



APRIL 1, 2015  
DESCRIPTION OF  
QUINCE ORCHARD  
PARCEL B  
JOHNSON'S FLOWER CENTER  
PLAT NO. 9943  
6<sup>th</sup> ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

Being all of Quince Orchard, Parcel B, Johnson's Flower Center, recorded as Plat No. 9943 among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of W.S.S.C. as follows:

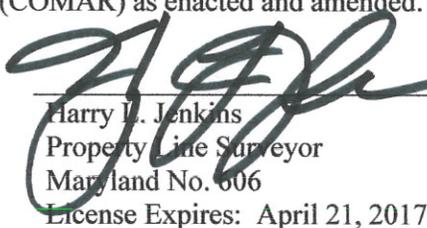
Beginning for the same at a point marking the southerly common corner of said Quince Orchard, Parcel B, Johnson's Flower Center and Quince Orchard, Parcel C, Johnson's Flower Center, recorded as Plat No. 18418 among the aforesaid Land Records, said point also marking the northerly line of Darnestown Road, Maryland Route 28, width varies; thence leaving said common corner of Parcel B and Parcel C and running with said northerly line of Darnestown Road

- 1.) North 83° 51' 30" West, 150.00 feet to a point on the common line of Parcel E, Block B, Willow Ridge, recorded as Plat No. 22583 among the aforesaid Land Records; thence leaving said northerly line of Darnestown Road and running with a portion of the common line of said Parcel E
- 2.) North 06° 08' 30" East, 175.00 feet to a point marking the common corner of said Quince Orchard, Parcel C, Johnson's Flower Center; thence running with the common line of said Quince Orchard, Parcel C, Johnson's Flower Center, the following two (2) courses and distances
- 3.) South 83° 51' 30" East, 150.00 feet to a point; thence
- 4.) South 06° 08' 30" West, 175.00 feet to the point of beginning, containing 26,250 square feet or 0.60262 acres of land.

This legal description is based on the recorded plat entitled "Quince Orchard, Parcel B, Johnson's Flower Center" recorded as Plat No. 9943 among the Land Records of Montgomery County, Maryland, and is not based on a field survey of the site.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

April 1, 2015  
Date

  
Harry L. Jenkins  
Property Line Surveyor  
Maryland No. 606  
License Expires: April 21, 2017



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VIKA Maryland, LLC

Mayor and City Council  
X-7067-2015  
11



**APRIL 1, 2015**  
**DESCRIPTION OF**  
**QUINCE ORCHARD**  
**PARCEL C**  
**JOHNSON'S FLOWER CENTER**  
**PLAT NO. 18418**  
**6<sup>th</sup> ELECTION DISTRICT**  
**MONTGOMERY COUNTY, MARYLAND**

Being all of Quince Orchard, Parcel C, Johnson's Flower Center, recorded as Plat No. 18418 among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of W.S.S.C. as follows:

Beginning for the same at a point marking the southerly common corner of said Quince Orchard, Parcel C, Johnson's Flower Center and Quince Orchard, Parcel D, Johnson's Flower Center as shown on said Plat No. 18418, said point also marking the northerly line of Darnestown Road, Maryland Route 28, width varies; thence leaving said common line of said Parcel C and Parcel D, Johnson's Flower Center, and running with said northerly line of Darnestown Road

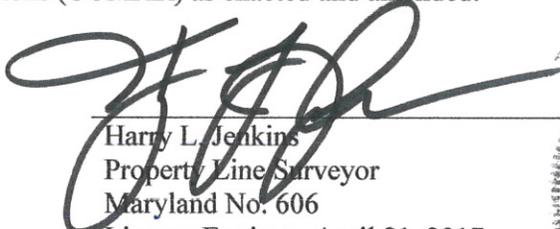
- 1.) North 83° 46' 52" West, 256.77 feet to a point marking the common corner of Quince Orchard, Parcel B, Johnson's Flower Center, recorded as Plat No. 9943 among the aforesaid Land Records; thence leaving said northerly line of Darnestown Road and running with the common line of said Parcel B, the following two (2) courses and distances
- 2.) North 06° 13' 08" East, 175.00 feet to a point; thence
- 3.) North 83° 46' 52" West, 149.89 feet to a point on the common line of Parcel E, Block B, Willow Ridge, recorded as Plat No. 22583 among the aforesaid Land Records; thence running with a portion of said common line of Parcel E
- 4.) North 06° 15' 23" East, 780.18 feet to a point on the southerly line of Lot 52, Block A, Orchard Hills, recorded as Plat No. 15169 among the aforesaid Land Records; thence running with said southerly line of Lot 52
- 5.) South 79° 11' 56" East, 17.68 feet to a point on the westerly line of Lot 51, Block A, Orchard Hills, as shown on said plat; thence running with said westerly line of Lot 51 and Lots 41, 42, and 43, Block A, Orchard Hills, recorded as Plat No. 15170 among the aforesaid Land Records
- 6.) South 11° 11' 26" East, 250.94 feet to a point; thence running with the southerly line of said Lot 41 and Lots 30, 31, 32, and 40, Block A, Orchard Hills, recorded on said Plat No. 15170
- 7.) South 44° 58' 16" East, 402.77 feet to a point marking the common northerly corner of said Quince Orchard, Parcel C and D, Johnson's Flower Center; thence running with said common line of Parcels C and D

