

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
195	551137.6224	1376661.5079	167967.08122	419607.291263
196	551112.4501	1376640.6396	167979.410774	419600.906203
390	551049.3257	1376579.3657	167960.170390	419582.229823
391	551104.7871	1376524.0974	167977.075047	419565.364025
392	551233.9312	1376653.6928	168016.438251	419604.084766
393	551237.2031	1376657.5522	168017.435527	419606.061110
394	551233.3543	1376661.3873	168016.282414	419607.230136
395	551235.1911	1376666.6159	168016.822283	419608.283735
396	551190.5592	1376711.0924	168003.218439	419622.380213

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 11-4-15 On Which Date Developer Agreement 14-4897-D Was Filed And Accepted.

The Requirements S-3-108, 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 Settling Of Matters Have Been Complied With

Terrill A. Fisher 9/13/16
Terrill A. Fisher, L.S. #10692
(Registered Land Surveyor)

Steven S. Benson 9/13/16
By: CDCG Asset Management, LLC, Its Authorized Agent
Steven S. Benson, Manager

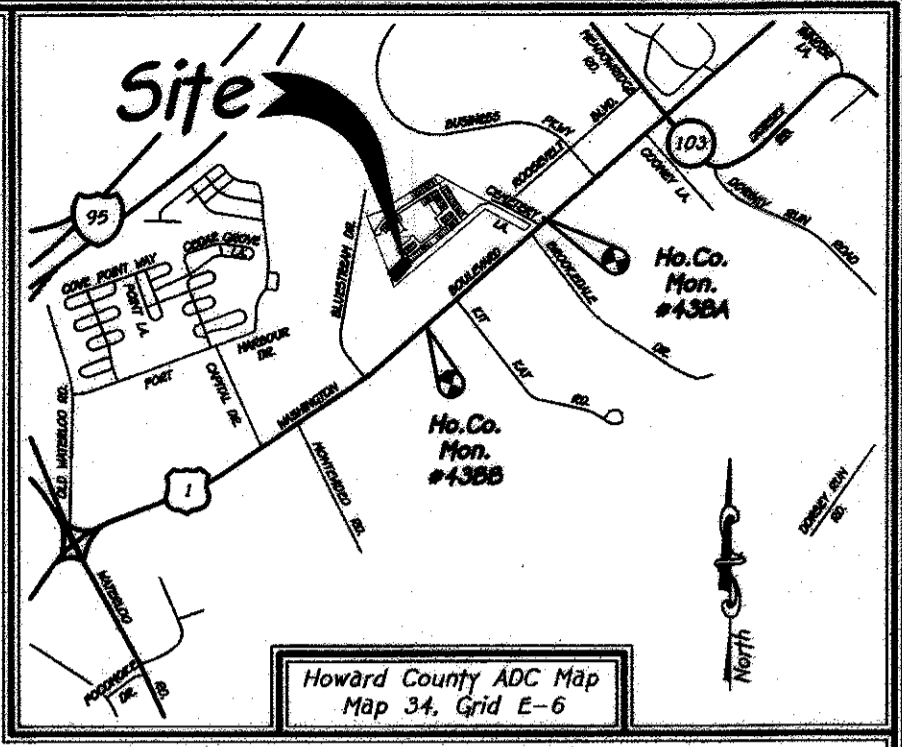
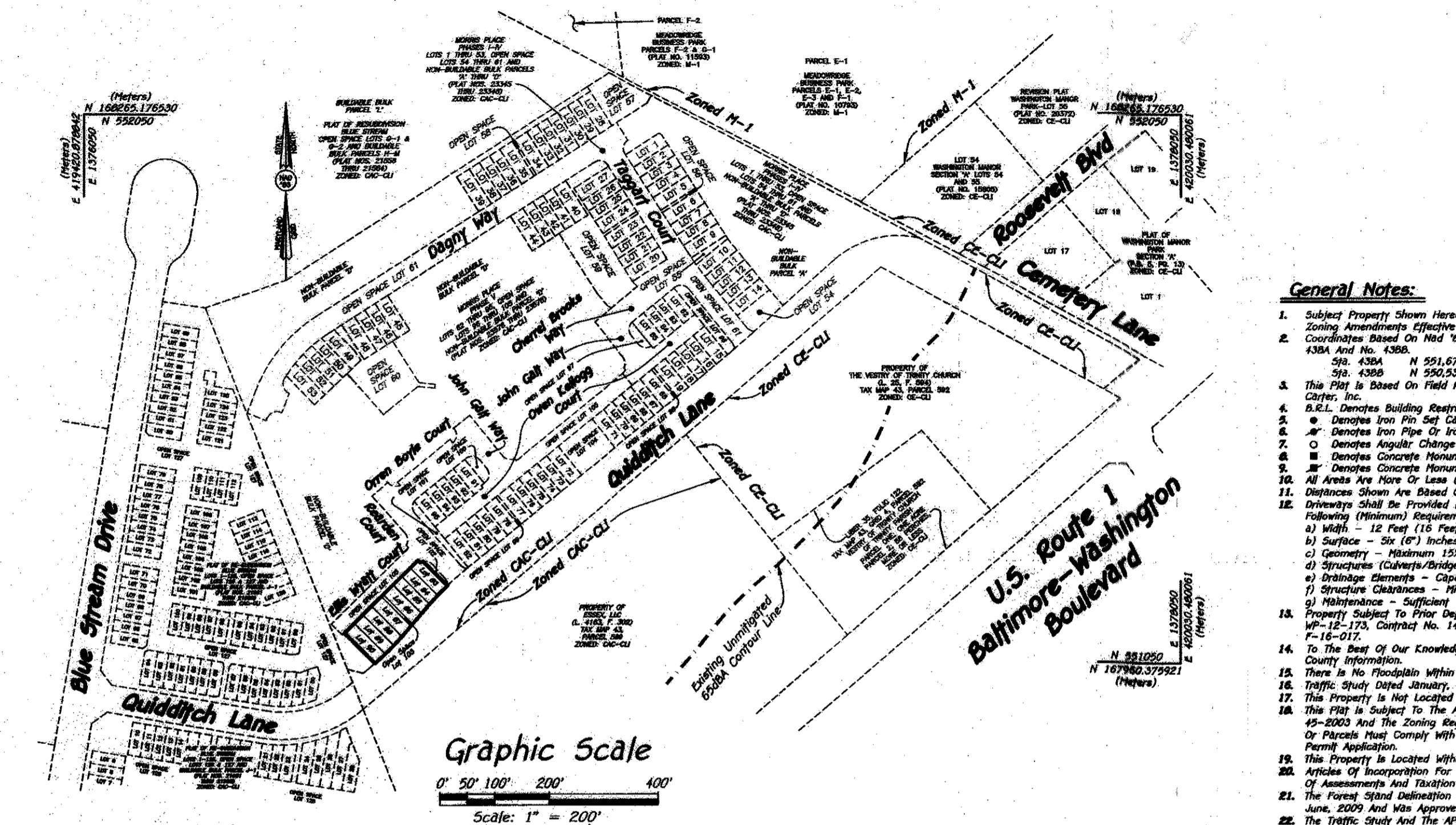
David Hecht 9/13/16
Morris Place Community Association, Inc.
By: David Hecht, President

General Notes Continued:

- Plat Subject To WP-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:
 - The Partitioner 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 Flowing On The Private Road.
 - Upon Completion Of Any Portion Of The Proposed Residential Development, The Partitioner 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 Waiver Petition, WP-14-068, 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 Plans.
- 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 16.112. 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.
- Morris Place Community Association, Inc. First Supplementary Declaration Recorded In Liber 16634 At Folio 465.
- 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.
- Moderate Income Housing Unit (M.I.H.U.) Declaration Of Covenants And Restrictions For APPO Phase V Recorded In Liber 16634 At Folio 478.
- This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lot/Parcel Divisions.
- This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance With Section 16.1202(b)(1)(vi) Of The Howard County Code.

