

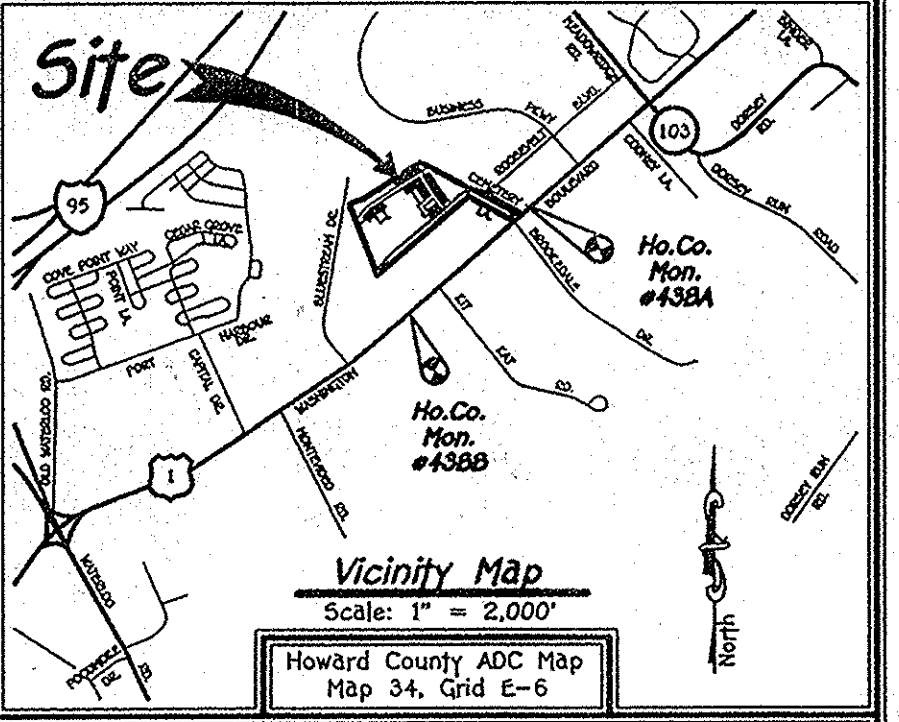
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
5	551769.7933	1377303.9035	168179.768159	419864.029588
7	551698.4243	1376720.9016	168158.016052	419482.209916
8	551748.6141	1376119.0566	168173.513943	419533.633376
9	551623.2138	1375248.3420	167934.715926	419575.821822
14	551465.3300	1374147.8619	168026.958789	419755.507874
139	552124.4807	1377005.7398	168267.873308	419712.189861
141	551825.5721	1377568.6980	168196.770799	419863.778356
186	551822.4341	1377574.4442	168195.814324	419825.550415
187	551782.6779	1377417.8114	168183.696597	419837.782627
188	551653.2876	1377272.7891	168144.258362	419793.585737
189	551606.4254	1377312.8620	168129.974728	419805.799997
190	551648.2923	1377257.1903	168142.733909	419791.029240
191	551793.2653	1377179.7950	168120.047356	419752.241390
192	551343.7145	1376956.5410	168049.900295	419755.905108
193	551290.5495	1376941.5892	168033.695578	419692.635802
194	551222.9557	1376747.9247	168013.095000	419653.606753
195	551137.6284	1376661.5879	167987.089122	419607.291263
196	551112.4501	1376640.6396	167979.410774	419600.906203
197	551041.5618	1376570.3345	167957.803971	419575.495454
198	551031.2837	1376526.1197	167916.133303	419526.724036
199	551823.6703	1376534.4201	168195.182893	419563.835992
200	551752.1534	1376581.1647	168174.392323	419562.778219
201	551719.9725	1376601.7469	168184.583995	419599.051674
202	551656.8743	1376542.1029	168145.351606	419601.392216
203	551660.2064	1377258.5026	168146.367230	419789.231201
204	551744.2725	1377190.1666	168171.930824	419768.402343
205	551801.1225	1377148.3589	168189.318997	419795.695951
206	551976.5604	1377036.1531	168242.792122	419741.486066
207	552001.2944	1377041.5901	168249.338323	419723.116137
208	552033.4692	1377021.0123	168260.137995	419716.844019
209	552027.5910	1377011.8214	168258.346227	419714.042631
210	552059.1135	1376966.0773	168280.146374	419700.099800
211	551595.0493	1376003.2627	168123.499290	420018.069441
212	551529.0406	1377944.8420	168106.387805	419998.427866
213	551548.0547	1377910.0171	168112.183311	419987.813225
214	551604.0783	1377974.4296	168129.295399	420007.444984
215	551038.5055	1376529.8208	167920.039747	419567.128329

