

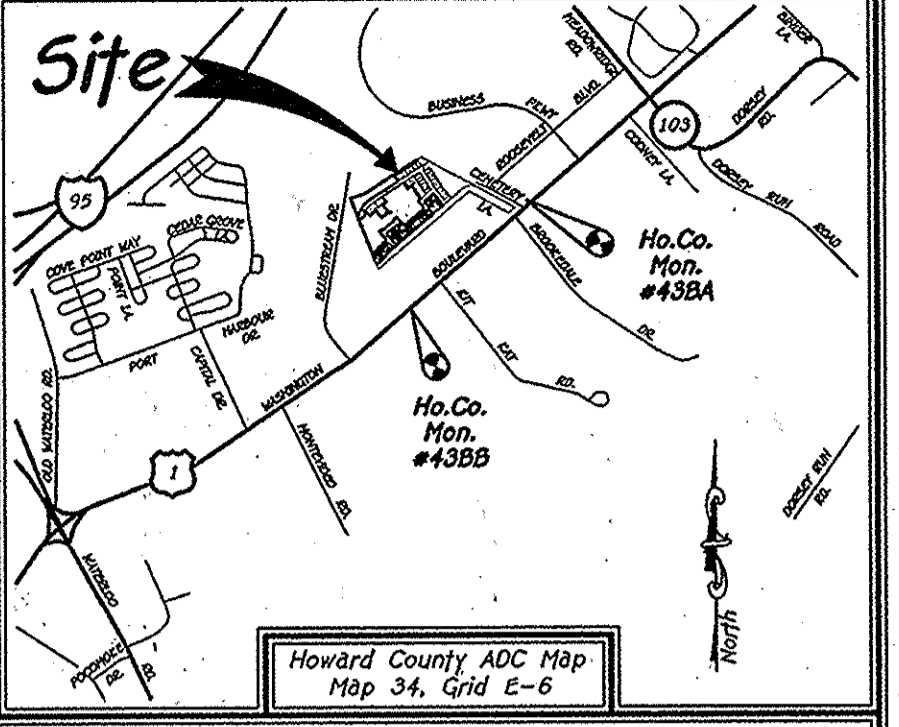
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
1	551769.7993	1377003.9035	160179.768150	176540.029568
2	551769.4243	1377002.9016	160179.429562	176539.901616
3	551769.0493	1377001.8997	160179.054555	176539.773664
4	551768.6743	1377000.8978	160178.679548	176539.645712
5	551768.2993	1376999.8959	160178.304541	176539.517760
6	551767.9243	1376998.8940	160177.929534	176539.389808
7	551767.5493	1376997.8921	160177.554527	176539.261856
8	551767.1743	1376996.8902	160177.179520	176539.133904
9	551766.7993	1376995.8883	160176.804513	176539.005952
10	551766.4243	1376994.8864	160176.429506	176538.878000
11	551766.0493	1376993.8845	160176.054499	176538.750048
12	551765.6743	1376992.8826	160175.679492	176538.622096
13	551765.2993	1376991.8807	160175.304485	176538.494144
14	551764.9243	1376990.8788	160174.929478	176538.366192
15	551764.5493	1376989.8769	160174.554471	176538.238240
16	551764.1743	1376988.8750	160174.179464	176538.110288
17	551763.7993	1376987.8731	160173.804457	176537.982336
18	551763.4243	1376986.8712	160173.429450	176537.854384
19	551763.0493	1376985.8693	160173.054443	176537.726432
20	551762.6743	1376984.8674	160172.679436	176537.598480
21	551762.2993	1376983.8655	160172.304429	176537.470528
22	551761.9243	1376982.8636	160171.929422	176537.342576
23	551761.5493	1376981.8617	160171.554415	176537.214624
24	551761.1743	1376980.8598	160171.179408	176537.086672
25	551760.7993	1376979.8579	160170.804401	176536.958720
26	551760.4243	1376978.8560	160170.429394	176536.830768
27	551760.0493	1376977.8541	160170.054387	176536.702816
28	551759.6743	1376976.8522	160169.679380	176536.574864
29	551759.2993	1376975.8503	160169.304373	176536.446912
30	551758.9243	1376974.8484	160168.929366	176536.318960
31	551758.5493	1376973.8465	160168.554359	176536.191008
32	551758.1743	1376972.8446	160168.179352	176536.063056
33	551757.7993	1376971.8427	160167.804345	176535.935104
34	551757.4243	1376970.8408	160167.429338	176535.807152
35	551757.0493	1376969.8389	160167.054331	176535.679200
36	551756.6743	1376968.8370	160166.679324	176535.551248
37	551756.2993	1376967.8351	160166.304317	176535.423296
38	551755.9243	1376966.8332	160165.929310	176535.295344
39	551755.5493	1376965.8313	160165.554303	176535.167392
40	551755.1743	1376964.8294	160165.179296	176535.039440
41	551754.7993	1376963.8275	160164.804289	176534.911488
42	551754.4243	1376962.8256	160164.429282	176534.783536
43	551754.0493	1376961.8237	160164.054275	176534.655584
44	551753.6743	1376960.8218	160163.679268	176534.527632
45	551753.2993	1376959.8199	160163.304261	176534.399680
46	551752.9243	1376958.8180	160162.929254	176534.271728
47	551752.5493	1376957.8161	160162.554247	176534.143776
48	551752.1743	1376956.8142	160162.179240	176534.015824
49	551751.7993	1376955.8123	160161.804233	176533.887872
50	551751.4243	1376954.8104	160161.429226	176533.759920
51	551751.0493	1376953.8085	160161.054219	176533.631968