- 8.) South  $06^{\circ} 15' 23''$  West, 460.66 feet to the point of beginning, containing 237,410 square feet or 5.45018 acres of land.

This legal description is based on the recorded plat entitled "Quince Orchard, Parcel C, Johnson's Flower Center", recorded as Plat No. 18418 among the Land Records of Montgomery County, Maryland, and is not based on a field survey of the site.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

April 1, 2015  
Date

  
\_\_\_\_\_  
Harry L. Jenkins  
Property Line Surveyor  
Maryland No. 606  
License Expires: April 21, 2017





**APRIL 1, 2015**  
**DESCRIPTION OF**  
**QUINCE ORCHARD**  
**PARCEL D**  
**JOHNSON'S FLOWER CENTER**  
**PLAT NO. 18418**  
**6<sup>th</sup> ELECTION DISTRICT**  
**MONTGOMERY COUNTY, MARYLAND**

Being all of Quince Orchard, Parcel D, Johnson's Flower Center, recorded as Plat No. 18418 among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of W.S.S.C. as follows:

Beginning for the same at a point marking the southerly common corner of said Quince Orchard, Parcel D, Johnson's Flower Center and Quince Orchard, Parcel C, Johnson's Flower Center as shown on said Plat No. 18418, said point also marking the northerly line of Darnestown Road, Maryland Route 28, width varies; thence leaving said northerly line of Darnestown Road and running with said common line of said Quince Orchard, Parcel C and Parcel D, Johnson's Flower Center

- 1.) North 06° 15' 23" East, 460.66 feet to a point on the southerly line of Lot 30, Block A, Orchard Hills, recorded as Plat No. 15170 among the aforesaid Land Records; thence leaving said common line of Parcel C and Parcel D, and running with the southerly line of Lots 29 and 30, Block A, Orchard Hills, and Parcel A, Orchard Hills, recorded as Plat No. 15168 among the aforesaid Land Records
- 2.) South 44° 58' 16" East, 641.61 feet to a point on the westerly line of Quince Orchard Road, Maryland Route 124, width varies; thence running with said westerly line of Quince Orchard Road, the following two (2) courses and distances
- 3.) South 43° 24' 09" West, 46.38 feet to a point; thence
- 4.) South 72° 30' 53" West, 103.14 feet to a point on the aforesaid northerly line of Darnestown Road; thence running with a portion of said northerly line of Darnestown Road, the following two (2) courses and distances
- 5.) 307.00 feet along the arc of a non-tangent curve to the left having a radius of 2,366.83 feet and a chord bearing and distance of North 80° 03' 55" West, 306.78 feet to a point; thence
- 6.) North 83° 46' 52" West, 71.65 feet to the point of beginning, containing 130, 680 square feet or 3.00000 acres of land.

This legal description is based on the recorded plat entitled "Quince Orchard, Parcel D, Johnson's Flower Center, recorded as Plat No. 18418 among the Land Records of Montgomery County, Maryland, and is not based on a field survey of the site.

**Mayor and City Council**  
**X-7067-2015**  
**13**

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

April 1, 2015  
Date



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**APRIL 1, 2015**  
**DESCRIPTION OF**  
**PARCEL E, BLOCK B**  
**WILLOW RIDGE**  
**PLAT NO. 22583**  
**6<sup>th</sup> ELECTION DISTRICT**  
**MONTGOMERY COUNTY, MARYLAND**

Being all of Parcel E, Block B, Willow Ridge, recorded as Plat No. 22583 among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of Maryland State Grid (NAD 83/91) as follows:

Beginning for the same at a point marking the northerly line of Darnestown Road, Maryland Route 28, width varies, said point also marking the easterly line of Lot 4, Block B, Willow Ridge, recorded as Plat No. 15048 among the aforesaid Land Records; thence leaving said northerly line of Darnestown Road and running with the easterly line of said Lot 4, and Lots 5, 8, 10, 11, 12, and 13, Block B, recorded as said Plat No. 15048 and Plat No. 15049 among the aforesaid Land Records

