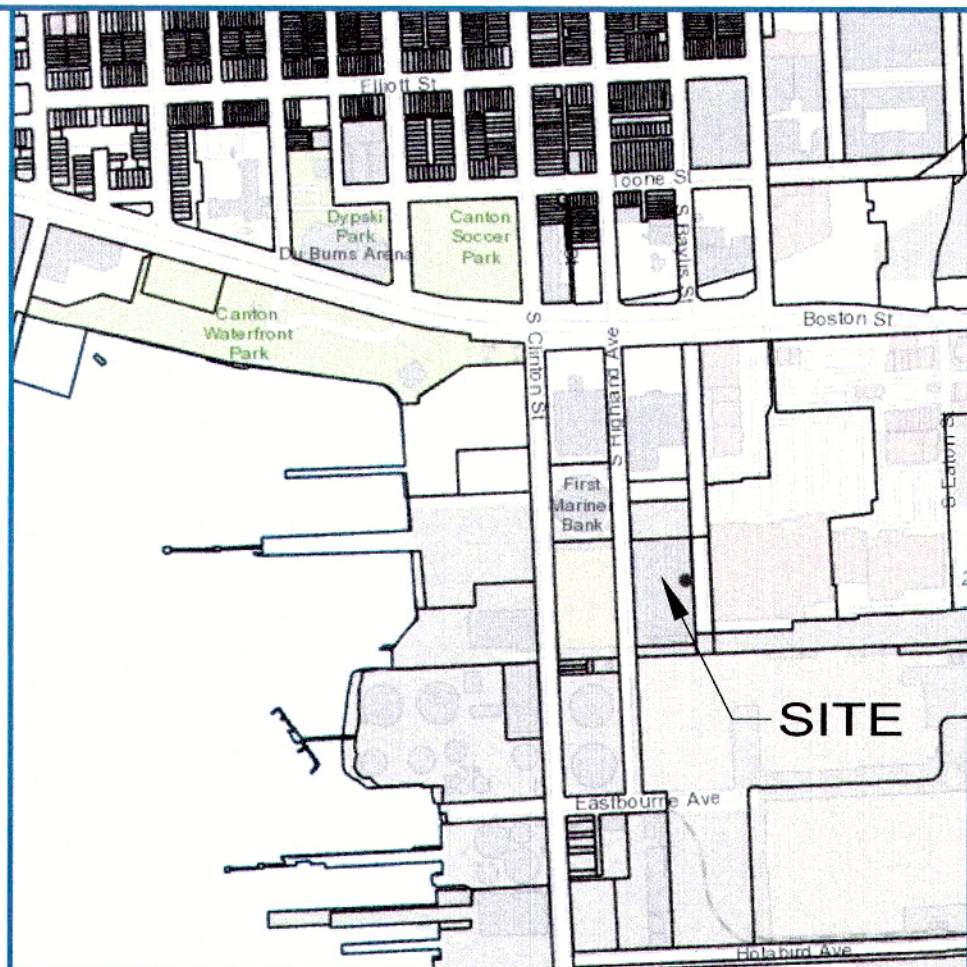




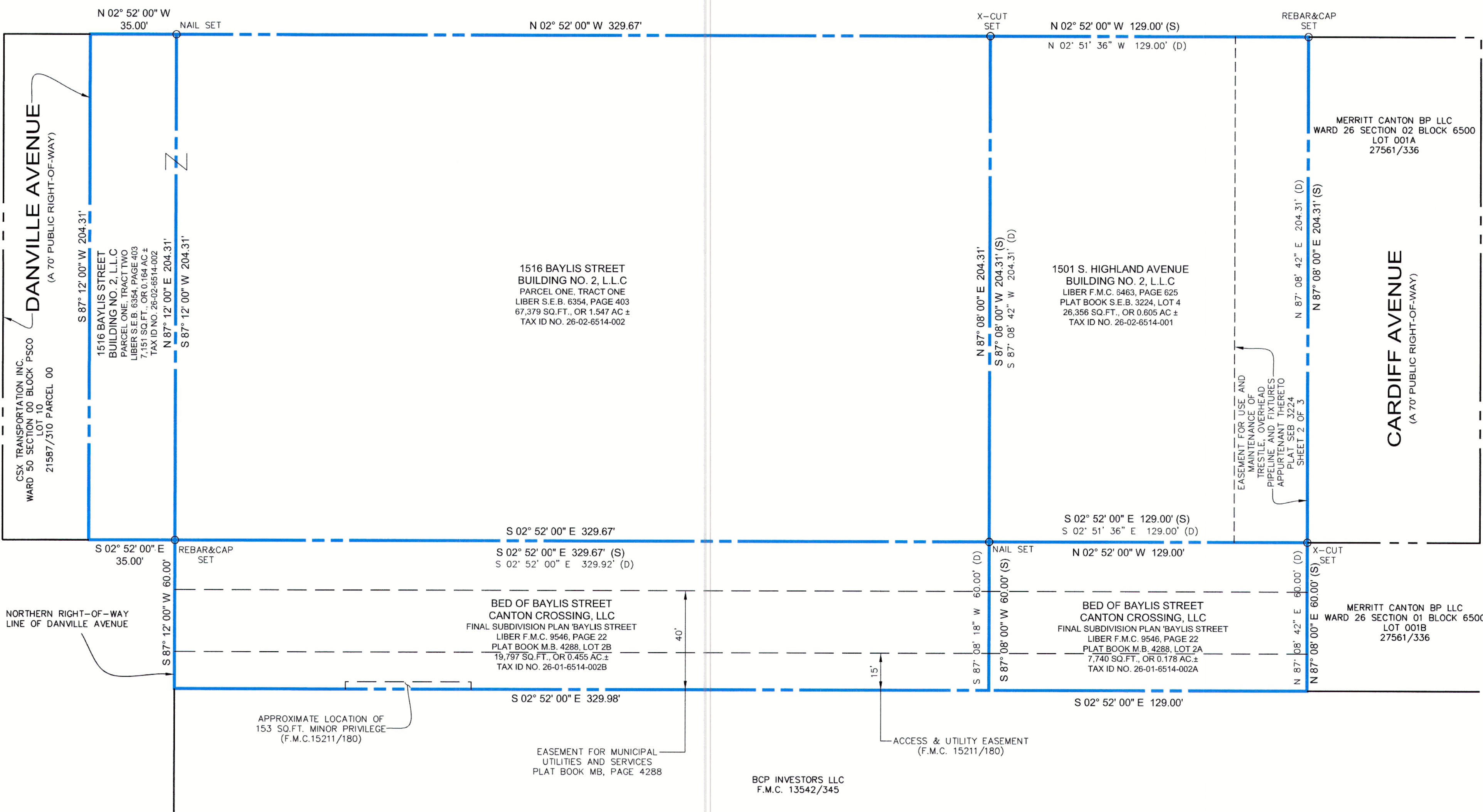
0098- N
E 13300

E 13300
0062- N



VICINITY MAP
(N.T.S.)

SOUTH HIGHLAND AVENUE
(A 60' PUBLIC RIGHT-OF-WAY)



GENERAL NOTES

- OWNER: BUILDING NO.2, L.L.C.
CANTON CROSSING, L.L.C.
- TAX MAP 26 PARCEL 0000
- DEED REFERENCE: BUILDING NO. 2, L.L.C.
CURRENT DEEDS OF RECORD: S.E.B. 6354/403
F.M.C. 6463/625
- PLAT REFERENCE: PLAT POCKET FOLDER S.E.B. NO. 3224, LOT 4
PLAT BOOK MB, PAGE 4288, LOTS 2A AND 2B
- PREMISES ADDRESS: 1516 BAYLIS STREET
1501 SOUTH HIGHLAND AVENUE
LOTS 2A AND 2B, BED OF BAYLIS STREET
- COORDINATES, BEARING AND DISTANCES ARE REFERRED TO THE BALTIMORE CITY
SURVEY CONTROL SYSTEM AND ARE TIED TO THE FOLLOWING CONTROL STATIONS:

33020	S 8274.950	E 13121.952	PLUG
33021	S 7866.374	E 13101.303	PLUG
- THIS SURVEY IS BASED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE NO. 81129-A AND 81129-C, EFFECTIVE APRIL 21, 2025.
- AREA: S.E.B. 6354/403 PARCEL ONE 67,379 SQ.FT. 1.547 AC
PARCEL TWO 7,151 SQ.FT. 0.164 AC.
F.M.C. 6463/625 26,356 SQ.FT. 0.605 AC.
MB 4288, LOT 2A 7,740 SQ.FT. 0.178 AC.
MB 4288, LOT 2B 19,797 SQ.FT. 0.455 AC.
TOTAL: 128,423 SQ.FT. 2.949 AC.
