

GENERAL NOTES

1. OWNERS:
- #1631: VERNAL N LEE
DONNA SCOTT LEE
- #1633: PATRICIA GEE
2. PROPERTY LOCATION:
- #1631: LOT 46 BLOCK 42 SEC. 2 WARD 16
#1633: LOT 47 BLOCK 42 SEC. 2 WARD 16
BALTIMORE CITY, MD. 21217-2252
3. DEED REFERENCE:
- #1631: RHB 3487-257
#1633: FMC 14667-100
4. PROPERTY ACCOUNT INFORMATION:
- #1631: 16-020-0042-46
#1633: 16-020-0042-47
5. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS, ALLEYS OR UTILITIES BY THE CITY OF BALTIMORE.
6. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE CITY OF BALTIMORE OF ANY STREET, ALLEY, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
7. THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.
8. ZONING R8 PER CITYVIEW.BALTIMORECITY.GOV WEBSITE
9. WIDTH SHOWN FOR LAURENS STREET AND N. MOUNT ST IS PER BLOCK PLAT 42
10. EXISTING USE OF LAND: ROWHOUSE DWELLINGS (2 STORY)
11. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE BALTIMORE CITY SURVEY CONTROL SYSTEM AS REFERENCED FROM BALTIMORE CITY TRAVERSE CONTROL STATIONS:
- 31802: N 2067.655 W -8549.365
31803: N 2461.414 W -8566.867
12. NO PROPOSED SITE IMPROVEMENT OR DEVELOPMENT. NO NEW NET IMPERVIOUS SURFACE.
13. THIS PLAN WAS DEVELOPED USING AVAILABLE DEED AND PLAT INFORMATION
14. THE BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO REPRESENTATIONS ARE MADE BY THE UNDERSIGNED SURVEYOR AS TO THE EXISTENCE OR LOCATION OF ANY OTHER ENCUMBERANCES BEYOND THOSE SHOWN HEREON.
15. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 46, 47 & 81/82.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO 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 THE SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

MY COMMISSION EXPIRES 12-31-2022
LICENSE NO. 468

DATE

OWNERS CERTIFICATION

THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1981 EDITION, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO SO FAR AS THEY CONCERN THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH TO THE BEST OF THE OWNER'S KNOWLEDGE.

SIGNATURE: _____
NAME: (PRINT) _____
TITLE: _____
FOR: _____

SIGNATURE: _____
NAME: (PRINT) _____
TITLE: _____
FOR: _____

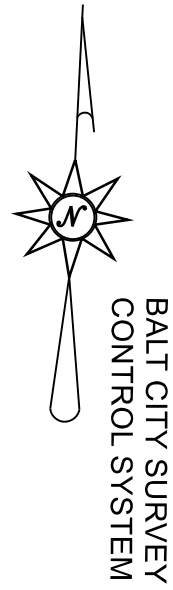
J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



12-22-2021

DATE

Traverse PC

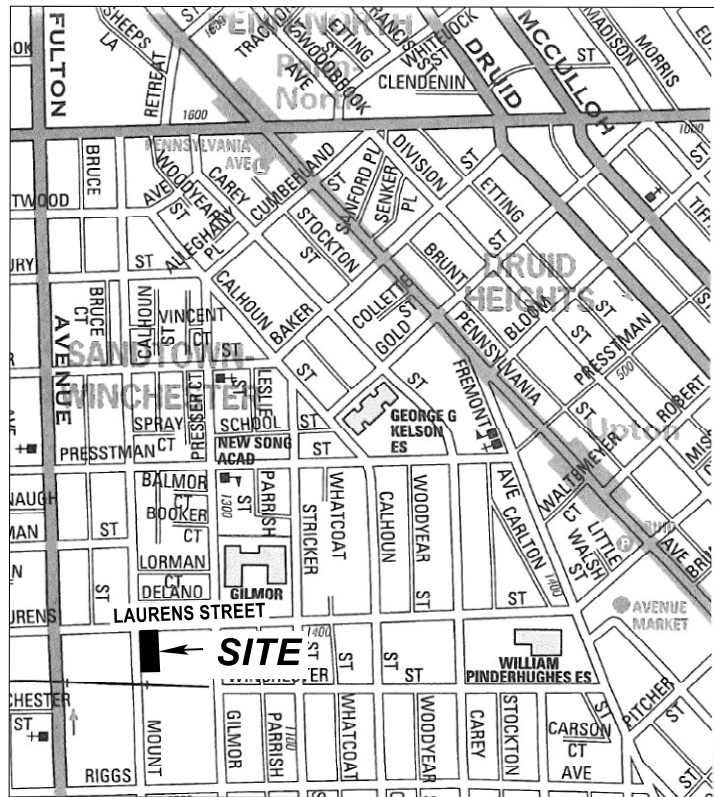


JSD TRAV STA.1003
N 2079.395
W-8222.420

LAURENS STREET

N. MOUNT STREET

BOUNDARY COORDINATES		
POINT	NORTH	WEST
(A)	2025.468	-8156.913
(B)	2026.647	-8130.439
(C)	1926.746	-8125.990
(D)	1925.567	-8152.913



VICINITY MAP

1"=1000'

CONCRETE

13'-6" 13'

#1633

#1631

47

46

45

EX. DWG.

EX. DWG.

80'

80'

80'

20'

48/51

20'

20'

21'-6"

EX.10' ALLEY
(CONCRETE)

JSD TRAV STA.1004
N 1913.653
W-8162.179

JSD TRAV STA.1068
N1922.242
W-8088.774

FILE NAME		
MH48 LAURENS.trv		
SCALE	DATE	DRAWN BY
10 Ft/in	12-22-2021	J.S.D. / R.N.G.
JOB	REVISION	SHEET
LAURENS	1/1	1/1

EXISTING CONDITIONS/
DEVELOPMENT PLAN

1631 & 1633 LAURENS STREET
BALTIMORE, MD.
WARD 16, SECTION 2 BLOCK 42

SCALE: 1"=10'

