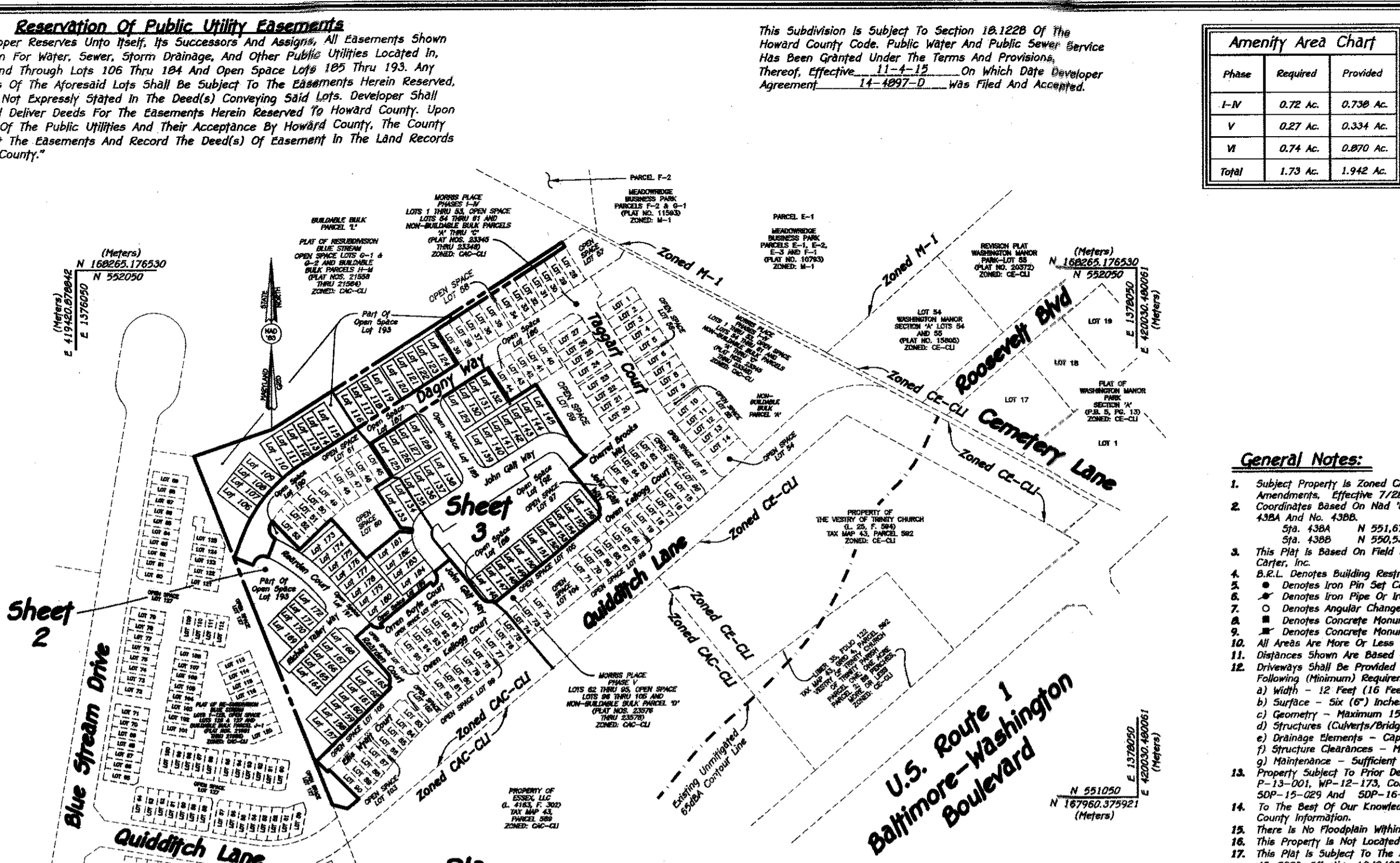
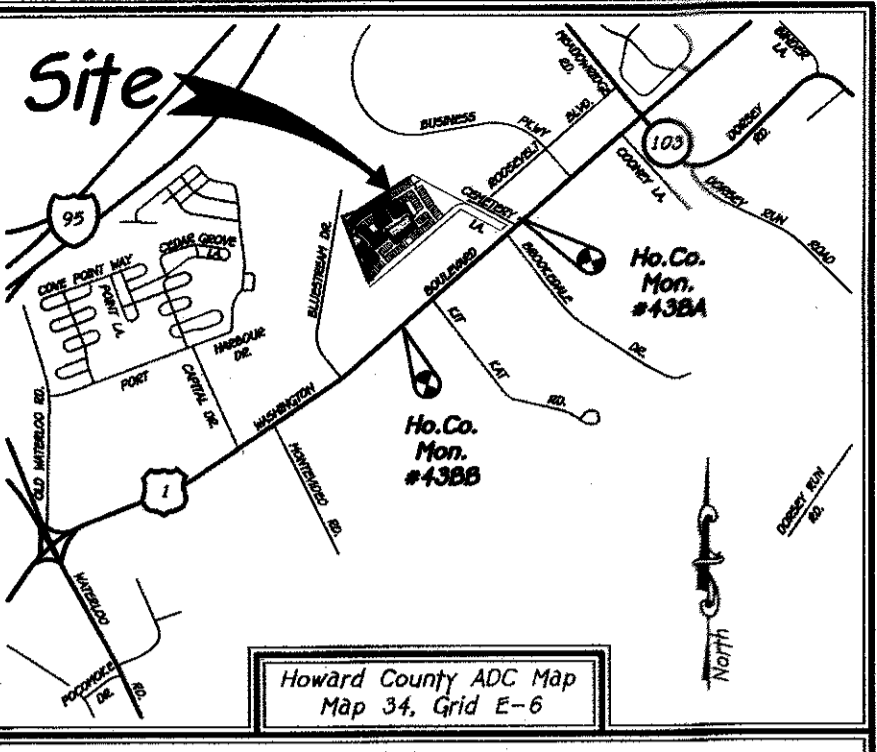