- PROPERTY LINES FOR THE SURVEYED PREMISES SHOWN HEREON WERE ESTABLISHED BY
A BOUNDARY SURVEY, ON THE GROUND, PERFORMED BY CENTURY ENGINEERING IN
APRIL, 2025.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE 'X', (AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP
COMMUNITY NUMBER 2400870028F DATED 4/22/2014.
- (D) = DEED CALL
(S) = SURVEYED LINE

N INDICATES BOTH PARCELS OWNED BY THE SAME ENTITY.

Date	No.	Revision Description
BOUNDARY SURVEY		
 A Kleinfelder Company 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 www.centuryeng.com		
1516 BAYLIS STREET & 1501 SOUTH HIGHLAND AVENUE S.E.B. 6354/403 F.M.C. 6463/625 PLAT POCKET FOLDER S.E.B. 3224, LOT 4 BALTIMORE CITY, MD, 21224 Ward 26 Section 2 Block 6514		
Designed By:	Scale: 1" = 30'	Project No. 211231
Drawn By: JBB	Date: 5/15/25	1 OF 1
Checked By:	Approved:	

SURVEYOR'S CERTIFICATION

I, BRYAN J. HAYNIE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, DO HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN HEREON OF THE SUBJECT PREMISES UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH COMAR REGULATION 06.13.06.12.

BRYAN J. HAYNIE - PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 211139
REGISTRATION EXPIRATION/RENEWAL DATE: 06/20/26

DATE

