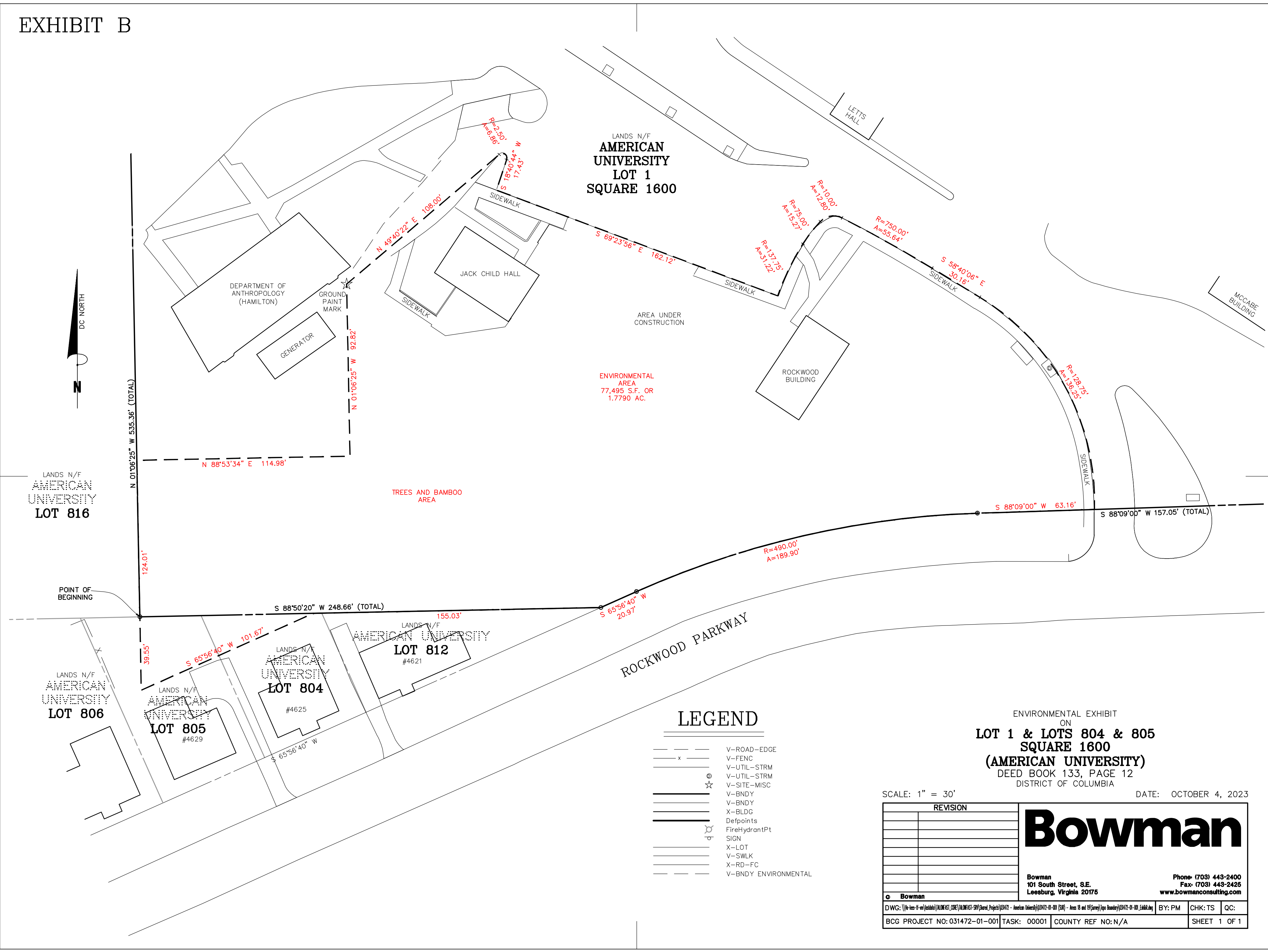


Appendix B

Case No:
24-CV-2303

EXHIBIT B



LEGEND

- V—ROAD—EDGE
- V—FENC
- V—UTIL—STRM
- V—UTIL—STRM
- V—SITE—MISC
- V—BNDY
- V—BNDY
- X—BLDG
- Defpoints
- FireHydrantPt
- SIGN
- X—LOT
- V—SWLK
- X—RD—FC
- V—BNDY ENVIRONMENTAL

ENVIRONMENTAL EXHIBIT
ON
LOT 1 & LOTS 804 & 805
SQUARE 1600
(AMERICAN UNIVERSITY)
DEED BOOK 133, PAGE 12
DISTRICT OF COLUMBIA