U.S. Equivalent Coordinate Table and Metric Coordinate Table. Columns include Lot, North (feet), East (feet), North (meters), and East (meters). Rows 1 through 380 list individual lots with their respective coordinates.

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 106 thru 184 and open space lots 105 thru 193.



Amenity Area Chart. Table with columns: Phase, Required, Provided. Rows: I-IV, V, VI, Total. Values: I-IV (0.72 Ac. Required, 0.738 Ac. Provided), V (0.27 Ac. Required, 0.334 Ac. Provided), VI (0.74 Ac. Required, 0.870 Ac. Provided), Total (1.73 Ac. Required, 1.942 Ac. Provided).



General Notes.

- 1. Subject Property is Zoned CAC-CU and CE-CU Per The 2/2/04 Comprehensive Zoning Plan and The Comp-Lite Zoning Amendments, Effective 7/28/08.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 438A And No. 438B.
3. This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2007, By Fisher, Collins And Carter, Inc.
4. B.L.C. Denotes Building Restriction Line.
5. * Denotes Iron Pin Set Caplaced "F.C.C. 106".
6. * Denotes Iron Pipe Or Iron Bar Found.
7. * Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. * Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
9. * Denotes Concrete Monument Or Stone Found.
10. All Areas Are More Or Less (±).
11. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
12. Driveways Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet (18 Feet Servicing 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 Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
13. Property Subject To Prior Department Of Planning And Zoning File No's: ECP-13-035, SDP-02-140, SDP-01-50, S-10-02, P-13-001, WP-12-173, Contract No. 14-4977-D, 14-4997-D, WP-14-060, F-15-047, SDP-15-017, SDP-15-029 And SDP-16-001.
14. To The Best Of Our Knowledge, No Cemeteries Exist On Site By Both Visual Observation And Review Of Available Howard County Information.
15. There Is No Floodplain Within The Limits Of This Final Plat Submittal.
16. This Property Is Not Located In A Historic District.
17. This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003, Effective 10/2/03 And The Zoning Regulations Amended By Council Bill 32-2013, Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building/Grading Permit.
18. This Property Is Located Within The Metropolitan District.
19. Articles Of Incorporation For The Morris Place Homeowner's Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On September 23, 2014. Receipt No. D16094062.
20. The Forest Stand Delineation And Wetland Delineation Report For This Project Was Prepared By McCarthy And Associates On June 2, 2009 And Was Approved With The Comprehensive Sketch Plan, S-10-002 By The Planning Director On June 7, 2010.
21. The Traffic Study And The APD (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.
22. Public Water And Sewer Is Provided With Contract No. 14-4997-D.
23. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122.B Of The Howard County Code.
24. A Pre-Submission Community Meeting Was Held On August 12, 2009 For This Project.
25. 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.
26. Forest Obligation For The Total Morris Place Subdivision Was Provided With F-14-028.
27. No Forest Resources Exist On This Site Per The Forest Stand Delineation Report Dated June, 2009 Prepared By McCarthy And Associates.
28. Plat Subject To WP-12-173 Which The Planning Director On June 25, 2012 Approved To Waive Section 16.144(d) Requiring The Submission Of A Preliminary Plat Within Four (4) Months Of Sketch Plan Approval And Section 16.1106(d) Requiring Residential Projects With 101 Plus Housing Units Nine (9) Months After Starting Date Subject To:
1) The Preliminary Plan For Phases 1 Through 3 For 19 Units Must Be Submitted To DPZ On Or Before November 1, 2012.
General Notes Continued This Sheet:

Plan Scale: 1" = 200'. Includes a legend for existing public sewer, utility, parking, drainage, private stormwater, and amenity areas.