52	551750.6743	1376952.8066	160160.679212	176533.504016
53	551750.2993	1376951.8047	160160.304205	176533.376064
54	551749.9243	1376950.8028	160159.929198	176533.248112
55	551749.5493	1376949.8009	160159.554191	176533.120160
56	551749.1743	1376948.7990	160159.179184	176532.992208
57	551748.7993	1376947.7971	160158.804177	176532.864256
58	551748.4243	1376946.7952	160158.429170	176532.736304
59	551748.0493	1376945.7933	160158.054163	176532.608352
60	551747.6743	1376944.7914	160157.679156	176532.480400
61	551747.2993	1376943.7895	160157.304149	176532.352448
62	551746.9243	1376942.7876	160156.929142	176532.224496
63	551746.5493	1376941.7857	160156.554135	176532.096544
64	551746.1743	1376940.7838	160156.179128	176531.968592
65	551745.7993	1376939.7819	160155.804121	176531.840640
66	551745.4243	1376938.7800	160155.429114	176531.712688
67	551745.0493	1376937.7781	160155.054107	176531.584736
68	551744.6743	1376936.7762	160154.679100	176531.456784
69	551744.2993	1376935.7743	160154.304093	176531.328832
70	551743.9243	1376934.7724	160153.929086	176531.200880
71	551743.5493	1376933.7705	160153.554079	176531.072928
72	551743.1743	1376932.7686	160153.179072	176530.944976
73	551742.7993	1376931.7667	160152.804065	176530.817024
74	551742.4243	1376930.7648	160152.429058	176530.689072
75	551742.0493	1376929.7629	160152.054051	176530.561120
76	551741.6743	1376928.7610	160151.679044	176530.433168
77	551741.2993	1376927.7591	160151.304037	176530.305216
78	551740.9243	1376926.7572	160150.929030	176530.177264
79	551740.5493	1376925.7553	160150.554023	176530.049312
80	551740.1743	1376924.7534	160150.179016	176529.921360
81	551739.7993	1376923.7515	160149.804009	176529.793408
82	551739.4243	1376922.7496	160149.429002	176529.665456
83	551739.0493	1376921.7477	160149.053995	176529.537504
84	551738.6743	1376920.7458	160148.678988	176529.409552
85	551738.2993	1376919.7439	160148.303981	176529.281600
86	551737.9243	1376918.7420	160147.928974	176529.153648
87	551737.5493	1376917.7401	160147.553967	176529.025696
88	551737.1743	1376916.7382	160147.178960	176528.897744
89	551736.7993	1376915.7363	160146.803953	176528.769792
90	551736.4243	1376914.7344	160146.428946	176528.641840
91	551736.0493	1376913.7325	160146.053939	176528.513888
92	551735.6743	1376912.7306	160145.678932	176528.385936
93	551735.2993	1376911.7287	160145.303925	176528.257984
94	551734.9243	1376910.7268	160144.928918	176528.130032
95	551734.5493	1376909.7249	160144.553911	176528.002080
96	551734.1743	1376908.7230	160144.178904	176527.874128
97	551733.7993	1376907.7211	160143.803897	176527.746176
98	551733.4243	1376906.7192	160143.428890	176527.618224
99	551733.0493	1376905.7173	160143.053883	176527.490272
100	551732.6743	1376904.7154	160142.678876	176527.362320

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 62 Thru 95, Open Space Lots 96 Thru 105, And Non-Buildable Bulk Parcel 'D'. 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."

