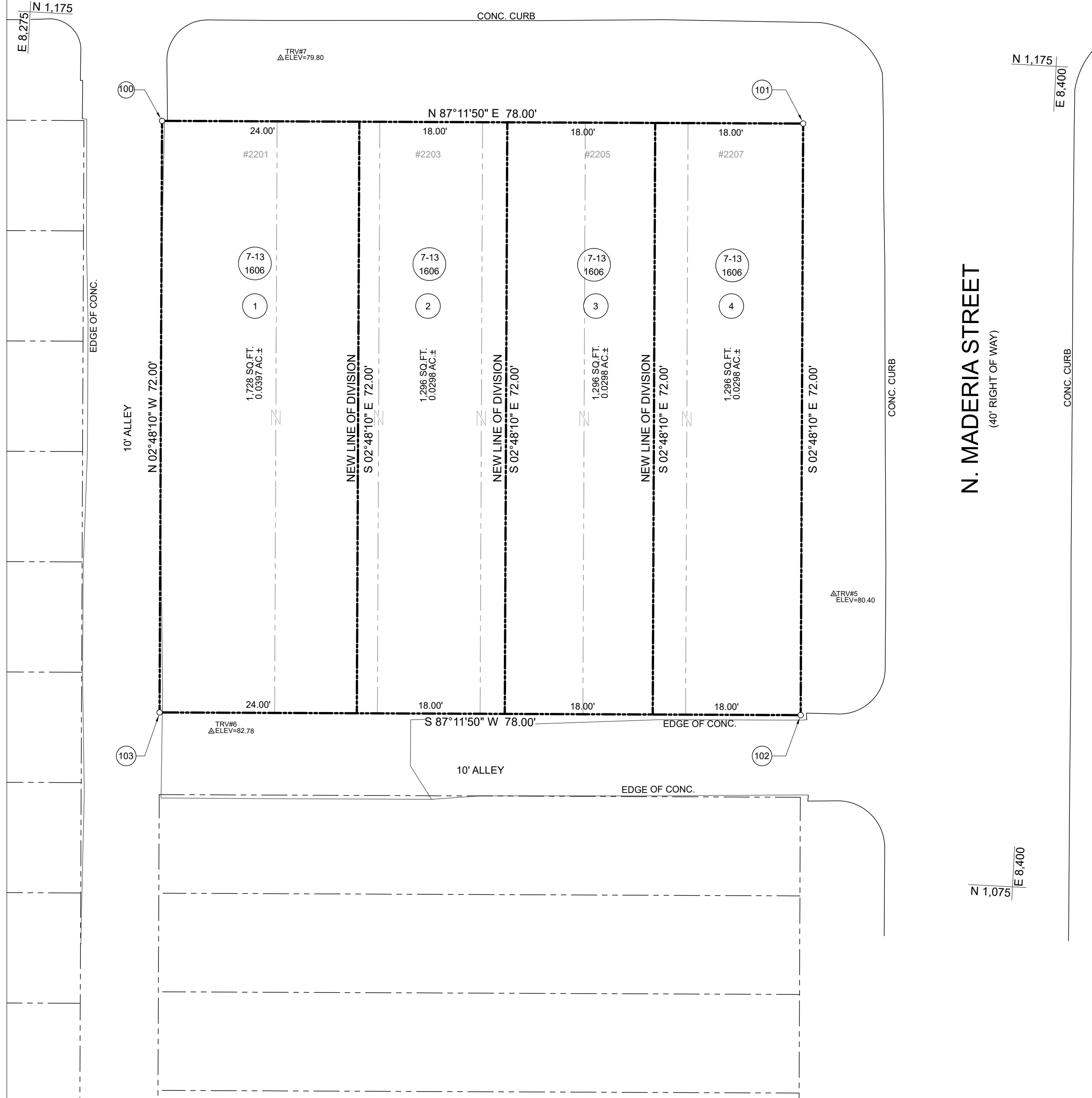


ASHLAND AVENUE
(66' RIGHT OF WAY)



N. MADERIA STREET
(40' RIGHT OF WAY)

GENERAL SURVEY NOTES:
ZONING ANALYSIS, EXISTING ZONING R-8 BASED ON BALTIMORE CITY VIEW

- PROPERTY
WARD 7 - SECTION 13 - BLOCK 1606
LOT 1: 1,728 SQ.FT. OR 0.0397 AC.±
LOT 2: 1,296 SQ.FT. OR 0.0298 AC.±
LOT 3: 1,296 SQ.FT. OR 0.0298 AC.±
LOT 4: 1,296 SQ.FT. OR 0.0298 AC.±
TOTAL: 5,616 SQ.FT. OR 0.1291 AC.±