The Requirements S-3-10B, The Real Property Act, 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. Signed Terrell A. Fisher, L.S. #10692, Date 8/9/16.

Owner: CDCG 3 BZH LP, c/o CDCG Asset Management, LLC, 8505 E. Hartford Drive, Suite 118, Scottsdale, Arizona 85255. Attn: Steven S. Benson, Ph# 480-696-3733. Developer: Beazer Homes Corp., 8965 Guilford Road, Suite #290, Columbia, Maryland 21046. Attn: Brian Knaufl, Ph# 410-720-5071.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MARYLAND 21042. (410) 461 - 2895.

Area Tabulation For This Submission. Table with columns: Description and Area. Rows include total number of buildable lots, open space lots, non-buildable bulk parcels, area of buildable lots, area of open space lots, area of non-buildable bulk parcels, area of lots/parcels to be recorded, area of roadway to be recorded, and total area to be recorded.

General Notes Continued: 29. Quidditch Lane Is A Public Road Maintained By Howard County, Maryland. All Other Roads Or Streets Are Privately Owned And Maintained By The Morris Place Homeowners Association, Inc. 30. This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And Landscape Manual. 31. This Project Complies With The Route 1 Manual In Regards To The "CAC-CLF" Zoning District. 32. 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:

Owner's Certificate. Table with columns: Phase No., Allocation Year, Allocation Area, No. Of Allocations, and Allocation Dates. Rows 1 through 6, Total: 186.

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. Signed Terrell A. Fisher, L.S. #10692, Date 8/9/16. Expiration Date: December 13, 2017.

APPROVED: For Public Water And Public Sewerage Systems. Howard County Health Department. Signed Bianca Roseman, 8/25/2016, Date n/a. APPROVED: Howard County Department Of Planning And Zoning. Signed [Signature], 9-6-16, Date. Signed [Signature], 9-7-16, Date.

Owner's Certificate. CDCG 3 BZH LP, By: CDCG Asset Management, LLC, Its Authorized Agent, Steven S. Benson, Manager. Signed Steven S. Benson, Manager. Witness: Nathan Holt. Signed Terrell A. Fisher, Professional Land Surveyor No. 10692, Expiration Date: December 13, 2017.

Purpose Statement. The Purpose Of This Plat Is To: (1) Resubdivide Non-Buildable Bulk Parcel 'D', As Shown On Plats Entitled "Morris Place, Phase V, Lots 62 Thru 95, Open Space Lots 96 Thru 105 And Non-Buildable Bulk Parcel 'D' Recorded As Plat Nos. 23576 Thru 23578; (2) To Create Lots 106 Thru 184 And Open Space Lots 185 Thru 193; (3) To Remove An Existing 20' Public Sewer & Utility Easement, As Recorded On Plat Nos. 23345 Thru 23348; And (4) To Remove Part Of An Existing Private Drainage & Utility Easement, As Shown On The Aforesaid Plat Nos. 23345 Thru 23348.

Morris Place Phase VI. Lots 106 Thru 184 And Open Space Lots 185 Thru 193. (Being A Resubdivision Of Non-Buildable Bulk Parcel 'D', As Shown On Plats Entitled "Morris Place, Phase V, Lots 62 Thru 95, Open Space Lots 96 Thru 105 And Non-Buildable Bulk Parcel 'D' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23576 Thru 23578) Zoned: CAC-CLF And CE-CLF. Tax Map: 43, Parcel: 599, Grid: 4. First Election District - Howard County, Maryland. Date: July 21, 2016. Scale: As Shown. Sheet 1 Of 4.