Curve Data Tabulation

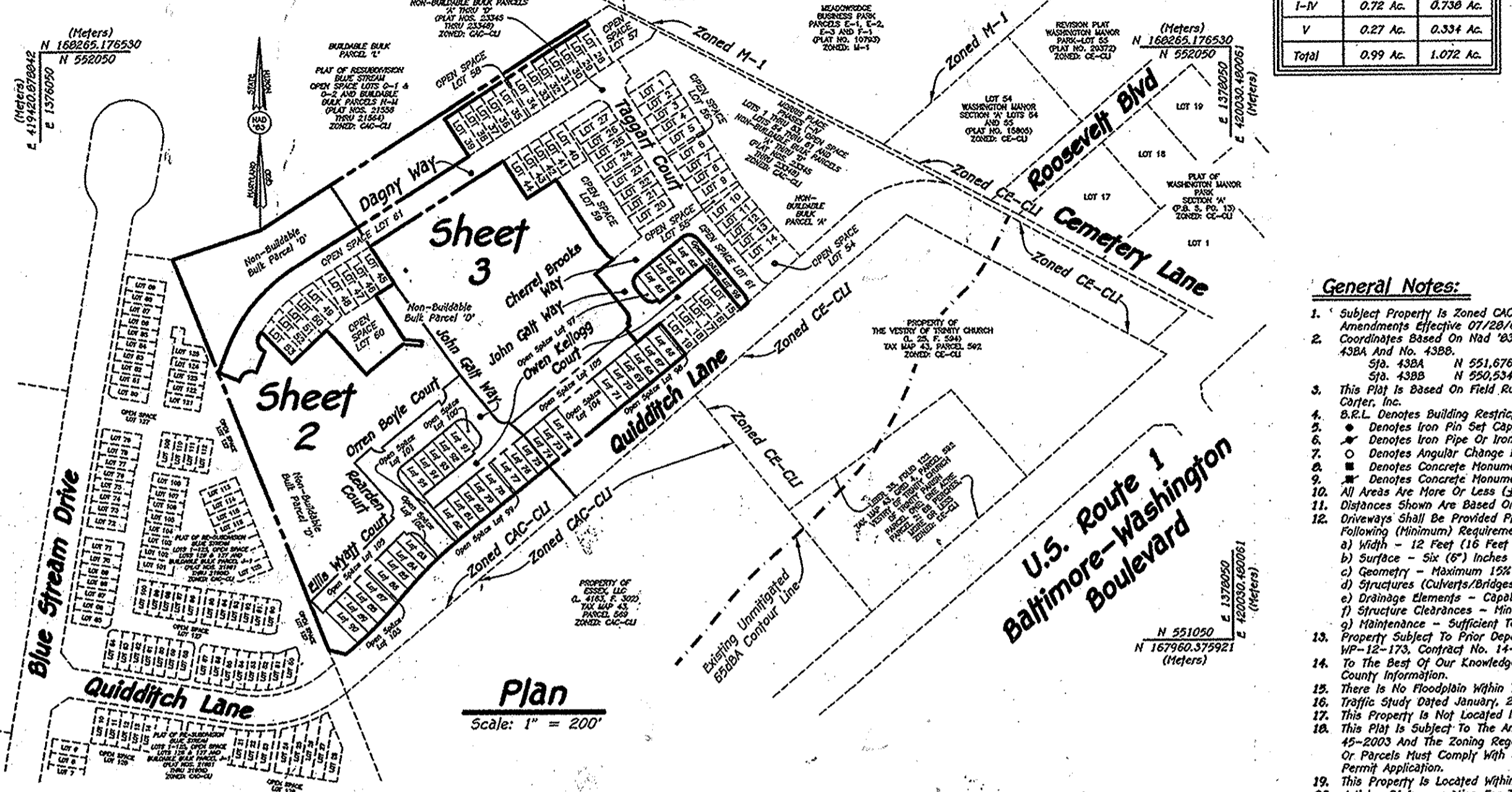
Point-Point	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
194-195	625.00'	121.50'	11°02'48"	60.99'	S 45°20'01" W 121.39'
196-197	575.00'	99.92'	09°57'25"	50.09'	S 44°44'20" W 99.80'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE
 ELICOTT CITY, MARYLAND 21042
 (410) 451 - 2995



