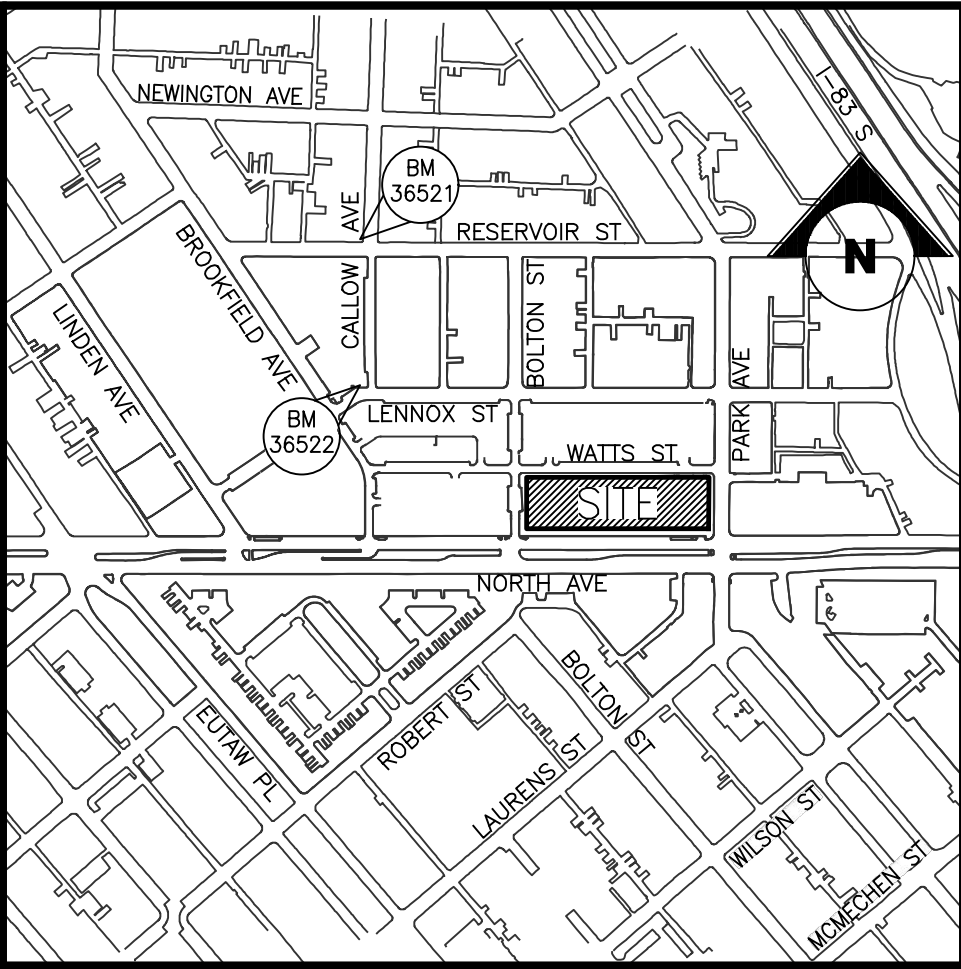
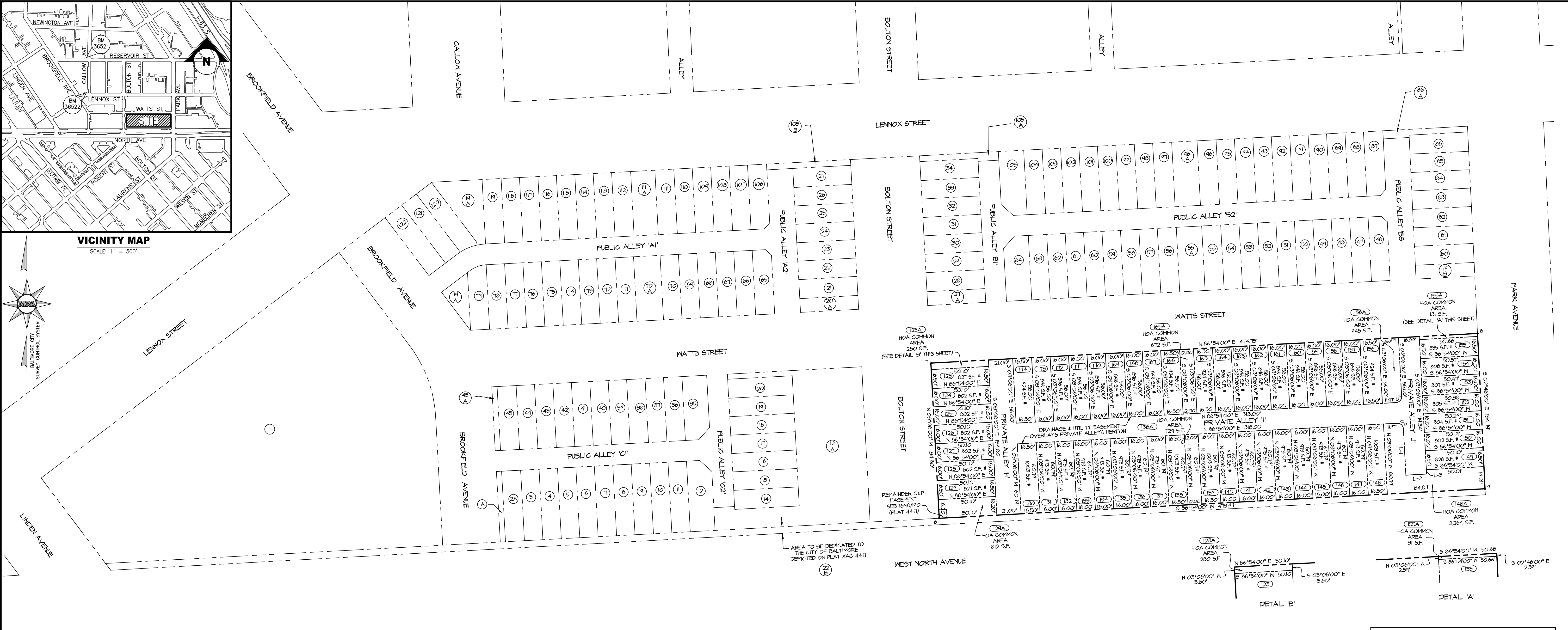
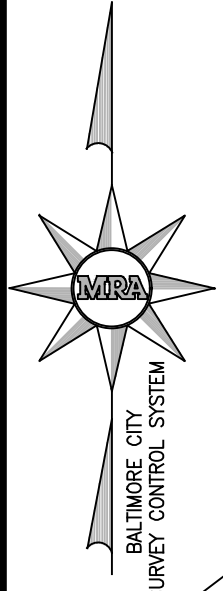