LOT 5: 1,305 SQ.FT. OR 0.0300 AC.±
LOT 6: 1,305 SQ.FT. OR 0.0300 AC.±
LOT 7: 1,305 SQ.FT. OR 0.0300 AC.±
LOT 8: 1,378 SQ.FT. OR 0.0316 AC.±
TOTAL: 5,293 SQ.FT. OR 0.1216 AC.±
- CURRENT OWNER AND DEED REFERENCE:
HENDERSON CROSSING LLC.
L21078 F.202
- EXISTING LAND USE:
LOTS ARE CURRENTLY EMPTY OF ANY DWELLINGS.
- #2201-2211 (ODD) ASHLAND AVENUE AND #2224-2232 (EVEN) E. MADISON STREET, BALTIMORE, MARYLAND 21205 ARE THE STREET ADDRESSES PRIOR TO SUBDIVISION.
- A FIELD RUN BOUNDARY SURVEY WAS PERFORMED BY PRECISION SURVEYING AND MAPPING LLC ON 12/31/2024.
- THE PURPOSE OF THIS PLAT IS TO CREATE EIGHT (8) NEW LOTS.
- THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE MAP 2400870019F, EFFECTIVE DATE MAY 2ND, 2014

BALTIMORE CITY SURVEY CONTROL:

1. THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE BALTIMORE CITY SURVEY CONTROL SYSTEM AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

Station.	Northing(Y)	Easting(X)	Description
27169	100.836	9433.724	GALVANIZED PLUG
34775	1161.420	8194.40	GALVANIZED PLUG



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT REPRESENTS A FIELD SURVEY FOR THE PROPERTY SHOWN HEREON PERFORMED UNDER MY DIRECT SUPERVISION.

Charles S. Ruckel
MD, LICENSED PROFESSIONAL LAND SURVEYOR NO. 21189
EXPIRES JUNE 18, 2025

GENERAL SURVEY NOTES:

1. THE LOCATION OF IMPROVEMENTS SHOWN HEREON ARE DERIVED FROM BALTIMORE CITY SURVEY CONTROL SYSTEM (BCSCS) (NAD83/NA2011 EPOCH 2010) & NAVD88 FOR VERTICAL:

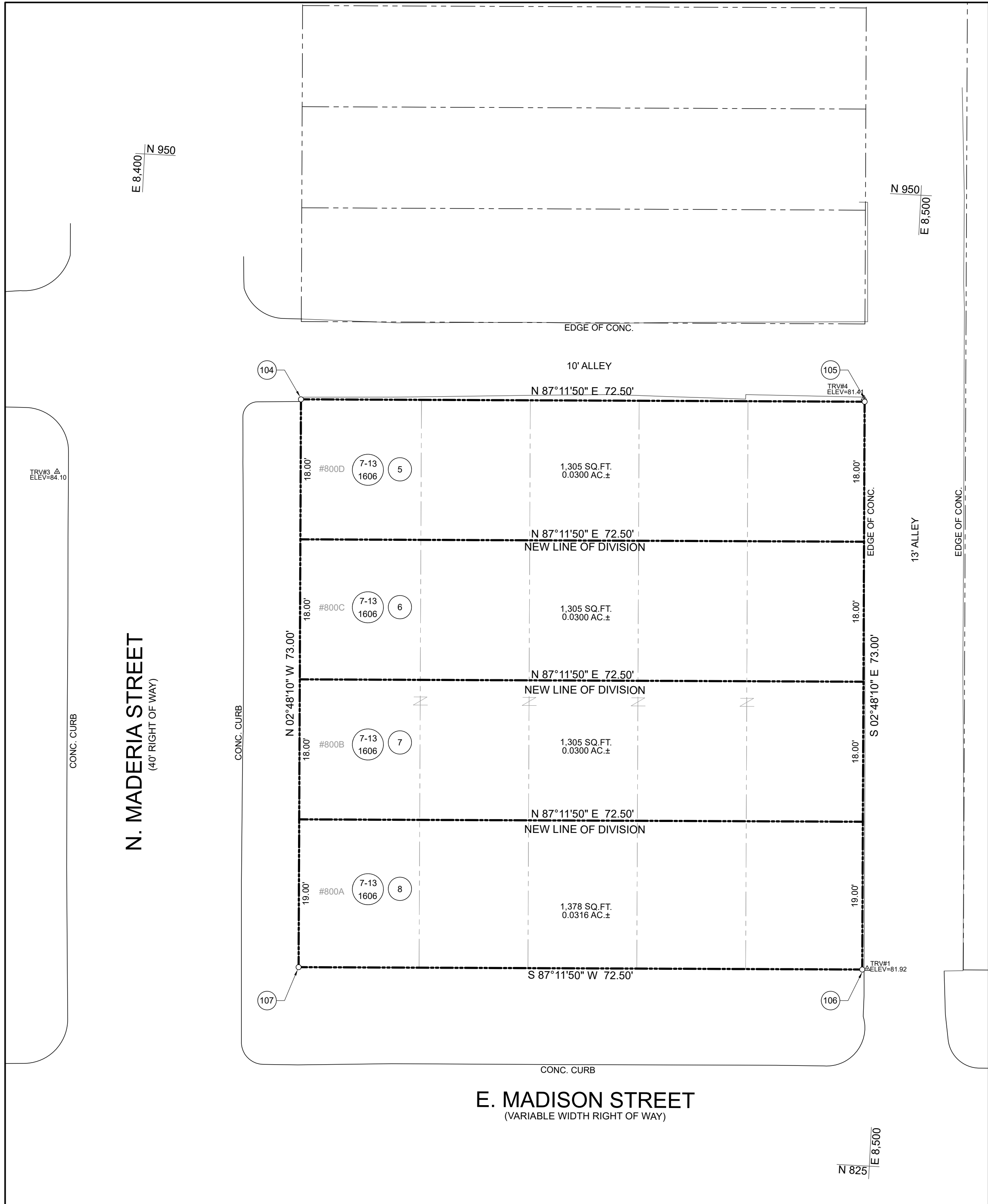
PointNo.	Northing(Y)	Easting(X)	Elev(Z)	Description
1	850.31	8498.38	81.92	IRON REBAR AND CAP
2	845.42	8384.63	85.97	IRON REBAR AND CAP
3	908.59	8390.94	84.10	IRON REBAR AND CAP
4	923.53	8494.07	81.41	MAG NAIL
5	1109.41	8376.39	80.40	IRON REBAR AND CAP
6	1088.71	8305.72	82.78	IRON REBAR AND CAP
7	1170.99	8305.72	79.80	MAG NAIL

OWNERS CERTIFICATION

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (a) OF SECTION 5-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATION CODE OF MARYLAND HAVE BEEN COMPLIED WITH IN SO FAR AS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

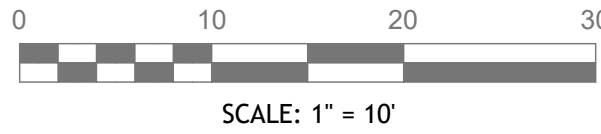
Joseph Summers
Joseph Summers (Jul 21, 2025 10:50 EDT)
HENDERSON CROSSING LLC.
DATE

N. MADERIA STREET
(40' RIGHT OF WAY)



E. MADISON STREET
(VARIABLE WIDTH RIGHT OF WAY)

BOUNDARY POINTS		
100	1162.60	8291.73
101	1166.42	8369.64
102	1094.50	8373.16
103	1090.69	8295.25
104	919.56	8421.77
105	923.11	8494.18
106	850.20	8497.75
107	846.65	8425.34

