

COUNTY LOCAL LAWS

RUNNING WITH THE SAID OUTLINE, NORTH 80 DEGREES 25 MINUTES 40 SECONDS EAST 795.0 FEET TO THE PLACE OF BEGINNING. CONTAINING 3.368 ACRES OF LAND, MORE OR LESS. SUBJECT TO TWO PERMANENT EASEMENTS SHOWN ON THE AFOREMENTIONED STATE ROADS COMMISSION PLAT NO. 40088.

(91) MAP NO. Q9 BE, AND IT IS HEREBY AMENDED AS FOLLOWS, SAID AMENDMENT BEING DESIGNATED ON SAID MAP AS "(H55)":

CHANGE THE PHELPS AND SANDSBURY PROPERTY FROM R5 - RESIDENTIAL DISTRICT TO C2 - COMMERCIAL OFFICE DISTRICT, SAID PROPERTY BEING DESCRIBED AS FOLLOWS: BEING ALL OF LOTS 1-5, 79 AND LOT A, BLOCK A, LOTS 1-6, BLOCK B, OF A SUBDIVISION OF GERARD PLAZA AND BEGINNING FOR THE SAME AT A POINT ON THE NORTHERLY SIDE OF PHELPS AVENUE AT THE SOUTHEASTERLY CORNER OF LOT NO. 7, AS SHOWN ON THE PLAT ENTITLED "RE-SUBDIVISION OF PART OF GERARD PLAZA", RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN PLAT BOOK 31, PAGE 49, AS PLAT NO. 1624, THENCE BINDING ON THE NORTHERLY SIDE OF PHELPS AVENUE AND REFERRING THE COURSES OF THIS DESCRIPTION TO THE ANNE ARUNDEL COUNTY SANITARY COMMISSION GRID MERIDIAN (1) BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1200.00' AND A LENGTH OF ARC OF 39.27' TO A POINT OF COMPOUND CURVATURE, THENCE BINDING ON A CURVE TO THE RIGHT; (2) HAVING A RADIUS OF 190.00', A LENGTH OF ARC OF 34.89' AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 55 DEGREES 43 MINUTES 34 SECONDS EAST AND A DISTANCE OF 34.84' TO THE EASTERLY SIDE OF DAVID WAY, THENCE CROSSING DAVID WAY BY A CURVE TO THE RIGHT; (3) HAVING A RADIUS OF 190.00', A LENGTH OF ARC OF 15.13' AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 63 DEGREES 16 MINUTES 00 SECONDS WEST AND A DISTANCE OF 15.12', THENCE STILL BINDING ON PHELPS AVENUE BY A CURVE TO THE RIGHT; (4) HAVING A RADIUS OF 190.00', A LENGTH OF ARC OF 48.05' AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 72 DEGREES 47 MINUTES 30 SECONDS WEST AND A DISTANCE OF 47.92' TO A POINT OF REVERSE CURVATURE, THENCE BINDING ON A CURVE TO THE LEFT; (5) HAVING A RADIUS OF 210.00', A LENGTH OF ARC OF 92.42' AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 67 DEGREES 25 MINUTES 46 SECONDS WEST AND A DISTANCE OF 91.67 FEET TO A POINT OF TANGENCY, THENCE (6) SOUTH 54 DEGREES 49 MINUTES 20 SECONDS WEST 15.00' TO THE SOUTHWESTERLY CORNER OF LOT NO. 1 AS SHOWN ON SAID PLAT, AND THE EASTERLY RIGHT-OF-WAY OF GOVERNOR RITCHIE HIGHWAY, THENCE BINDING ON THE EASTERLY RIGHT-OF-WAY LINE OF