

General Notes

1. Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore City Survey Control System and based on the following control stations:
32406 N 2,624.836 E 1,012.970
Corpus Christi: N 3,852.768 W 1,825.561
Corpus Christi was established by triangulation and is based on the following Baltimore City Survey Control station and bearing:
30122 N 4,039.304 W 1,317.324
Bearing to 28794: S 20° 47' 16" W

2. Site Data:
Total Area of Property:.....14,600 Sq. Ft. or 0.3352 Acres*
Current Zoning: R-8

3. #400 E. - Denotes street address.

4. Current Owner & Deed References:
Threshold, Inc. P.M.B. 6776/480
P.M.B. 7698/250
P.M.B. 7763/314
P.M.B. 7773/124
F.M.C. 7970/459
M.B. 21877/190
X.A.C. 26036/56

N 4,700
E 1,370

BARCLAY STREET
(66' Wide)

E 1,370
N 4,600

Traverse POL 34
Mag Nail
N 4,676.15
E 1,383.70

N 4,682.84
E 1,389.85

N 4,582.97
E 1,394.92

BOWEN ALLEY
(10' Wide)

Traverse 32
Mag Nail
N 4,696.76
E 1,555.11

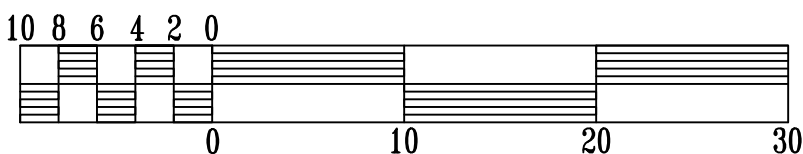
N 4,690.91
E 1,551.64

BRENTWOOD AVENUE
(20' Wide) (formerly Carter Alley)

N 4,591.04
E 1,556.72

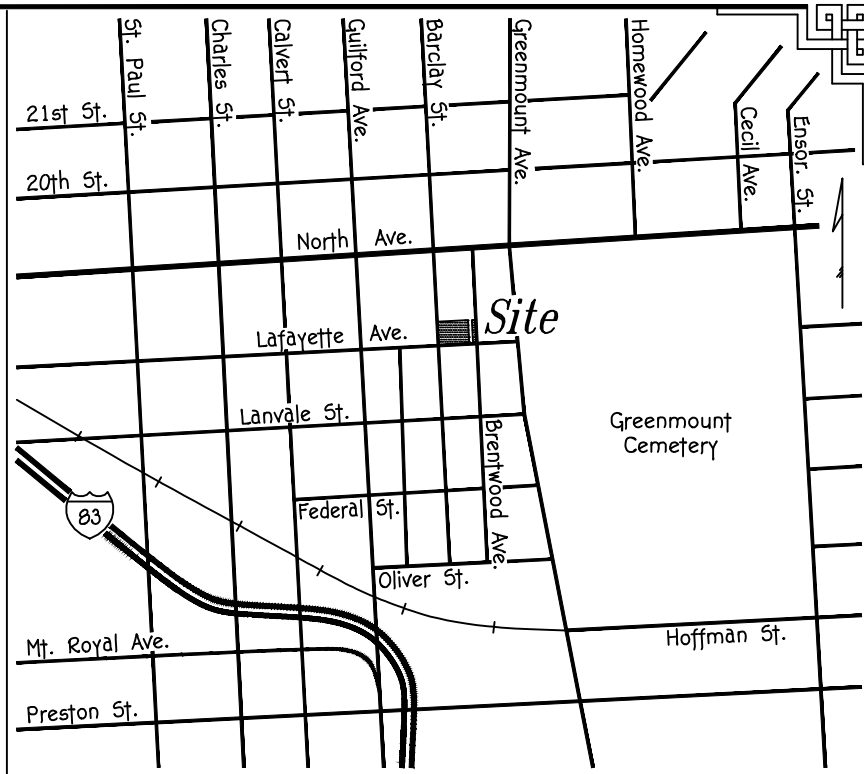
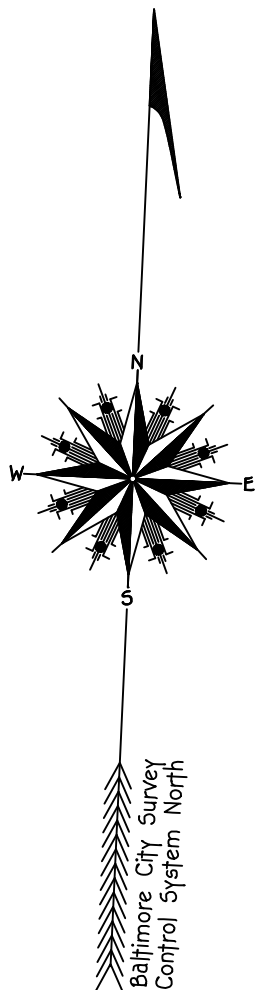
LAFAYETTE AVENUE
(66' Wide) (formerly Townsend Street)

Graphic Scale



Traverse 30
Mag Nail
N 4,522.45
E 1,391.49
(Graphically adjusted
to fit on plat)

Traverse 31
Mag Nail
N 4,532.37
E 1,575.79
(Graphically adjusted
to fit on plat)



VICINITY MAP

Scale: 1,000 feet to 1 inch

E 1,600
N 4,600

OWNERS CERTIFICATE

The undersigned, owners of the land shown hereon, hereby certify that, to the best of their knowledge, the requirements of Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland have been complied with, insofar as same concerns the making of the plat and setting of the markers.

Threshold, Inc.

SURVEYOR'S CERTIFICATE

The undersigned, a Registered Property Line Surveyor of the State of Maryland, does hereby certify that he is the surveyor that prepared this plat and that the land shown on this plat has been laid out and the plat thereof has been prepared in compliance with Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and setting of the markers.

I further certify that this plat and the surveying work upon which it is based were prepared under my responsible charge, in accordance with the requirements set forth in C.O.M.A.R. Section 09.13.06.12. My license expires on December 30, 2024.

Joel M. Leininger, Registered Property Line Surveyor No. 467

SUBDIVISION PLAT

THE RESIDENCES
AT LAFAYETTE

Ward 12 Section 11 Block 1096 Lots 11-19/20
Baltimore City, Maryland

Scale: 10 feet to 1 inch

Date: February 5, 2024

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