Reservation Of Public Utility Easements
 "Developer Reserves unto itself, its Successors And Assigns, All Easements Located In, On, Over, And Through Lots 1 thru 53, Open Space Lots 54 thru 61 And Non-Buildable Bulk Parcels 'A' Thru 'C'. 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."

PI-PT	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
186-187	175.00'	167.97'	54°59'43"	91.09'	S 75°45'29" W 161.60'
190-191	2475.00'	114.81'	02°39'28"	57.41'	S 49°34'40" W 114.80'
194-195	625.00'	121.59'	11°08'48"	60.99'	S 45°20'01" W 121.39'
196-197	575.00'	99.92'	09°57'25"	50.09'	S 44°44'20" W 99.80'

This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions Thereof, Effective 4-12-15, On Which Date Developer Agreement 14-4777-D Was Filed And Accepted.

FISHER COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2855



General Notes Continued:

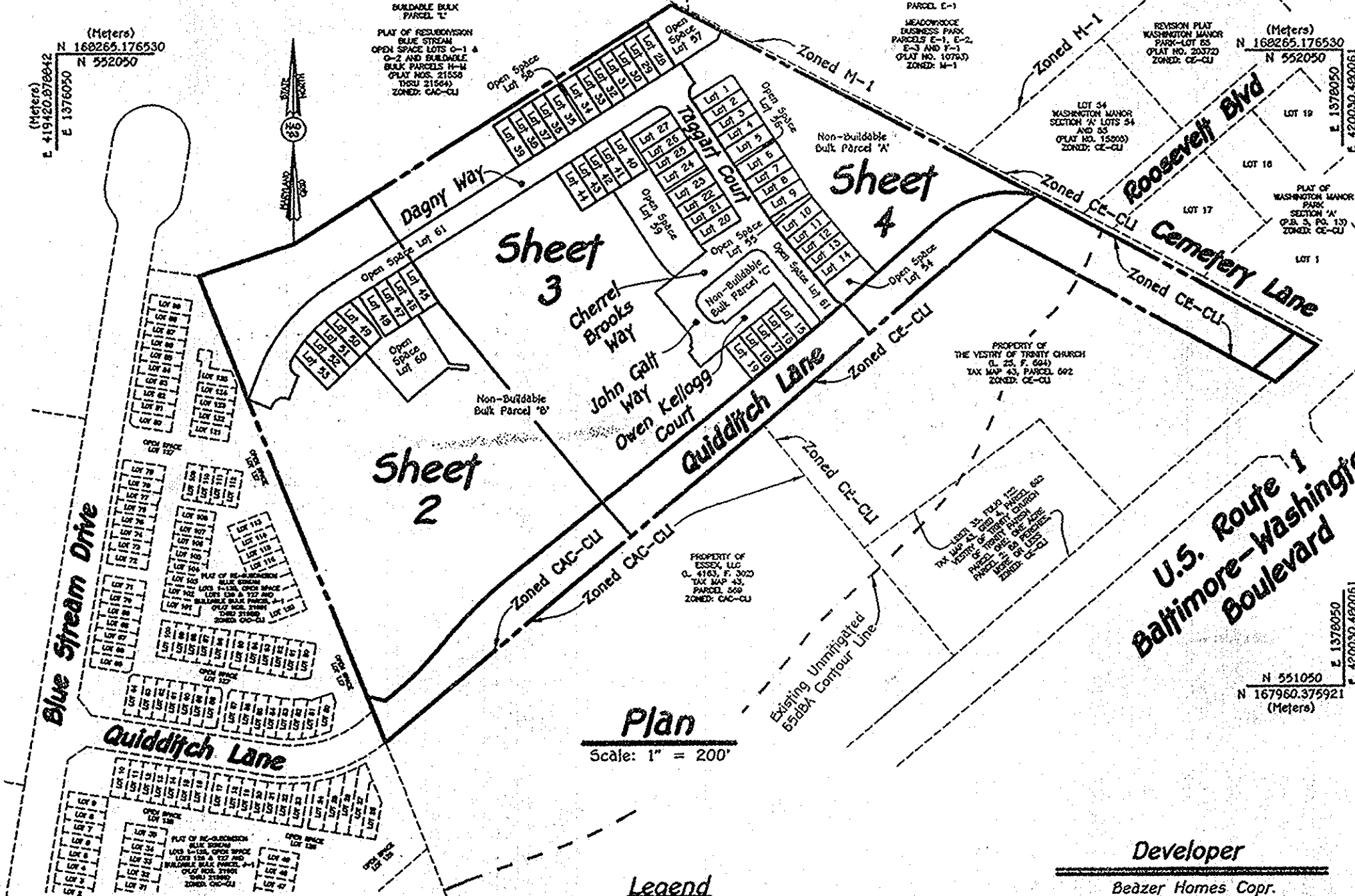
- Refuse Collection, Snow Removal And Road Maintenance For Private Roads Are Provided By The Morris Place Homeowners Association, Inc. For The Townhouse Lots Fronting Private Streets.
- Cemetery Lane And Quidditch Lane Are Public Roads Maintained By Howard County, Maryland. All Other Roads Or Streets Are Privately Owned And Maintained By The Morris Place Homeowners Association, Inc.
- This Plan Is Subject To A Letter Dated March 16, 2010 Which The Planning Director Granted Approval To Allow A Reduction In The Required Commercial Space To 200 Square Feet Per Residential Unit. However, If The Adjoining Lushine Property (Parcel 589), Which Has Frontage On Route 1 Is Later Integrated With This Subdivision, 300 Square Feet Of Commercial Space For Each Residential Unit May Be Required, Or What Regulations Dictate At That Time.
