

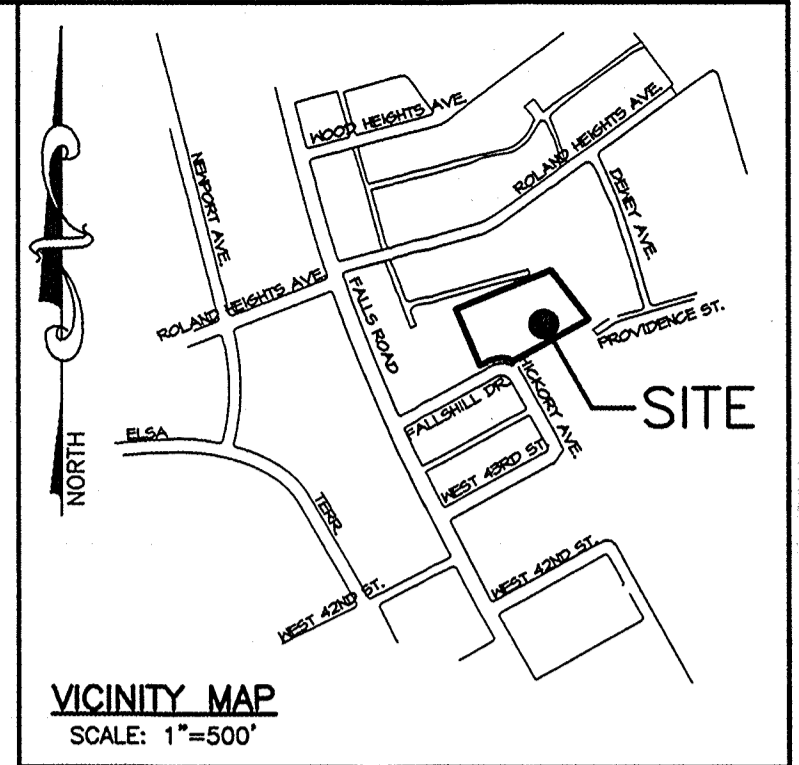
PROPERTY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	69.54'	75.00'	37.50'	53°07'42"	S 87°35'28" W	67.08'

ACCESS, LANDSCAPE BUFFER, & DRAINAGE & UTILITY EASEMENT LINE TABLE			
NO.	BEARING	DISTANCE	
L1	N 80°36'19" W	9.30'	
L2	N 22°31'32" W	94.79'	
L3	N 67°28'27" E	150.00'	
L4	S 36°58'03" E	29.53'	
L5	S 23°45'21" E	99.38'	
L6	S 63°02'11" W	65.06'	
L7	N 72°20'16" W	9.65'	
L8	S 67°28'27" W	9.58'	

RIGHT-OF-WAY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
R1	89.54'	57.00'	57.00'	90°00'00"	S 22°28'27" W	80.61'
R2	31.42'	20.00'	20.00'	90°00'00"	N 22°28'27" E	28.28'
R3	35.08'	22.33'	22.33'	90°00'00"	N 67°31'33" W	31.58'
R4	32.99'	21.00'	21.00'	90°00'00"	S 22°28'27" W	29.70'
R5	8.89'	21.00'	4.41'	23°43'09"	S 34°23'07" E	8.63'

COORDINATE TABLE		
Point	North	West
1	15,782.18	6,430.46
2	15,884.06	6,184.82
3	15,754.86	6,088.02
4	15,647.60	6,281.85
5	15,644.80	6,348.88
6	15,633.73	6,368.89