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.325 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.009 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.334 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.334 Ac.±



General Notes:

- Subject Property Shown Herein Is Zoned CAC-CL1 Per The 02/02/04 Comprehensive Zoning Plan And The "Comp-Lite" Zoning Amendment Effective 02/28/08.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Systems No. 438A And No. 438B.
 - Spt. 438A N 551,676.4075 E 1,378,108.3982 Elevation 209.431
 - Spt. 438B N 550,534.2018 E 1,376,905.2050 Elevation 209.296
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2007, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- ⊗ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Setting Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminium 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.
- 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 (15 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 Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: ECP-13-035, S0P-91-90, 5-10-02, P-13-001, WP-12-173, Contract No. 14-4777-D, WP-14-068, F-14-028, S0P-15-017, F-15-047, S0P-15-029, S0P-16-001 And F-16-017.
- 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 Submission.
- 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 Homeowner's Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On September 23, 2014, Receipt No. D16094062.
- The Forest Stand Delimitation And Wetland Delineation Report For This Project Was Prepared By McCarthey And Associates On June 2, 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.
- Public Water And Sewer Is Provided To Lots 83 Thru 90.
- 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.
- Plat Subject To WP-12-173 Which The Planning Director On June 25, 2012 Approved To Waive Section 16.144(a) 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:
 - The Preliminary Plan For Phases 1 Through 3 For 19 Units Must Be Submitted To DPZ On Or Before November 1, 2012.

Legend

- Existing 10' Parking Setback (Plat Nos. 23345 Thru 23348)
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 23576 Thru 23578)
- Existing 2' Public Sidewalk And Maintenance Easement (Plat Nos. 23576 Thru 23578)
- Private Irrigation Pipeline Easement

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2955

Purpose Statement

The Purpose Of This Plat Is To Create A Private Irrigation Pipeline Easement, Through, Over And Across Lots 83 Thru 90 And Open Space Lot 103, 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.

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

Apurva for Monica Rossman 10/5/2016
Howard County Health Officer *sm* Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Elchert 10-13-16
Chief, Development Engineering Division *ME* Date

Kent Sandvolffe 10-13-16
Director *al* Date

Owner (Lots 83 Thru 90)
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

Owner And Developer (Open Space Lot 103)
Morris Place Community Association, Inc.
8965 Quillford Road
Suite #290
Columbia, Maryland 21046
Attn: David Hecht, President
Ph# 410-720-5071

Owner's Certificate

CDCG 3 BZH LP, By CDCG Asset Management, LLC, Its Authorized Agent, By Steven S. Benson, Manager, And Morris Place Community Association, Inc. By David Hecht, President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14 Day Of September 2016.

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

David Hecht
Morris Place Community Association, Inc.
By: David Hecht, President

Wendy C. Stoeckel
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 Comprised Of (1) Part Of The Lands Conveyed By Walter F. Gainer And Kristine E. Gainer, Trustees Of The Walter F. Gainer Revocable Trust Agreement Dated October 28, 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 028; And (2) Part Of The Lands Conveyed By Beazer Homes Corp. To Morris Place Community Association, Inc. By Deed Dated October 28, 2015 And Recorded Among The Aforesaid Land Records In Liber 16634 At Folio 459; Also Being Lots 83 Thru 90 And Open Space Lot 103, 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, In Accordance With The Annotated Code Of Maryland, As Amended.