Amenity Area Chart

Phase	Required	Provided
I-IV	0.72 Ac.	0.730 Ac.
V	0.27 Ac.	0.334 Ac.
Total	0.99 Ac.	1.072 Ac.



General Notes:

- Subject Property Is Zoned CAC-CU And CE-CU Per The 02/02/04 Comprehensive Zoning Plan And The "Comp-Lite" Zoning Amendments Effective 07/28/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 438A, 438B, 438C, 438D, 438E, 438F, 438G, 438H, 438I, 438J, 438K, 438L, 438M, 438N, 438O, 438P, 438Q, 438R, 438S, 438T, 438U, 438V, 438W, 438X, 438Y, 438Z.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2007, By Fisher, Collins And Carter, Inc.
- S.E.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Area Are Here Or Less (L&L).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Driveways Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1-1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Insure All Weather Use.
- Property Subject To Preliminary Plat Of Subdivision And Zoning File No's: ECP-13-035, S0P-91-50; S-10-02, P-13-001, WP-12-173, Contract No. 14-4777-0, WP-14-068, F-14-028 And S0P-15-017.
- To The Best Of Our Knowledge, No Cemeteries Exist On Site By Both Visual Observation And Review Of Available Howard County Information.
- There Is No Floodplain Within The Limits Of This Final Plat Submittal.
- Traffic Study Dated January, 2012 Was Prepared By The Traffic Group, Inc. And Was Approved On March 14, 2013.
- This Property Is Not Located In A Historic District.
- This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003 And The Zoning Regulations As Amended By Council Bill No. 75-2003. Development Or Construction On These Lots Or Parcels Must Comply With Setbacks And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
- This Property Is Located Within The Metropolitan District.
- Articles Of Incorporation For The Morris Place Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On September 23, 2014, Receipt No. D16094062.
- The Forest Stand Delineation And Wetland Delineation Report For This Project Was Prepared By McCarthy And Associates On June, 2009 And Was Approved With The Comprehensive Sketch Plan, S-10-002 By The Planning Director On June 7, 2010.
- The Traffic Study And The APFO (Adequate Public Facilities Ordinance) Road Facilities Test For This Subdivision Was Approved With The Comprehensive Sketch Plan, S-10-002, By The Planning Director On June 7, 2010.
- Public Water And Sewer Is Provided Via Contract No. 14-4897-D.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122.B Of The Howard County Code.
- A Pre-Submission Community Meeting Was Held On August 12, 2009 For This Project.
- There Are No Wetlands, Streams, 100 Year Floodplain Or Steep Slopes With A Contiguous Area Greater Than 20,000 Square Feet Located On This Plat. There Are No Wetlands On-Site That Will Be Disturbed Or That Will Require 401 And 404 Wetlands Permits From The State Of Maryland.
- Forest Obligation For The Total Morris Place Subdivision Was Provided With F-14-028.
- No Forest Resources Exist On This Site Per The Forest Stand Delineation Report Dated June, 2009 Prepared By McCarthy And Associates.
- Plat Subject To WP-12-173 Which The Planning Director On June 25, 2012 Approved To Waive Section 16.144(g) Requiring The Submission Of A Preliminary Plan Within Four (4) Months Of Sketch Plan Approval And Section 16.110(d) Requiring Residential Projects With 101 Plus Housing Units, Nine (9) Months After Starting Date Subject To:
 - The Preliminary Plan For Phases 1 Through 3, For 19 Units Must Be Submitted To DPZ On Or Before November 1, 2012.
- A 10' Public Tree Maintenance Easement And A 10' Private Parking Setback Running Along The Edge Of The Public Road Right-Of-Way, As Shown On This Plat Of Subdivision, Shall Be Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of The Installation, Repair And Maintenance Of County Owned Trees Located Within The Boundaries Of The Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.

