

**ORDINANCE NO. 2024-O-08**

**AN ORDINANCE OF THE CITY OF EDGEWATER AMENDING THE COMPREHENSIVE PLAN, AS AMENDED, BY AMENDING THE OFFICIAL FUTURE LAND USE MAP FROM RURAL AND ENVIRONMENTAL SERVICES CORRIDOR TO LOW DENSITY RESIDENTIAL WITH CONSERVATION OVERLAY FOR 115± ACRES OF CERTAIN REAL PROPERTY LOCATED EAST OF VOLCO ROAD AND SOUTH OF EDGEWATER PRESERVE PHASE 3, 4, AND 5 (PARCEL IDENTIFICATION NUMBERS 8414-03-01-0010, 8413-01-02-0100, 8413-01-02-0260, 8413-01-02-0160, 8413-01-02-0290, 8413-01-02-0080, 8413-01-02-0050, 8413-01-02-0030, 8413-01-02-0010, 8413-01-01-0010, 8413-01-03-0170, 8413-01-03-0150, 8413-01-03-0110, 8413-01-03-0100, 8413-01-03-0090, 8413-01-03-0070, 8413-01-03-0060, 8413-01-03-0040, 8413-01-03-0010, 8413-01-04-0150, 8413-01-04-0050, 8413-01-04-0010, 8413-01-05-0010, 8413-01-06-0010, 8413-01-06-0160, 8413-01-07-0010, 8413-01-08-0010, 8414-00-00-0060, 8414-01-09-0010 and 8414-02-01-0010), EDGEWATER, FLORIDA; PROVIDING FOR PUBLIC HEARINGS, FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY AND APPLICABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Storch Law Firm, agent, with the consent of owners, Washington Park Holdings, LLC, Beverly Anne Millar, and Joan L Sheppard has applied for an amendment to the Comprehensive Plan Future Land Use Map to include property located East of Volco Road and South of Edgewater Preserve Phase 3, 4, and 5 (Tax Parcel No's. 8414-03-01-0010, 8413-01-02-0100, 8413-01-02-0260, 8413-01-02-0160, 8413-01-02-0290, 8413-01-02-0080, 8413-01-02-0050, 8413-01-02-0030, 8413-01-02-0010, 8413-01-01-0010, 8413-01-03-0170, 8413-01-03-0150, 8413-01-03-0110, 8413-01-03-0100, 8413-01-03-0090, 8413-01-03-0070, 8413-01-03-0060, 8413-01-03-0040, 8413-01-03-0010, 8413-01-04-0150, 8413-01-04-0050, 8413-01-04-0010, 8413-01-05-0010, 8413-01-06-0010, 8413-01-06-0160, 8413-01-07-0010, 8413-01-08-0010, 8414-00-00-0060, 8414-01-09-0010 and 8414-02-01-0010) within Volusia County, Florida as Low Density Residential with Conservation Overlay. Subject property contains approximately 115± acres.

**WHEREAS**, the Planning and Zoning Board, sitting as the City's Local Planning Agency, held a Public Hearing pursuant to 163.3174, Fla. Stat., on Wednesday, November 8, 2023, and recommended that the City Council approve the proposed Plan Amendment;

**WHEREAS**, the City Council feels it is in the best interests of the citizens of the City of Edgewater to amend its Comprehensive Plan as more particularly set forth hereinafter.

**NOW, THEREFORE**, be it enacted by the City Council of the City of Edgewater, Florida:

**PART A. AMENDMENT.**

Ordinance No. 81-O-10, as amended and supplemented, adopting the Comprehensive Plan of the City of Edgewater, Florida, regulating and restricting the use of lands located within the City of Edgewater, Florida, shall be amended to include property described in **Exhibits "A" and "B"** on the Future Land Use Map as Mixed Use with Conservation Overlay.

