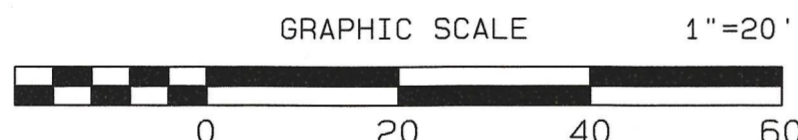
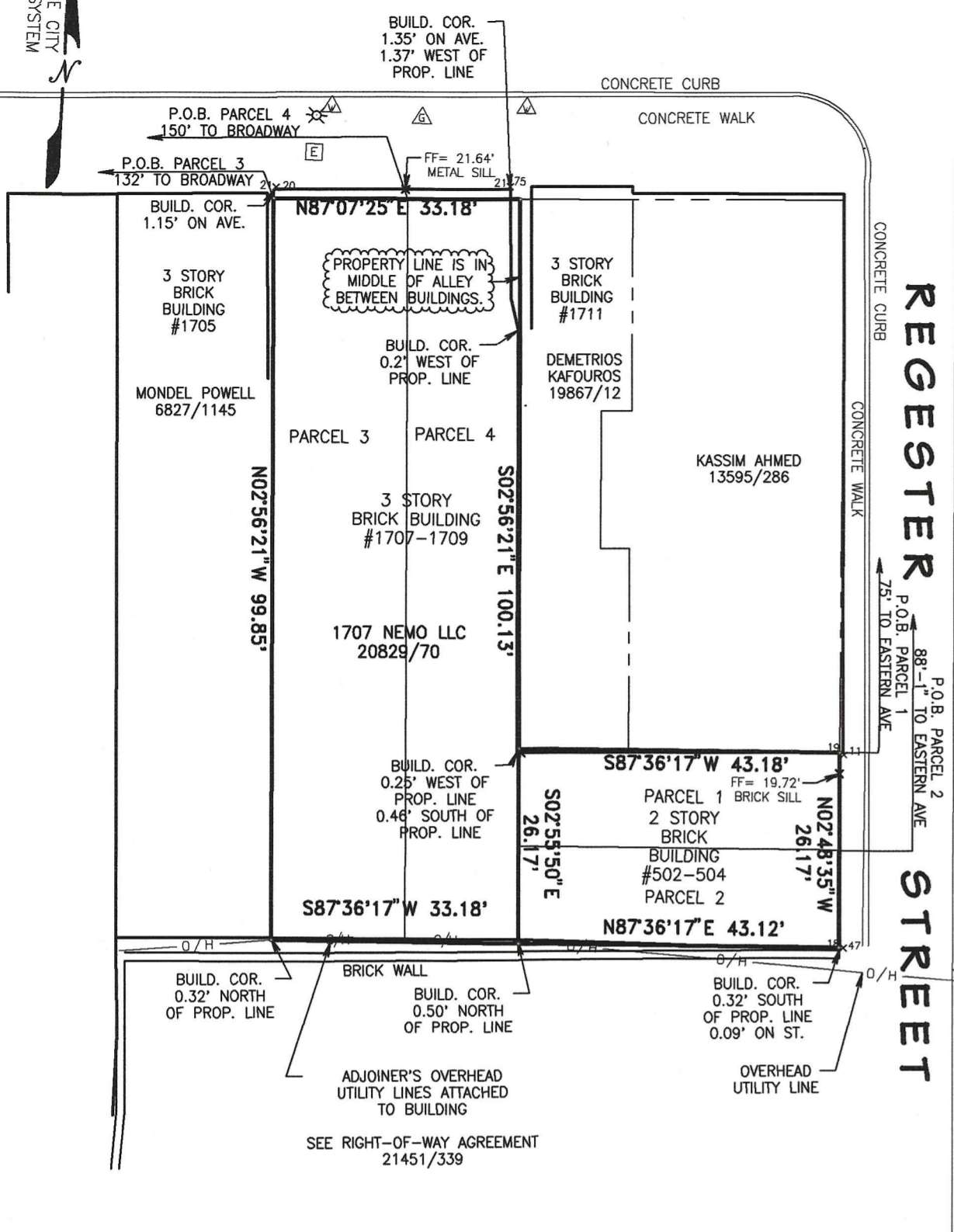


