

1. BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE GRID MERIDIAN AS ESTABLISHED BY THE BALTIMORE CITY TOPOGRAPHIC SURVEY COMMISSION, AS REFERENCED FROM THE TRAVERSE/CONTROL STATIONS:

STATION 32178 S 11741.645 W 11343.375
STATION 32179 S 11472.162 W 11619.879

2. TOTAL AREA: 23,980.8 SQUARE FEET OR 0.5505 ACRES

3. EXISTING ZONING CLASSIFICATION: R-6

4. SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	25'	25'
INTERIOR SIDE	10'	20'
STREET SIDE	20'	12'±
REAR	25'	40'/60'
MIN. LOT SIZE	1,500 SF	1,664± SF MIN.
MAX. LOT COVERAGE	45%	38% MAX.

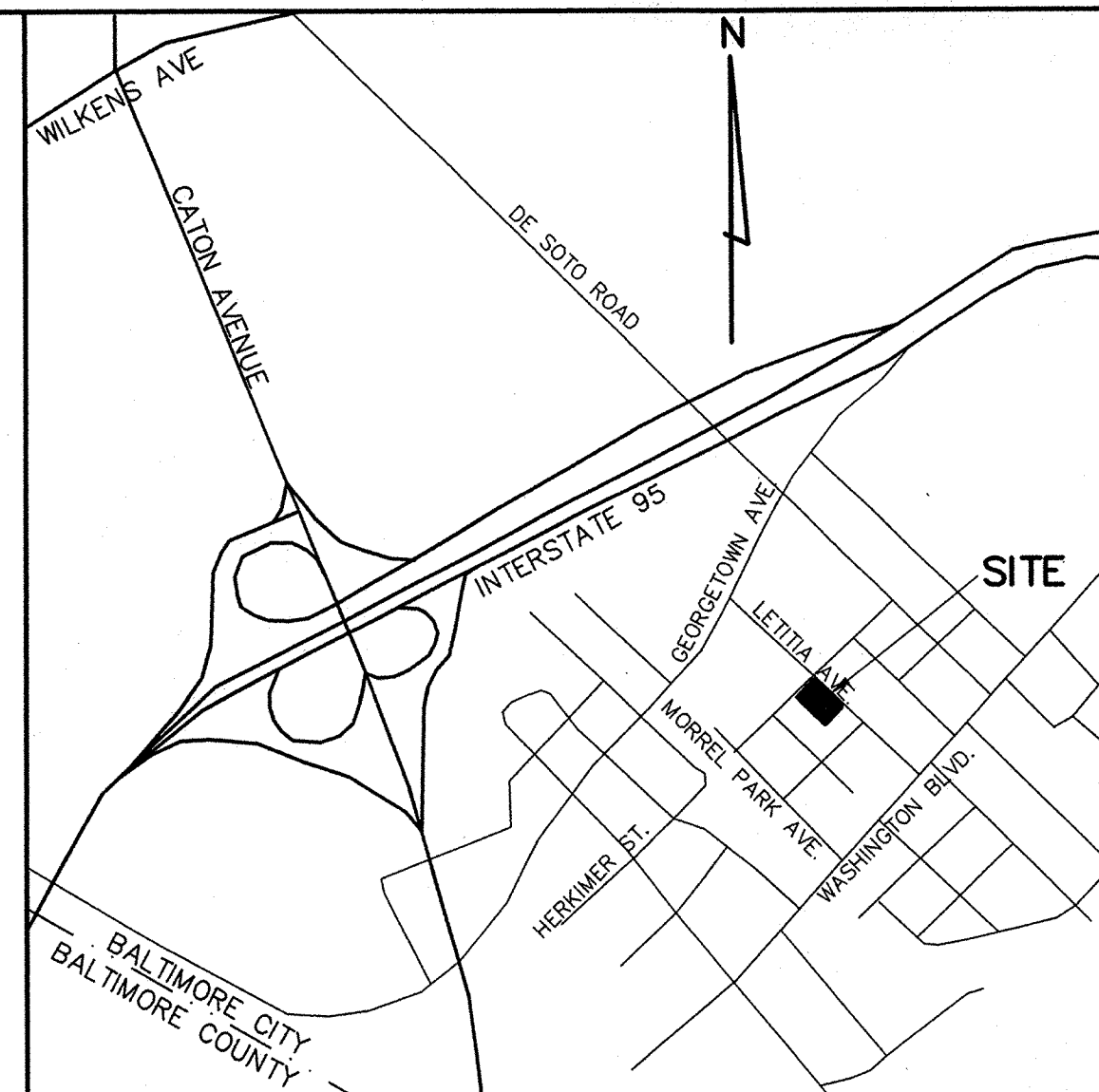
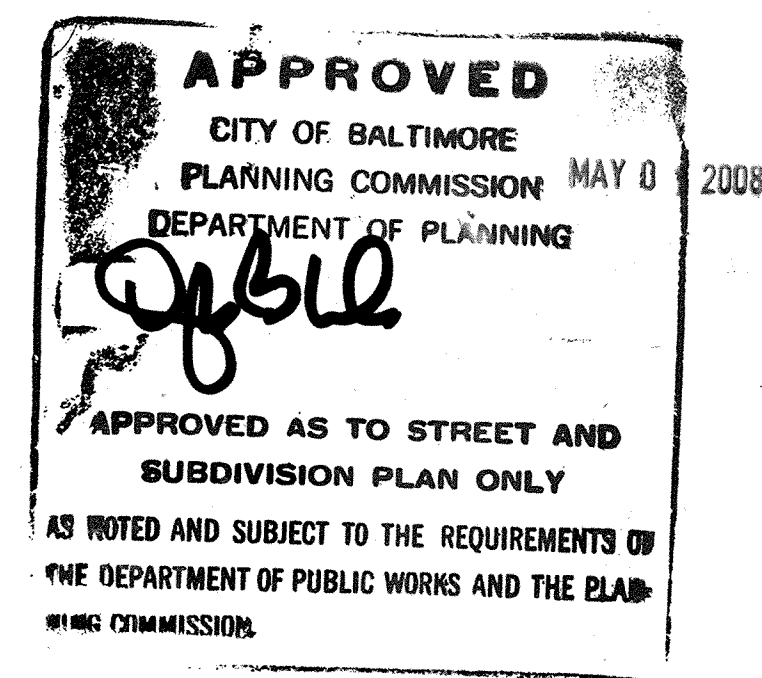
5. WARD 25 SECTION 2
BLOCK 7762
LOTS 1 THRU 7
(TO BE RESUBDIVIDED)