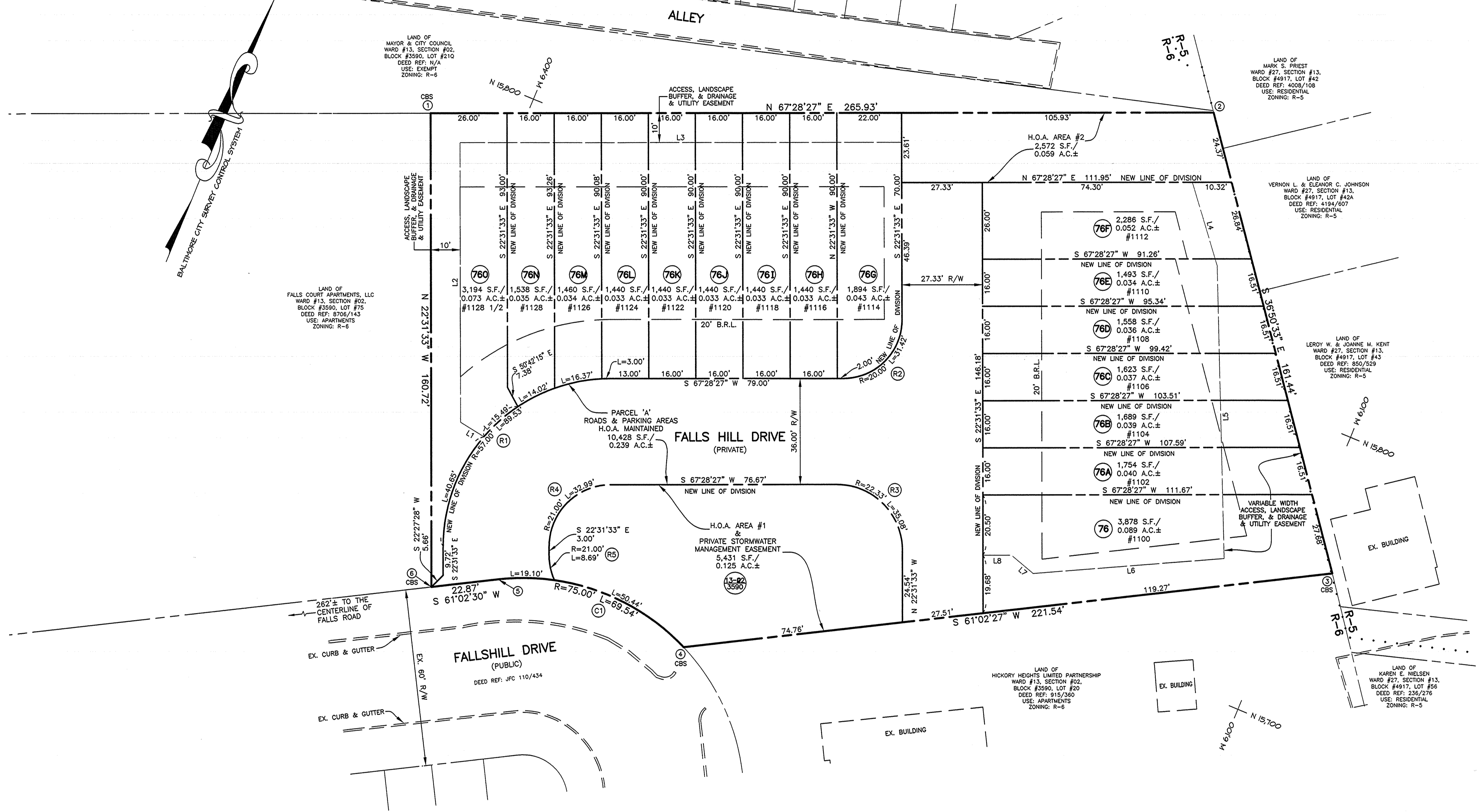
Recorded for record 6/28/18 at 11:01 AM  
 Recorded in the Plat Records of Baltimore City  
 Subdivision  
 Plat Record No. 4895  
 M.B.  
 Books 3590 Clerk



- GENERAL NOTES:**
- SITE LOCATION: WARD 13, SECTION 2, BLOCK 3590, LOT 76
  - SITE ADDRESS: 1100 FALLSHILL DRIVE, BALTIMORE, MD 21211
  - DEED REFERENCE: FMC 144/318 PLAT REFERENCE M.B. 4303
  - SITE AREA: 1.102 AC± = 48,000 SF±
  - ZONING: R-6
  - EXISTING LAND USE: VACANT
  - PROPOSED LAND USE: ROWHOUSE
  - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS, ALLEYS OR UTILITIES BY THE CITY OF BALTIMORE.
  - 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.
  - THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.
  - THE BOUNDARY SURVEY 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 ENCUMBRANCES BEYOND THOSE SHOWN HEREON.
  - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE BALTIMORE CITY SURVEY CONTROL SYSTEM ESTABLISHED AS REFERENCED FROM TRAVERSE CONTROL STATIONS:  
 STATION# 20354 N: 18161.564 W: 6853.637  
 STATION# 23989 N: 15647.056 W: 6687.915
  - CBS - CAPPED IRON BAR SET.