VICINITY MAP
SCALE: 1" = 500'



GENERAL NOTES

- SITE ZONING: C-2
- SITE AREA: BLOCK 3434, LOT 13 - 63,941 SQ. FT. OR 1.468 ACRES
- OWNER INFORMATION:
MADISON PARK NORTH LLC
- COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE BALTIMORE CITY SURVEY CONTROL SYSTEM AND ARE BASED ON THE FOLLOWING TRAVERSE/CONTROL STATIONS:
#30701 N 4812.004 E -3401.401
#30708 N 4785.485 E -4364.160
- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- A FIELD RUN BOUNDARY SURVEY WAS PERFORMED BY MORRIS & RITCHIE ASSOCIATES ON 3/16/2021.
- PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE PACKAGE.
- EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
- PROPOSED ROADS ARE PRIVATE AND ARE NOT OFFERED FOR DEDICATION TO THE CITY OF BALTIMORE.
- DEVELOPER:
ATAPCO PROPERTIES
ONE SOUTH STREET, SUITE 2800
BALTIMORE, MD 21202
(410)341-1150
- PRIVATE ALLEY ACREAGE: 0.2530 AC.±

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECT SUPERVISION AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT 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 SETTING OF MARKERS.

MICHAEL L. RAY
PROFESSIONAL LAND SURVEYOR NO. 11041
(EXP. DATE 04-18-2026)

DATE

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 HAVE BEEN COMPLIED WITH INsofar AS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

RESERVOIR SQUARE PARCEL C, LLC, A MARYLAND LIMITED LIABILITY COMPANY

BY: MADISON PARK NORTH, LLC, A MARYLAND LIMITED LIABILITY COMPANY

BY: ATAPCO MADISON, LLC, A MARYLAND LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: ATAPCO PROPERTIES, INC., A MARYLAND CORPORATION, ITS SOLE MEMBER

BY: PATRICK T. COGGINS
PRESIDENT

DATE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	90°00'00"	5.00'	1.85'	S 41°54'00" E	7.07'	5.00'
C-2	90°00'00"	5.00'	1.85'	S 48°06'00" E	7.07'	5.00'

LINE TABLE

LINE #	DIRECTION	LENGTH
L-1	S 03°06'00" E	40.34'
L-2	N 86°54'00" E	18.00'
L-3	N 03°06'00" W	3.75'

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 13 AS LAID OUT AND SHOWN ON PLAT RECORDED AT XAC 4471.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

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DRAFT

2nd AMENDED FINAL SUBDIVISION PLAN

MADISON PARK

LOTS 1 & 2, BLOCK 3434

(FORMERLY MADISON PARK, PLAT MB 4419 & XAC 4471)

850 WEST NORTH AVENUE

BALTIMORE CITY HARD 13, SECTION 110, BLOCK 3434

BALTIMORE CITY, MARYLAND

DATE	REVISIONS	JOB NO.: 20140x06
		SCALE: 1"=40'
		DATE: 11/5/2025
		DRAWN BY: MLR
		DESIGN BY: JTS
		REVIEW BY: MLR
		SHEET: 1 of 1