6. OWNER/DEVELOPER:
RIVERSIDE WORK FORCE, LLC
2030 ALICEANNA STREET
BALTIMORE, MARYLAND 21231
JEFF LANDSMAN
410-342-5263

7. DEED REFERENCES: FMC 9789/054

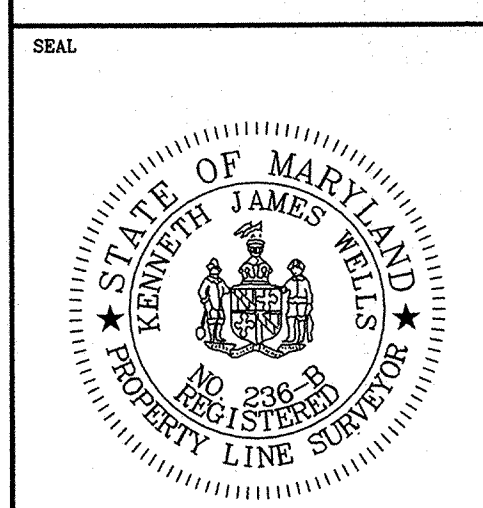
Rec'd for record & recorded in the Plat Records of Baltimore City Sub 19 (210) 1019
Plat Record F.M.C. No. 1019
Land Record Reference (if any)
Liber F.M.C. No. Folio
Frank M. Conway, Clerk
Blocks: 7762

DESIGNATION	BEARING	DISTANCE
(A)	S 45°17'15" E	20.00'
(B)	S 44°42'45" W	98.00'
(C)	S 45°17'15" E	50.00'
(D)	S 44°42'45" W	22.00'
(E)	N 45°17'15" W	70.00'
(F)	N 44°42'45" E	120.00'



