

SURVEY OF ±1.574 ACRES

LIBER 19948 FOLIO 224

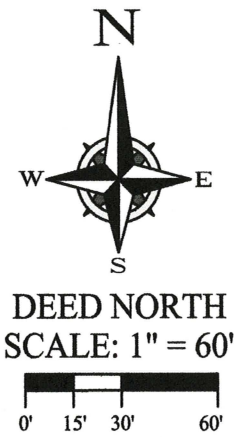
WARD: 28 SECTION: 04 BLOCK: 2872 LOT: 23

2506 TALBOT ROAD, BALTIMORE CITY, MARYLAND 21144

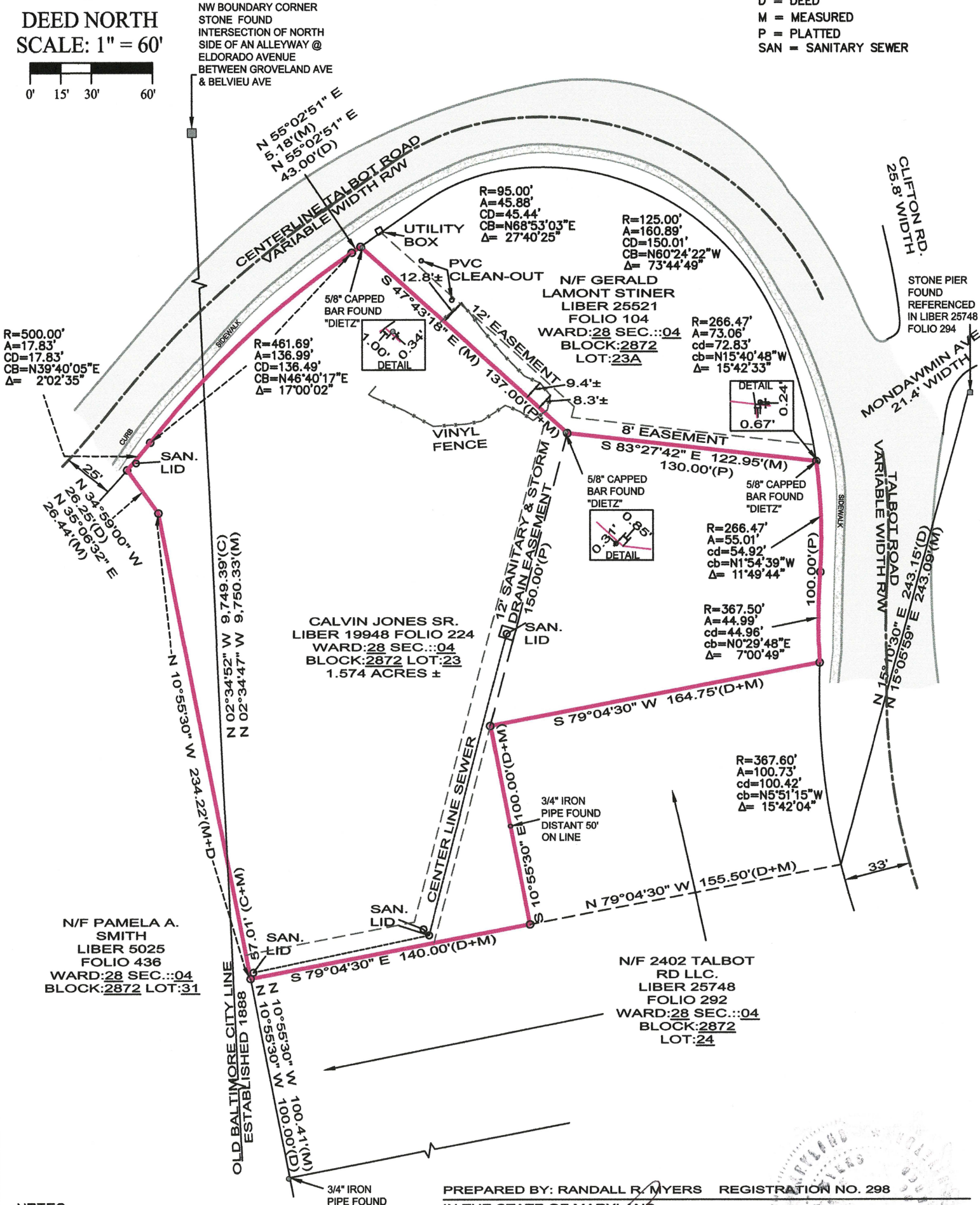
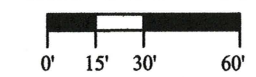
LEGEND

- SURVEY MARKER SET (5/8" CAPPED BAR SET)
- SURVEY MARKER FOUND AS NOTED ON PLAT

C = CALCULATED  
D = DEED  
M = MEASURED  
P = PLATTED  
SAN = SANITARY SEWER



DEED NORTH  
SCALE: 1" = 60'



- NOTES:
- 25-002 2506 TALBOT ROAD, BALTIMORE, MD. 21144
  - CLIENT: CALVIN JONES SR.
  - DEED: LIBER 19948 PAGE 224
  - WARD: 28 SEC: 04 BLOCK: 2872 LOT: 023
  - LOT 23: 1.574 ACRES OR 68,567 SQUARE FEET±
  - SUBDIVISION: "WINDSOR HILLS" J.W.S. 2 PAGE 111
  - METES AND BOUNDS DESCRIPTION FROM ORIGINAL DEED- LIBER 18663 FOLIO 108, REAL PROPERTY PLAT OF BLOCK 2872, "HISTORICAL GROWTH MAP OF BALTIMORE CITY 1977" FOR 1888 CITY LINE, AND ADJOINING DEED INFORMATION USED FOR THIS SURVEY.
  - 28TH WARD, BALTIMORE CITY, MD.

PREPARED BY: RANDALL R. MYERS REGISTRATION NO. 298  
IN THE STATE OF MARYLAND

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAN IS CORRECT, THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

| SURVEY OF ±1.574 ACRES |            |                     |            |
|------------------------|------------|---------------------|------------|
| SCALE: 1" = 60'        | REVISIONS  | JOB NO.<br>MD25-002 | SHEET<br>1 |
| DATE: 05/30/2025       |            |                     |            |
| DRAWN BY: AJB          | 06/02/2025 |                     |            |
| CHECKED BY: R.R.M      | 06/03/2025 |                     | OF ONE     |