General Notes Continued:

- Cemetery Lane And Quiddich 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.
- Landscaping Obligations For This Submission (APFO Phase V) Have Been Provided By A Financial Surety In The Amount Of \$19,200.00 Based On 64 Shade Trees @ \$300/shade Tree, Internal Parking In The Amount Of \$10,500.00 For 35 Internal Landscape Trees @ \$300/tree And 29 Private Road Street Trees In The Amount Of \$8,700.00 For 29 Trees @ \$300/tree Are Posted As Part Of The Developers Agreement For The Site Development Plan For Lots 62 Thru 95, S0P-15-023.
- This Project Complies With The Route 1 Manual In Regards To The "CAC-CU" Zoning District.
- Non-Buildable Bulk Parcel 'D' 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	Elbridge G & R	10
4	2016	Elbridge G & R	34
5	2017	Elbridge G & R	34
6	2018	Elbridge G & R	79
Total			166

General Notes Continued On Sheet 3:

Legend

- Existing Public Sewer, Water & Utility Easement
- Existing 20' Public Sewer & Utility Easement
- Existing 10' Parking Setback
- Existing 20' Public Drainage & Utility Easement
- Existing Private Stormwater Management Maintenance, Drainage & Utility Easement
- Existing Private Drainage & Utility Easement
- Existing 20' Public Water & Utility Easement
- Existing Amenity Area
- Public Sewer, Water & Utility Easement
- 2' Public Sidewalk And Maintenance Easement
- Amenity Area

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

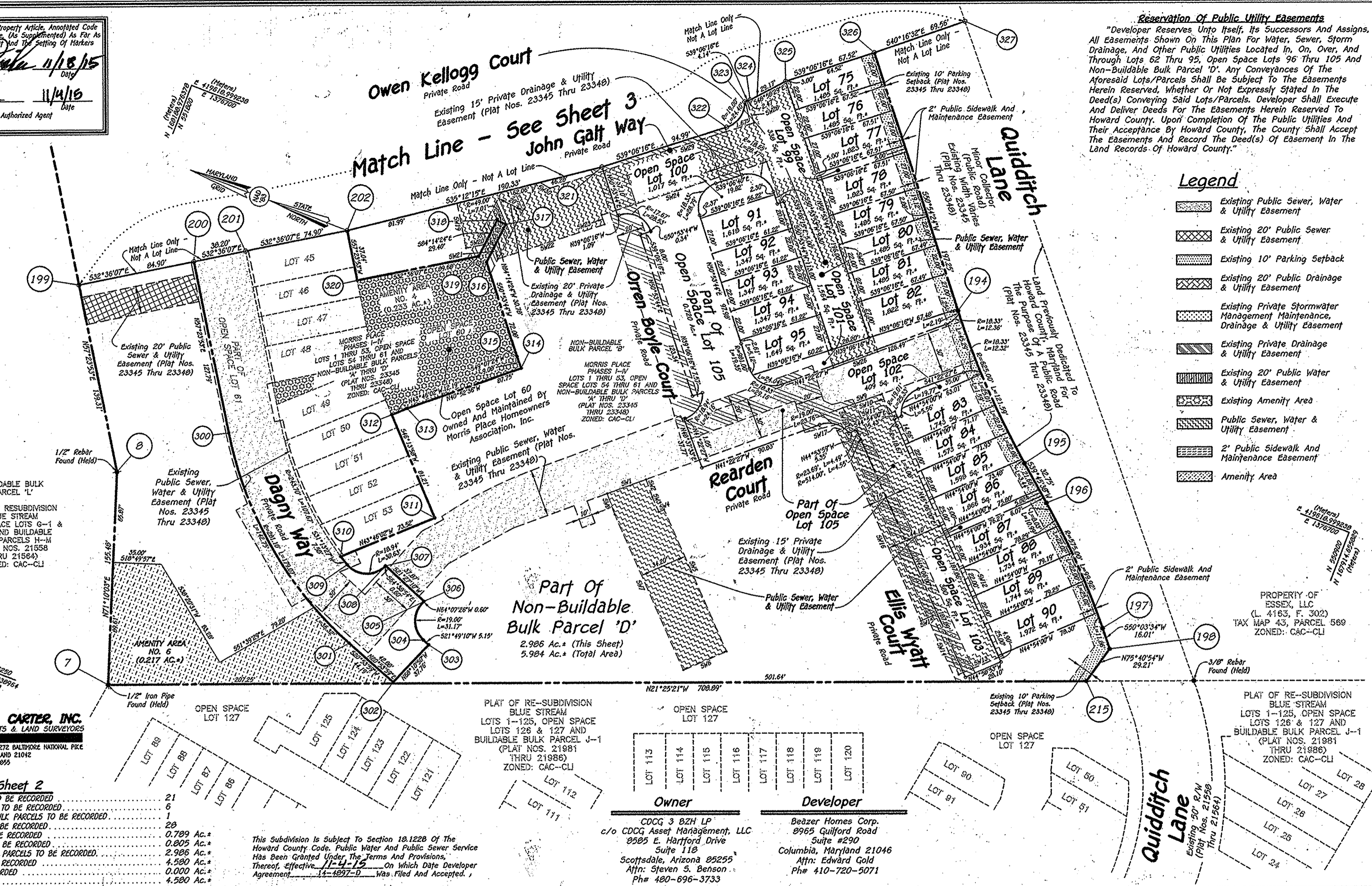
Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
 Date: 11/18/15