**PART B. PUBLIC HEARINGS.**

It is hereby found that a public hearing held by the City Council to consider adoption of this ordinance on February 5, 2024, at 6:00 p.m. in the City Council Chambers at City Hall, 104 N. Riverside Drive, Florida, after notice published at least 10 days prior to hearing is deemed to comply with 163.3184, Fla. Stat.

**PART C. CONFLICTING PROVISIONS.**

All ordinances and resolutions, or parts thereof that are in conflict with this ordinance, are hereby superseded by this ordinance to the extent of such conflict.

**PART D. SEVERABILITY AND APPLICABILITY.**

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this ordinance. If

this ordinance or any provisions thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, with property, or circumstance.

**PART E. EFFECTIVE DATE.**

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency. The amendment shall also not be effective until certification is received from the Volusia Growth Management Commission.

**PASSED AND DULY ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Diezel DePew, Mayor

**ATTEST:**

\_\_\_\_\_  
Bonnie Zlotnik, CMC, City Clerk

Passed on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2024

**REVIEWED AND APPROVED:** \_\_\_\_\_  
Aaron R. Wolfe, City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**BEGINNING** AT THE SOUTHWESTERLY CORNER OF THE JANE MURRAY GRANT, SECTION 48, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AS DEPICTED ON WASHINGTON PARK, INC., PART V, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 66, PUBLIC RECORDS OF VOLUSIA PLAT BOOK 11, PAGE 66, PUBLIC RECORDS OF VOLUSIA , PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID JANE MURRAY GRANT, RUN NORTH 68°46'45" EAST, A DISTANCE OF 1,363.19 FEET; THENCE, DEPARTING SAID SOUTHEASTERLY LINE AND ALONG THE NORTHWESTERLY PROLONGATION AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MATTON AVENUE, SAID PLAT BOOK 11, PAGE 38, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, PLAT BOOK 11, PAGE 38, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, , PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN SOUTH 22°39'19" EAST, A DISTANCE OF 1,653.54 FEET; THENCE, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 68°46'45" WEST, A DISTANCE OF 255.62 FEET TO THE CENTERLINE OF A 10' WIDE ALLEY OF SAID PLAT BOOK 11, PAGE 38; THENCE, ALONG SAID CENTERLINE, RUN SOUTH 22°39'19" EAST, A DISTANCE OF 48.50 FEET; THENCE, DEPARTING SAID CENTERLINE, RUN NORTH 68°46'45" EAST, A DISTANCE OF 255.62 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 22°39'19" EAST, A DISTANCE OF 48.50 FEET; THENCE, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 68°46'45" WEST, A DISTANCE OF 255.62 FEET TO SAID CENTERLINE; THENCE, ALONG SAID CENTERLINE, RUN SOUTH 22°39'19" EAST, A DISTANCE OF 47.18 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LITTLE STREET OF SAID PLAT BOOK 11, PAGE 38; THENCE, PLAT BOOK 11, PAGE 38; THENCE, ; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 87°49'13" EAST, A DISTANCE OF 272.78 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE, ALONG THE SOUTHEASTERLY PROLONGATION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 22°39'19" EAST, A DISTANCE OF 44.89 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE STREET; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 87°34'51" WEST, A DISTANCE OF 442.17 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 87°20'05" WEST, A DISTANCE OF 308.51 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE PROLONGATIONS OF AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PALMETTO AVENUE, AS DEPICTED ON WASHINGTON PARK, INC., PART IV, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 181, PUBLIC RECORDS OF VOLUSIA PLAT BOOK 9, PAGE 181, PUBLIC RECORDS OF VOLUSIA , PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN NORTH 22°39'19" WEST, A DISTANCE OF 766.52 FEET TO A POINT; THENCE RUN SOUTH 68°46'45" WEST, A DISTANCE OF 126.47 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PLAT BOOK 9, PAGE 181; THENCE, ALONG SAID SOUTHWESTERLY LINE, RUN SOUTH 19°50'11" EAST, A DISTANCE OF 368.72 FEET TO A POINT; THENCE, DEPARTING SAID SOUTHWESTERLY LINE, RUN NORTH 68°46'45" WEST, A DISTANCE OF 114.60 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PALMETTO AVENUE; THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 22°39'19" EAST, A DISTANCE OF 126.60 FEET; THENCE, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 68°46'45" WEST, A DISTANCE OF 120.83 FEET TO A POINT ON SAID SOUTHWESTERLY LINE; THENCE, ALONG SAID SOUTHWESTERLY LINE, RUN SOUTH 19°50'11" EAST, A DISTANCE OF 101.59 FEET TO A POINT; THENCE, DEPARTING SAID SOUTHWESTERLY LINE, RUN NORTH 68°46'45" WEST, A DISTANCE OF 125.82 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY PROLONGATION THEREOF, RUN SOUTH 22°39'19" EAST, A DISTANCE OF 159.43 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE

STREET; THENCE RUN SOUTH 87°20'05" WEST, A DISTANCE OF 1172.23 FEET TO THE SOUTHWESTERLY CORNER OF LOT 22, BLOCK 5, OF SAID PLAT BOOK 11, PAGE 66; THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID PLAT BOOK 11, PAGE 66; THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID ; THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 22, RUN NORTH 11°54'26" WEST, A DISTANCE OF 208.90 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 22; THENCE, ALONG THE SOUTHEASTERLY LINE OF LOT 21, BLOCK 6, OF SAID PLAT BOOK 11, PAGE 66, RUN SOUTH 78°22'02" WEST, A DISTANCE OF 618.42 FEET TO THE , RUN SOUTH 78°22'02" WEST, A DISTANCE OF 618.42 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 21, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARYLAND AVENUE OF SAID PLAT BOOK 11, PAGE 66; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 01°13'57" WEST, A DISTANCE OF 370.32 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE, ALONG THE EASTERLY PROLONGATION OF AND THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA AVENUE, AS DEPICTED ON WASHINGTON PARK, INC., PART I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 65, PLAT BOOK 11, PAGE 65, , PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN SOUTH 89°41'51" WEST, A DISTANCE OF 563.92 FEET TO A POINT ON THE MONUMENTED, EASTERLY RIGHT-OF-WAY LINE OF VOLCO ROAD; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 00°30'45" EAST, A DISTANCE OF 249.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE, OF SAID PLAT BOOK PLAT BOOK 11, PAGE 65; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY ; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY PROLONGATION THEREOF, RUN NORTH 89°41'51" EAST, A DISTANCE OF 556.31 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARYLAND AVENUE; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 01°13'57" WEST, A DISTANCE OF 526.74 FEET TO THE SOUTHERLY CORNER OF LOT 7, BLOCK 6, OF SAID PLAT BOOK 11, PAGE 66; THENCE, ALONG SAID SOUTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, RUN NORTH 89°41'51" EAST, A DISTANCE OF 485.69 FEET TO THE CENTERLINE OF OHIO STREET, OF SAID PLAT BOOK 11, PAGE 66; THENCE, ALONG SAID CENTERLINE, RUN NORTH 18°15'42" WEST, A DISTANCE ; THENCE, ALONG SAID CENTERLINE, RUN NORTH 18°15'42" WEST, A DISTANCE OF 152.95 FEET TO A POINT; THENCE, ALONG THE EASTERLY PROLONGATION AND THE NORTHERLY LINE OF LOT 6, BLOCK 6, OF SAID PLAT BOOK 11, PAGE 66, RUN SOUTH 89°41'51" WEST, A PLAT BOOK 11, PAGE 66, RUN SOUTH 89°41'51" WEST, A , RUN SOUTH 89°41'51" WEST, A DISTANCE OF 440.89 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6 AND A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF MARYLAND AVENUE; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 01°13'57" WEST, A DISTANCE OF 1262.78 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PLAT BOOK 11, PAGE 66; THENCE, ALONG SAID NORTHERLY LINE, RUN NORTH 89°41'51" EAST A DISTANCE OF 134.84 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, OF SAID PLAT BOOK 11, PAGE 66; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PLAT BOOK 11, PAGE 66, RUN SOUTH 21°57'51" EAST A DISTANCE OF 1,355.27 FEET TO THE POINT , RUN SOUTH 21°57'51" EAST A DISTANCE OF 1,355.27 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,876,066 SQUARE FEET OR 88.982 ACRES, MORE OR LESS.

