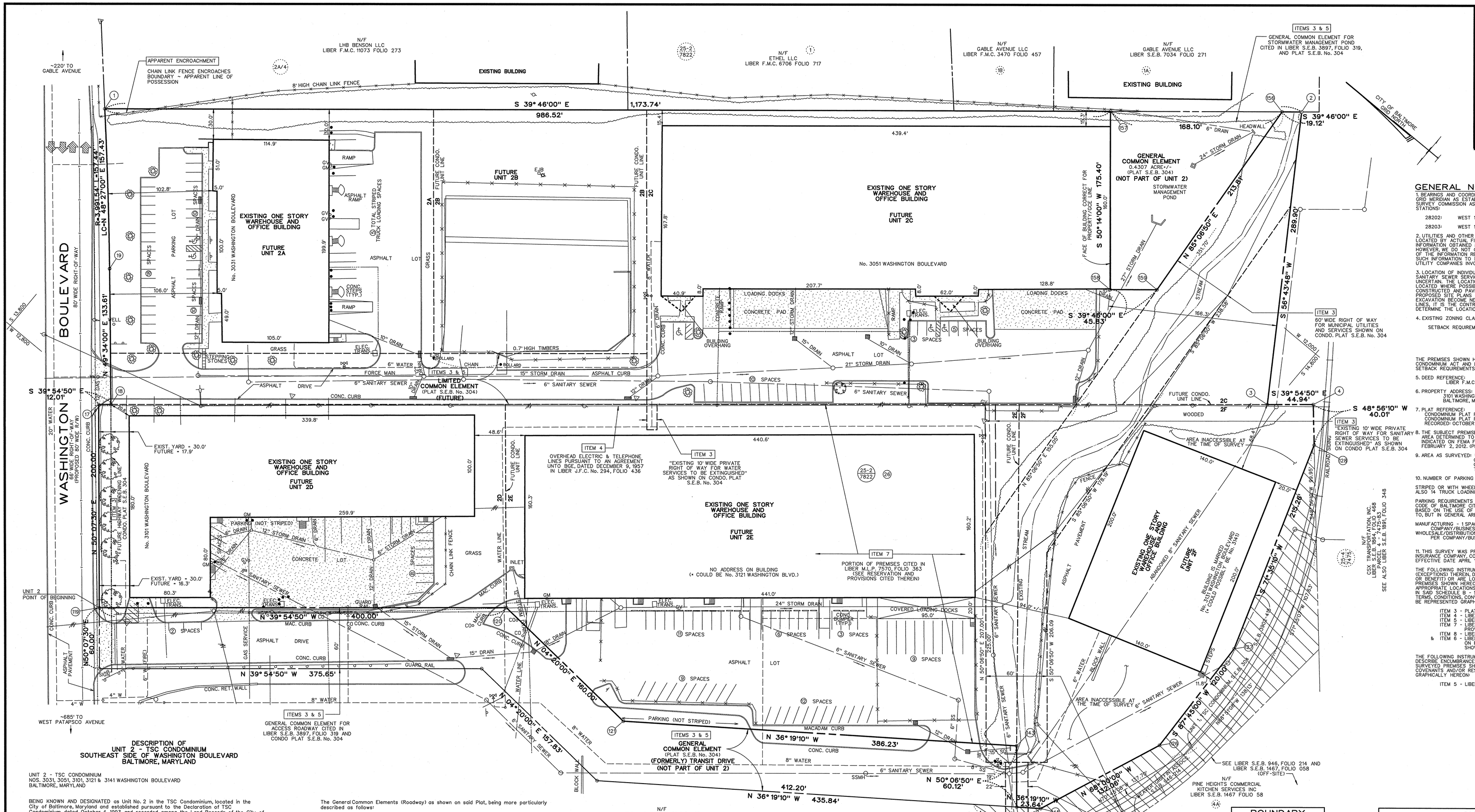
WASHINGTON BOULEVARD
80' WIDE RIGHT-OF-WAY
S 39° 46'00" E
986.52'
1,173.74'
EXISTING BUILDING
EXISTING ONE STORY WAREHOUSE AND OFFICE BUILDING
FUTURE UNIT 2A
FUTURE UNIT 2B
FUTURE UNIT 2C
FUTURE UNIT 2D
FUTURE UNIT 2E
FUTURE UNIT 2F
No. 3031 WASHINGTON BOULEVARD
No. 3051 WASHINGTON BOULEVARD
No. 3101 WASHINGTON BOULEVARD
GENERAL COMMON ELEMENT
0.4307 ACRE+/-
(PLAT S.E.B. 304)
(NOT PART OF UNIT 2)
STORMWATER MANAGEMENT POND
LIMITED COMMON ELEMENT
(PLAT S.E.B. No. 304)
(FUTURE)
GENERAL COMMON ELEMENT
(PLAT S.E.B. No. 304)
(FORMERLY) TRANSIT DRIVE
(NOT PART OF UNIT 2)
NO ADDRESS ON BUILDING
(• COULD BE No. 3121 WASHINGTON BLVD.)