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

RECORDED AS PLAT No. 23949 ON 10/21/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Morris Place-Phase V
Lots 83 Thru 90 And
Open Space Lot 103

(Being A Revision To Lots 83 Thru 90 And Open Space Lot 103, 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: August 19, 2016 Scale: As Shown Sheet 1 Of 2

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 Plan And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 9/13/16
Date
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

Steven S. Benson 9/2/2016
Date
CDDG 3 BZH LP
By: CDDG Asset Management, LLC, Its Authorized Agent
Steven S. Benson, Manager

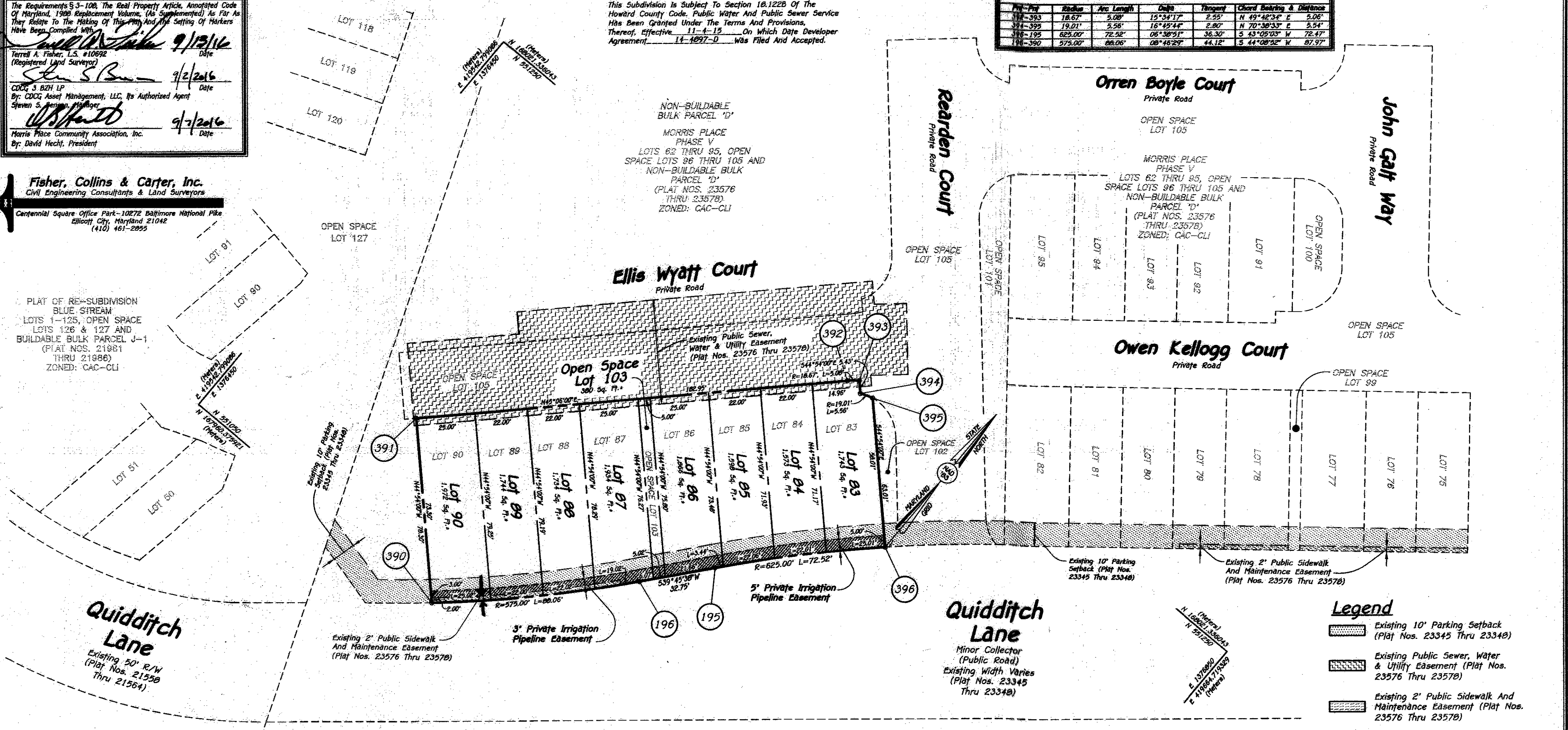
David Hecht 9/2/2016
Date
Morris Place Community Association, Inc.
By: David Hecht, President

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2955

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 11-1-15, On Which Date Developer Agreement 14-4297-D Was Filed And Accepted.