Steven S. Benson
 Date: 11/14/15

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

Public Sewer, Water & Utility Easement Line Table

LINE	BEARING	LENGTH
SW1	S41°17'47"E	30.00'
SW2	N48°42'13"E	13.55'
SW3	N45°04'27"E	11.78'
SW4	S44°55'33"E	4.10'
SW5	N45°04'27"E	112.00'
SW6	N44°55'33"W	34.20'
SW7	N45°04'27"E	123.91'
SW8	N48°42'13"E	16.12'
SW9	S41°17'47"E	30.00'
SW10	S48°42'13"W	15.74'
SW11	S44°54'00"E	4.49'
SW12	S45°06'00"W	194.08'
SW13	N44°54'00"W	34.02'
SW14	N45°06'00"E	47.10'
SW15	N44°54'00"W	9.28'
SW16	N45°06'00"E	150.95'
SW17	S44°54'00"E	9.00'
SW18	N48°42'13"E	13.66'
SW19	S57°23'55"W	33.21'
SW20	S32°36'07"E	19.56'
SW21	S50°53'44"W	12.28'
SW22	S39°06'16"E	01.42'
SW23	N50°53'44"E	7.10'
SW24	S39°06'16"E	125.09'
SW25	S50°53'44"W	157.27'
SW26	S41°17'47"E	34.20'
SW27	N50°53'44"E	207.62'
SW28	S50°53'44"W	16.82'
SW29	N39°06'16"W	155.55'
SW30	N09°08'48"E	0.27'



The Requirements § 3-106, 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 Compared With:

Terrell A. Fisher, L.S. #10692 11/18/15
 (Registered Land Surveyor)

Steven S. Benson 11/4/15
 Date

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

General Notes Continued:

36. Amenity Area Requirements Provided With SOP For APFO Phase V. See Amenity Area Chart On Sheet 1.

37. 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. Bioretention Will Be Used To Treat Proposed Impervious Areas To Meet The Re-Development Criteria.

38. Moderate Income Housing Units (M.I.H.U.) For Phase I Thru IV And Phase V Tabulation:

a. Total Project M.I.H.U. Requirement = 25 M.I.H.U.
 (166 Units x 15%) = 24.9 M.I.H.U.
 b. M.I.H.U. For Phase I Thru V Required = 14 M.I.H.U.
 (87 Units x 15%) = 13.05 Or 14 M.I.H.U.
 c. M.I.H.U. For Phase I Thru IV Provided = 8 M.I.H.U.
 d. M.I.H.U. For Phase V Required = 6 M.I.H.U.
 (14 M.I.H.U. - 8 M.I.H.U.)
 e. M.I.H.U. For Phase V Provided = 6 M.I.H.U.

39. Plat Subject To WP-14-068 Which The Planning Director On January 17, 2014 Approved To Waive Section 16.1202(1) - Single Family Attached Lots Shall Have A Minimum 15 Feet Of Frontage On A Public Road. Approval Is Subject To The Following Conditions:

1). 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.

2). 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.

3). On All Future Subdivision Plans And Site Development Plans, Provide A Brief Description Of Water Poles, WP-1-068, As A General Note To Include Requests, Sections Of The Regulations, Action And Date.

