



## **Karins and Associates** **Engineering • Planning • Surveying**

Newark and Georgetown, DE; Bryn Mawr and Exton, PA; Forest Hill, MD

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May 25, 2021

3.6832-acre Ground Lease located at 201 Homeland Avenue, situated in Baltimore City, Maryland.

BEGINNING for the same at a point on the southerly right of way line for Homeland Avenue, a variable width right of way, and being situated 11.02 feet from the beginning of the first or South 05° 19' 00" East 433.13 foot line as described in a deed dated October 2, 2017 from KAY-CEE Club of Notre Dame Council 2901, Inc. to Notre Dame of Maryland University, Inc. as recorded among the Land Records of Baltimore City, Maryland in Liber MB 19583, folio 453. Said point having grid coordinates referenced to the Baltimore City Coordinate System of North 20,427.55 feet and West 774.83 feet. Thence binding along said southerly right of way for Homeland Avenue with bearings referenced to the Baltimore City Coordinate System as now surveyed, the following two (2) courses, viz:

- 1.) North 83° 39' 40" East 196.42 feet to a point,
- 2.) North 88° 33' 57" East 17.64 feet to intersect the ninth or North 03° 09' 00" East 344.45-foot line as described in the aforesaid conveyance. Thence leaving the said southerly right of way for Homeland Avenue and binding reversely along the last-mentioned course,
- 3.) South 03° 09' 00" West 560.26 feet to a capped rebar heretofore set along the second or South 50° 49' 00" East 369.69-foot line as described in the last-mentioned conveyance. Thence binding reversely along said last mentioned course,
- 4.) North 50° 49' 00" West 184.38 feet to the beginning thereof. Thence binding for a portion along the first mentioned course of the last-mentioned conveyance,
- 5.) North 05° 19' 00" West 21.84 feet. Thence leaving the outlines of the last-mentioned conveyance and running through and across the lands of the College of Notre Dame of Maryland Inc. as described in a deed dated May 18, 1957 and recorded among the Land Records of Baltimore City, Maryland in Liber JFC 105, folio 377 the following seven (7) courses, viz:
  - 6.) North 63° 16' 09" West 72.61 feet to a point,
  - 7.) North 64° 37' 14" West 179.98 feet to a point,
  - 8.) North 61° 22' 15" West 56.40 feet to a point,
  - 9.) North 38° 51' 00" West 128.17 feet to a point,
  - 10.) North 85° 31' 27" East 178.14 feet to a point,
  - 11.) North 03° 57' 38" West 131.95 feet to intersect the aforementioned southerly right of way for Homeland Avenue. Thence binding along said southerly right of way,
  - 12.) North 83° 39' 40" East 152.68 feet to the point of beginning hereof.

CONTAINING 160,439 square feet or 3.6832 acres of land, more or less.

BEING all of that tract or parcel of land conveyed by KAY-CEE Club of Notre Dame Council 2901, Inc. unto Notre Dame of Maryland University, Inc. by a deed dated October 2, 2017 and recorded among the Land Records of Baltimore City, Maryland in Liber MB 19583, folio 453.

ALSO Being a portion of the tract of parcel of land conveyed by School Sisters of Notre Dame unto the College of Notre Dame of Maryland Inc. by a deed dated May 18, 1957 and recorded among the Land Records of Baltimore City, Maryland in Liber JFC 105, folio 377.

***"Better Communities through Better Engineering"***

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I, John V. Mettee III, a Maryland Professional Land Surveyor #10851, personally prepare this legal description on May 25, 2021 and my current license expires on 04/04/2022.