**TOGETHER WITH**

**COMMENCING** AT THE SOUTHWESTERLY CORNER OF THE JANE MURRAY GRANT, SECTION 48, TOWNSHIP AT THE SOUTHWESTERLY CORNER OF THE JANE MURRAY GRANT, SECTION 48, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AS DEPICTED ON WASHINGTON PARK, INC., PART II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 38, PUBLIC RECORDS OF VOLUSIA PLAT BOOK 11, PAGE 38, PUBLIC RECORDS OF VOLUSIA , PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN, ALONG THE SOUTHEASTERLY LINE OF SAID JANE MURRAY GRANT, NORTH 68°46'45" EAST, A DISTANCE OF 1,403.20 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUING POINT OF BEGINNING; THENCE, CONTINUING ; THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE, RUN

NORTH 68°46'45" EAST, A DISTANCE OF 480.03 FEET TO THE SOUTHWESTERLY, LIMITED ACCESS RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD, AS DEPICTED ON SAID PLAT BOOK 11, PAGE 38; THENCE, ALONG SAID SOUTHWESTERLY, LIMITED ACCESS RIGHT-OF-WAY LINE, RUN SOUTH 22°39'19" EAST, A DISTANCE OF 579.97 FEET TO A POINT ON SAID SOUTHWESTERLY, LIMITED ACCESS RIGHT-OF-WAY LINE; THENCE, DEPARTING SAID SOUTHWESTERLY, LIMITED ACCESS RIGHT-OF-WAY LINE, RUN SOUTH 68°46'45" WEST, A DISTANCE OF 20.01 FEET; THENCE RUN NORTH 22°39'19" WEST, A DISTANCE OF 344.52 FEET TO A POINT; THENCE RUN SOUTH 68°46'45" WEST, A DISTANCE OF 120.01 FEET; THENCE RUN SOUTH 22°39'19" EAST, A DISTANCE OF 319.52 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD; THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 68°46'45" WEST, A DISTANCE OF 340.01 FEET TO THE INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MATTON AVENUE, AS DEPICTED ON SAID PLAT BOOK 11, PAGE 38; THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 22°39'19" WEST, A DISTANCE OF 172.26 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 68°46'45" EAST, A DISTANCE OF 220.01 FEET TO A POINT ON THE CENTERLINE OF BALTIMORE AVENUE, AS DEPICTED ON SAID PLAT BOOK 11, PAGE 38; THENCE, ALONG SAID CENTERLINE, RUN NORTH 22°39'19" WEST, A DISTANCE OF 49.09 FEET TO A POINT; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 68°46'45" WEST, A DISTANCE OF 220.01 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 22°39'19" WEST, A DISTANCE OF 441.78 FEET TO A POINT; THENCE, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY, RUN NORTH 68°46'45" EAST, A DISTANCE OF 200.01 FEET TO SAID CENTERLINE; THENCE, ALONG SAID CENTERLINE, RUN NORTH 22°39'19" WEST, A DISTANCE OF 49.09 FEET TO A POINT; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 68°46'45" WEST, A DISTANCE OF 220.01 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTHWESTERLY PROLONGATION THEREOF, RUN NORTH 22°39'19" WEST, A DISTANCE OF 187.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 372,217 SQUARE FEET OR 8.545 ACRES, MORE OR LESS.

