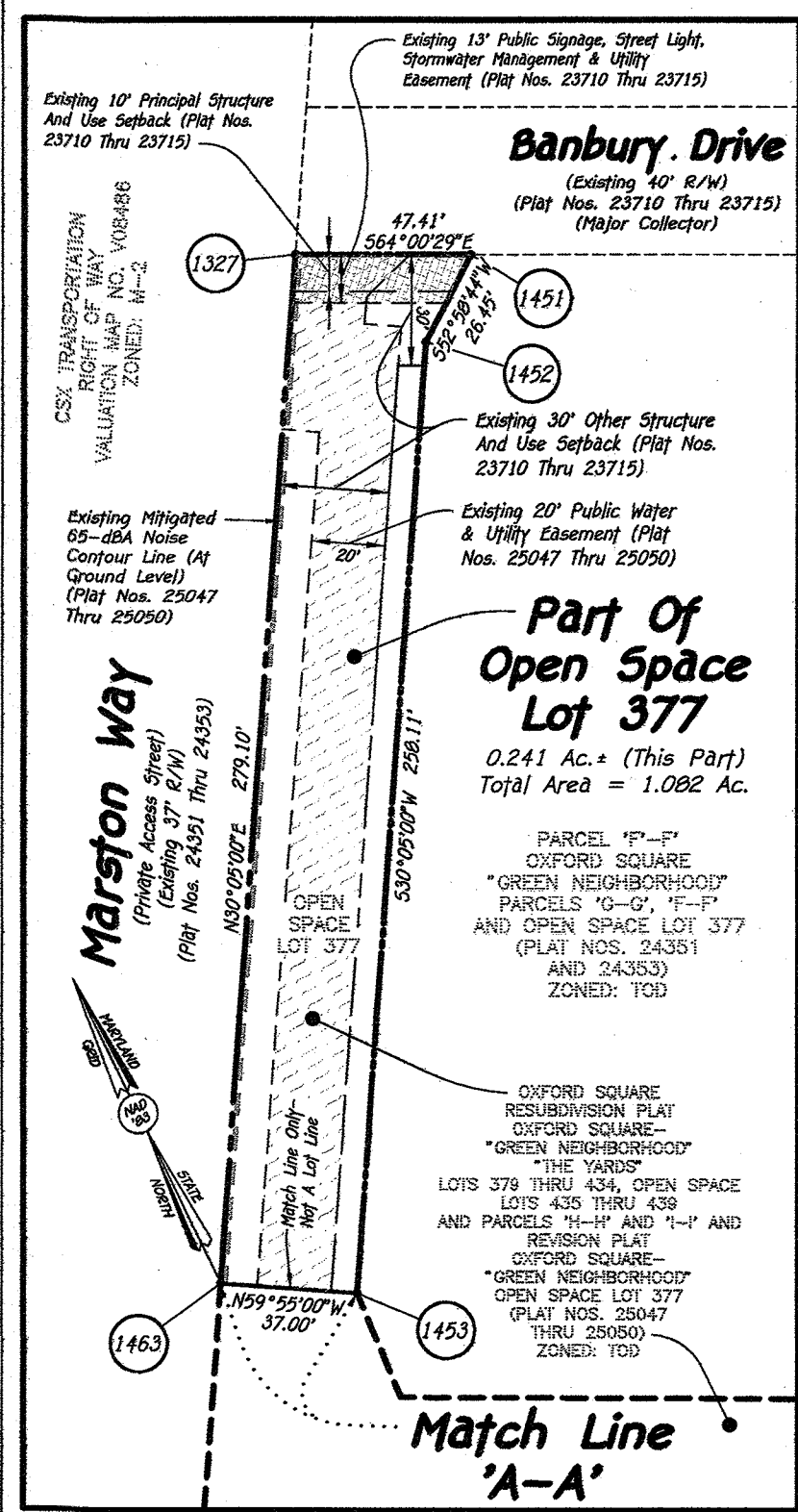


The Requirements 5-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume (As Supplemented) As Far As They Relate To The Making Of The Plan And The Giving Of Notices Have Been Observed With Respect To The Making Of This Plan.

