

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
141	551825.5721	1377968.6960	160196.770793	419883.778396
180	551822.4341	1377974.4442	160195.814324	419885.530415
187	551782.6779	1377417.8114	160183.896927	419837.788272
206	551976.9604	1377038.1531	160242.792122	419721.459960
207	552001.2854	1377041.5907	160250.326323	419723.116137
208	552033.4632	1377021.0123	160260.157925	419716.844219
390	552089.8883	1377084.0748	160278.200925	419736.081162
391	552068.7809	1377076.2531	160270.800942	419733.672337
392	551974.8393	1377037.2539	160242.267511	419721.794435
393	552013.6735	1377097.9757	160254.104806	419740.302401
394	552101.9833	1377103.0482	160253.284212	419741.847985
395	551815.6436	1377225.4224	160194.963766	419779.148300
396	551732.2910	1377235.4324	160188.338633	419800.792192
397	551700.0486	1377328.1994	160188.311123	419809.560394

The Requirements 5-3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrill A. Fisher 7/5/16
Date

Steven S. Benson 6/13/2016
Date

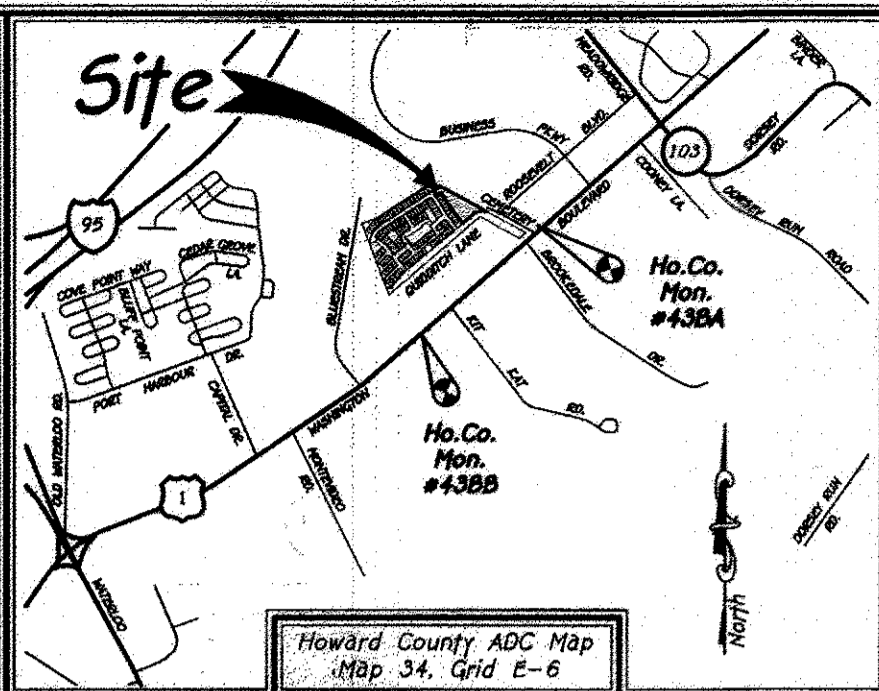
Terrill A. Fisher, L.S. #10692
(Registered Land Surveyor)

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

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 Non-Buildable Bulk Parcel 'A'. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. 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."

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 13, 2015. On Which Date Developer Agreement 14-4777-0 Was Filed And Accepted.



General Notes Continued:

- 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 Luskinia Property (Parcel 8953), 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.
- Non-Buildable Bulk Parcel 'A' Reserves The Right To Be Re-Subdivided In Accordance With APFO Regulations And In Compliance With Morris Place Sketch Plan, 5-10-002, 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:

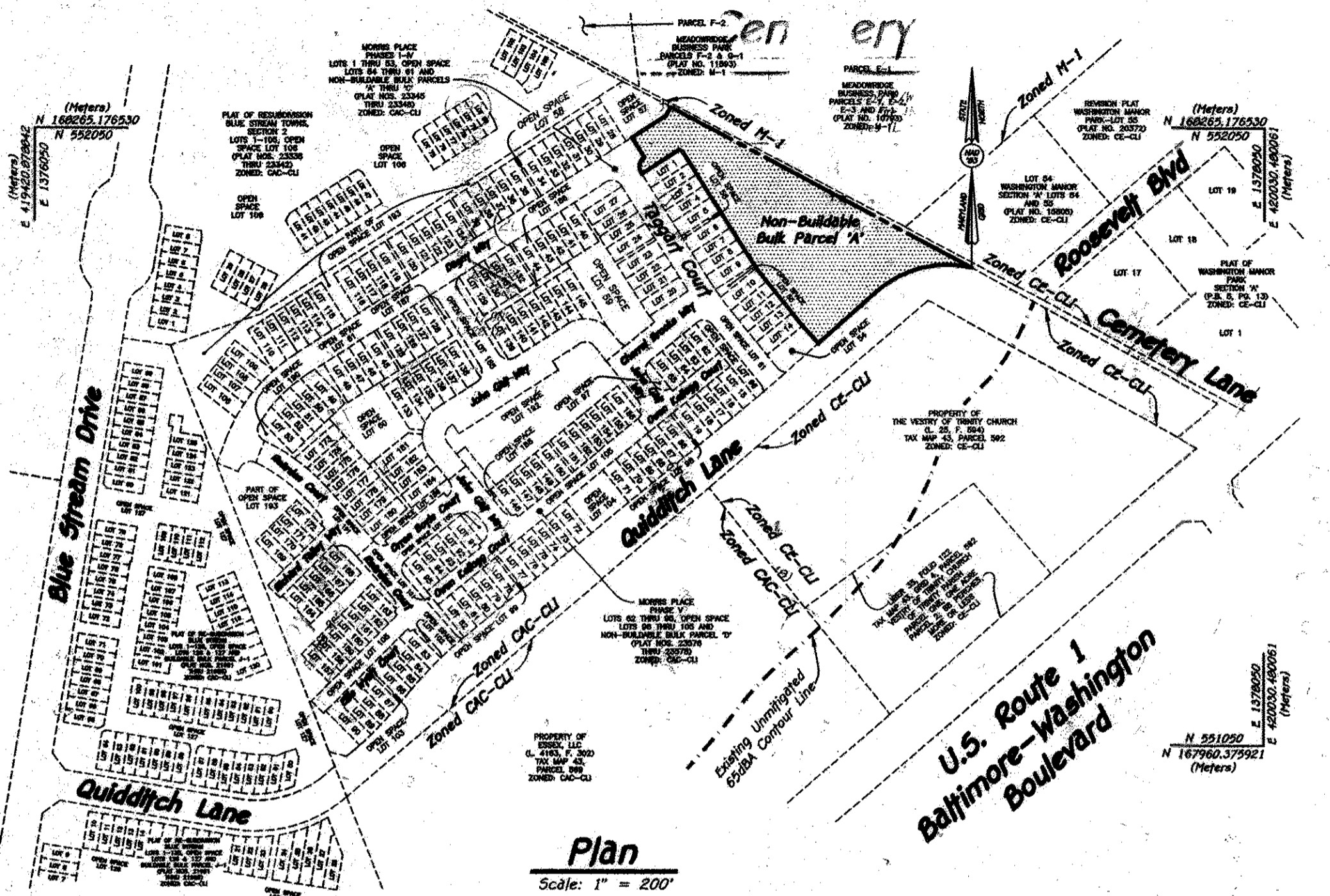
Phase No.	Allocation Date	Allocation Area	No. Of Allocations	Notes
1	2013	Route 1	9	F-14-02B Includes Ph. I Thru IV
2	2014	N/A	0	F-14-02B Includes Ph. I Thru IV
3	2015	Elbridge G & R	10	F-14-02B Includes Ph. I Thru IV
4	2016	Elbridge G & R	34	F-14-02B Includes Ph. I Thru IV
5	2017	Elbridge G & R	34	F-15-047, Phase V
6	2018	Elbridge G & R	79	F-16-017, Phase VI
Total			166	

Legend

- Existing R/W For Water Main And Appurtenances (L. 5017, P. 146)
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 23345 Thru 23348)
- Existing 10' Parking Setback (Plat Nos. 23345 Thru 23348)
- Existing Private Drainage & Utility Easement (Plat Nos. 23345 Thru 23348) Removed By Recordation Of This Plat
- Existing 20' Public Water & Utility Easement (Plat Nos. 23345 Thru 23348)
- Existing Amenity Area (Plat Nos. 23345 Thru 23348)
- Private Drainage & Utility Appurtenances

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1.547 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.547 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.547 Ac.±



Plan

Scale: 1" = 200'

General Notes:

- Property Shown Herein Is Zoned CAC-CU Per The 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 43BA And No. 43BB.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2007, 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.
- O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Property Subject To Prior Department Of Planning And Zoning File No's: ECP-13-035, SDP-91-50, 5-10-02, P-13-001, WP-12-170, Contract No. 14-4777-D, WP-14-068 And F-14-02B.
- 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 Submission.
- Traffic Study Dated January, 2012 Was Prepared By The Traffic Group, Inc. And Was Approved On March 14, 2013.
- 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 38-2013. 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.
- This Property Is Located Within The Metropolitan District.
- Articles Of Incorporation For The Morris Place Homeowner's Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On 09/23/14, 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, 5-10-002 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, 5-10-002, By The Planning Director On June 7, 2010.
- A Pre-Submission Community Meeting Was Held On August 12, 2009 For This Project.
- The 65dBA Noise Contour Line Was Obtained From A Noise Study Prepared By Hars Group Dated June, 2009 And Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Can Not Be Considered To Exactly Locate The 65dBA Noise Exposure. The 65dBA Noise Contour Line Requirement 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.
- There Are No Wetlands, Streams, 100 Year Floodplains 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-14-02B.
- No Forest Renewables Exist On This Site Per The Forest Stand Delineation Report Dated June, 2009 Prepared By McCarthy And Associates.
- Plat Subject To WPAD2-173 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 16.1106(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.
- A 10' Private 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 Is 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 This Sheet:

Fisher, Collins & Carter, Inc.
Civil Engineering, Consultants & Land Surveyors
Cenennial Square Office (Park-10272, Baltimore, National Pike)
Baltimore, City, Maryland 21042
(410) 461-2825

Owner	Developer
CDCC 3 BZH LP c/o CDCC Asset Management, LLC 8585 E. Hartford Drive Suite 118 Scottsdale, Arizona 85255 Attn: Steven S. Benson Ph# 480-696-3733	Bedzer Homes Corp. 8965 Guilford Road Suite #290 Columbia, Maryland 21048 Attn: Edward Gold Ph# 410-720-5071

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

Bridjan Fe Maura Rozeman 7/2/2016
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chris Chund 8-10-16
Chief, Development Engineering Division Date

Karl Seidenhofer 9-8-16
Director Date

Owner's Certificate

CDCC 3 BZH LP, By CDCC Asset Management, LLC, Its Authorized Agent, By 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 13 Day Of June, 2016.

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

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 CDCC 3 BZH LP By Deed Dated October 2, 2014, And Recorded Among The Land Records Of Howard County, Maryland In Liber 19811 At Folio 028; Also Being Non-Buildable Bulk Parcel 'A', As Shown On Plat No. 23345 Thru 23348, Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23345 Thru 23348; And That All Monuments Are In Place Or Will Be In Place; To The Acceptance Of The Streets In This Subdivision, By Howard County, Maryland, As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrill A. Fisher
Terrill A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2017

Purpose Statement

The Purpose Of This Plat Is To (1) Remove An Existing 20' Private Drainage & Utility Easement On Non-Buildable Bulk Parcel 'A', As Shown On Plats 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 As Plat Nos. 23345 Thru 23348; And (2) To Create Two (2) Private Drainage & Utility Easements On Said Non-Buildable Bulk Parcel 'A'

RECORDED AS PLAT No. 23914 ON 9/13/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Morris Place
Phases I-IV
Non-Buildable Bulk Parcel 'A'

(Being A Revision To Non-Buildable Bulk Parcel 'A', As Shown On Plats 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-CU
Tax Map: 43, Parcel: 599, Grid: 4
First Election District - Howard County, Maryland
Date: May, 17, 2016 Scale: As Shown Sheet 1 of 2