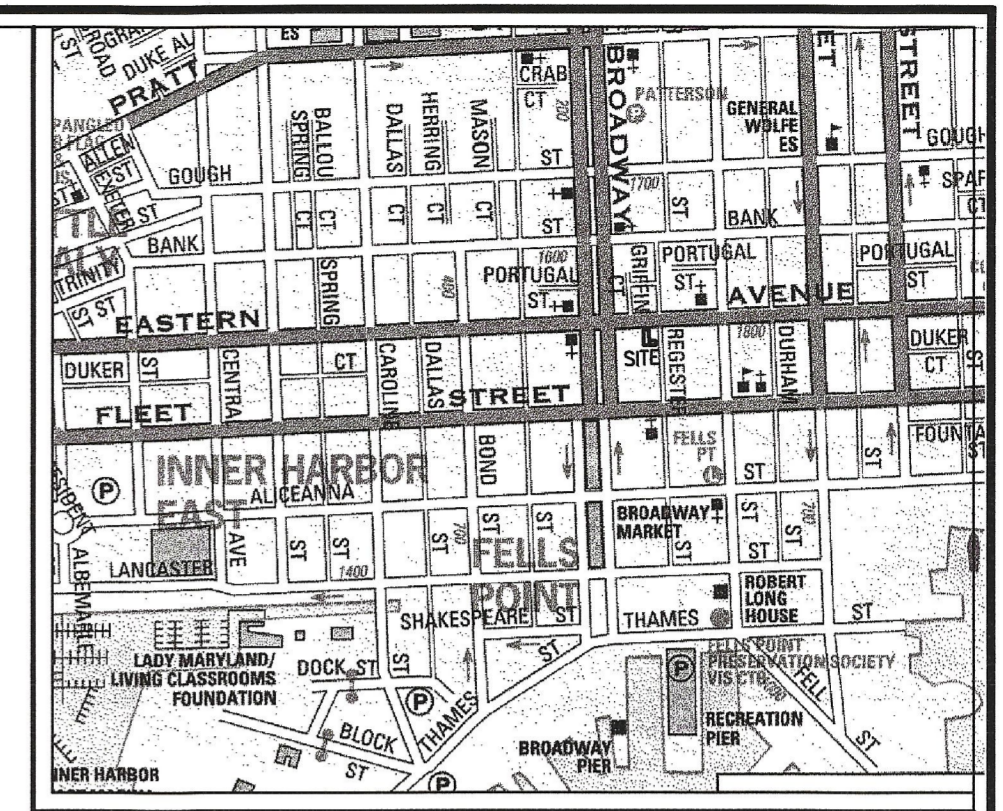
EASTERN AVENUE

BALTIMORE CITY SURVEY SYSTEM



LEGEND

- OVERHEAD UTILITY LINE
- FIRE HYDRANT
- MANHOLE
- UTILITY POLE
- GAS OR WATER VALVE
- LIGHT POLE
- HANDBOX



Vicinity Map Scale: 1" = 2000'

LEGAL DESCRIPTION

BEGINNING FOR THE FIRST THEREOF ON THE WEST SIDE OF REGESTER STREET AT THE DISTANCE OF 75 FEET SOUTHERLY FROM THE SOUTHWEST CORNER OF EASTERN AVENUE AND REGESTER STREET; THENCE SOUTHERLY ON THE WEST SIDE OF REGESTER STREET 13 FEET 1 INCH TO THE CENTER OF AN ALLEY 2 FEET WIDE, THENCE WESTERLY THROUGH THE CENTER OF SAID ALLEY WITH THE USE THEREOF IN COMMON WITH THE HOUSE ADJOINING ON THE SOUTH AND THROUGH THE CENTER OF A BRICK WALL THERE BEING, 42 FEET, MORE OR LESS, THENCE NORTHERLY PARALLEL WITH REGESTER STREET 13 FEET 1 INCH, MORE OR LESS, THENCE EASTERLY BINDING ON THE PLACE FORMERLY OF SAID WILLIAM HOFMEISTER ADJOINING ON THE NORTH TO REGESTER STREET AND THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON WERE FORMERLY KNOWN AS NO. 502 S. REGESTER STREET.

BEGINNING FOR THE SECOND THEREOF OF THE WEST SIDE OF REGESTER STREET AT THE DISTANCE OF 88 FEET 1 INCH SOUTHERLY FROM EASTERN AVENUE, WHICH PLACE OF BEGINNING IS AT THE CENTER OF AN ALLEYWAY BETWEEN THE HOUSE ERECTED ON THE LOT NOW BEING DESCRIBED AND THE HOUSE ERECTED ON THE LOT NEXT ADJOINING THEREON ON THE NORTH, RUNNING THENCE WESTERLY THROUGH THE CENTER OF SAID ALLEY, THE SAME BEING ABOUT 2 FEET 4 INCHES WIDE, WITH THE USE AND PRIVILEGE THEREOF IN COMMON 42 FEET, THENCE SOUTHERLY PARALLEL WITH REGESTER STREET 13 FEET 1 INCH, THENCE EASTERLY PARALLEL WITH EASTERN AVENUE 42 FEET TO REGESTER STREET, AND THENCE NORTHERLY BINDING ON THE WEST SIDE OF REGESTER STREET 13 FEET 1 INCH TO THE CENTER OF SAID ALLEY TO THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON WERE FORMERLY KNOWN AS NO. 504 S. REGESTER STREET.