The Requirements S-3-100, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 8/9/16 Date
Steven S. Benson 7/28/16 Date
 CDGC 3 BZH LP
 By: CDGC Asset Management, LLC, Its Authorized Agent
 Steven S. Benson, Manager

Property Line Line Table

Line	Bearing	Length
PL1	N21°49'10"E	5.15'
PL2	S64°07'26"E	0.60'
PL3	N64°30'24"W	0.60'
PL4	N31°13'27"E	7.50'
PL5	S64°12'24"E	23.66'
PL6	R=56.10'	L=7.00'
PL7	N64°12'24"W	22.28'
PL8	S39°06'15"E	1.09'
PL9	S50°53'14"W	0.54'
PL10	N41°22'27"W	1.05'
PL11	S44°53'59"E	5.35'
PL12	R=23.69'	L=4.49'
PL13	R=514.00'	L=4.55'

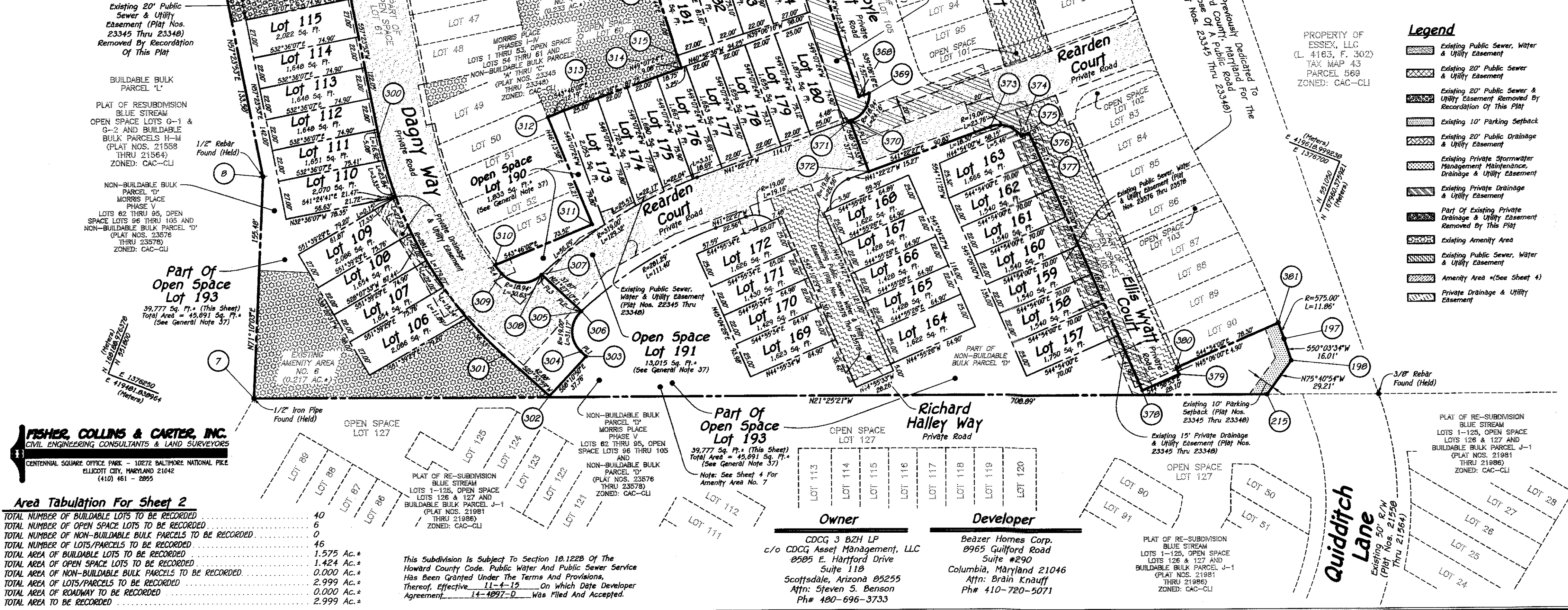
Curve Data Tabulation

PI-PT	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
334-339	55.10'	6.26'	06°30'43"	3.13'	S 42°21'56" E 6.26'
336-337	19.69'	12.21'	35°38'17"	6.31'	S 57°37'45" E 12.02'
339-342	19.00'	21.29'	64°12'07"	11.92'	S 07°00'13" E 20.19'
341-342	23.65'	0.48'	20°32'02"	4.28'	S 39°52'37" W 8.43'
362-364	22.80'	5.41'	13°34'27"	2.72'	S 56°36'57" W 5.39'
363-364	19.00'	24.40'	73°35'33"	14.21'	N 75°54'03" W 22.76'
366-369	19.00'	21.23'	64°01'46"	11.00'	N 07°05'23" W 20.15'
364-365	17.67'	20.53'	92°30'48"	18.46'	S 05°18'15" W 25.53'
369-370	10.94'	24.16'	73°05'56"	14.04'	N 77°59'28" W 22.56'
373-374	19.00'	23.76'	71°38'20"	13.71'	S 05°33'18" E 22.24'
375-376	23.69'	4.49'	10°51'54"	2.29'	S 40°08'01" W 4.48'
376-377	914.00'	4.59'	00°30'24"	2.27'	S 45°21'18" W 4.95'
381-197	279.00'	11.86'	01°10'56"	5.93'	S 49°07'34" W 11.86'
300-301	281.10'	179.07'	36°29'54"	92.69'	S 39°08'58" W 176.09'
304-309	19.00'	31.17'	93°59'44"	20.37'	N 68°49'02" E 27.79'
308-309	18.94'	30.63'	92°30'04"	19.83'	N 18°36'18" W 27.40'
387-388	56.10'	7.00'	07°09'14"	3.51'	S 05°45'36" W 7.00'

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 106 Thru 194 And Open Space Lots 185 Thru 193. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."