PORTION OF PREMISES CITED IN LIBER M.L.P. 7570, FOLIO 363 (SEE RESERVATION AND PROVISIONS CITED THEREIN)
OVERHEAD ELECTRIC & TELEPHONE LINES PURSUANT TO AN AGREEMENT UNTO BGE, DATED DECEMBER 9, 1957 IN LIBER J.F.C. No. 294, FOLIO 436
"EXISTING 10' WIDE PRIVATE RIGHT OF WAY FOR WATER SERVICES TO BE EXTINGUISHED" AS SHOWN ON CONDO. PLAT S.E.B. No. 304
"EXISTING 10' WIDE PRIVATE RIGHT OF WAY FOR SANITARY SEWER SERVICES TO BE EXTINGUISHED" AS SHOWN ON CONDO. PLAT S.E.B. 304
GENERAL COMMON ELEMENT FOR STORMWATER MANAGEMENT POND CITED IN LIBER S.E.B. 3897, FOLIO 319, AND PLAT S.E.B. No. 304
GENERAL COMMON ELEMENT FOR ACCESS ROADWAY CITED IN LIBER S.E.B. 3897, FOLIO 319 AND CONDO PLAT S.E.B. No. 304
60' WIDE RIGHT OF WAY FOR MUNICIPAL UTILITIES AND SERVICES SHOWN ON CONDO. PLAT S.E.B. No. 304
APPARENT ENCROACHMENT
CHAIN LINK FENCE ENCROACHES BOUNDARY ~ APPARENT LINE OF POSSESSION
~220' TO GABLE AVENUE
~685' TO WEST PATAPSCO AVENUE
N/F LHB BENSON LLC LIBER F.M.C. 11073 FOLIO 273
N/F ETHEL LLC LIBER F.M.C. 6706 FOLIO 717
N/F GABLE AVENUE LLC LIBER F.M.C. 3470 FOLIO 457
N/F GABLE AVENUE LLC LIBER S.E.B. 7034 FOLIO 271
N/F 3103 WASHINGTON BOULEVARD, LIMITED PARTNERSHIP LIBER S.E.B. 3902, FOLIO 415 PLAT BOOK S.E.B. No. 304 UNIT 1
N/F PINE HEIGHTS COMMERCIAL KITCHEN SERVICES INC LIBER S.E.B. 1467 FOLIO 58
N/F CSX TRANSPORTATION, INC. LIBER S.E.B. 984, FOLIO 468 AND LIBER S.E.B. 1897, FOLIO 348
SEE ALSO LIBER S.E.B. 946, FOLIO 214 AND LIBER S.E.B. 1467, FOLIO 058 (OFF-SITE)
PRIVATE USE-IN-COMMON EASEMENT PER PLAT POCKET FOLDER R.H.B. No. 2363 (FOR "RAILROAD SIDING RIGHT OF WAY, WITH THE USE THEREOF IN COMMON WITH OTHERS ENTITLED THERETO") AS CITED IN LIBER S.E.B. 946, FOLIO 214 (CROSSHATCHED) SEE ALSO LIBER S.E.B. 1467, FOLIO 058
EXISTING RIGHT OF WAY PER LIBER J.F.C. 1533, FOLIO 289 & BALTIMORE CITY SURVEYS AND RECORDS DIVISION PLAT No. 162-A-74 (ALSO SHOWN ON CONDO. PLAT S.E.B. No. 304, ITEM 3)
AREA INACCESSIBLE AT THE TIME OF SURVEY
CITY OF BALTIMORE GRID NORTH
N 39° 54'50" W 400.00'
N 39° 54'50" W 375.65'
N 04° 20'00" E 160.00'
N 04° 20'00" E 157.83'
N 36° 19'10" W 386.23'
N 36° 19'10" W 435.84'
412.20'
S 39° 46'00" E 19.12'
S 39° 54'50" E 12.01'
S 39° 54'50" E 44.94'
S 48° 56'10" W 40.01'
S 71° 35'10" W 215.26'
S 67° 43'00" W 120.00'
N 85° 08'50" E 213.81'
S 56° 43'48" W 289.90'
S 50° 14'00" W 175.40'
S 39° 48'00" E 45.83'
N 50° 06'50" W 60.12'
N 36° 19'10" W 23.64'
N 39° 53'10" W 50.00'
S 02° 53'23" E 28.26'
N 50° 07'30" E 200.00'
N 50° 07'30" E 60.00'
N 49° 34'00" E 133.61'
LC=N 48° 27'00" E 157.43'
S 3,991.54' L=157.44'
S 50° 07'30" E 200.00'
S 50° 07'30" E 60.00'
S 13.800
W 12.000
W 14.600
S 14.600
W 12.000
S 14.600
W 12.000
S 14.600
W 12.000