- Landscaping Obligations For This Submission (APFO Phases I Thru IV) Has Been Provided By A Financial Surety In The Amount Of \$25,500.00 Based On 64 Shade Trees @ \$300/Shade Tree And 41 Evergreen Trees @ \$150/Evergreen Tree. Internal Parking And Private Road Street Trees Are Rooted As Part Of The Developers Agreement For The Site Development Plan For Lots 1 Thru 53.
- Financial Obligation For 95 Street Trees Provided By A Surety In The Amount Of \$28,500.00 Posted With The Developers Agreement For This Final Plan.
- This Project Complies With The Route 1 Manual In Regards To The "CAC-CL" Zoning District.
- Non-Buildable Bulk Parcels 'A', 'B', And 'C' Reserves The Right To Be Re-Subdivided In Accordance With APFO Regulations And In Compliance With Morris Place Sketch Plan, S-10-002, Approved By The Planning Director On June 7, 2010.
- On February 6, 2012 And July 10, 2013 The Department Of Planning And Zoning Has Tentatively Allocated For This Subdivision In The Route 1 Planning Area In Accordance With The Following Allocation Schedule And Milestones:

Phase No.	Allocation Year	Allocation Area	No. Of Allocations
1	2015	Route 1	9
3	2015	Blkridge G & R	10
4	2016	Blkridge G & R	34
5	2017	Blkridge G & R	34
6	2018	Blkridge G & R	79
Total			166

- Amenity Area Requirements Provided With SDP For APFO Phases I Thru IV. See Amenity Area Chart This Sheet.
- Stormwater Management Will Be Provided In Accordance With Chapter 5 Of The Maryland Department Of Environment Storm Water Design Manual, Volumes I And II, Revised 2009. Stormwater Will Be Used To Treat Proposed Impervious Areas To Meet The Re-Development Criteria.
- Moderate Income Housing Units (M.I.H.U.) For Phase I Thru IV Tabulation:
 - Total Project M.I.H.U. Requirement = 25 M.I.H.U. (156 Units x 15%) = 24.9 M.I.H.U.
 - M.I.H.U. For Phase I Thru IV Required = 8 M.I.H.U. (53 Units x 15%) = 7.95 M.I.H.U.
 - M.I.H.U. For Phase I Thru IV Provided = 8 M.I.H.U.