- Legend**
- Existing Public Sewer, Water & Utility Easement
 - Existing 20' Public Sewer & Utility Easement
 - Existing 20' Public Sewer & Utility Easement Removed By Recodification Of This Plat
 - Existing 10' Parking Setback
 - Existing 20' Public Drainage & Utility Easement
 - Existing Private Stormwater Management Maintenance, Drainage & Utility Easement
 - Existing Private Drainage & Utility Easement
 - Part Of Existing Private Drainage & Utility Easement Removed By This Plat
 - Existing Amenity Area
 - Existing Public Sewer, Water & Utility Easement
 - Amenity Area (See Sheet 4)
 - Private Drainage & Utility Easement



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

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	40
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	6
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	46
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,575 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,424 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2,999 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	2,999 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 11-4-12 On Which Date Developer Agreement 14-1897-D Was Filed And Accepted.

Owner
 CDGC 3 BZH LP
 c/o CDGC Asset Management, LLC
 8505 E. Hartford Drive
 Suite 118
 Scottsdale, Arizona 85255
 Attn: Steven S. Benson
 Ph# 480-696-3733

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

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

Andrew for Monica Roman 08/29/2016 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clark 9-6-16 Date
 Chief, Development Engineering Division

Keptelade 9-7-16 Date
 Director

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 28th Day Of July, 2016.

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

Nathan Hot
 Witness

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 Part Of The Lands Conveyed By Walter F. Gainer And Kristine E. Gainer, Trustees Of The Walter F. Gainer Revocable Trust Agreement Dated October 23, 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 098; Also Being Non-Buildable Bulk Parcel 'D', As Shown On Plats Entitled "Morris Place, Phase V, Lots 62 Thru 95, Open Space Lots 96 Thru 105 And Non-Buildable Bulk Parcel 'D'" Recorded Among The Aforesaid Land Records As Plat Nos. 23576 Thru 23578; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 8/9/16 Date
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2017

RECORDED AS PLAT NO. 23910 ON 9/19/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Morris Place Phase VI
 Lots 106 Thru 184 And Open Space
 Lots 185 Thru 193

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'D', As Shown On Plats Entitled "Morris Place, Phase V, Lots 62 Thru 95, Open Space Lots 96 Thru 105 And Non-Buildable Bulk Parcel 'D'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23576 Thru 23578)

Zoned: CAC-CL1
 Tax Map: 43, Parcel: 599, Grid: 4
 First Election District - Howard County, Maryland
 Date: July 21, 2016 Scale: 1"=50' Sheet 2 Of 4



The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1996 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 8/9/16
 (Registered Land Surveyor)
Steven S. Benson 7/29/16
 Date
 CDCG 3 BZH LP
 By: CDCG Asset Management, LLC, Its Authorized Agent
 Steven S. Benson, Manager

General Notes Continued:

- 33. Amenity Area Requirements Provided With SOP For APFO Phase VI. See Amenity Area Chart On Sheet 1.
- 34. Stormwater Management For This Redevelopment Project Has Been Provided In Accordance With Chapter 5 Of The Maryland Department Of Environment Storm Water Design Manual, Volumes I And II, Revised 2009, On F-14-028. There Will Be No SWM Devices Constructed Under This Site Development Plan. There Are No Stormwater Management Facilities Proposed In Phase VI.
- 35. Moderate Income Housing Units (M.I.H.U.) For Phase I Thru V And Phase VI Tabulation:
 - a. Total Project M.I.H.U. Requirement = 25 M.I.H.U. (168 Units x 15% = 25.2)
 - 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 VI Provided = 14 M.I.H.U.
 - d. M.I.H.U. For Phase VI Required = 11 M.I.H.U.
 - e. M.I.H.U. For Phase VI Provided = 11 M.I.H.U.
- 36. Plat Subject To WF-14-068 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:
 - 1). The Petitioner Or Designer 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 Designer Shall Provide, Maintain, Enhance, 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 Waiver Petition, WF-14-068, 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.
- 37. Subject To Providing The Required Valet And Overflow Parking Spaces For The Residential Units On The Site Development Plan(s).
- 38. Open Space Lots 185 Thru 193 Are Hereby Dedicated To The Morris Place Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Identified In General Note No. 19.
- 39. A Moderate Income Housing Unit (M.I.H.U.) Agreement And M.I.H.U. Covenants Has Been Recorded For Phases I Thru VI.
- 40. 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 Facilities, Pursuant To The Howard County Code Section 12.112. This Fee Assessment, Which Curs 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.
- 41. H.O.A. Covenants And Restrictions Are Recorded Among The Land Records Of Howard County, Maryland In Liber 16221 At Folio 418.
- 42. 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.
- 43. This Plat 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 Luskins Property (Parcel 565) 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.
- 44. At Least 15% Of The Units Shall Be Moderate Income Housing Units (M.I.H.U.).