8/19/19  
 8/19/19  
 8/19/19

By: *Matthew S. Wineman*, Managing Member  
 Oxford Square Master Association, Inc.  
 By: *David P. Scheffenacker, Jr.*, President  
 U.S. Home Corporation, D/B/A Lennar  
 By: *Matthew S. Wineman*, Vice President of Operations

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





Curve	Radius	Arc Length	Delta	Tangent	Bearing & Distance
C1	152.00'	89.88'	33°52'42"	46.29'	S 13°09'44" W 86.57'
C2	227.00'	73.07'	18°26'36"	36.86'	S 13°00'56" E 72.76'
C3	235.00'	39.95'	09°44'26"	20.02'	S 27°09'34" E 39.90'
C4	128.00'	70.88'	31°43'31"	36.37'	N 47°53'32" W 69.97'
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 94.29'
C7	300.00'	157.17'	30°01'01"	80.43'	S 78°44'47" E 155.38'
C8	281.00'	37.86'	07°43'02"	18.95'	S 67°37'01" E 37.83'
C9	291.00'	66.61'	13°34'53"	33.46'	N 86°58'51" W 66.42'

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.

*David P. Scheffnacker, Jr.* 8/8/19  
 Registered Land Surveyor  
 Kelllogg-CCP, LLC  
 David P. Scheffnacker, Jr., Managing Member

*David P. Scheffnacker, Jr.* 8/8/19  
 Oxford Square Master Association, Inc.  
 David P. Scheffnacker, Jr., President

*Matthew S. Wineman* 8/8/19  
 U.S. Home Corporation, D/B/A Lennar  
 Matthew S. Wineman, Vice President of Operations

**Owner**  
 (Lots 379 Thru 385,  
 419 Thru 430 And  
 432 Thru 434)

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

**Owner**  
 (Lots 386 Thru 418,  
 431 And  
 Parcels 'H-H' And 'I-I')

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

**Owner**  
 (Open Space Lots 377  
 And 435 Thru 439)

Oxford Square Master Association, Inc.  
 c/o David P. Scheffnacker, Jr.,  
 President  
 100 West Road, Suite 304  
 Towson, Maryland 21204  
 Ph# 410-296-3800

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

**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.±

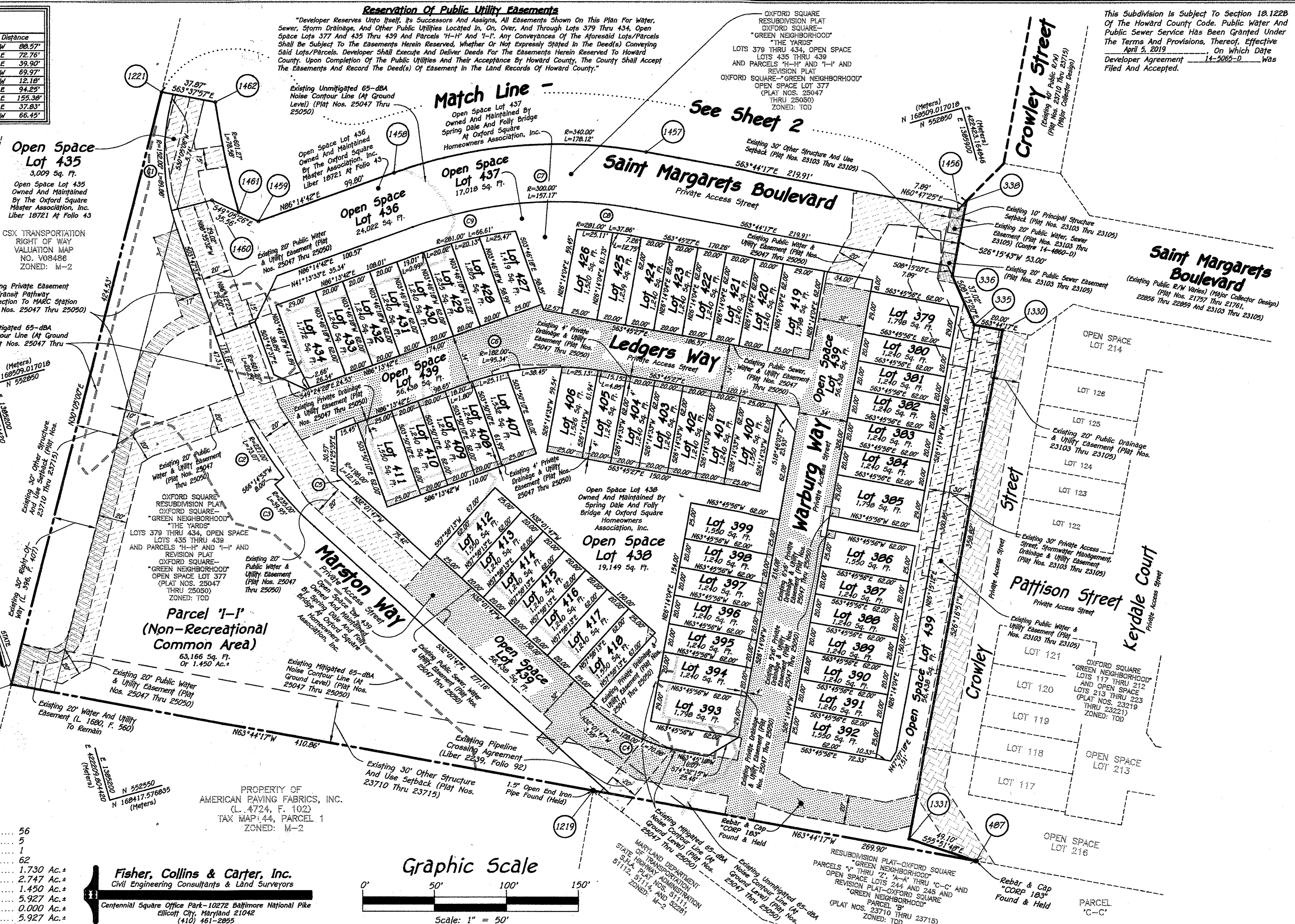
APPROVED: For Public Water And Public Sewerage Systems.  
 Howard County Health Department.