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	53
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	8
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	3
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	64
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.183 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.284 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	9.970 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	14.437 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	2.823 Ac.±
TOTAL AREA TO BE RECORDED	17.260 Ac.±



General Notes Continued:

- Plat Subject To WP-14-088 Which The Planning Director On January 17, 2014 Approved To Waive Section 16.120(c)(4) - Single Family Attached Lots Shall Have A Minimum 15 Feet Of Frontage On A Public Road. Approval Is Subject To The Following Conditions:
 - The Petitioner Or Designee Shall Be Responsible For Maintenance Of Safe Vehicular Access To All Residential Units. This Shall Include, But Is Not Limited To, Maintenance Of The Private Road Providing Access To The Residential Units, Maintenance Of The Private Road System Including For Snow Removal And Plowing On The Private Road.
 - Upon Completion Of Any Portion Of The Proposed Residential Development, The Petitioner Or Designee Shall Provide Road Maintenance, Private Trash Removal Services, Snow Removal To The Development Until The Roads Are Transferred To The H.O.A.
 - On All Future Subdivision Plans And Site Development Plans, Provide A Brief Description Of Water Easement, WP-14-088, As A General Note To Include Requests, Sections Of The Regulations, Action And Date.
 - On All Future Subdivision Plans, Provide A Brief Description Of The Design Manual Waiver, As A General Note To Include Requests, Action And Date.
 - Compliance With The Development Engineering Division Comments Dated January 10, 2014.
 - Subject To Providing The Required Visitor And Overflow Parking Spaces For The Residential Units On The Site Development Plan(s).
- The Open Space Shown Hereon Is Herby Dedicated To A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.
- A Moderate Income Housing Unit (M.I.H.U.) Agreement And M.I.H.U. Covenants Will Be Recorded Simultaneously With This Plat.

Developer
 Beazer Homes Corp.
 8965 Guilford Road
 Suite #290
 Columbia, Maryland 21046
 Attn: Edward Gold
 Ph# 410-720-5071

Owner
 CDCG 3 BZH LP
 c/o CDCG Asset Management, LLC
 8585 E. Hartford Drive
 Suite 200
 Scottsdale, Arizona 85255
 Attn: Steven S. Benson
 Ph# 480-696-3733

The Requirements S-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, L.S. #10892
 (Registered Land Surveyor)
 Date: 4/8/15

Steven S. Benson
 Date: 4/6/15

CDCG 3 BZH LP
 By: CDCG Asset Management, LLC, Its Authorized Agent
 Steven S. Benson, Manager

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

Walter F. Maurer 5/5/2015
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Spa/15
 Chief, Development Engineering Division

5-27-15
 Director

Owner's Certificate

CDCG 3 BZH LP, By Its Authorized Agent, CDCG Asset Management, LLC, Steven S. Benson, Manager, Owner 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 6th Day Of April, 2015.

Steven S. Benson
 CDCG 3 BZH LP
 By: CDCG Asset Management, LLC, Its Authorized Agent
 Steven S. Benson, Manager

Nathan Holt
 Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Walter F. Gainer And Kristine E. Gainer, Trustees Of The Walter F. Gainer Revocable Trust Agreement Dated October 25, 2012, James E. Thompson, John F. Wilson, Jr., Thomas E. Johnson And Douglas A. Andrew, To CDCG 3 BZH LP By Deed Dated October 2, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15811 At Folio 058; 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 4/8/15
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 2334K ON 5/29/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Morris Place
Phases I-IV
 Lots 1 Thru 53, Open Space Lots
 54 Thru 61 And Non-Buildable
 Bulk Parcels 'A' Thru 'C'

Zoned: CAC-CL And CE-CL
 Tax Map: 43, Parcel: 599, Grid: 4
 First Election District - Howard County, Maryland
 Date: April 1, 2015 Scale: As Shown Sheet 1 Of 4

