

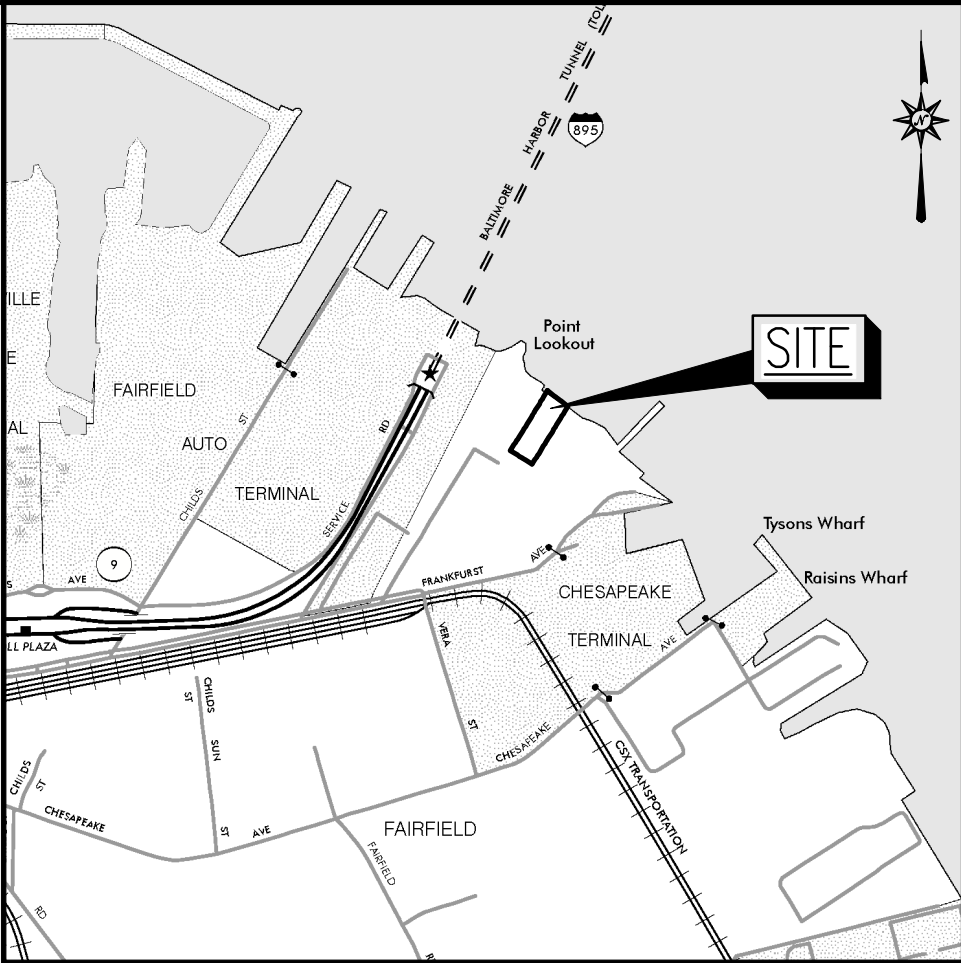
LOT AREA TABLE

LOT	AREA
1B	1.974 AC. 86,005 SQ. FT.
1C	0.288 AC. 11,246 SQ. FT.
TOTAL TRACT	2.233 AC. 97,251 SQ. FT.

SUBDIVISION INTENT NOTE:

IT IS THE INTENT OF THIS SUBDIVISION TO CONSOLIDATE PROPOSED LOT 1E WITH WARD: 25, SECTION: 7, BLOCK: 7323C LOT: 1A.

IN ORDER TO CONSOLIDATE THE ABOVE REFERENCED LOTS A FORMAL CONSOLIDATION REQUEST WILL BE MADE TO BALTIMORE CITY AFTER PLAT RECORDATION.