- 1.) North 19° 08' 59" West, 851.22 feet to a point marking the common corner of Lot 26, Block B, Willow Ridge recorded as Plat No. 22582 among the aforesaid Land Records; thence running with the common line of said Lot 26 and Lot 27, and Parcel D, Block B, Willow Ridge, as shown on said plat, the following two (2) courses and distances
- 2.) North 70° 51' 01" East, 202.77 feet to a point; thence
- 3.) North 14° 50' 29" East, 203.87 feet to a point marking the southwesterly corner of Lot 62, Block A, Orchard Hills, recorded as Plat No. 15169 among the aforesaid Land Records; thence running with the southerly line of said Lot 62 and the southerly line of Lots 52, 53, 57, and 58, Block A, as shown on said Plat
- 4.) South 75° 09' 31" East, 570.76 feet to a point marking the common northerly corner of Quince Orchard, Parcel C, Johnson's Flower Center, recorded as Plat No. 18418 among the aforesaid Land Records; thence running with the common line of said Quince Orchard, Parcel C, Johnson's Flower Center and Quince Orchard, Parcel B, Johnson's Flower Center, recorded as Plat No. 9943 among the aforesaid Land Records
- 5.) South 06° 13' 24" West, 967.35 feet to a point on the northerly line of said Darnestown Road; thence leaving said common line and running with said northerly line of Darnestown Road, the following four (4) courses and distances
- 6.) North 83° 49' 45" West, 128.58 feet to a point; thence
- 7.) North 86° 50' 25" West, 57.11 feet to a point; thence
- 8.) North 83° 49' 45" West, 149.14 feet to a point; thence

**Mayor and City Council**  
**X-7067-2015**  
**14**

- 9.) 78.58 feet along the arc of a tangent curve to the left having a radius of 2,351.83 feet and a chord bearing and distance of North 84° 47' 11" West, 78.58 feet to the point of beginning, containing 609,446 square feet or 13.99096 acres of land.

This legal description is based on the recorded plat entitled "Parcel E, Block B, Willow Ridge", recorded as Plat No. 22583 among the Land Records of Montgomery County, Maryland, and is not based on a field survey of the site.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

April 1, 2015  
Date

  
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Harry L. Jenkins  
Property Line Surveyor  
Maryland No. 606  
License Expires: April 21, 2017





JUNE 10, 2015

DESCRIPTION OF PART OF  
QUINCE ORCHARD ROAD  
MARYLAND ROUTE NO. 124  
6<sup>th</sup> ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

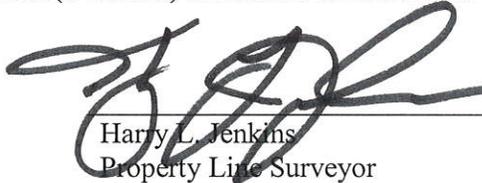
Being part of Quince Orchard Road, Maryland Route No. 124, as shown on State Highway Administration Plat Nos. 54097 and 54385 and located within Montgomery County, Maryland, and being more particularly described in the Maryland State Grid North (NAD83) as follows:

Beginning for the same at a point marking the southwesterly end of the South 72° 30' 53" West, 103.14 foot plat line of Parcel D, Johnson's Flower Center, recorded as Plat No. 18418 among the Land Records of Montgomery County, Maryland, said point also marking the northwesterly line of said Quince Orchard Road; thence running with said plat line of Parcel D and with said northwesterly line of Quince Orchard Road, the following two (2) courses and distances

- 1.) North 72° 28' 54" East, 103.14 feet to a point; thence
- 2.) North 43° 22' 10" East, 46.38 feet to a point; thence leaving said plat line and said northwesterly line of Quince Orchard Road and running so as to cross and include a portion of said Quince Orchard Road
- 3.) South 52° 13' 27" East, 130.33 feet to a point on the northwesterly line of Parcel A, Quince Orchard Shopping Center, recorded as Plat No. 8135 among the aforesaid Land Records; thence running with said northwesterly line of Parcel A
- 4.) South 15° 37' 42" East, 93.65 feet to a point; thence leaving said northwesterly line of Parcel A and running so as to cross and include a portion of said Quince Orchard Road
- 5.) North 67° 50' 24" West, 279.06 feet to the point of beginning, containing 17,696 square feet or 0.40624 acres of land.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

June 10, 2015  
Date

  
 Harry L. Jenkins  
 Property Line Surveyor  
 Maryland No. 606  
 License Expires: April 21, 2017



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VIKA Maryland, LLC

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Mayor and City Council  
X-7067-2015  
15