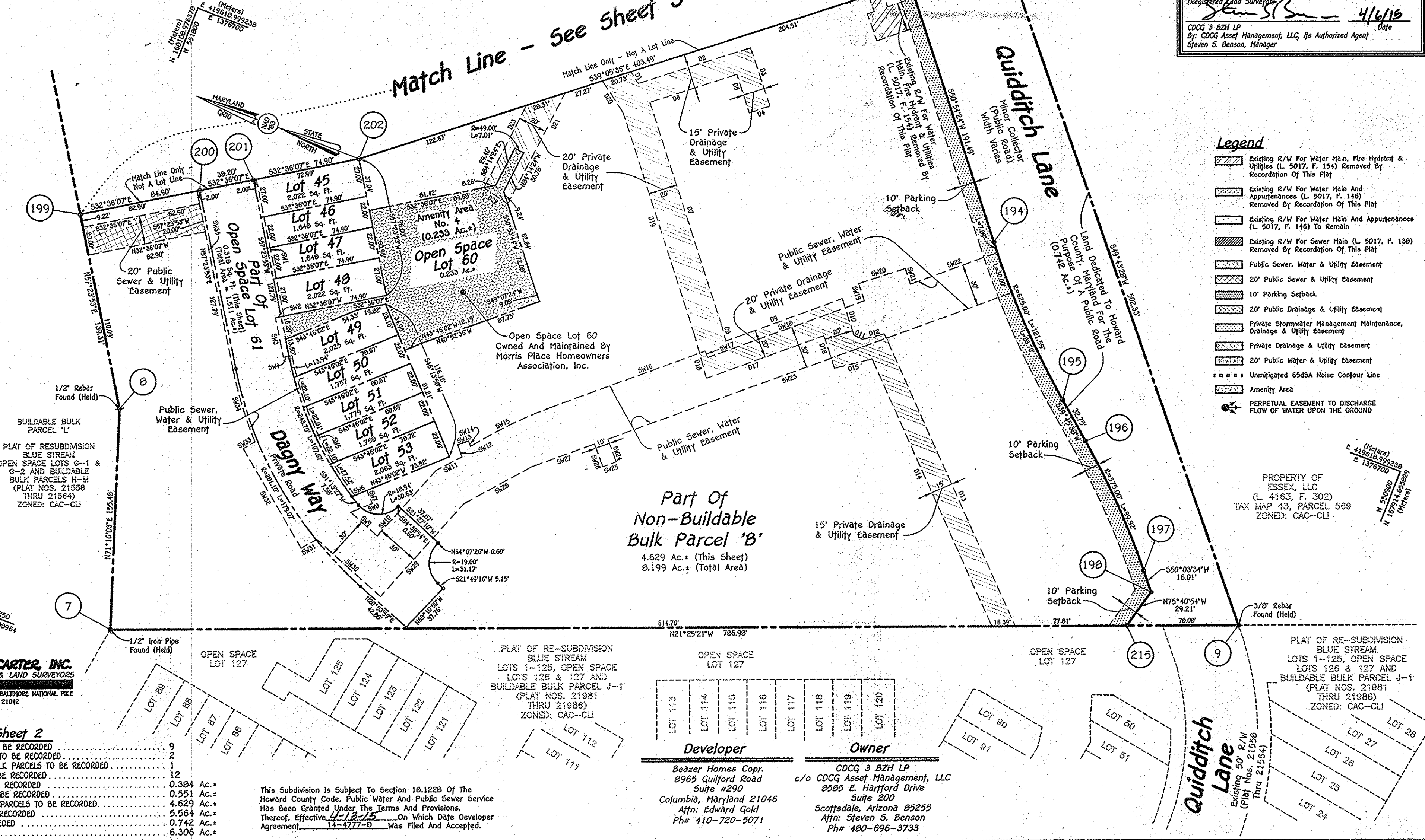
Public Sewer, Water & Utility Easement Line Table

