

U.S. Equivalent Coordinate Table		Metric Coordinate Table			
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
141	951829.5721	1377586.6960	168196.770799	419803.728356	
186	951822.4341	1377574.4442	168195.814324	419805.530418	
187	951782.6779	1377417.0114	168183.696297	419837.706627	
206	951976.5604	1377036.1531	168242.792122	419721.450960	
207	952001.2854	1377041.9901	168250.328323	419723.116137	
208	952033.4692	1377021.0123	168260.137999	419716.844018	
302	952082.8963	1377084.0738	168275.209909	419736.065160	
391	952086.7829	1377076.2233	168270.902837	419733.678337	
392	951974.8393	1377037.2539	168242.267511	419721.794435	
393	952013.6759	1377097.9757	168254.104806	419740.302401	
394	952010.9833	1377103.0462	168253.284212	419741.847965	
395	951819.6436	1377225.4224	168194.963766	419779.148300	
396	951732.2910	1377296.4324	168168.338633	419800.792192	
397	951700.0466	1377325.1994	168158.511123	419809.560394	

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

Terrell A. Fisher, L.S. #10692
 Registered Land Surveyor
 Date: 1/21/19

Rod Hart
 Date: 1/24/19

Beazer Homes, LLC
 By: Rod Hart, Division President

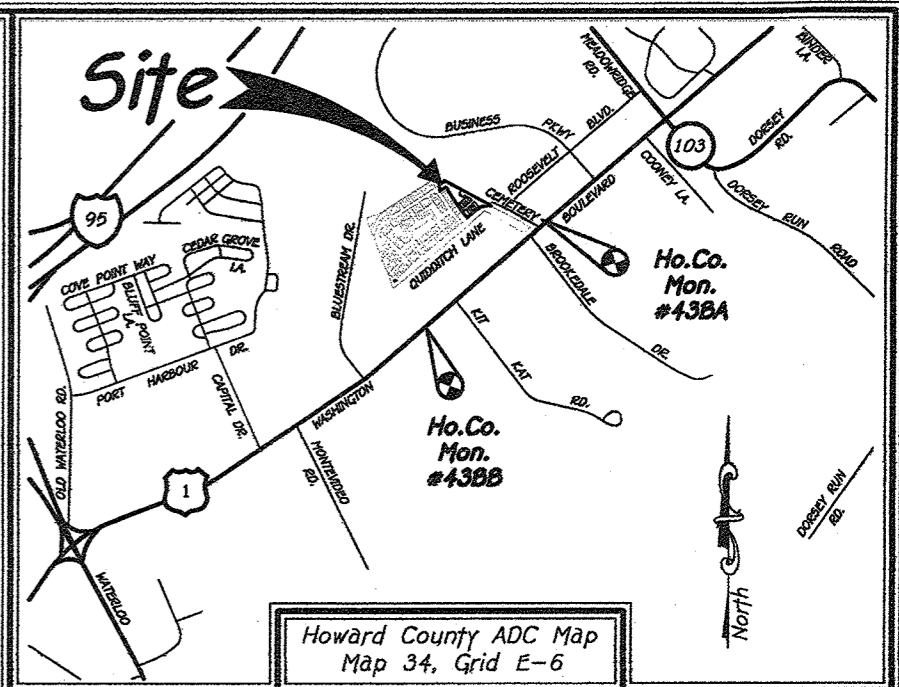
Reservation Of Public Utility Easements

"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 194 Thru 202 And Open Space Lots 203 And 204. 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."

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 1-14-19. On Which Date Developer Agreement 14-5020-D Was Filed And Accepted.