**TOGETHER WITH**

**COMMENCING** AT THE SOUTHWESTERLY CORNER OF THE JANE MURRAY GRANT, SECTION 48, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AS DEPICTED ON WASHINGTON PARK, INC., PART II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 38, PUBLIC RECORDS OF VOLUSIA PLAT BOOK 11, PAGE 38, PUBLIC RECORDS OF VOLUSIA, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN, ALONG THE SOUTHEASTERLY LINE OF SAID JANE MURRAY GRANT, NORTH 68°46'45" EAST A DISTANCE OF 1,883.23 FEET TO THE SOUTHWESTERLY, LIMITED ACCESS RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD, AS DEPICTED ON SAID PLAT BOOK 11, PAGE PLAT BOOK 11, PAGE 38; THENCE, ALONG SAID SOUTHWESTERLY, LIMITED ACCESS RIGHT-OF-WAY LINE, RUN SOUTH ; THENCE, ALONG SAID SOUTHWESTERLY, LIMITED ACCESS RIGHT-OF-WAY LINE, RUN SOUTH 22°39'19" EAST, A DISTANCE OF 949.50 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUING POINT OF BEGINNING; THENCE, CONTINUING ; THENCE, CONTINUING ALONG SAID SOUTHWESTERLY, LIMITED ACCESS RIGHT-OF-WAY, RUN SOUTH 22°39'19" EAST, A DISTANCE OF 1160.90 FEET TO THE SOUTHEASTERLY CORNER OF SAID PLAT BOOK 11, PAGE 38; THENCE, ALONG THE SOUTHERLY LINE OF SAID PLAT BOOK 11, PAGE 38 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE STREET OF SAID PLAT BOOK 11, PAGE 38, RUN SOUTH 87°34'51" WEST, A DISTANCE OF 511.44 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE, ALONG THE SOUTHEASTERLY PROLONGATION AND NORTHEASTERLY RIGHT-OF-WAY LINE OF MATTON AVENUE, OF SAID PLAT BOOK 11, PAGE 38, RUN NORTH 22°39'19" WEST, A DISTANCE OF 194.98 FEET TO A POINT; THENCE, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 68°46'45" EAST A DISTANCE OF 220.01 FEET TO THE CENTERLINE OF BALTIMORE AVENUE, OF SAID PLAT BOOK 11, PAGE 38; THENCE, ALONG SAID

CENTERLINE, RUN NORTH 22°39'19" WEST A DISTANCE OF 48.50 FEET TO A POINT; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 68°46'45" WEST A DISTANCE OF 220.01 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 22°39'19" WEST A DISTANCE OF 339.52 FEET TO A POINT; THENCE, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 68°46'45" EAST A DISTANCE OF 220.01 FEET TO SAID CENTERLINE; THENCE, ALONG SAID CENTERLINE, RUN NORTH 22°39'19" WEST A DISTANCE OF 48.50 FEET TO A POINT; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 68°46'45" WEST A DISTANCE OF 120.01 FEET TO A POINT; THENCE RUN NORTH 22°39'19" WEST A DISTANCE OF 48.50 FEET TO A POINT; THENCE RUN SOUTH 68°46'45" WEST A DISTANCE OF 100.00 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 22°39'19" WEST A DISTANCE OF 145.51 FEET TO A POINT; THENCE, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 68°46'45" EAST A DISTANCE OF 220.01 FEET TO SAID CENTERLINE; THENCE, ALONG SAID CENTERLINE, RUN NORTH 22°39'19" WEST A DISTANCE OF 48.50 FEET A POINT; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 68°46'45" WEST A DISTANCE OF 220.01 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 22°39'19" WEST A DISTANCE OF 122.00 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON, OF SAID PLAT BOOK 11, PAGE 38; THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY PROLONGATION THEREOF, RUN NORTH 68°46'45" EAST, A DISTANCE OF 480.03 FEET TO THE **POINT OF BEGINNING**.  
CONTAINING 480,674 SQUARE FEET OR 11.035 ACRES, MORE OR LESS.

## EXHIBIT "B"