**AREA TABULATION:**

PARCEL A:	10,428 S.F. / 0.239 A.C.±
H.O.A. AREA 1:	5,431 S.F. / 0.125 A.C.±
H.O.A. AREA 2:	2,572 S.F. / 0.059 A.C.±
LOT 76:	3,878 S.F. / 0.089 A.C.±
LOT 76A:	1,754 S.F. / 0.040 A.C.±
LOT 76B:	1,889 S.F. / 0.039 A.C.±
LOT 76C:	1,623 S.F. / 0.037 A.C.±
LOT 76D:	1,558 S.F. / 0.036 A.C.±
LOT 76E:	1,493 S.F. / 0.034 A.C.±
LOT 76F:	2,286 S.F. / 0.052 A.C.±
LOT 76G:	1,894 S.F. / 0.043 A.C.±
LOT 76H:	1,440 S.F. / 0.033 A.C.±
LOT 76I:	1,440 S.F. / 0.033 A.C.±
LOT 76J:	1,440 S.F. / 0.033 A.C.±
LOT 76K:	1,440 S.F. / 0.033 A.C.±
LOT 76L:	1,440 S.F. / 0.033 A.C.±
LOT 76M:	1,440 S.F. / 0.033 A.C.±
LOT 76N:	1,440 S.F. / 0.033 A.C.±
LOT 76O:	3,194 S.F. / 0.073 A.C.±
TOTAL AREA:	47,998 S.F. / 1.102 A.C.±



**PROPERTY LOCATION SECTION**

APPROVED AS CHECKED:

Street Name: \_\_\_\_\_

House Number: \_\_\_\_\_

Date: 6/27/18

APPROVED: \_\_\_\_\_

**APPROVED**  
 CITY OF BALTIMORE  
 PLANNING COMMISSION  
 DEPARTMENT OF PLANNING

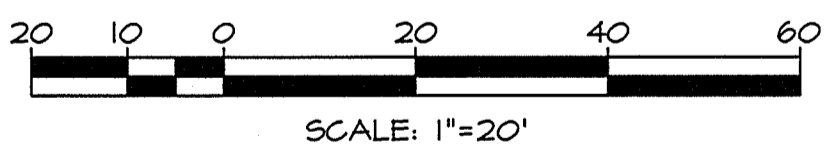
*[Signature]* MAY 31 2018

APPROVED AS TO STREET AND SUBDIVISION PLAN ONLY  
 AS NOTED AND SUBJECT TO THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION.

DEPARTMENT OF TRANSPORTATION  
 PROPERTY LOCATION SECTION

This Subdivision/Developmental Plan is approved with the understanding that Owner/Developer will perform to the most recent grade of streets and alleys adjoining the improvements as established by the Department of Transportation. It is understood that Owner/Developer will assume any financial or other responsibility for failure to conform to City rules.

APPROVED: *[Signature]* DATE: 6/28/18



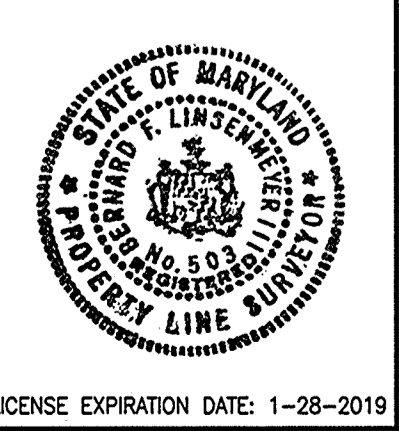
**DSThaler & ASSOC., LLC**  
 CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & LAND PLANNERS  
 7115 AMBASSADOR ROAD  
 P.O. BOX 41429  
 BALTIMORE, MARYLAND 21244-1428  
 410-444-2641 www.dsthaler.com

**OWNERS CERTIFICATE:**  
 THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF MY 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 THE SETTING OF THE MARKERS.

*[Signature]*  
 FALLS HILL HOLDINGS, LLC  
 DATE: 5/11/18

**SURVEYOR'S CERTIFICATE:**  
 I, BERNARD F. LINSSEMEYER, III, A REGISTERED PROFESSIONAL PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, 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 INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKER(S).

*[Signature]* 5/11/18  
 BERNARD F. LINSSEMEYER, III PROP. L.S. 7603 DATE



OWNER/DEVELOPER  
 FALLS HILL HOLDINGS, LLC  
 4 W. WEST STREET  
 BALTIMORE, MD 21230  
 C/O EMERALD PROPERTIES  
 PHONE: 443-301-9238

COMPUTED BY: MJB  
 CHECKED BY: BFL  
 DRAWN BY: MJB

PLAT 1 OF 1  
 FINAL SUBDIVISION PLAN  
 RE-SUBDIVISION OF LOT 76 FALLS HILL LAND, LLC  
 RECORD PLAT M.B. 4303

**FALLS HILL VIEW**

WARD 13, SECTION 02, BLOCK 3590, LOT 76  
 BALTIMORE CITY, MARYLAND  
 DATE: APRIL 27, 2018

SCALE: 1"=20'

msa c2887-555

P207363

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File name: U:\Yale Hill View\CityPlanning\Final\Sh01-Record Plat - Layout May 01, 2018-11:50pm.rvt