



# Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Suite 300 • Silver Spring, MD 20903 • 301-434-7000 • Fax: 301-434-9394 • www.cpja.com

May 12, 2016

EXHIBIT 'A'  
DESCRIPTION OF  
0.0264 OF AN ACRE OF LAND  
BEING PART OF  
**CASTLEGATE DRIVE**  
SIXTH (6<sup>th</sup>) ASSESSMENT DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND

**Being** a piece or parcel of land, hereinafter described, lying on the Westerly side of Damsel Lane (40' wide right-of-way) and the Easterly side of Forest Drive, situate in the City of Annapolis, and being part of Castlegate Drive (40' wide right-of-way) as shown on a Plat of Subdivision entitled "Plat 2 of 4, Knightsbridge" and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 69 on Page 30 as Plat Number 3655, and being more particularly described in the City of Annapolis Datum as follows

**Beginning** for the said piece or parcel of land at a point at the Easterly end of the Common or South 74°29'00" East, 28.28 feet line between the aforesaid Castlegate Drive and Lot 54 as shown on the aforesaid Plat of Subdivision, said point also being at the Northerly end of the Common or North 29°28'10" West, 45.00 feet line between the aforesaid Damsel Lane and Lot 54, thence leaving the aforesaid Common line between Damsel Lane and Lot 54, and running reversely with and binding on the aforesaid Common line between Castlegate Drive and Lot 54 the following two courses and distances, as now surveyed,

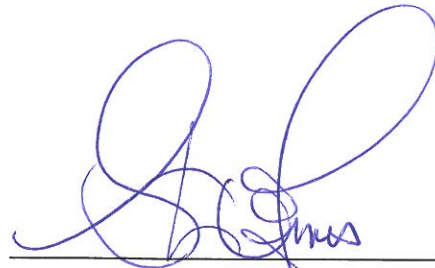
1. North 74°28'08" West, 28.28 feet to a point, thence
2. South 60°32'42" West, 86.71 feet to a point at the Southerly end of the Common or North 32°42'14" West, 40.07 feet line between the aforesaid Castlegate Drive and Forest Drive, thence leaving the aforesaid Common line between Castlegate Drive and Lot 54, and running with and binding on the aforesaid Common line between Castlegate Drive and Forest Drive the following course and distance, as now surveyed,
3. North 32°41'22" West, 6.01 feet to a point, thence leaving the aforesaid Common line between Castlegate Drive and Forest Drive, and running in, through, over and across the aforesaid Castlegate Drive the following four courses and distances, as now surveyed,
4. North 60°32'42" East, 69.58 feet to a point, thence
5. North 46°01'56" East, 51.95 feet to a point of curvature, thence

6. 38.99 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 57.00 feet and a chord bearing and distance of South 09°51'36" East, 38.23 feet to a point of tangency, said point also being on an extension of the aforesaid Common line between Damsel Lane and Lot 54, thence running with and binding on a tangent line on the aforesaid extension of the Common line between Damsel Lane and Lot 54 the following course and distance, as now surveyed,
7. South 29°27'18" East, 2.99 feet to the point of beginning, containing 1,148 square feet or 0.0264 of an acre of land.

This description and the Survey on which it is based were prepared under my responsible charge and are in compliance with COMAR Reg. 09.13.06.12.