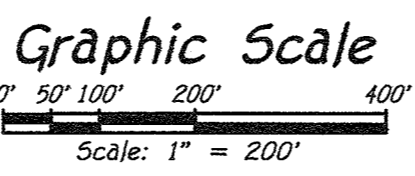
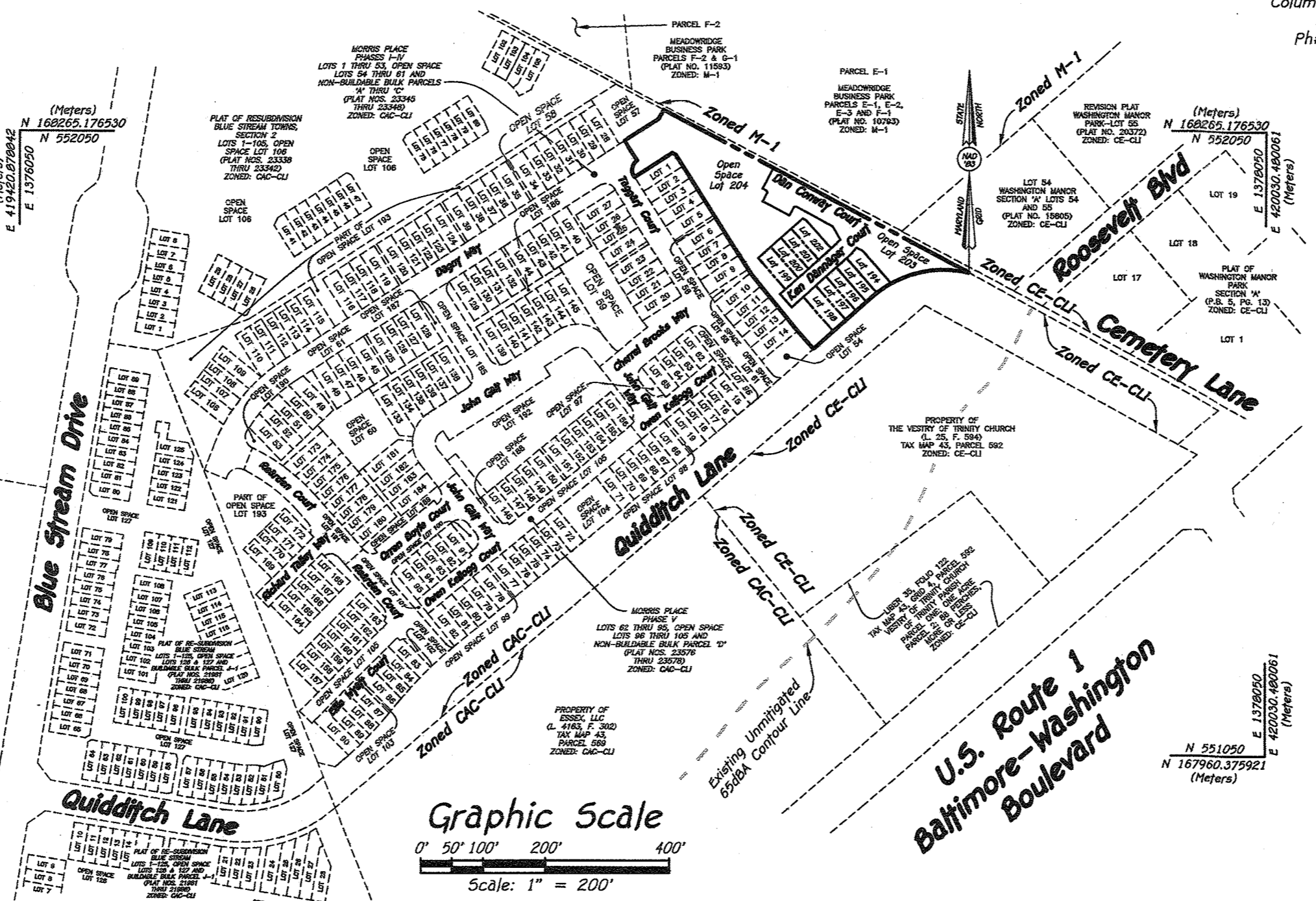
Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

Owner And Developer
 Beazer Homes, LLC
 8955 Guilford Road-Suite #120
 Columbia, Maryland 21046
 Attn: Rod Hart
 Ph# 410-720-5071



General Notes Continued:

- 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 Luskins Property (Parcel 299), Which Was Frontage On Route 1 Is Later Integrated With This Subdivision (200) Square Feet Of Commercial Space For Each Residential Unit May Be Required, Or What Regulations Dictate At That Time.
- Moderate Income Housing Units (M.I.H.U.) For Phases I Thru VII Tabulation:
 - Total Project M.I.H.U. Requirement (Phases I-VI) = 26.25 = 27 M.I.H.U.
 - (175 Units x 0.15) = 26.25 M.I.H.U.
 - M.I.H.U. For Phase I Thru VI Provided = 25 M.I.H.U.
 - M.I.H.U. For Phase VII Required = 2 M.I.H.U.
- A Moderate Income Housing Unit (M.I.H.U.) Agreement And M.I.H.U. Covenants Has Been Recorded For Phases I Thru VI In Liber 16221 At Folio 490 (Phases I-VI), Liber 16634 At Folio 471 (Phase VI) And Liber 17100 At Folio 407 (Phase VII). A Separate M.I.H.U. Agreement And M.I.H.U. Covenants Will Be Recorded For Phase VII Simultaneously With This Plat.
- 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 Petitioner Or Designee Shall Be Responsible For Maintenance Of Safe Vehicular Access To All Residential Units. This Shall Include, But Is Not Limited To, Maintenance Of The Private Road Providing Access To The Residential Units, Maintenance Of The Private Road System Including For Snow Removal And Plowing On The Private Road.
 - Upon Completion Of Any Portion Of The Proposed Residential Development, The Petitioner Or Designee Shall Be Responsible For Maintenance, Private Treatments, 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 Plan(s).
- Open Space Lots 203 And 204 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. 20.
- The Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developers Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.122. 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.
- H.O.A. Covenants And Restrictions Are Recorded Among The Land Records Of Howard County, Maryland In Liber 16221 At Folio 418. An Amended Declaration Of Covenants And Restrictions Will Be Recorded With The Final Plat.
- This Plat Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code Manual Landscape Requirements For 42 Shade Trees For This Site Development (APFO Phase VII) Will Be Deferred To The SDP Stage. Stormwater Management Will Be Provided In Accordance With Chapter 5 Of The Maryland Department Of Environment Storm Water Design Manual, Volumes I & II, Revised 2009. Bio-Retention Will Be Used To Treat Proposed Impervious To Meet The Re-Development Criteria. The Stormwater Facility Located On Open Space Lot 204 Will Be Maintained By The H.O.A.
- 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 Allocation Schedule And Milestones Identified In The APFO Phasing Chart On This Sheet.
- The Commercial Component Has Been Fulfilled By The Payment Of A Fee-In-Lieu On September 29, 2017 With SP-17-013. The Residential Units Are Not LEED Certified Which Allows For A Reduction In The Fee. Additional Amenity Area Number 9 Has Been Created. Contributions Were Not Paid For Public Improvements In Excess Of The Proportional Share Required By The County.
- Phase VII Is Subject To Fee-In-Lieu Payment Of \$259,000.00 For Replacing The Commercial Component With Residential (Townhouse) Development That Was Paid On September 29, 2017 With SP-17-013. Section 127.5.E.3.d Provides That Commercial Space May Be Reduced From 70 Square Feet Per Unit To Zero Upon Payment Of \$25 For Square Foot Of Required Commercial Space. The Fee-In-Lieu Amount Of \$259,000.00 Was Derived As Follows:
 - Total Number Of Townhouses, Phases I Thru VII = 175 Units.
 - Total Number Of M.I.H.U. Units, Phases I Thru VII = 27 Units.
 - Total Number Of Market Units = 148 Units.
(175 Units - 27 Units)
 - Total Commercial Area Required = 10,360 Square Feet.
(148 Units x 70 Square Feet/Unit)
 - Fee-In-Lieu Payment Required = \$259,000.00.
(10,360 Square Feet x \$25/Square Foot)



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 20' Public Water & Utility Easement (Plat Nos. 23345 Thru 23348)
- Existing Amenity Area Nos. 1 And 3 (Plat Nos. 23345 Thru 23348)
- Existing Private Drainage & Utility Easement (Plat Nos. 23914 And 23915) Removed By Recordation Of This Plat
- Amenity Area No. 9
- Public Sewer, Water & Utility Easement
- 10' Structure And Use Setback

Amenity Area No.	Credited Amenity Area	Non-Credited Amenity Area	Total Area
2	0.299 Ac.	0.000 Ac.	0.299 Ac.
4	0.000 Ac.	0.233 Ac.	0.233 Ac.
5	0.000 Ac.	0.117 Ac.	0.117 Ac.
6+7	0.441 Ac. (0.217 Ac. + 0.224 Ac.)	0.000 Ac.	0.441 Ac.
8	0.646 Ac.	0.000 Ac.	0.646 Ac.
1+3+9	0.781 Ac. (0.089 Ac. + 0.137 Ac. + 0.579 Ac.)	0.000 Ac.	0.781 Ac.
Totals	2.167 Ac.	0.350 Ac.	2.517 Ac.

Phase	APFO Year	Route One Units	M.I.H.U.	Total	DPZ File Nos.
I-IV	2014	44	9	53	F-14-028
V	2015	28	6	34	F-15-047
VI	2016	69	10	79	F-16-017
VII	2018	7	2	9	F-19-013
Total		148	27	175	

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	9
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	11
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.352 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.195 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 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.±

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

William M. Mauer
 Howard County Health Officer
 Date: 2/25/2019

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clunker
 Chief, Development Engineering Division
 Date: 2-26-19

Ventura
 Director
 Date: 3-4-19

Owner's Certificate

Beazer Homes, LLC By Rod Hart, Division 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 24th Day Of January, 2019.