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 106 Thru 184 And Open Space Lots 185 Thru 193. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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

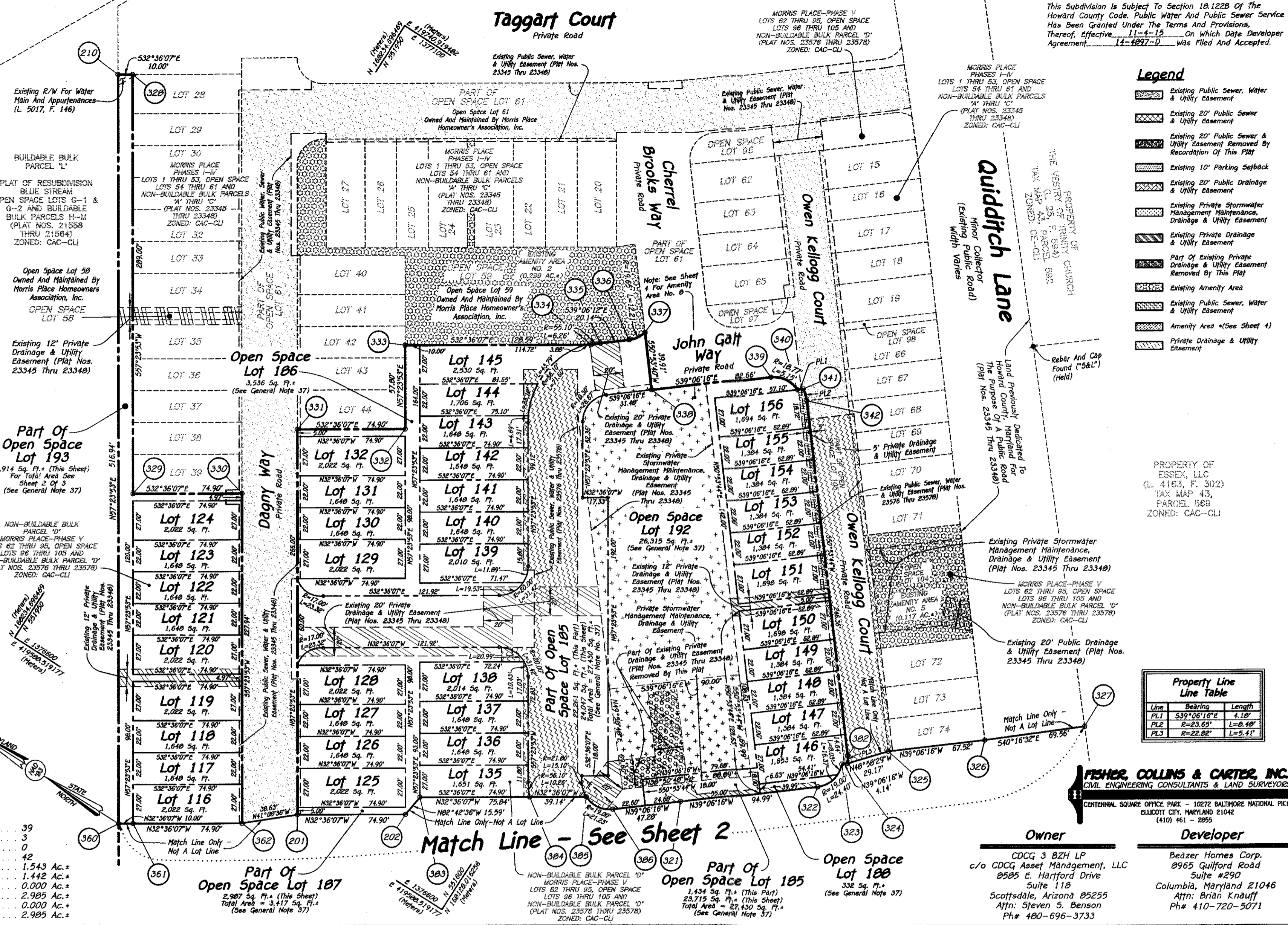
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	39
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	3
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	42
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,543 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,442 Ac.+
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2,985 Ac.+
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.+
TOTAL AREA TO BE RECORDED	2,985 Ac.+

