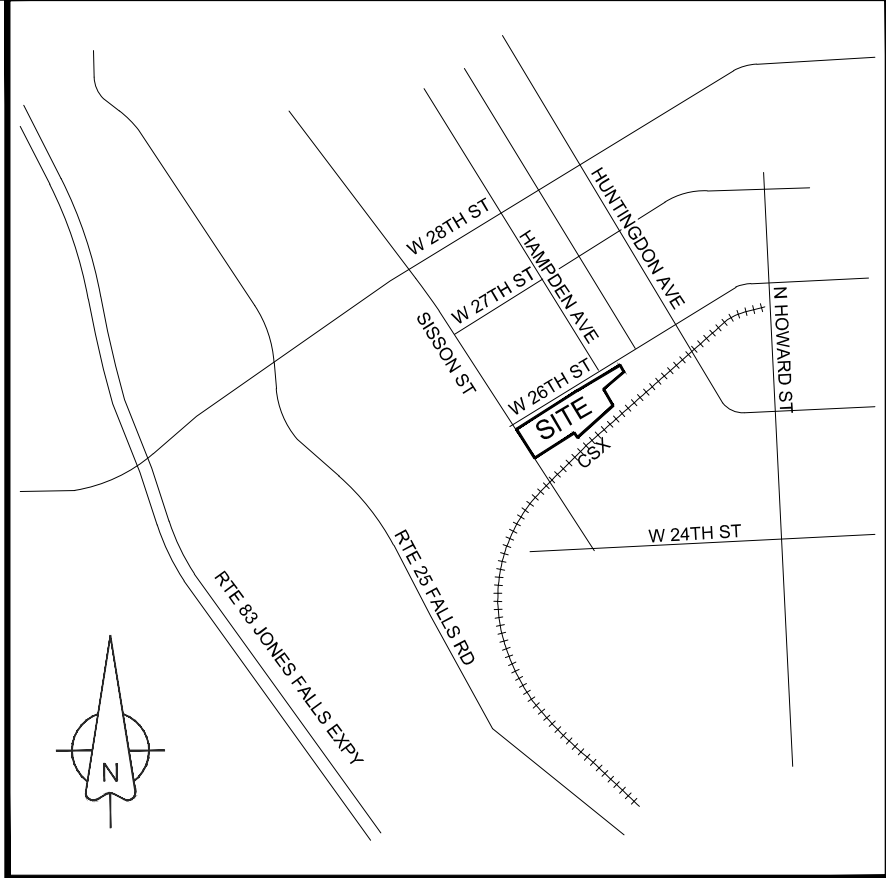
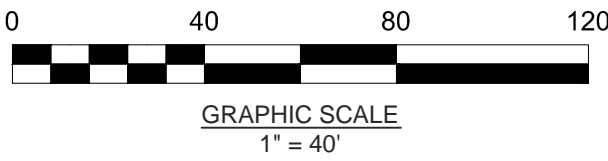
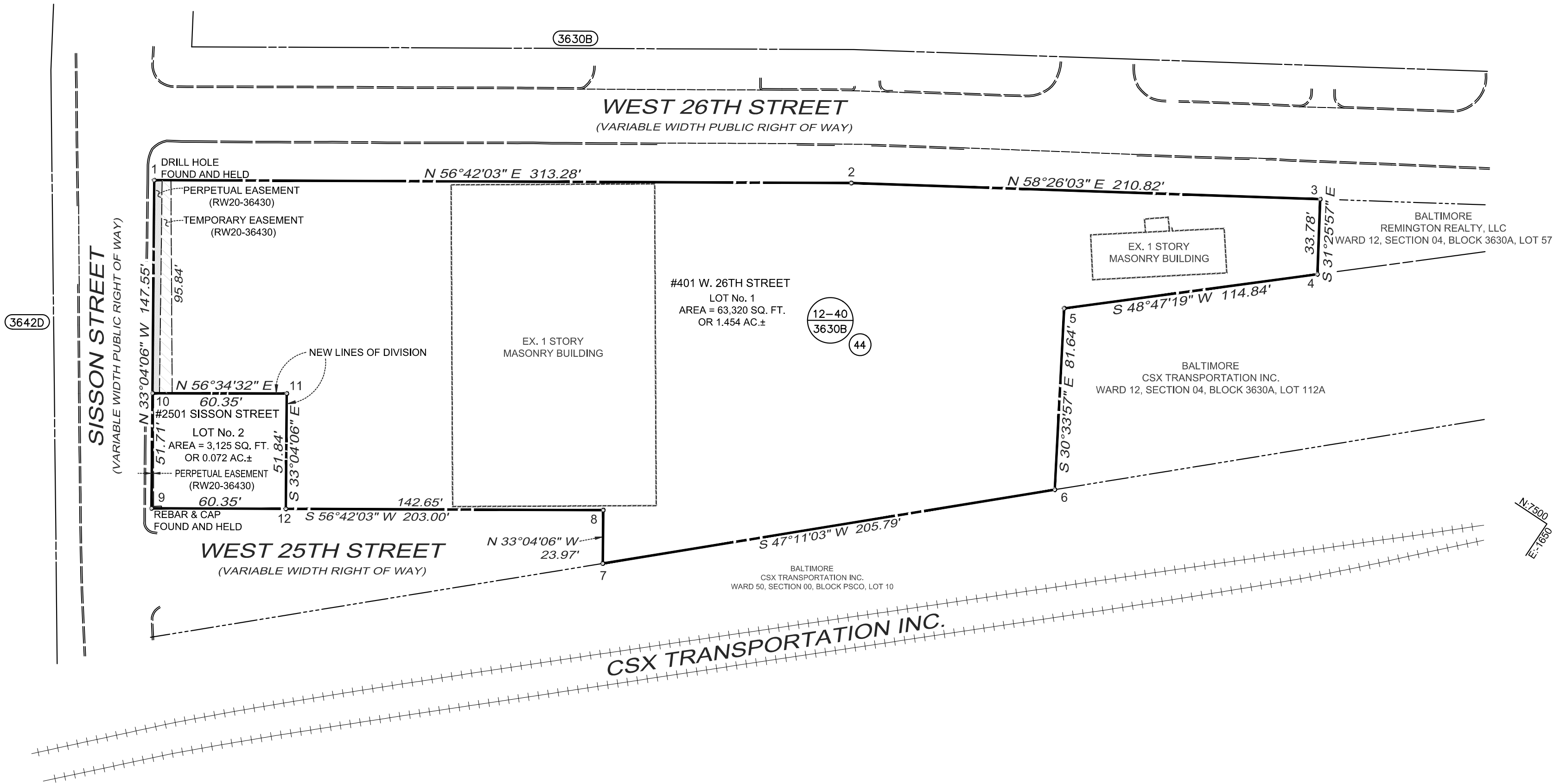
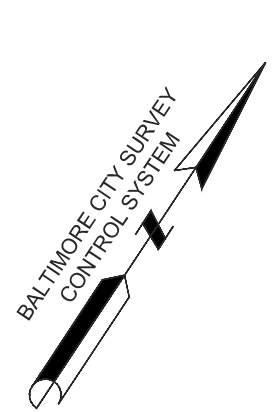