NO.	DATE	COMMENTS

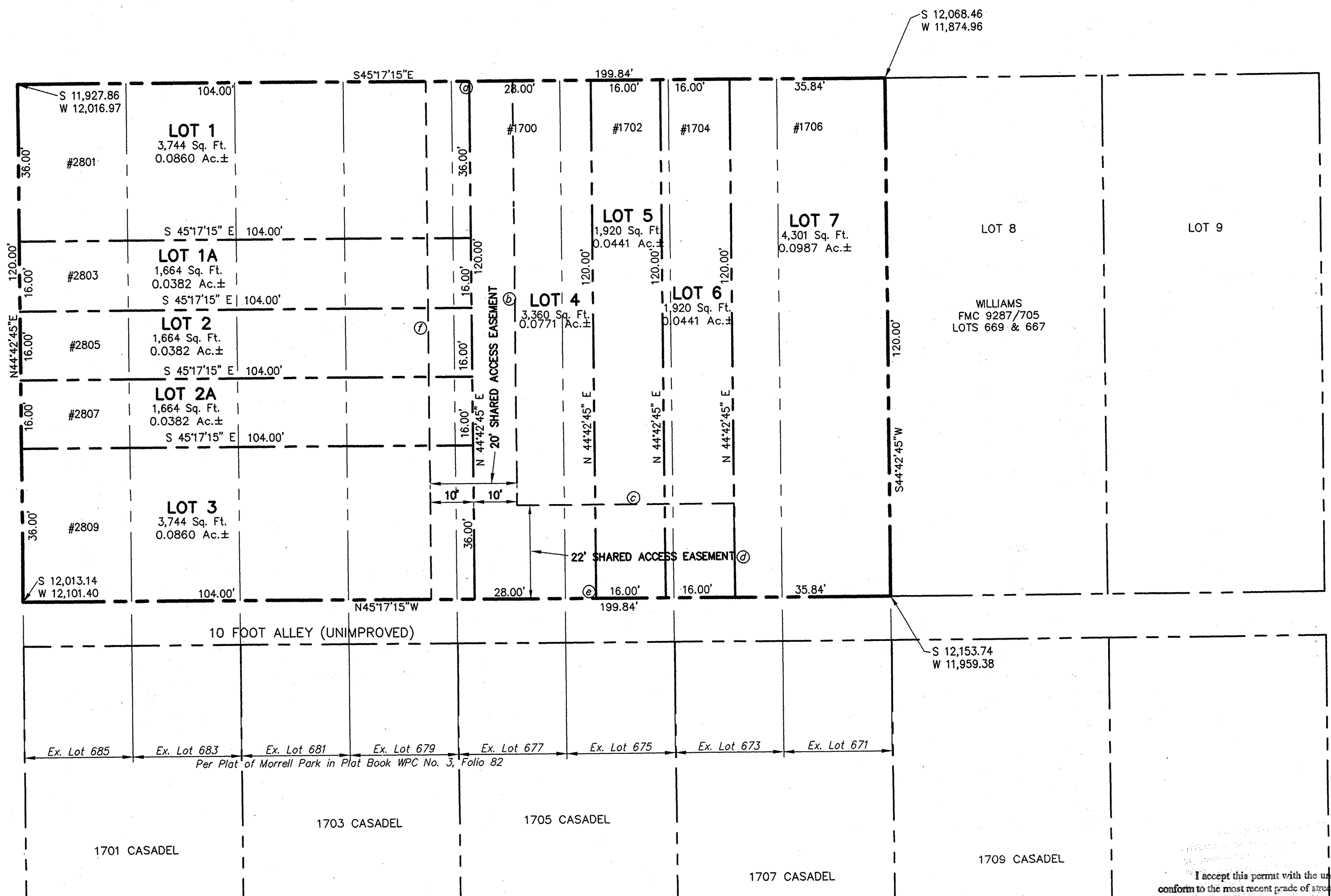
GT
GOWER THOMPSON INC.
CIVIL ENGINEERING - SITE PLANNING
429 E. Lake Avenue
Baltimore, Maryland 21212
Phone: 410-532-0001
Fax: 410-532-0004
Email: GOWERTHOMPSON@AOL.COM