*B. Wilson for Monica Roszman* 9/14/2019  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning And Zoning.

*Chief Development Engineering Division* 9/11/19  
 Date

*Kent Deelwold* 9/19/19  
 Director Date



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  
 April 5, 2019, On Which Date  
 Developer Agreed To 14-2062-D Was  
 Filed And Accepted.

**Owner's Certificate**

Kelllogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffnacker, Jr., Managing Member, Oxford Square Master Association, Inc., By David P. Scheffnacker, Jr., President, And U.S. Home Corporation, D/B/A Lennar, By Matthew S. Wineman, Vice President of Operations, 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 Easement 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 8th Day of August, 2019.

*David P. Scheffnacker, Jr.*  
 Kelllogg-CCP, LLC  
 David P. Scheffnacker, Jr., Managing Member

*Matthew S. Wineman*  
 Oxford Square Master Association, Inc.  
 David P. Scheffnacker, Jr., President

*Matthew S. Wineman*  
 U.S. Home Corporation, D/B/A Lennar  
 Matthew S. Wineman, Vice President of Operations

**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 Comprised of (1) Part of The Land Conveyed By the Department of Planning and Zoning, Maryland, 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 CIUF III Oxford Square LLC to Kelllogg-CCP, LLC by Deed Dated February 17, 2015 And Recorded Among The Aforesaid Land Records in Liber 16495 At Folio 68 (First Parcel); (3) All of The Land Conveyed by Kelllogg-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; (4) All of The Lands Conveyed by Kelllogg-CCP, LLC to Oxford Square Master Association, Inc. by Deed Dated April 5, 2019 And Recorded Among The Aforesaid Land Records in Liber 18721 At Folio 43; And (5) All of The Lands Conveyed by Kelllogg-CCP, LLC to U.S. Home Corporation, D/B/A Lennar by Deed Dated July 12, 2019 And Recorded Among The Aforesaid Land Records in Liber 18773 At Folio 44; And Being Lots 379 Thru 434, Open Space Lots 435 Thru 439, Open Space Lot 377 And Parcels 'H-H' And 'I-I', As Shown on Plats Entitled "Oxford Square, Resubdivision Plat-"Green Neighborhood", "The Yards", Lots 379 Thru 434, Open Space Lots 435 Thru 439, Open Space Lot 377 Recorded Among The Aforesaid Land Records in Liber 18721 At Folio 43; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of This Plat By The Department of Planning and Zoning, Maryland As Shown, In Accordance With The Annotated Code of Maryland, As Amended.