PROPERTY CORNER POINT TABLE		
POINT	NORTHING	EASTING
1	7283.043	-2257.031
2	7455.037	-1995.186
3	7565.397	-1815.559
4	7536.574	-1797.943
5	7460.912	-1884.336
6	7350.616	-1842.620
7	7250.755	-1993.772
8	7270.846	-2006.854
9	7159.397	-2176.524
10	7202.731	-2204.739
11	7235.974	-2154.370
12	7192.529	-2126.083



GENERAL NOTES

- SITE ADDRESS 401 W. 26TH STREET, BALTIMORE, 21211-3100
OWNER: 26 SISSON, LLC
17520 ASHTON FOREST TERRACE, SANDY SPRING, MD 20860
OWNERS CONTACT No.: 917-544-3219
- SITE AREA SURVEYED
TOTAL AREA ORIGINAL: LOT 44: 1.5254 AC±
#401 W. 26TH STREET, AREA LOT 1: 1.4537 AC±
#2501 SISSON STREET, AREA LOT 2: 0.0717 AC±
- PURPOSE OF THIS PLAT: SUBDIVIDE
EXISTING LOT 44 INTO TWO LOTS, 1 AND 2.
- SITE ZONING: IMU-1 (INDUSTRIAL MIXED-USE)
EXISTING LAND USE: SERVICE GARAGE
- EXISTING LAND USE: , PROPOSED LAND USE: COMMERCIAL
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY MTPLS LAND SURVEYORS TLC, DATED JUNE 4, 2021.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE BALTIMORE CITY SURVEY CONTROL SYSTEM AS REFERENCED FROM THE FOLLOWING TRAVERSE / CONTROL STATIONS:
STATION NUMBER: 35471 (BCSCS) N. 7,388.09 E. -1,412.96 (X-CUT)
STATION NUMBER: 35472 (BCSCS) N. 7,734.40 E. -1,622.14 (X-CUT)



LEGEND
PROPERTY OUTLINE
RIGHT OF WAY
EASEMENT

DATE	REVISION

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS 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 THIS PLAT AND SETTING OF THE MARKERS.
26 SISSON, LLC
NAME: BRIAN K. SURE DATE: 09/27/2022
TITLE: GENERAL MANAGER

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND 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.
I HEREBY 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 COMAR SECTION 09.13.06.12.
MICHAEL D. TRENT DATE: 09/27/2022
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21409
EXPIRATION/RENEWAL DATE 06-09-2024

3 Nashua Court, Suite F
Baltimore, MD 21221
P: 410-560-0002 | 410-560-5870
www.mtpls.net

FINAL SUBDIVISION PLAN

401 WEST 26TH STREET
LOTS 1 AND 2

WARD 12, SECTION 040, BLOCK 3630B, LOT 44

LICENSED SURVEYOR

SCALE: 1"=40'

DATE: 09/27/2022

DRAWN BY: BS

CHECKED BY: KB

SHEET 1 OF 1