LETITIA AVENUE
(50' R/W)
FORMERLY ELEVENTH STREET

HERKIMER STREET
(50' R/W)

JAMES STREET



OWNER'S CERTIFICATION

THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1981 EDITION AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO SO FAR AS THEY CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS, HAVE BEEN COMPLIED WITH, TO THE BEST OF THE OWNERS KNOWLEDGE.

OWNER OF THE LAND SHOWN HEREON:

Jeff Landsman
RIVERSIDE WORK FORCE, LLC
JEFF LANDSMAN, MANAGING MEMBER
3/23/2008 DATE

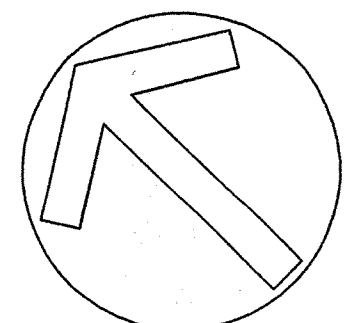
SURVEYOR'S CERTIFICATION

I, KENNETH J. WELLS, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1981 EDITION AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO.

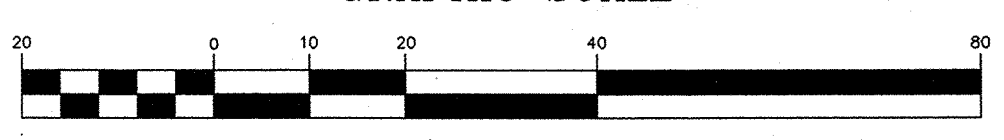
Kenneth J. Wells
KENNETH J. WELLS
MD. PROPERTY LINE SURVEYOR NO. 236
3/21/2008 DATE

I accept this permit with the understanding that I will conform to the most recent grade of roads and align adjoining the improvements as established by the Department of Public Works. It is also understood that I assume any financial or other responsibility for my failure to conform to the City grades.

DEPARTMENT OF PUBLIC WORKS
OFFICE OF PERMITS
APPROVED: except as to any grades shown hereon.
Date: JUN 27 2008
Joseph Kostew, Chief



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

BALTIMORE CITY
GRID MERIDIAN

LOT NUMBERING NOTE:
THE LOT DESIGNATIONS AND/OR NUMBERING AS SHOWN HEREON WERE SELECTED BY THE PROPERTY LOCATION SECTION OF THE DEPARTMENT OF PUBLIC WORKS OF BALTIMORE CITY AND WAS NOT ASSIGNED OR DETERMINED BY THE SURVEYOR WHOSE SEAL AND SIGNATURE IS AFFIXED HEREON. SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY OF THE DESIGNATION AND/OR NUMBERING SHOULD THERE BE ANY CONFLICTS WITH ANY PREVIOUSLY OR FUTURE PLATS AND/OR ANY INSTRUMENTS THAT REFER TO THOSE SUBDIVISION PLATS WHETHER THE PLAT OR INSTRUMENT WAS RECORDED OR UNRECORDED.

PROPERTY LOCATION SECTION
APPROVED AS CHECKED: *J*
Street Names: *J*
House Numbers: *J*
Date: 6/30/08
APPRX/ED: *B.B.H.*

kjWellsInc
Land Surveying & Site Planning
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND
(410) 592-8800

LETITIA AVENUE PROPERTY
WARD 25 SECTION 02 BLOCK 7762 LOTS 1-7
BALTIMORE CITY, MARYLAND
FINAL SUBDIVISION PLAN
RESUBDIVISION OF LOTS 671, 673, 675, 677, 679, 681, 683 AND 685 MORRELL PARK EXTENDED
PLAT BOOK WPC 3 FOLIO 82 BALTIMORE COUNTY, MARYLAND

PROJECT NO.:
DATE: 3/21/08
DRAWING NO.:
SHEET OF
FSP-1