DATE: \_\_\_\_\_

5/12/16



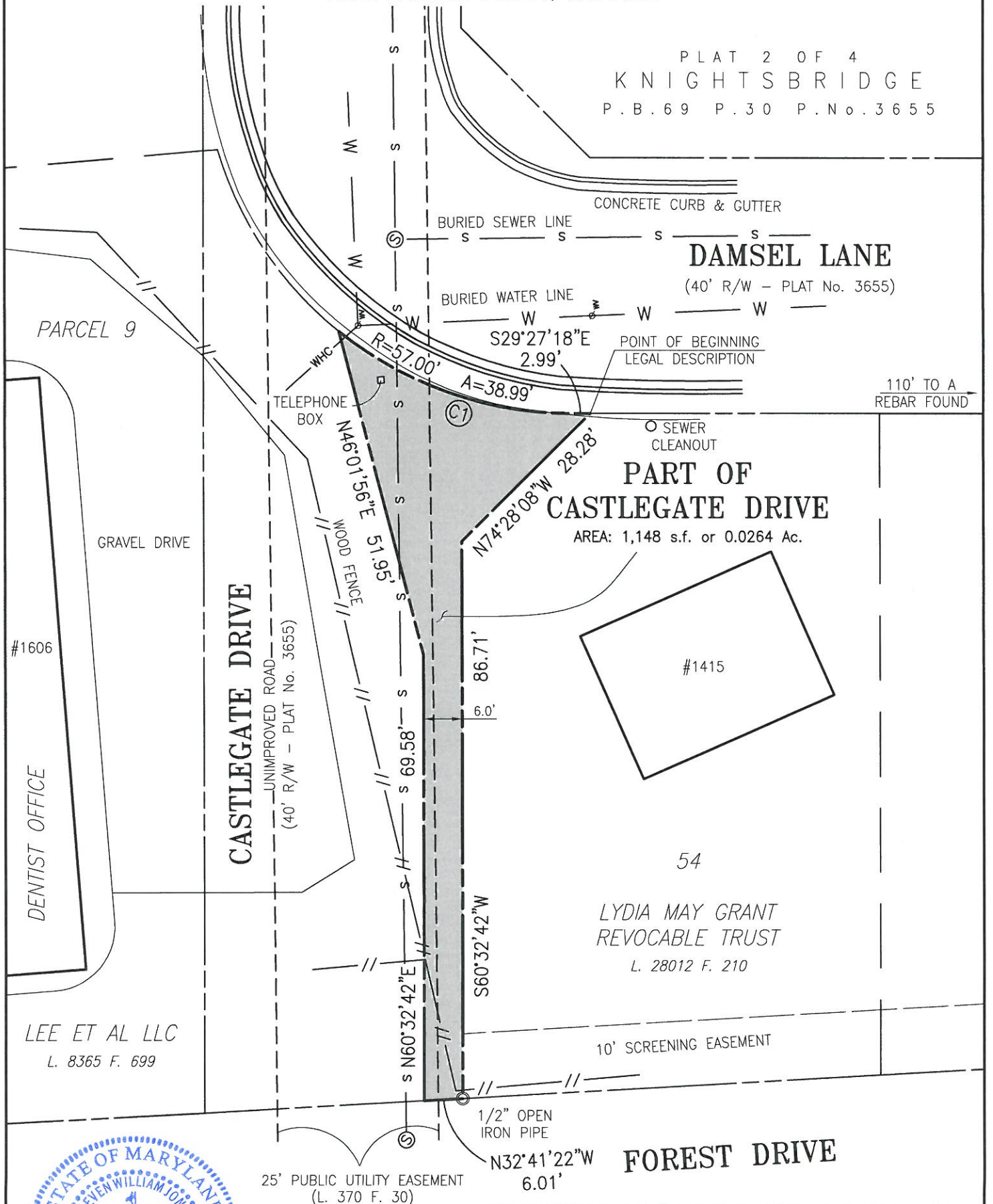
Steven W. Jones  
Professional Land Surveyor  
MD Lic. No. 21072 Exp. 02/08/2017



EXHIBIT 'B'  
 SKETCH OF  
 0.0264 OF AN ACRE OF LAND  
 BEING PART OF  
 CASTLEGATE DRIVE  
 SIXTH (6th) ASSESSMENT DISTRICT  
 ANNE ARUNDEL COUNTY, MARYLAND

CITY OF ANNAPOLIS DATUM  
 SCALE: 1"=20'

PLAT 2 OF 4  
 KNIGHTS BRIDGE  
 P.B. 69 P. 30 P.No. 3655



CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	57.00'	38.99'	039°11'25"	20.29'	S09°51'36"E	38.23'



*Steven W. Jones*  
 STEVEN W. JONES  
 PROFESSIONAL LAND SURVEYOR  
 MD LIC. No. 21072 Exp. 02/08/2017

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