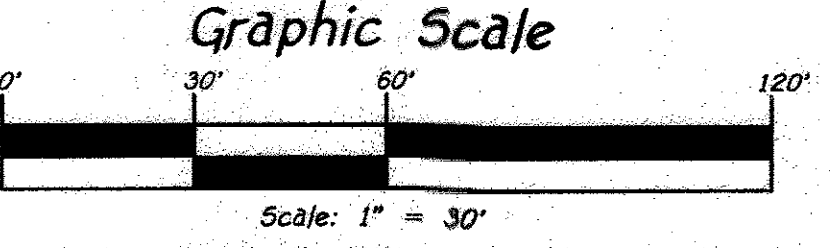
Sta. From	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
393-394	18.67'	5.08'	15°34'17"	2.95'	N 49°42'34" E 5.08'
394-395	19.01'	5.56'	16°45'44"	2.80'	N 70°38'33" E 5.54'
395-396	629.00'	72.92'	08°38'41"	36.30'	S 43°05'03" W 72.47'
396-397	575.00'	66.06'	08°46'29"	44.12'	S 44°08'52" W 87.97'

PLAT OF RE-SUBDIVISION BLUE STREAM LOTS 1-125, OPEN SPACE LOTS 126 & 127 AND BUILDABLE BULK PARCEL J-1 (PLAT NOS. 21881 THRU 21886) ZONED: CAC-CL1



TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.325 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.009 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.334 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.334 Ac.±

Owner (Lots 83 Thru 90)	Owner And Developer (Open Space Lot 103)
CDDG 3 BZH LP c/o CDDG Asset Management, LLC 8585 E. Hartford Drive Suite 118 Scottsdale, Arizona 85255 Attn: Steven S. Benson Ph: 480-696-3733	Morris Place Community Association, Inc. 8965 Guilford Road Suite #290 Columbia, Maryland 21046 Attn: David Hecht, President Ph: 410-720-5071



- Legend**
- Existing 10' Parking Setback (Plat Nos. 23345 Thru 23348)
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 23576 Thru 23578)
 - Existing 2' Public Sidewalk And Maintenance Easement (Plat Nos. 23576 Thru 23578)
 - Private Irrigation Pipeline Easement

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 83 Thru 90 And Open Space Lot 103. 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."

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

David Hecht 10/5/2016
Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edwards 10-13-16
Date
Chief, Development Engineering Division

Kent Schuler 10-13-16
Date
Director

Owner's Certificate
CDDG 3 BZH LP, By CDDG Asset Management, LLC, Its Authorized Agent, By Steven S. Benson, Manager, And Morris Place Community Association, Inc. By David Hecht, President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 13th Day Of September 2016.

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

Wendy C. Stoessel
Witness

David Hecht
Morris Place Community Association, Inc.
By: David Hecht, President

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 Comprised Of (1) 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 CDDG 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 (2) Part Of The Lands Conveyed By Beazer Homes Corp. To Morris Place Community Association, Inc. By Deed Dated October 28, 2015 And Recorded Among The Aforesaid Land Records In Liber 16634 At Folio 459; Also Being Lots 83 Thru 90 And Open Space Lot 103, 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, And In Accordance With The Annotated Code Of Maryland, As Amended.

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

RECORDED AS PLAT No. 23950 ON 10/21/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Morris Place-Phase V
Lots 83 Thru 90 And
Open Space Lot 103

(Being A Revision To Lots 83 Thru 90 And Open Space Lot 103, 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: August 19, 2016 Scale: 1" = 30' Sheet 2 Of 2