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

Maureen Roseman 08/29/2016
 Howard County Health Officer
 Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief Development Engineering Division 9-6-16
 Date
Karl Schuchman 9-7-16
 Date



Owner's Certificate

CDCG 3 BZH LP, By CDCG 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 28th Day Of July, 2016.

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

Nathan Hoft
 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 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 CDCG 3 BZH LP By Deed Dated October 2, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15011 At Folio 058; Also Being Non-Buildable Bulk Parcel 'D', As Shown On Plats Entitled "Morris Place, Phase V, Lots 62 Thru 95, Open Space Lots 96 Thru 105 And Non-Buildable Bulk Parcel 'D'" Recorded Among The Aforesaid Land Records As Plat Nos. 23576 Thru 23578; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 8/9/16
 Terrell A. Fisher, Professional Land Surveyor No. 110692
 Expiration Date: December 13, 2017

RECORDED AS PLAT NO. 23911 ON 09/11/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Morris Place Phase VI
 Lots 106 Thru 184 And Open Space
 Lots 185 Thru 193

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'D', As Shown On Plats Entitled "Morris Place, Phase V, Lots 62 Thru 95, Open Space Lots 96 Thru 105 And Non-Buildable Bulk Parcel 'D'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23576 Thru 23578)

Zoned: CAC-CL1
 Tax Map: 43, Parcel: 599, Grid: 4
 First Election District - Howard County, Maryland
 Date: July 21, 2016 Scale: 1"=50' Sheet 3 Of 4

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

Terrell A. Fisher 8/9/16
Date
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

Steven S. Benson 7/29/16
Date
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

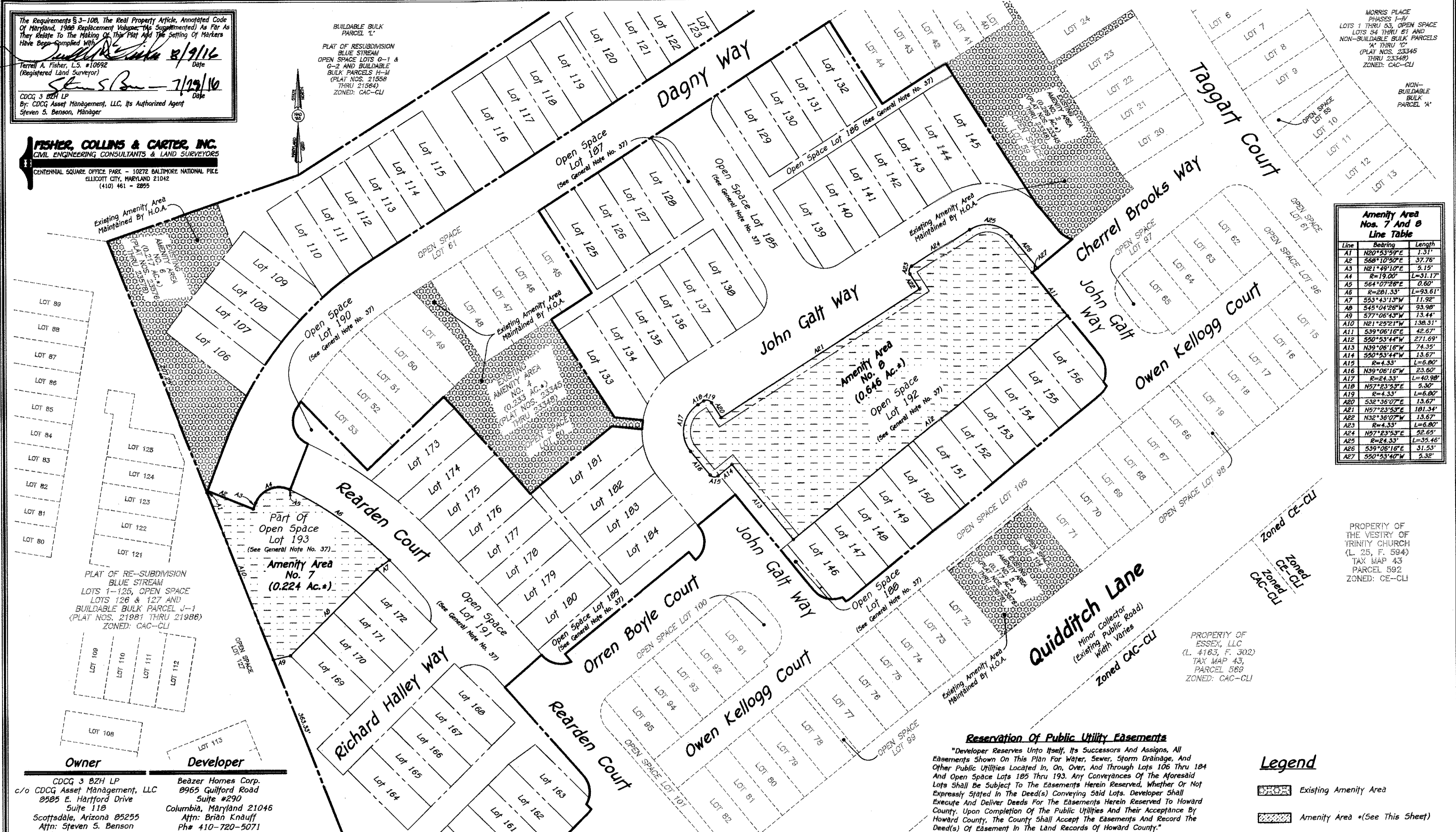
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2895

