



Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

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May 12, 2016

EXHIBIT 'A'
DESCRIPTION OF
0.0930 OF AN ACRE OF LAND
BEING PART OF
CASTLEGATE DRIVE
SIXTH (6th) 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 on the Common or North 32°42'14" West, 40.07 feet line between the aforesaid Castlegate Drive and Forest Drive, distant 34.05 feet southerly from the Northerly end thereof, thence running with and binding on the aforesaid Common line between Castlegate Drive and Forest Drive the following course and distance, as now surveyed,

1. North 32°41'22" West, 34.05 feet to a point at the end of the Fifth or South 60°37'40" West, 150.0 feet line of Parcel One as described in a Deed from John M. Tatterson and Doris Tatterson, trustees under the Tatterson Living Trust, to Lee, et al., LLC, a Maryland limited liability company, dated March 27, 1998 and recorded among the aforesaid Land Records in Liber 8365 at Folio 699, thence leaving the aforesaid Common line between Castlegate Drive and Forest Drive, and running reversely with and binding on the aforesaid Fifth line of Parcel One, and also continuing with the outline of the aforesaid Castlegate Drive, the following course and distance, as now surveyed,
2. North 60°32'42" East, 150.00 feet to a point at the Southerly end of the Westerly or North 34°24'20" West, 100.00 feet line of Lot 43 as shown on a Plat of Subdivision entitled "Plat 3 of 4, Knightsbridge" and recorded among the aforesaid Land Records in Plat Book 69 on Page 31 as Plat Number 3656, thence leaving the aforesaid Fifth line of Parcel One, and running in, through, over and across the aforesaid Castlegate Drive on an extension of the aforesaid Westerly line of Lot 43, and also running with and binding on

an extension of the Fourth line of Parcel One as described in the Deed recorded in Liber 8365 at Folio 699, the following course and distance, as now surveyed,

3. South 34°23'28" East, 2.24 feet to a point of curvature, thence leaving the aforesaid extension of the Westerly line of Lot 43, and also leaving the aforesaid Extension of the Fourth line of Parcel One, and continuing to run in, through, over and across the aforesaid Castlegate Drive the following three courses and distances, as now surveyed,
4. 34.56 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 27°06'15" West, 34.03 feet to a point, thence
5. South 46°01'56" West, 51.95 feet to a point, thence
6. South 60°32'42" West, 69.58 feet to the point of beginning, containing 4,051 square feet or 0.0930 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



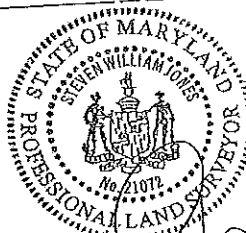
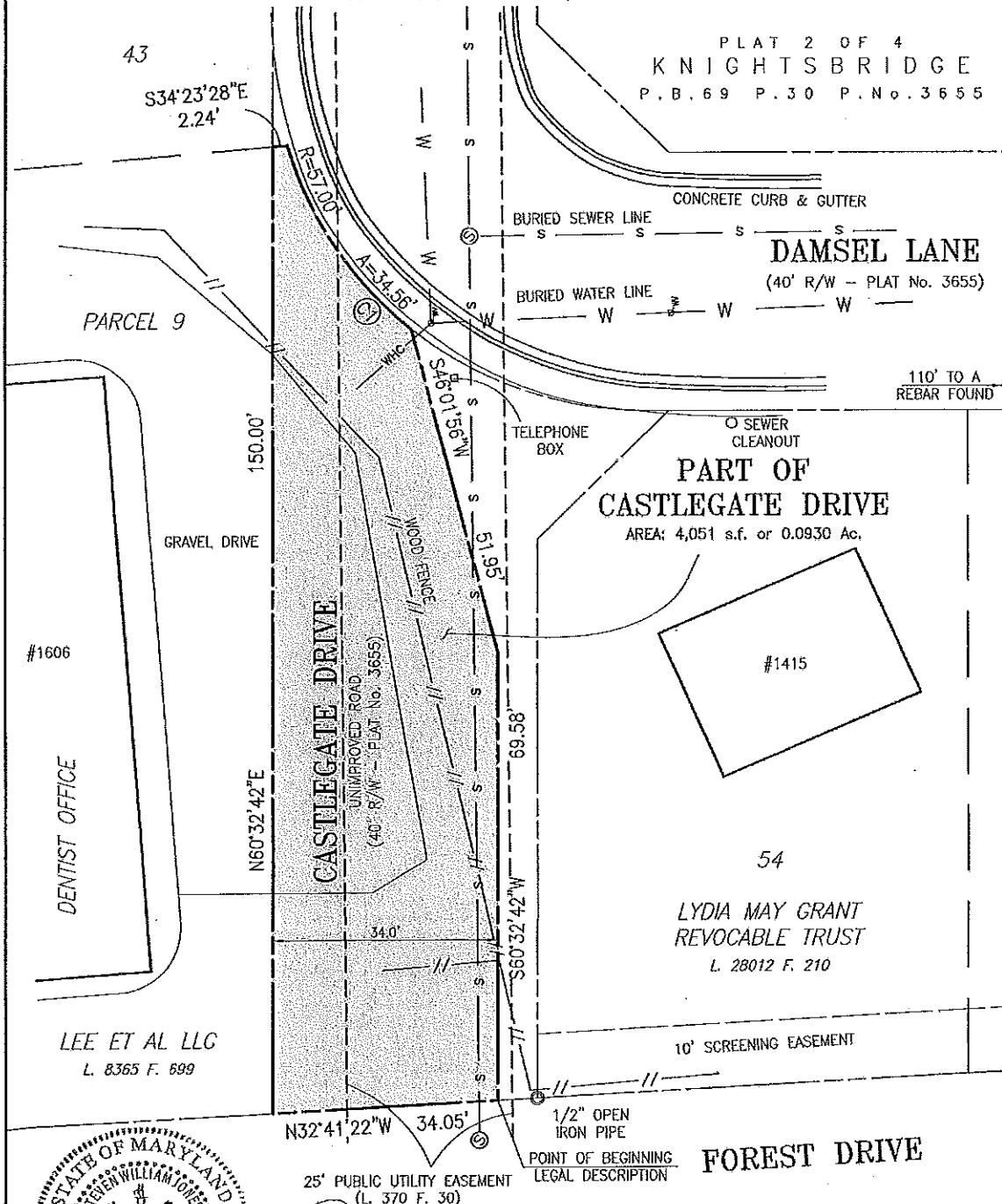
A large, stylized handwritten signature of Steven W. Jones in black ink, written over a horizontal line.

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

EXHIBIT 'B'
SKETCH OF
0.0930 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
KNIGHTSBRIDGE
P.B. 69 P.30 P.No. 3655



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

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	57.00'	34.56'	034°44'17"	17.83'	S27°06'15"W	34.03'

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