VICINITY MAP
SCALE: 1" = 1,500'

SITE NOTES:

- PROPERTY ADDRESS:
#1860 FRANKFURST AVENUE,
BALTIMORE, MD 21226
THE PROPERTY SHOWN HEREON IS LOCATED IN THE CITY OF BALTIMORE, WARD 25, SECTION 7, BLOCK 7323C, LOT 1B
- OWNER:
LOT 1B: AMPORTS, INC.
2901 CHILDS STREET
BALTIMORE, MD 21226
- PLAN PREPARED BY:
JRO ASSOCIATES, LLC
3337 EDWARDS LANE
MIDDLE RIVER, MD 21220
jroassociatesllc@gmail.com
#410-493-2809
- GROSS LAND AREA:
LOT 1B: 2.233 AC.±
- EXISTING ZONING: M1
- DEED REFERENCE: 12152/50
- PLAT REFERENCE: 3588
- WATERSHED: BALTIMORE HARBOR (02130903)
- THIS PROPERTY LIES WITHIN ZONE X AND ZONE X (OTHER FLOOD AREAS) AS SHOWN ON FEMA FLOODPLAIN MAP 2400870031F MADE EFFECTIVE 4/2/2014.
- THIS PROPERTY IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA INTENSELY DEVELOPED AREA (IDA).
- EXISTING LAND USE: FREIGHT TERMINAL
- PROPOSED LAND USE: FREIGHT TERMINAL

DESCRIPTION

LOT 1B,
BEING KNOWN AND DESIGNATED AS LOT 3B AS SHOWN ON THE PLAT ENTITLED "RESUBDIVISION PLAN OF PORT LIBERTY INDUSTRIAL CENTER PREVIOUSLY RECORDED AS PLAT S.E.B. 3449" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY IN PLAT BOOK F.M.C. NO. 3558. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 1860 FRANKFURST AVENUE.

NOTE:
COORDINATES AND BEARINGS SHOWN REFER TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE CITY SURVEY CONTROL SYSTEM BASED ON THE FOLLOWING TRAVERSE:

STA#	NORTHING	EASTING	DESCRIPTION
34569	N: -21,820.247	E: 11,105.896	IRON PLUG FD.
34571	N: -21,947.769	E: 10,676.845	IRON PLUG FD.

COORDINATE TABLE

Point	Northing	Easting
1	12026.339	12026.339
2	-18924.318	12160.681
3	-19374.981	11879.797
4	-19274.602	11718.478

LEGEND

	RIPARIAN RIGHTS AREA #1
	APPLICABLE RIPARIAN RIGHTS
	RIPARIAN RIGHTS AREA #2
	PIER AREA TO BE USED BY M.P.C.
	LOTS 3B AND 3C ACCESS EASEMENT
	BOUNDARY LINE
	ADJACENT BOUNDARY
	EASEMENT
	EDGE OF PAVING
	BUILDING
	CONCRETE



JRO ASSOCIATES, LLC
LAND PLANNING | SURVEYING | ENGINEERING

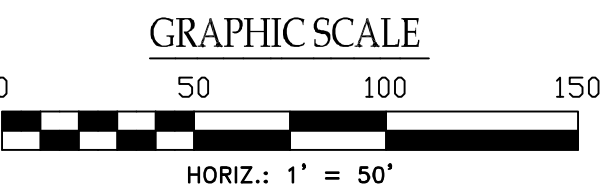
3337 EDWARDS LANE
MIDDLE RIVER, MD 21220
PHONE: #410-493-2809
CONTACT: JUSTIN R. OTTENSMEYER, P.L.S.
MARYLAND LICENSED
PROFESSIONAL LAND SURVEYOR
WWW.JROASSOCIATES.COM
E-MAIL: JROASSOCIATESLLC@GMAIL.COM



Phoenix
Engineering

21132 Old York Road
Parkton, MD 21120
410.329.1150
www.phoenix-eng.com

DATE	REVISION	BY



OWNER:

AMPORTS, INC.
2901 CHILDS STREET
BALTIMORE, MD 21226
AUTHORIZED AGENT:
DUSTIN DUVALL
#443-472-7789
DUSTIN.DUVALL@AMPORTS.COM

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT 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, HAS BEEN COMPLIED WITH INsofar AS THE SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

HOBELMANN PORT SERVICES INC.

BY: SIGNATORY AND TITLE DATE

SURVEYOR'S CERTIFICATION

I, JUSTIN R. OTTENSMEYER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT I AM THE SURVEYOR THAT PREPARED THIS PLAT AND THAT THE LAND SHOWN HEREON 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 MARKERS.

JUSTIN R. OTTENSMEYER
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #21808
LICENSE EXPIRES: DECEMBER 15, 2025

DATE

FINAL SUBDIVISION PLAN
LOT 1B - PORT LIBERTY INDUSTRIAL CENTER
1860 FRANKFURST AVENUE
BALTIMORE, MD 21226

WARD 25, SECTION 7, BLOCK 7323C, LOT 1B, BALTIMORE CITY, MD

PROJECT NO. 21-108

DATE: 1/15/2025

SHEET NUMBER:

1 OF 1