SCALE: 1" = 30' DATE: OCTOBER 4, 2023

REVISION	

Bowman

Bowman
101 South Street, S.E.
Leesburg, Virginia 20175

Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com

DWG: \\h-las-1f-m\testdata\IN\IN\AST_CODE\IN\IN\AST-SHY\Shared_Projects\031472 - American University\031472-01-001 (SIR) - Areas 16 and 19\Survey\Topo Boundary\031472-01-001 Exhibit.dwg	BY: PM	CHK: TS	QC:
BCG PROJECT NO: 031472-01-001	TASK: 00001	COUNTY REF NO: N/A	SHEET 1 OF 1

031472-01-001_EXHIBIT

DESCRIPTION OF
ENVIRONMENTAL AREA
ON A PORTION OF THE LANDS OF
AMERICAN UNIVERSITY
Lot 1 and Lots 804 & 805
Square 1600
Also known as Corps Lots 18 & 19
District of Columbia

Being a portion of a parcel or certain tract of land situate in the District of Columbia being known as Lot numbered One (1), in Square numbered One Thousand Six Hundred (1600), and dated June 19, 1964 as recorded at Plat Book 133, at Page 12 among the Records of the Office of the Surveyor for the District of Columbia,

And

Being a portion of a parcel or certain tracts of land situate in the District of Columbia being known as Lots numbered Eight Hundred and Four (804) and Eight Hundred and Five (805) at Book 2394 as recorded among the Records of the Office of the Surveyor for the District of Columbia.

And

Also referred to by the Army Corps of Engineers as Lots 18 & 19, located adjacent to OU3

BEGINNING AT A POINT at the end of the end of the **S 88° 50' 20" W, 248.66** foot plat line, as shown on the aforementioned plat at Plat Book 133, Page 12, said point also being at the end of the **N 88° 50' 20" E, 158.48** foot plat line for Lot A&T 816 as shown A&T Plat 3753-B as recorded among the Records of the Office of the Surveyor for the District of Columbia.

1. **North 01°06'25" West**, a distance of **124.01 feet**, to a point, thence departing Lot the common lot line between aforementioned Lot 1 and Lot 816 and running through, across and over the lands of Lot 1, the following Twelve (12) courses and distances,
2. **North 88°53'34" East**, a distance of **114.98 feet**, to a point, thence
3. **North 01°06'25" West**, a distance of **92.82 feet**, to a point, thence
4. **North 49°40'22" East**, a distance of **108.00 feet**, to a point, thence
5. **6.50** feet along a curve to the right, having a radius of **2.50** feet, and a chord bearing and distance of **South 55°49'27" East**, a distance of **4.82 feet**, to a point, thence
6. **South 18°40'44" West**, a distance of **17.43 feet** to a point; thence
7. **South 69°23'56" East**, a distance of **162.12 feet** to a point, thence
8. **31.22** feet along a curve to the right, having a radius of **137.75** feet, and a chord bearing and distance of **North 25°52'00" East**, a distance of **31.15 feet**, to a point, thence

9. **15.27** feet along a compound curve to the right, having a radius of **75.00** feet, and a chord bearing and distance of **North 37°55'26" East**, a distance of **15.24 feet**, to a point, thence
10. **12.80** feet along a compound curve to the right, having a radius of **10.00** feet, and a chord bearing and distance of **North 80°25'09" East**, a distance of **11.94 feet**, to a point, thence
11. **55.64** feet along a compound curve to the right, having a radius of **750.00** feet, and a chord bearing and distance of **South 60°47'37" East**, a distance of **55.62 feet**, to a point, thence
12. **South 58°40'06" East**, a distance of **30.16 feet**, to a point, thence
13. **136.25** feet along a curve to the right, having a radius of **128.75** feet, and a chord bearing and distance of **South 28°21'09" East**, a distance of **129.98 feet**, to a point, said point being on the western 90-foot right-of-way of Rockwood Parkway, thence running along and binding with the aforesaid western right-of-way, the following Three (3) courses and distances
14. **South 88°09'00" West**, a distance of **63.16 feet**, to a point, thence
15. **189.90** feet along a curve to the left, having a radius of **490.00** feet, and a chord bearing and distance of **South 77°02'51" West**, a distance of **188.71 feet**, to a point, thence
16. **South 65°56'40" West**, a distance of **20.97** feet to a point, thence leaving the aforementioned western right of way of Rockwood Parkway and running along and binding with a portion of the aforementioned **S 88° 50' 20" W, 248.66** foot plat line for lot 1 the following course and distance
17. **South 88°50'20" West**, a distance of **155.03 feet** to a point, thence leaving the aforementioned lot line and running over, through and across the Lots 804 and 805 the following two (2) courses and distances,
18. **South 65°56'40" West**, a distance of **101.67** feet to a point, thence
19. **North 01°06'25" West**, a distance of **39.55 feet**, to the **POINT OF BEGINNING**, having an area containing **77,493 square feet**, more or less