4). On All Future Subdivision Plans, Provide A Brief Description Of The Design Manual Waiver, As A General Note To Include Requests, Action And Date.

5). Compliance With The Development Engineering Division Comments Dated January 10, 2014.

6). Subject To Providing The Required Visitor And Overflow Parking Spaces For The Residential Units On The Site Development Plans.

40. The Open Space Shown Hereon Are Owned By A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.

41. Moderate Income Housing Unit (M.I.H.U.) Agreement Recorded In Liber 16221 At Folio 490 And Declaration Of Covenants Recorded In Liber 16221 At Folio 477 For APFO Phases I Thru IV.

42. The Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Utilities, 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.

43. H.O.A. Declaration Of Covenants And Restrictions Are Recorded Among The Land Records Of Howard County, Maryland In Liber 16221 At Folio 418.

44. 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.

45. Moderate Income Housing Unit (M.I.H.U.) Agreement And Declaration Of Covenants For APFO Phase V Recorded Simultaneously With This Plat.

46. Forest Conservation Obligation Provided With Developers Agreement, F-14-028 Morris Place Phases I-IV.

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 62 Thru 95, Open Space Lots 96 Thru 105 And Non-Buildable Bulk Parcel 'D'. 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."

Area Tabulation For Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	13
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	17
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.458 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.378 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2.998 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.844 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	3.844 Ac.*

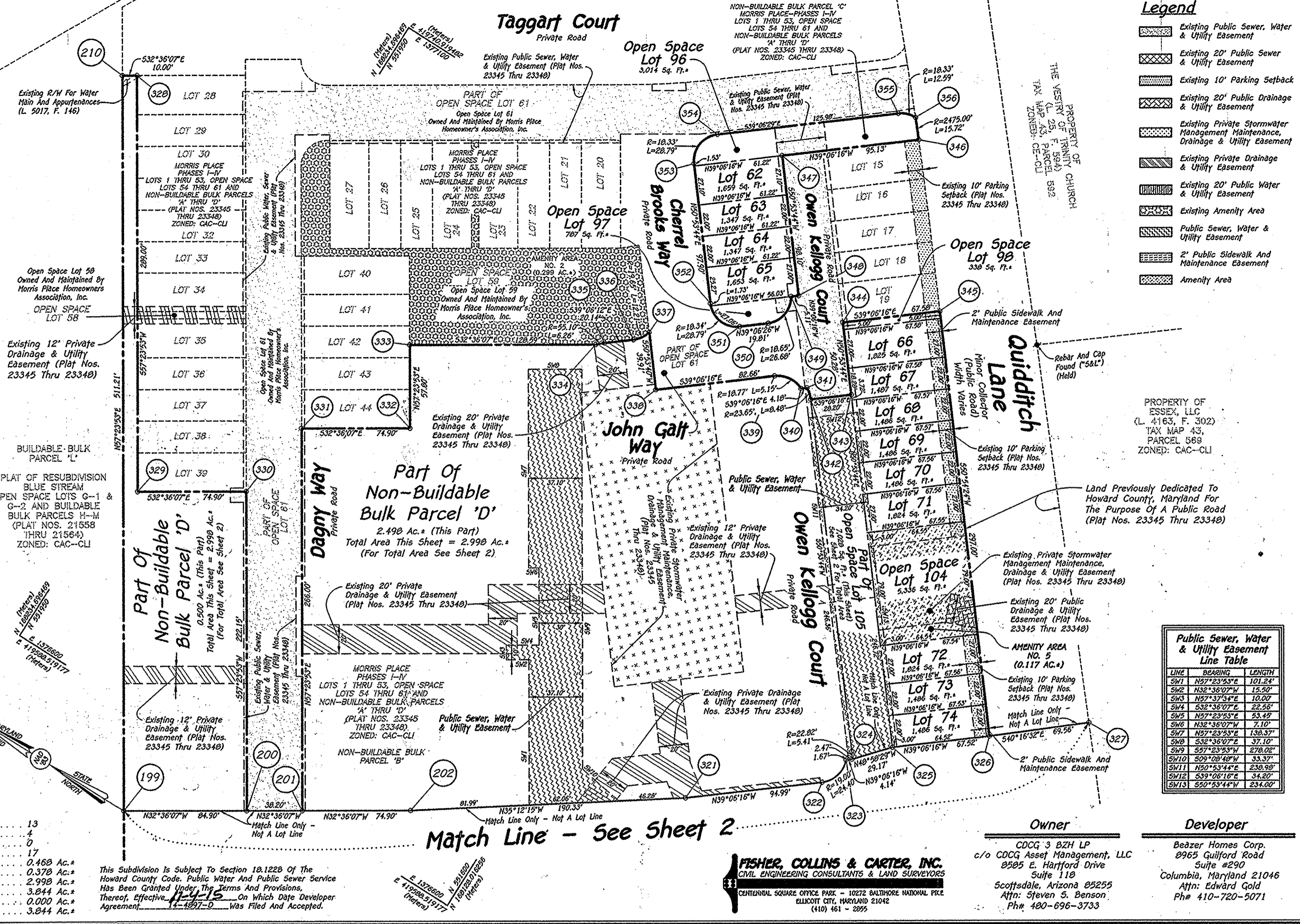
APPROVED: For Public Water And Public Sewerage Systems.
 Howard County Health Department.