BUILDABLE BULK PARCEL "L"
PLAT OF RESUBDIVISION BLUE STREAM OPEN SPACE LOTS 0-1 & 0-2 AND BUILDABLE BULK PARCELS H-1 (PLAT NOS. 21888 THRU 21984) ZONED: CAC-CU

MORRIS PLACE PHASES I-IV LOTS 1 THRU 53, OPEN SPACE LOTS 54 THRU 81 AND NON-BUILDABLE BULK PARCELS "A" THRU "C" (PLAT NOS. 23345 THRU 23349) ZONED: CAC-CU

Amenity Area Nos. 7 and 8 Line Table

Line	Bearing	Length
A1	N20°13'59"E	1.31'
A2	S68°10'50"E	37.76'
A3	N21°49'10"E	2.15'
A4	R=19.00' L=31.17'	
A5	S64°07'28"E	0.80'
A6	R=201.33' L=93.61'	
A7	S53°43'13"W	11.92'
A8	S45°04'26"W	35.98'
A9	S77°08'43"W	13.44'
A10	N21°29'21"W	138.31'
A11	S39°06'16"E	42.67'
A12	S50°53'44"W	271.69'
A13	N39°06'16"W	74.35'
A14	S50°53'44"W	13.67'
A15	R=4.33' L=6.80'	
A16	N39°06'16"W	23.60'
A17	R=24.33' L=40.98'	
A18	N57°23'52"E	2.30'
A19	R=4.33' L=6.80'	
A20	S32°36'07"E	13.67'
A21	N57°23'52"E	101.34'
A22	N32°36'07"W	13.67'
A23	R=4.33' L=6.80'	
A24	N57°23'52"E	52.65'
A25	R=24.33' L=35.46'	
A26	S39°06'16"E	31.53'
A27	S50°53'40"W	9.38'



PROPERTY OF THE VESERY OF TRINITY CHURCH (L. 25, F. 584) TAX MAP 43 PARCEL 582 ZONED: CE-CU

PROPERTY OF ESSEX, LLC (L. 4163, F. 302) TAX MAP 43, PARCEL 583 ZONED: CAC-CU

Owner
CDCG 3 BZH LP
c/o CDCG Asset Management, LLC
2585 E. Hartford Drive
Suite 118
Scottsdale, Arizona 85255
Attn: Steven S. Benson
Ph# 480-696-3733

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

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 106 Thru 184 And Open Space Lots 185 Thru 193. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."

Legend

Existing Amenity Area

Amenity Area *(See This Sheet)

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

Bridgette for Marissa Roseman 08/29/2016
Howard County Health Officer Date 17/16

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clark 9-6-16
Chief, Development Engineering Division Date

Kurt Schuler 9-7-16
Director Date

Owner's Certificate
CDCG 3 BZH LP, By CDCG 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 28th Day Of July, 2016.

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 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 CDCG 3 BZH LP By Deed Dated October 2, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15011 At Folio 058; Also Being Non-Buildable Bulk Parcel D', As Shown On Plats Entitled "Morris Place, Phase V, Lots 62 Thru 95, Open Space Lots 96 Thru 105 And Non-Buildable Bulk Parcel D'" Recorded Among The Aforesaid Land Records As Plat Nos. 23576 Thru 23578; 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.

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