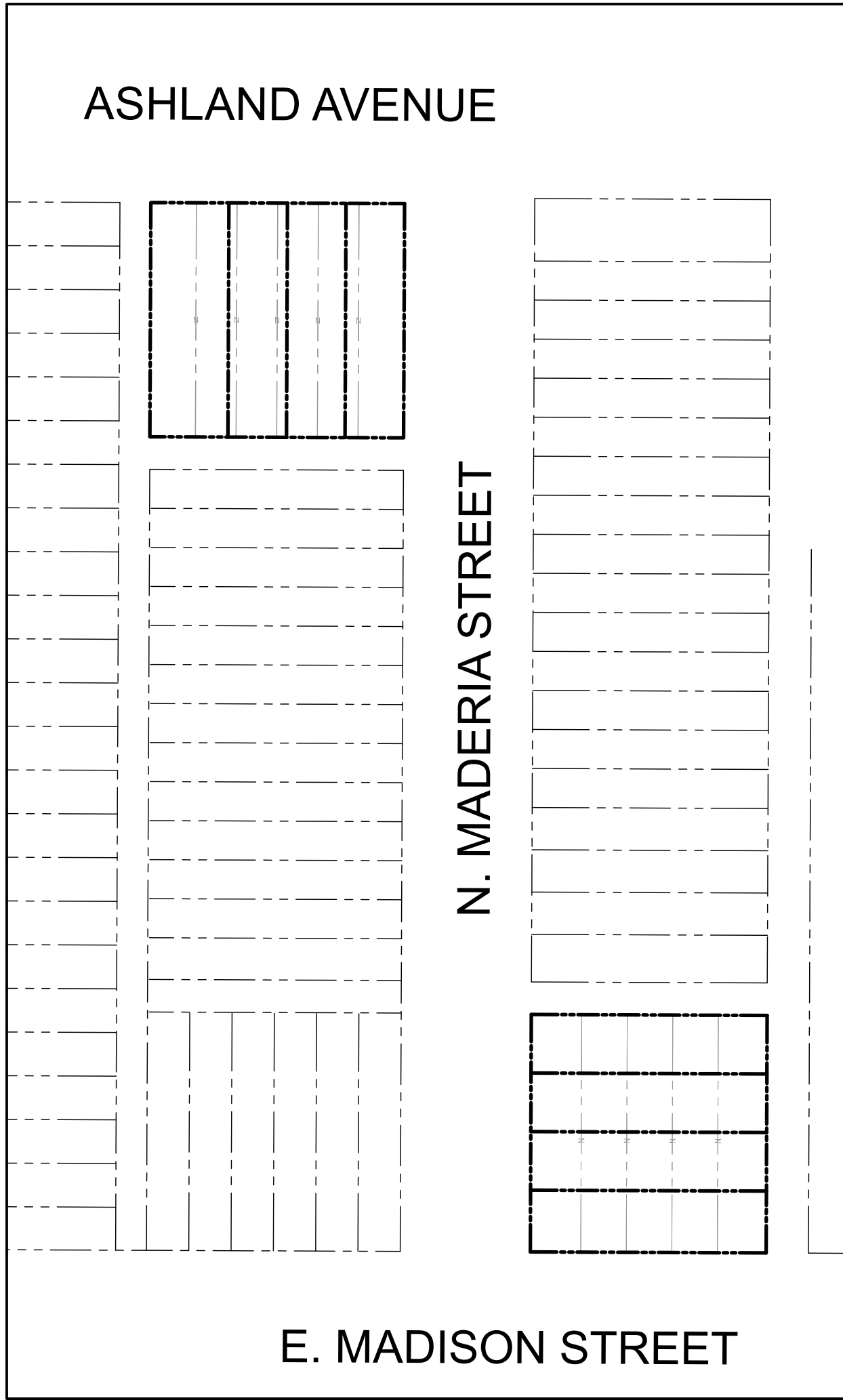


No.	REVISIONS	Date

verdantas

SUBDIVISION PLAT
HENDERSON CROSSING LLC.
PROPERTY
2201-2207 ASHLAND AVENUE, & 800A-800D N. MADERIA STREET, BALTIMORE, MARYLAND 21205
MAP 7 - SECTION 13 - BLOCK 1606 - LOTS 25-30 AND LOTS 54-58
MARCH 3, 2025

ASHLAND AVENUE



E. MADISON STREET

KEY SHEET

Subdivison Plat - 2226 E Madison Street

Final Audit Report

2025-07-21

Created:	2025-07-21
By:	Michael Carnock (mcarnock@crossstpartners.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAP9D7xpGpWjSDHsGAWMc-wf2G-LCeNDPb

"Subdivison Plat - 2226 E Madison Street" History

-  Document created by Michael Carnock (mcarnock@crossstpartners.com)
2025-07-21 - 2:38:28 PM GMT
-  Document emailed to Joseph Summers (jsummers@crossstpartners.com) for signature
2025-07-21 - 2:38:32 PM GMT
-  Email viewed by Joseph Summers (jsummers@crossstpartners.com)
2025-07-21 - 2:49:15 PM GMT
-  Document e-signed by Joseph Summers (jsummers@crossstpartners.com)
Signature Date: 2025-07-21 - 2:50:11 PM GMT - Time Source: server
-  Agreement completed.
2025-07-21 - 2:50:11 PM GMT