Walter for Maria Rogerson 12/14/2015
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad E. Anderson 12-22-15
 Chief, Development Engineering Division Date

Kevin S. Anderson 12-29-15
 Director Date



Legend

- Existing Public Sewer, Water & Utility Easement
- Existing 20' Public Sewer & Utility Easement
- Existing 10' Parking Setback
- Existing 20' Public Drainage & Utility Easement
- Existing Private Stormwater Management, Drainage & Utility Easement
- Existing Private Drainage & Utility Easement
- Existing 20' Public Water & Utility Easement
- Existing Amenity Area
- Public Sewer, Water & Utility Easement
- 2' Public Sidewalk And Maintenance Easement
- Amenity Area

PROPERTY OF ESSEX, LLC
 (L. 4163, F. 302)
 TAX MAP 43, PARCEL 569
 ZONED: CAC-CL1

Public Sewer, Water & Utility Easement Line Table

LINE	BEARING	LENGTH
SW1	N57°23'53"E	101.24'
SW2	N32°36'07"W	15.50'
SW3	N57°23'53"E	10.00'
SW4	S32°36'07"W	22.58'
SW5	N57°23'53"E	53.49'
SW6	N32°36'07"W	7.10'
SW7	N57°23'53"E	138.37'
SW8	S32°36'07"W	37.10'
SW9	S57°23'53"W	278.02'
SW10	S09°08'48"W	33.37'
SW11	N57°23'53"E	238.02'
SW12	S32°36'07"W	34.20'
SW13	S57°23'53"W	234.00'

Owner's Certificate

CDGC 3 BZH LP, By CDGC Asset Management, LLC, Its Authorized Agent, By Steven S. Benson, Manager, Owner 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 14th Day Of November, 2015.

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

Nathan Holt
 Witness

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 Fully Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part 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 CDGC 3 BZH LP By Deed Dated October 2, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15811 At Folio 028; Also Being Non-Buildable Bulk Parcels 'B' And 'C', As Shown On Plat Entitled "Morris Place, Phases I-IV, Lots 1 Thru 53, Open Space Lots 54 Thru 61 And Non-Buildable Bulk Parcels 'A' Thru 'C'" Recorded Among The Aforesaid Land Records As Plat Nos. 23345 Thru 23348; 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 11/18/15
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23519 ON 12/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Morris Place Phase V
 Lots 62 Thru 95, Open Space Lots 96 Thru 105 And Non-Buildable Bulk Parcel 'D'

(Being A Resubdivision Of Non-Buildable Bulk Parcels 'B' And 'C', As Shown On Plat Entitled "Morris Place, Phases I-IV, Lots 1 Thru 53, Open Space Lots 54 Thru 61 And Non-Buildable Bulk Parcels 'A' Thru 'C'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23345 Thru 23348)

Zoned: CAC-CL1 And CE-CL1
 Tax Map: 43, Parcel: 599, Grid: 4
 First Election District - Howard County, Maryland
 Date: October 13, 2015 Scale: 1"=50' Sheet 3 Of 3

I:\2007\07053\dwg\RECORD PLATS\PHASE V\07053-3001 Plat 3-Phase V.dwg, 10/13/2015 3:25:29 PM, Cee TDS750 Maylar.p3