

**Exhibit A**

**Description of**

**Rights-of-Way within the  
Newtowne Twenty Neighborhood**

**City of Annapolis  
Anne Arundel County, Maryland**

**Being** a strip or parcel of land hereinafter described as part of the property acquired by the Mayor and Aldermen of the City of Annapolis, Maryland, from Newtowne Twenty, Inc., and Newtowne Twenty-Two, Inc, body corporates of the State of Maryland, by deed dated February 26, 1971 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 2391 at Folio 485, said strip or parcel of land being all of those portions of Court "A" (now known as "Betsy Court") and Court "B" (now known as "Brooke Court") that lie within that parcel of land labelled "Newtowne-Twenty", shown on a subdivision record plat entitled "Newtowne Twenty" and recorded among the aforesaid Land Records as Plat Number 2090, Plat Book 38, Page 15, and being more particularly described in the datum of the City of Annapolis, as follows

**Beginning** for the said strip or parcel of land at a point at the intersection of the northerly line of Court "B" and the northeasterly or South 55°55'22" East, 612.40 feet line of the parcel labelled "Newtowne Twenty", as shown on said plat, and being distant, 225.65 feet southeasterly from the northwesterly end of said parcel line, and running thence with and binding on said parcel line, the following course and distance

1. South 55°55'22" East, 67.27 feet to a point on the southerly line of Court "A" as shown on said plat, and running thence with and binding on the outlines of Court "A" and Court "B", as shown on said plat, the following twenty-one (21) courses and distances
2. 27.95 feet along the arc of a curve, deflecting to the right, having a radius of 941.73 feet and a chord bearing and distance of South 59°13'48" West, 27.95 feet to a point, thence
3. 25.67 feet along the arc of a tangent curve, deflecting to the left, having a radius of 18.73 feet and a chord bearing and distance of South 20°48'52" West, 23.71 feet to a point, thence with a tangent line
4. South 18°27'05" East, 83.26 feet to a point, thence

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5. 84.81 feet along the arc of a tangent curve, deflecting to the right, having a radius of 120.00 feet and a chord bearing and distance of South 01°47'46" West, 83.06 feet to a point, thence with a tangent line
6. South 22°02'39" West, 79.21 feet to a point, thence
7. 14.96 feet along the arc of a tangent curve, deflecting to the left, having a radius of 20.00 feet and a chord bearing and distance of South 00°37'16" West, 14.61 feet to a point, thence
8. 237.08 feet along the arc of a tangent curve, deflecting to the right, having an radius of 47.50 feet and a chord bearing and distance of North 57°48'54" West, 57.19 feet to a point, thence
9. 22.04 feet along the arc of a tangent curve, deflecting to the left, having a radius of 20.00 feet and a chord bearing and distance of North 53°36'29" East, 20.94 feet to a point, thence with a tangent line
10. North 22°02'39" East, 64.90 feet to a point, thence
11. 56.54 feet along the arc of a tangent curve, deflecting to the left, having a radius of 80.00 feet and a chord bearing and distance of North 01°47'47" East, 55.37 feet to a point, thence, with a tangent line
12. North 18°27'05" West, 114.03 feet to a point, thence
13. 9.54 feet along the arc of a tangent curve, deflecting to the left, having a radius of 6.00 feet and a chord bearing and distance of North 64°00'15" West, 8.57 feet to a point, thence with a tangent line
14. South 70°26'36" West, 43.27 feet to a point, thence
15. 43.53 feet along the arc of a tangent curve, deflecting to the left, having a radius of 80.00 feet and a chord bearing and distance of South 54°51'11" West, 43.00 feet to a point, thence, with a tangent line
16. South 39°15'47" West, 87.81 feet to a point, thence
17. 43.08 feet along the arc of a tangent curve, deflecting to the left, having a radius of 35.00 feet and a chord bearing and distance of South 03°59'55" West, 40.41 feet to a point, thence
18. 207.70 feet along the arc of a tangent curve, deflecting to the right, having a radius of 47.50 feet and a chord bearing and distance of North 86°00'05" West, 77.57 feet to a point, thence with a tangent line
19. North 39°15'47" East, 165.59 feet to a point, thence
20. 65.30 feet along the arc of a tangent curve, deflecting to the right, having a radius of 120.00 feet and a chord bearing and distance of North 54°51'11" East, 64.50 feet to a point, thence with a tangent line
21. North 70°26'36" East, 89.29 feet to a point, thence

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22. 2.26 feet along the arc of a tangent curve, deflecting to the left, having a radius of 400.00 feet and a chord bearing and distance of North 70°16'48" East, 2.26 feet to the point of beginning, containing 37,621 square feet or 0.8637 of an acre of land.