LINE	BEARING	LENGTH
SW1	S57°23'51"W	99.00'
SW2	N32°36'07"E	6.10'
SW3	S57°23'51"W	28.41'
SW4	S32°36'07"E	6.10'
SW5	R=240.76' L=108.67'	
SW6	S43°46'02"E	9.15'
SW7	S46°13'58"W	10.00'
SW8	N43°46'02"W	16.14'
SW9	S20°53'59"W	24.57'
SW10	S50°22'03"E	61.20'
SW11	S49°14'38"E	20.25'
SW12	N49°07'24"E	9.03'
SW13	S41°04'44"E	8.13'
SW14	S48°52'16"W	4.14'
SW15	R=322.10' L=64.64'	
SW16	S41°22'27"E	112.72'
SW17	S48°42'13"W	4.82'
SW18	S41°17'47"E	128.74'
SW19	N48°42'13"E	10.91'
SW20	S39°08'16"E	10.01'
SW21	S48°42'13"W	10.43'
SW22	S41°17'47"E	76.13'
SW23	N41°17'47"W	299.98'
SW24	S48°42'13"W	17.09'
SW25	N41°04'09"W	10.00'
SW26	N48°42'13"E	17.09'
SW27	N41°17'47"W	46.98'
SW28	N50°10'42"W	54.41'
SW29	N89°28'03"W	86.90'
SW30	N20°53'59"E	59.66'
SW31	N51°11'49"W	12.55'
SW32	N38°49'19"E	91.00'
SW33	S51°11'48"E	9.49'
SW34	R=283.10' L=53.38'	
SW35	N57°23'51"E	127.79'

Private Drainage & Utility Easement Line Table

LINE	BEARING	LENGTH
D1	S33°41'04"W	9.75'
D2	S38°58'22"E	82.22'
D3	S50°41'34"W	43.07'
D4	N39°18'22"W	15.00'
D5	N50°41'34"E	23.15'
D6	N38°58'22"W	63.61'
D7	S51°00'29"W	164.43'
D8	S53°20'24"W	11.60'
D9	S41°22'26"E	86.33'
D10	S51°01'59"W	28.99'
D11	S04°32'24"W	6.67'
D12	S38°17'38"E	15.72'
D13	S44°49'24"W	225.11'
D14	N44°49'24"E	205.89'
D15	N35°17'38"W	27.04'
D16	N51°01'29"E	24.17'
D17	N41°22'56"W	87.10'
D18	N53°20'24"E	32.92'
D19	N51°00'29"W	162.28'
D20	N35°11'04"E	28.43'
D21	N84°08'57"E	87.83'
D22	N13°43'48"E	20.19'
D23	S84°08'57"E	65.03'

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 1 Thru 53, Open Space Lots 54 Thru 61 And Non-Buildable Bulk Parcels 'A' Thru 'C'. 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 Escrow 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."



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, L.S. #10692
 Registered Land Surveyor
 Date: 4/8/15
 Steven S. Benson
 Date: 4/6/15
 CDCG 3 BZH LP
 By: CDCG Asset Management, LLC, Its Authorized Agent
 Steven S. Benson, Manager

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 CULBERTSON CITY, MARYLAND 21042
 (410) 451-2855

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	9
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.384 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.551 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	4.629 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.564 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.742 Ac.±
TOTAL AREA TO BE RECORDED	6.306 Ac.±

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 4-13-15 On Which Date Developer Agreement 14-4777-D Was Filed And Accepted.

APPROVED: For Public Water And Public Sewerage Systems.
 Howard County Health Department.
 [Signature] 5/5/2015
 Howard County Health Officer
 APPROVED: Howard County Department Of Planning And Zoning.
 [Signature] 5/27/15
 Chief, Development Engineering Division
 Director

Owner's Certificate
 CDCG 3 BZH LP, By Its Authorized Agent, CDCG Asset Management, LLC, Steven S. Benson, Manager, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 Day Of April, 2015.
 [Signature] Steven S. Benson
 CDCG 3 BZH LP
 By: CDCG Asset Management, LLC, Its Authorized Agent
 Steven S. Benson, Manager

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 Of All Of The Lands Conveyed By Walter F. Gainer And Kristine E. Gainer, Trustees Of The Walter F. Gainer Revocable Trust Agreement Dated October 25, 2012, James E. Thompson, John F. Wilson, Jr., Thomas E. Johnson And Douglas A. Andrew, To CDCG 3 BZH LP By Deed Dated October 2, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15811 At Folio 098; 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.
 [Signature] Terrell A. Fisher
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23346 ON 5/29/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
Morris Place
Phase I-IV
 Lots 1 Thru 53, Open Space Lots
 54 Thru 61 And Non-Buildable
 Bulk Parcels 'A' Thru 'C'
 Zoned: CAC-CLU And Ce-CLU
 Tax Map: 43, Parcel: 599, Grid: 4
 First Election District - Howard County, Maryland
 Date: April 1, 2015 Scale: 1"=50' Sheet 2 Of 4
 F-14-028

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 1 Thru 53, Open Space Lots 54 Thru 61 And Non-Buildable Bulk Parcels 'A' Thru 'C'. 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."