*Terrell A. Fisher* 8/8/19  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2019

RECORDED AS PLAT No. 25104 ON 9/27/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

(Being A Correction To Plats Entitled "Oxford Square, Resubdivision Plat, Oxford Square-"Green Neighborhood", "The Yards", Lots 379 Thru 434, Open Space Lots 435 Thru 439 And Revision Plat, Oxford Square-"Green Neighborhood", Open Space Lot 377 Recorded Among The Land Records of Howard County, Maryland As Plat Nos. 25047 Thru 25050)

Zoned: TOD  
 Tax Map: 38, Parcel: 1003, Grid: 20  
 First Election District - Howard County, Maryland  
 Date: August 5, 2019 Scale: 1" = 50' Sheet 3 of 4



The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) as Far As They Relate To The Making Of This Plan And The Setting Of Markers Have Been Complied With.

*Terrill A. Fisher* 8/8/19 Date  
 Registered Land Surveyor  
*David P. Scheffenacker, Jr.* 8/8/19 Date  
 Kellogg-CCP, LLC  
 By: David P. Scheffenacker, Jr., Managing Member  
*David P. Scheffenacker, Jr.* 8/8/19 Date  
 Oxford Square Master Association, Inc.  
 By: David P. Scheffenacker, Jr., President  
*Matthew S. Wineman* 8/8/19 Date  
 U.S. Home Corporation, D/B/A Lennar  
 By: Matthew S. Wineman, Vice President Of Operations

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 April 3, 2019, On Which Date Developer Agreement 14-2085-D 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:**

- 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 CCP-11-046. A New Forest Stand Delineation And Wetland Delineation Plan Prepared By Eco-Science Professionals, Inc. Dated August, 2014 And Was Submitted And Approved Under The F-15-008 Plan. A New Wetland Delineation Was Prepared By Geotechnology & Assoc., Inc. Dated March, 2016 And Was Submitted And Approved Under SDP-16-052.
- This Property Is Located Within The Metropolitan District.
- Landscape Obligations And Financial Surety Will Be Provided With SDP-18-019 And SDP-18-055.
- This Plan Is Subject To Waiver Petition WP-11-147 To Waive Subsections 16.144(g) And 16.144(h) Of The Howard County Code. This Action Relieves The Requirement To Submit A Preliminary Subdivision Plan Or A 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 Will Be Provided In Accordance With The 2007 MDE, Chapter 5 Regulations And The Latest Howard County Design Manual, Vol. 1, Chapter 5 Adopted On Or Around May 4, 2010.
- The Traffic Study For This Project Was Prepared By Traffic Group, Dated March, 2011 And Approved For 5-15-001 In June, 2013.
- 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 Final Plat Prior To Issuance Of Any Grading Or Building Permits For New Construction In Accordance With Section 16.159 Of The Subdivision And Land Development Regulations.
- 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, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
- 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.
- 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. 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 464 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 (h) Of The Howard County Subdivision And Land Development Regulations.
  - If The Milestone Date Is Missed, Any Plans Resubmitted Must Be Processed As A New Sketch 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 OED's Comments Of March 1, 2017.
- The Maryland Aviation Administration (MAA) Approved This Plan On March 28, 2019 For Sediment And Erosion Control, Stormwater Management And Landscaping. 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.
- Subdivision Is Subject To Section 104.G.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. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.
 

Moderate Income Housing Unit (M.I.H.U.) Tabulation:

  - M.I.H.U. Required = (56 Lots x 15%) = 9 M.I.H.U.
  - M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
  - An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded In Liber 18721 At 43.
- Declaration Of Covenants, Conditions, Restrictions And Easements For Oxford Square Master Association, Inc. Recorded In Liber 14921 At Folio 282. Amended And Restated Covenants, Conditions, Restrictions And Easements For Oxford Square Master Association, Inc. Recorded In Liber 17822 At Folio 54.
- Articles Of Incorporation For The Oxford Square Master Association, Inc. By The Maryland State Department Of Assessments And Taxation Filed On April 17, 2013, Receipt No. D15188941.
- Open Space Lot 377 Shown Herein Owned By The Oxford Square Master Association, Inc. (Recorded In Liber 17822 At Folio 54 For The Residents Of The Subdivision And Recording References Of The Articles Of Incorporation Are Shown Hereon).
- Open Space Lots 435 And 436 Shown Hereon Are Owned By The Oxford Square Master Association, Inc. (Recorded In Liber 18721 At Folio 43) For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation Are Shown Hereon.
- Open Space Lots 437 Thru 439 Shown Herein Owned By Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation Are Shown Hereon. The Deed Conveying Open Space Lots 437 Thru 439 To Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc. Is Recorded Simultaneously With This Plat.
- Articles Of Incorporation For Spring Dale And Folly Bridge At Oxford Square Homeowners Association, Inc. With The Maryland State Department Of Assessments And Taxation Filed On April 30, 2014, Receipt No. D15846397.
- Amenity Requirements: T.O.D. Development Shall Include An Amenity Area Per Section 127.4.F.1. Of The Zoning Regulations And The Route 1 Manual.
  - Amenity Area Required: = 10.751 Ac. For The Entire Project (107,513 x 10%).
  - Amenity Area Provided: = 16.77 Acres
    - SDP-16-052 = 1.24 Acres
    - SDP-12-075 = 6.49 Acres
    - SDP-13-068 = 1.57 Acres
    - SDP-14-004 = 0.42 Acres
    - SDP-14-019 = 1.07 Acres
    - SDP-14-027 = 0.70 Acres
    - SDP-14-072 = 0.45 Acres
    - SDP-14-071 = 1.72 Acres
    - SDP-16-013 = 3.03 Acres
- This Property Is Subject To A Habitat Management Agreement Which Allows Periodic Inspections By The Department Of Planning And Zoning.
- No Recreational Open Space Area Is Required For T00 Zoning District.

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

**Owner**  
 (Lots 379 Thru 385,  
 419 Thru 430 And  
 432 Thru 434)

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

**Owner**  
 (Lots 386 Thru 418,  
 431 And  
 Parcels 'H-H' And 'I-I')

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 Lots 377  
 And 435 Thru 439)

Oxford Square Master Association, Inc.  
 c/o David P. Scheffenacker, Jr.,  
 President  
 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.

*B. Nelson for Maureen Rossman* 9/4/2019 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Clark* 9.11.19 Date  
 Chief, Development Engineering Division

*Kent Schneider* 9-19-19 Date  
 Director

**Owner's Certificate**

Kellogg-CCP, LLC, A Maryland Limited Liability Company, By David P. Scheffenacker, Jr., Managing Member, Oxford Square Master Association, Inc., By David P. Scheffenacker, Jr., President, And U.S. Home Corporation, D/B/A Lennar, By Matthew S. Wineman, Vice President Of Operations, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns, (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 8th Day of August, 2019.

*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  
*Matthew S. Wineman*  
 U.S. Home Corporation, D/B/A Lennar  
 By: Matthew S. Wineman, Vice President Of Operations

*Terrill A. Fisher*  
 Witness  
*David P. Scheffenacker, Jr.*  
 Witness  
*David P. Scheffenacker, Jr.*  
 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 Coca-Cola Enterprises Inc. To Kellogg-CCP, LLC By Deed Dated September 17, 2015 And Recorded Among The Aforesaid Land Records In Liber 16455 At Folio 68 (First Parcel); (3) All Of The Land 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; (4) All Of The Lands Conveyed By Kellogg-CCP, LLC To Oxford Square Master Association, Inc. By Deed Dated April 5, 2019 And Recorded Among The Aforesaid Land Records In Liber 18721 At Folio 43; And (5) All Of The Lands Conveyed By Kellogg-CCP, LLC To U.S. Home Corporation, D/B/A Lennar By Deed Dated July 12, 2019 And Recorded Among The Aforesaid Land Records In Liber 18773 At Folio 449; And Being Lots 379 Thru 434, Open Space Lots 435 Thru 439, Open Space Lot 377 And Parcels 'H-H' And 'I-I', As Shown On Plats Entitled "Oxford Square, Resubdivision Plat-"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 Recorded Among The Aforesaid Land Records As Plat Nos. 25047 Thru 25050; 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.

*Terrill A. Fisher* 8/8/19 Date  
 Terrill A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2019

RECORDED AS PLAT No. 25145 ON 9/27/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

(Being A Correction To Plats Entitled "Oxford Square, Resubdivision Plat, Oxford Square-"Green Neighborhood", "The Yards", Lots 379 Thru 434, Open Space Lots 435 Thru 439 And Revision Plat, Oxford Square-"Green Neighborhood", Open Space Lot 377 Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25047 Thru 25050)

Zoned: T00  
 Tax Map: 38, Parcel: 1003, Grid: 20  
 First Election District - Howard County, Maryland  
 Date: August 5, 2019 Scale: None Sheet 4 of 4