Rod Hart
 Beazer Homes, LLC
 By: Rod Hart, Division President
 Witness: *Terrell A. Fisher*

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 CDOG 3 BZH LP To Beazer Homes, LLC By Deed Dated July 7, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17704 At Folio 407; Also Being Non-Buildable Bulk Parcel 'A'; As Shown On Plats Entitled "Revision Plat, Morris Place, Phases I-IV, Non-Buildable Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. 23914 And 23915; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Plat In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2019

General Notes Continued This Sheet:

- Approval Of Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewerage Allocation Will Be Granted At Time Of Issuance Of Building Permit If Capacity Is Available At That Time.
- 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.

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Revision Plat, Morris Place, Phases I-IV, Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23914 And 23915; Creating Lots 194 Thru 202 And Open Space Lots 203 And 204.

RECORDED AS PLAT No. 24965 ON 3/12/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Morris Place
Phase VII
Lots 194 Thru 202 And
Open Space Lots 203 And 204

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Revision Plat, Morris Place, Phases I-IV, Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23914 And 23915)

Zoned: CAC-CL1
 Tax Map: 43, Parcel: 599, Grid: 4
 First Election District - Howard County, Maryland
 Date: January 22, 2019 Scale: As Shown Sheet 1 Of 2

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

Terrill A. Fisher 1/31/19
Date

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

Beazer Homes, LLC
By: Rod Hart, Division President

1/24/19
Date

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 8-19-19 On Which Date Developer Agreement 14-5020-D Was Filed And Accepted.

Point-Point	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
186-187	175.00'	167.97'	54°59'43"	91.09'	S 75°45'29" W 161.60'
206-207	17.90'	28.12'	90°02'00"	17.91'	N 12°24'06" E 25.32'

Public Sewer, Water & Utility Easement Line Chart

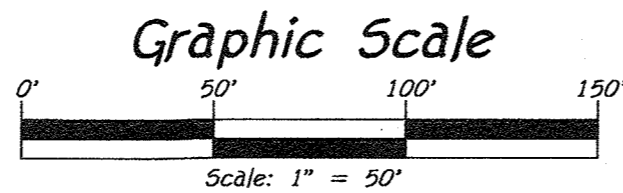
Line	Bearing	Length
SW1	R=151.60'	L=5.71'
Chd=5	41°59'38" W	5.71'
SW2	N 42°09'19" W	7.36'
SW3	S 48°34'21" W	15.00'
SW4	S 42°09'19" E	8.06'
SW5	R=151.60'	L=3.15'
Chd=5	49°20'39" W	3.15'
SW6	S 48°15'37" W	95.16'
SW7	S 41°25'39" E	2.00'
SW8	S 48°15'37" W	11.68'
SW9	S 41°21'06" E	101.00'
SW10	N 48°15'37" E	20.00'
SW11	N 41°21'06" W	71.00'
SW12	N 48°15'37" E	86.60'
SW13	R=183.60'	L=32.90'
Chd=N	44°39'12" E	32.86'
SW14	R=31.53'	L=2.80'
Chd=N	46°13'27" E	2.80'
SW15	N 61°47'01" W	33.01'

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)
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- Public Sewer, Water & Utility Easement
- 10' Structure And Use Setback

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TOTAL AREA TO BE RECORDED	1.547 Ac.±



Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park - 12272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

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"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 194 Thru 202 And Open Space Lots 203 And 204. 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 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 And Developer

Beazer Homes, LLC
8955 Guilford Road-Suite #120
Columbia, Maryland 21045
Attn: Rod Hart
Ph# 410-720-5071

Owner's Certificate

Beazer Homes, LLC By Rod Hart, Division 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 24th Day Of January, 2019.

Rod Hart
Beazer Homes, LLC
By: Rod Hart, Division President

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 CDCG 3 BZH LP To Beazer Homes, LLC By Deed Dated July 7, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17704 At Folio 407; Also Being Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Revision Plat, Morris Place, Phases I-IV, Non-Buildable Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. 23914 And 23915; 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.

Terrill A. Fisher 1/31/19
Terrill A. Fisher, Professional Land Surveyor No. 10692 Date
Expiration Date: December 13, 2019



RECORDED AS PLAT No. 24966 ON 3/12/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Morris Place
Phase VII
Lots 194 Thru 202 And
Open Space Lots 203 And 204**

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Revision Plat, Morris Place, Phases I-IV, Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23914 And 23915)

Zoned: CAC-CL1
Tax Map: 43, Parcel: 599, Grid: 4
First Election District - Howard County, Maryland
Date: January 22, 2019 Scale: 1" = 50' Sheet 2 Of 2