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 4/8/15
 (Registered Land Surveyor) Date

Steven S. Benson 4/6/15
 Date

CDCG 3 BZH LP
 By: CDCG Asset Management, LLC, Its Authorized Agent
 Steven S. Benson, Manager

20' Public Water & Utility Easement Line Table

LINE	BEARING	LENGTH
W1	S01°47'33"E	23.35'
W2	S41°32'39"W	9.73'
W3	N61°48'47"W	20.52'
W4	N41°52'39"E	6.47'
W5	N02°16'24"W	27.03'

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	S61°22'09"E	39.71'
2	S49°00'16"W	85.38'
3	N61°21'57"W	39.68'
4	N48°58'58"E	85.36'

FEE SIMPLE AREA: 3,177 SQ. FT. OR 0.073 ACRES±

SHOWN THUS:

Public Sewer, Water & Utility Easement Line Table

LINE	BEARING	LENGTH
SW1	N57°23'53"E	8.20'
SW2	S32°36'07"E	10.00'
SW3	S57°23'53"W	8.14'
SW4	S32°36'07"E	206.21'
SW5	R=528.90'	L=16.79'
SW6	S57°23'53"W	2.01'
SW7	N53°05'04"E	2.03'
SW8	R=528.90'	L=20.24'
SW9	S39°06'29"E	80.75'
SW10	S50°53'31"W	2.00'

PROPERTY OF THE VESTRY OF TRINITY CHURCH (L. 25, F. 594)
 TAX MAP 43, PARCEL 592
 ZONED: CE-CL1

Private Drainage & Utility Easement Line Table

LINE	BEARING	LENGTH
D1	N57°23'53"E	19.48'
D2	N55°07'29"E	42.29'
D3	N72°36'56"E	12.00'
D4	N57°23'53"E	1.40'
D5	N32°36'07"E	3.07'
D6	N68°24'21"E	189.78'
D7	S65°04'19"E	175.07'
D8	N65°04'19"W	125.38'
D9	S68°24'21"W	176.32'
D10	N39°08'29"W	1.39'
D11	S72°36'56"W	15.79'
D12	S53°07'29"W	59.61'

Developer
 Beazer Homes Copr.
 8965 Guilford Road
 Suite #290
 Columbia, Maryland 21046
 Affn: Edward Gold
 Phn 410-720-5071

Owner
 CDCG 3 BZH LP
 c/o CDCG Asset Management, LLC
 8585 E. Hartford Drive
 Suite 200
 Scottsdale, Arizona 85255
 Affn: Steven S. Benson
 Phn 480-696-3733

Area Tabulation For Sheet 4

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	14
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	19
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.581 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.233 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1.547 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.361 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.356 Ac.±
TOTAL AREA TO BE RECORDED	3.717 Ac.±

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

Owner's Certificate
 CDCG 3 BZH LP, By Its Authorized Agent, CDCG Asset Management, LLC, Steven S. Benson, Manager, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 Day Of April, 2015.

Steven S. Benson
 CDCG 3 BZH LP
 By: CDCG Asset Management, LLC, Its Authorized Agent
 Steven S. Benson, Manager

Nathan Holt
 Witness

Surveyor's Certificate
 I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Walter F. Gainer And Kristine E. Gainer, Trustees Of The Walter F. Gainer Revocable Trust Agreement Dated October 25, 2012, James E. Thompson, John F. Wilson, Jr., Thomas E. Johnson And Douglas A. Andrew, To CDCG 3 BZH LP By Deed Dated October 2, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15811 At Folio 058; 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 4/8/15
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23248 ON 5/29/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Morris Place Phases I-IV
 Lots 1 Thru 53, Open Space Lots 54 Thru 61 And Non-Buildable Bulk Parcels 'A' Thru 'C'

Zoned: CAC-CL1 And CE-CL1
 Tax Map: 43, Parcel: 599, Grid: 4
 First Election District - Howard County, Maryland
 Date: April 1, 2015 Scale: 1"=50' Sheet 4 of 4

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

Matthew R. Rossman 5/5/2015
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Kevin S. Benson 5-28-15
 Director Date