BEGINNING FOR THE THIRD THEREOF ON THE SOUTH SIDE OF EASTERN AVENUE AT THE DISTANCE OF 132 FEET EASTERLY FROM THE SOUTHWEST CORNER OF EASTERN AVENUE AND BROADWAY, AND RUNNING THENCE ON EASTERN AVENUE 18 FEET, THENCE SOUTHERLY PARALLEL WITH BROADWAY 100 FEET, THENCE WESTERLY PARALLEL WITH EASTERN AVENUE 18 FEET, THENCE NORTHERLY PARALLEL WITH BROADWAY 100 FEET TO THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON WERE FORMERLY KNOWN AS NO. 1707 EASTERN AVENUE. BEGINNING FOR THE FOURTH THEREOF ON THE SOUTH SIDE OF EASTERN AVENUE 150 FEET EASTERLY FROM THE INTERSECTION OF EASTERN AVENUE AND BROADWAY, AND ADJOINING A LOT LEASED TO CECELIA JAMET AND RUNNING EASTERLY ON EASTERN AVENUE 15 FEET, THENCE SOUTHERLY PARALLEL WITH BROADWAY 100 FEET, THENCE WESTERLY AND PARALLEL WITH EASTERN AVENUE 15 FEET, AND THENCE NORTHERLY ON SAID LOT LEASED TO CECELIA JAMET TO THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON WERE FORMERLY KNOWN AS NO. 1709 EASTERN AVENUE.

BEGINNING FOR THE FOURTH THEREOF ON THE SOUTH SIDE OF EASTERN AVENUE 150 FEET EASTERLY FROM THE INTERSECTION OF EASTERN AVENUE AND BROADWAY, AND ADJOINING A LOT LEASED TO CECELIA JAMET AND RUNNING EASTERLY ON EASTERN AVENUE 15 FEET, THENCE SOUTHERLY PARALLEL WITH BROADWAY 100 FEET, THENCE WESTERLY AND PARALLEL WITH EASTERN AVENUE 15 FEET, AND THENCE NORTHERLY ON SAID LOT LEASED TO CECELIA JAMET TO THE PLACE OF BEGINNING. THE IMPROVEMENTS THEREON WERE FORMERLY KNOWN AS NO. 1709 EASTERN AVENUE.

TITLE EXCEPTIONS

SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE FILE No. 19-0238, DATED 07-18-2019

Subject to a Right of Way Agreement, recorded among the Land Records of Baltimore City in deed Liber 21451, folio 339. Applies to the subject property and shown hereon.

NOTES

1. ELEVATION SHOWN HEREON ARE BASED ON THE BALTIMORE CITY VERTICAL DATUM, AS ESTABLISHED ON BALTIMORE CITY TRAVERSE POINT 32704, EL.=21.38'.

SURVEYOR'S CERTIFICATION

To: CHICAGO TITLE INSURANCE COMPANY
The Harbour Bank of Maryland, its successors and/or assigns,
as their interests may appear
1707 NEMO LLC

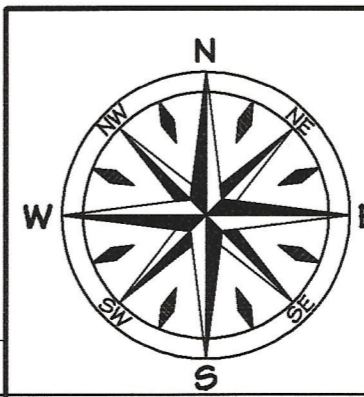
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 5 7a, 7b1, 7c, 10a, 11, 14, 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-08-19.

Brian Dietz 2-8-19
BRIAN DIETZ, PROFESSIONAL LAND SURVEYOR #21080 DATE
LICENSE EXPIRES 2-12-2019



ALTA/NSPS LAND TITLE SURVEY

of
1707 Eastern Avenue
Baltimore City, Maryland
Ward 2, Section 5, Block 1780, Lot 49/50
Scale: 1"=20' Date: February 8, 2019



Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Plot Date: 2/6/2020 Job No. 19011
Party Chief: KCK

Revisions	Date