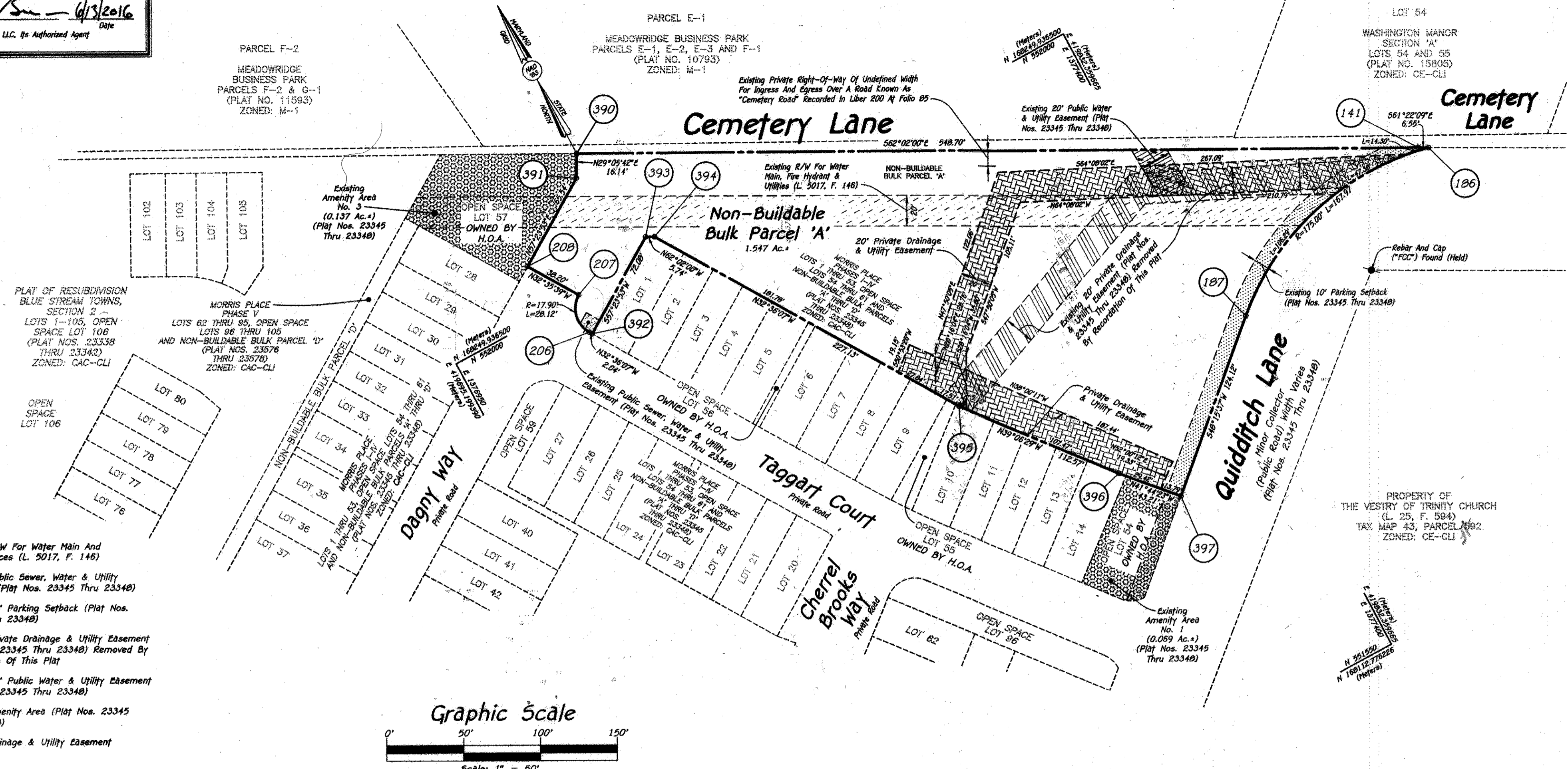
The Requirements 5-3-100, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 7/5/16
Date
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

Steven S. Benson 6/13/2016
Date
CDCG 3 BZH LP
By: CDCG Asset Management, LLC, Its Authorized Agent
Steven S. Benson, Manager

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 13, 2015, On Which Date Developer Agreement 14-4777-D Was Filed And Accepted.

Part-Part	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
186-187	175.00'	167.97'	54°59'43"	91.09'	S.75°45'23" W 161.60'
206-207	17.90'	26.12'	90°02'00"	17.91'	N.12°24'06" E 25.32'



Legend

- Existing R/W For Water Main And Appurtenances (L. 5017, F. 146)
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 23345 Thru 23348)
- Existing 10' Parking Setback (Plat Nos. 23345 Thru 23348)
- Existing Private Drainage & Utility Easement (Plat Nos. 23345 Thru 23348) Removed By Recordation Of This Plat
- Existing 20' Public Water & Utility Easement (Plat Nos. 23345 Thru 23348)
- Existing Amenity Area (Plat Nos. 23345 Thru 23348)
- Private Drainage & Utility Easement

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1.547 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.547 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.547 Ac.±

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21048
(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 Non-Buildable Bulk Parcel 'A'. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. 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."

Owner	Developer
CDCG 3 BZH LP c/o CDCG Asset Management, LLC 8585 E. Hartford Drive Suite 118 Scottsdale, Arizona 85255 Attn: Steven S. Benson Ph# 480-696-3733	Beazer Homes Corp. 8965 Gullford Road Suite #290 Columbia, Maryland 21046 Attn: Edward Gold Ph# 410-720-5071

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 13th Day Of June, 2016.

Steven S. Benson
Date: 8-10-16
Chief, Development Engineering Division H&P
Date: 9-2-16
Director

Terrell A. Fisher
Date: 8-10-16
Chief, Development Engineering Division H&P
Date: 9-2-16
Director

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 15811 At Folio 058; Also Being Non-Buildable Bulk Parcel 'A', As Shown On Plats 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
Date: 8-10-16
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2017

RECORDED AS PLAT No. 23915 ON 9/13/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat
Morris Place
Phases I-IV
Non-Buildable Bulk Parcel 'A'**

(Being A Revision To Non-Buildable Bulk Parcel 'A', As Shown On Plats 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-CLJ
Tax Map: 43, Parcel: 599, Grid: 4
First Election District - Howard County, Maryland
Date: May 17, 2016 Scale: 1" = 50' Sheet 2 Of 2