### Surveyor's Certificate

I hereby certify that this description was prepared by me in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

Date: 5/27/2020



Daniel F. DeBolt  
Property Line Surveyor  
Maryland Reg. No. 526  
Exp.: 2/17/2021

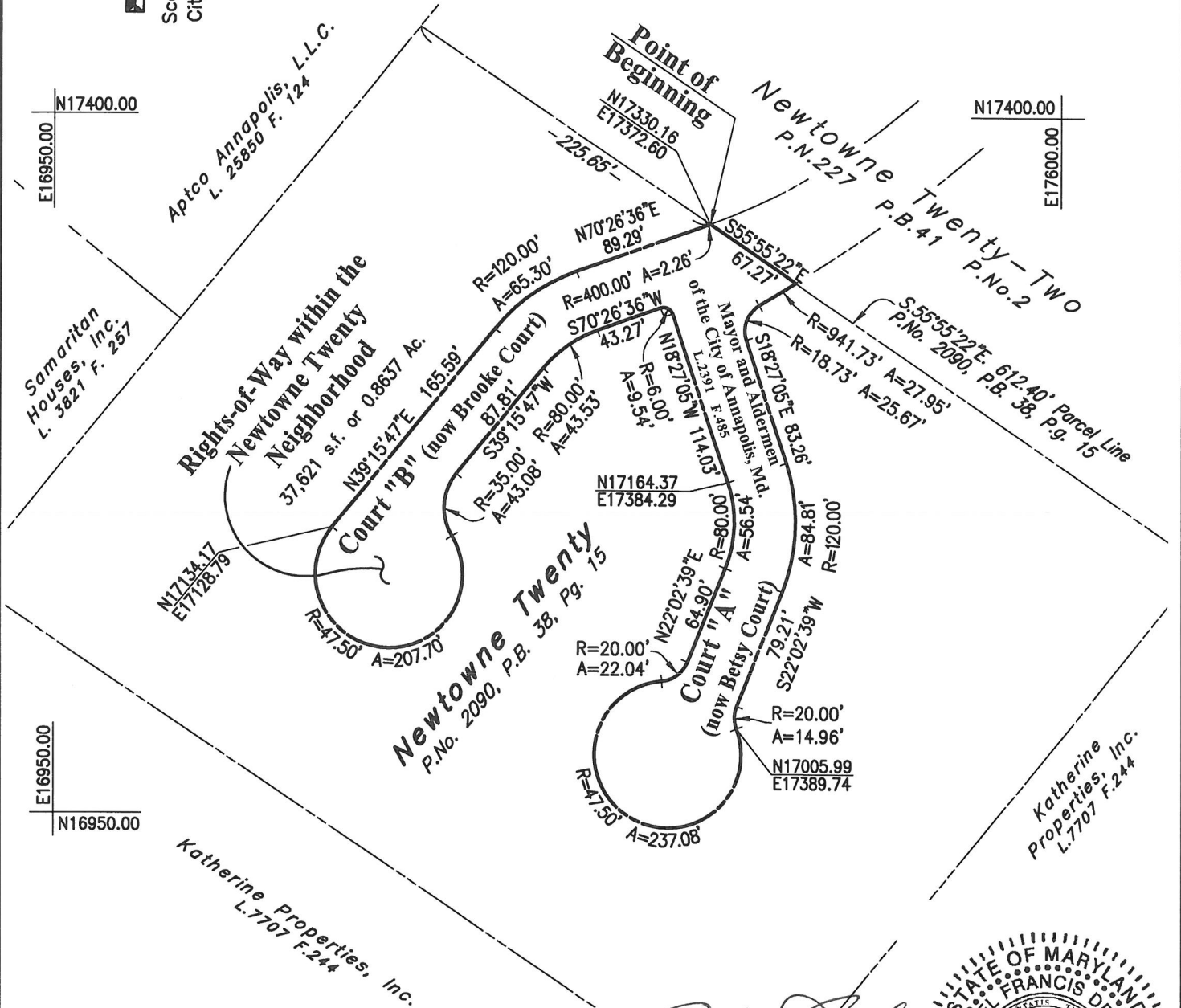
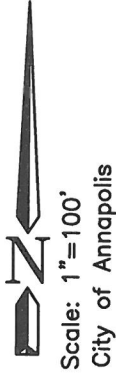


Exhibit "B"

Sketch of

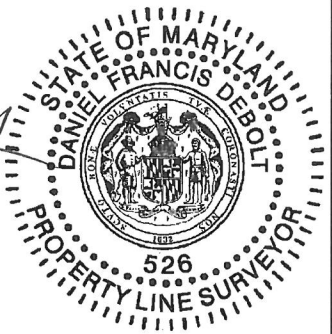
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Newtowne Twenty  
Neighborhood

City of Annapolis  
Anne Arundel County, Maryland  
May, 2020 Scale: 1" = 100'



*[Handwritten Signature]*

Daniel F. DeBolt  
Registered Property Line Surveyor  
Maryland No. 526  
Exp.: 2/17/2021



**CPJ Associates** Charles P. Johnson & Associates, Inc.  
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