

Mayor and City Council
X-9510-2023
Exhibit #25

A-1

METES AND BOUNDS DESCRIPTION

PARCEL B, BLOCK A
SECTION ONE, WALNUT HILL
PLAT BOOK 54 PLAT NO. 4267

LANDS OF
WALNUT HILL PROPCO LLC
LIBER 65758 FOLIO 81
GAIHERSBURG DISTRICT
MONTGOMERY COUNTY, MARYLAND

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LIMITS OF SOUTH WESTLAND DRIVE WITH THE DIVISION LINE BETWEEN PARCEL B, BLOCK A, SECTION ONE, WALNUT HILL (PLAT BOOK 54 PLAT NO. 4267), ON THE NORTH AND LANDS OF WALNUT HILL PROPCO LLC (LIBER 65758 FOLIO 81) ON THE SOUTH, THENCE WITH SAID DIVISION LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1. 31.41 FEET ALONG THE ARC OF THE CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89° 58' 58", AND A CHORD BEARING AND DISTANCE OF SOUTH 85° 50' 43" WEST, 28.28 FEET, THENCE;
2. CONTINUING, NORTH 49° 09' 17" WEST, 356.90 FEET, THENCE;
3. CONTINUING, 366.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1418.16 FEET, A CENTRAL ANGLE OF 14° 49' 30", AND A CHORD BEARING AND DISTANCE OF NORTH 41° 44' 32" WEST, 365.92 FEET, THENCE;
4. CONTINUING, NORTH 34° 19' 47" WEST, 127.99 FEET, THENCE; TO THE BEGINNING OF A CURVE, THENCE;
5. CONTINUING, 31.41 FEET ALONG THE ARC OF THE CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89° 58' 58", AND A CHORD BEARING AND DISTANCE OF NORTH 10° 40' 13" EAST, 28.28 FEET TO THE EASTERLY RIGHT-OF-WAY LIMITS OF NORTH WESTLAND DRIVE, VARIABLE WIDTH RIGHT-OF-WAY (PLAT BOOK 54 PLAT NUMBER 4267), THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS;
6. NORTH 55° 40' 13" EAST, 390.00 FEET TO A REBAR FOUND, THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS, AND WITH THE DIVISION LINE BETWEEN LOTS 1-10, BLOCK A, SECTION ONE, WALNUT HILL (PLAT BOOK 54 PLAT NO. 4267) ON THE NORTH, AND SAID PARCEL B ON THE SOUTH, THE FOLLOWING TWO COURSES AND DISTANCES;
7. SOUTH 34° 19' 47" EAST, 279.12 FEET, THENCE;
8. CONTINUING, SOUTH 49° 09' 17" EAST, 508.08 FEET TO A REBAR FOUND ON THE SAID WESTERLY RIGHT-OF-WAY LIMITS OF SOUTH WESTLAND DRIVE, THENCE WITH SAID RIGHT-OF-WAY LIMITS;
9. SOUTH 40° 50' 43" WEST, 390.00 FEET TO THE POINT OF BEGINNING

CONTAINING 342,991 SQUARE FEET OR 7.874 ACRES



A-2 (PART 1)
METES AND BOUNDS DESCRIPTION

LANDS OF
WALNUT HILL PROPCO LLC
LIBER 65758 FOLIO 81
GAITHERSBURG DISTRICT
MONTGOMERY COUNTY, MARYLAND

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF SOUTH FREDERICK AVENUE - MD RTE. 355 (VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LIMITS OF NORTH WESTLAND DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) (PLAT BOOK 54 PLAT NUMBER 4267), THENCE WITH SAID EASTERLY RIGHT -OF-WAY LIMITS;

1. NORTH 55° 40' 13" EAST, 15.00 FEET, THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN PARCEL B, BLOCK A, SECTION ONE, WALNUT HILL (PLAT BOOK 54 PLAT NUMBER 4267), ON THE NORTH AND LANDS OF WALNUT HILL PROPCO LLC (LIBER 65758 FOLIO 81), ON THE SOUTH;
2. 31.41 FEET ALONG THE ARC OF THE CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89° 58' 58", AND A CHORD BEARING AND DISTANCE OF SOUTH 10° 40' 13" WEST, 28.28 FEET, THENCE DEPARTING SAID DIVISION LINE AND WITH A LINE THROUGH SAID LANDS OF WALNUT HILL PROPCO LLC;
3. NORTH 34° 19' 47" WEST, 15.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LIMITS OF SAID SOUTH FREDERICK AVENUE – MD RTE. 355, THENCE CONTINUING WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS;
4. NORTH 10° 40' 13" EAST, 7.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 73 SQUARE FEET OR 0.002 ACRES

TOGETHER WITH:

A-2 (PART 2)
METES AND BOUNDS DESCRIPTION

LANDS OF
WALNUT HILL PROPCO LLC
LIBER 65758 FOLIO 81
GAITHERSBURG DISTRICT
MONTGOMERY COUNTY, MARYLAND

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF SOUTH FREDERICK AVENUE - MD RTE. 355 (VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY LIMITS OF SOUTH WESTLAND DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) (PLAT BOOK 54 PLAT NUMBER 4267), THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS;

1. SOUTH 80° 50' 43" WEST, 6.96 FEET, THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LIMITS OF SAID SOUTH WESTLAND DRIVE AND WITH A LINE THROUGH THE LANDS OF WALNUT HILL PROPCO LLC (LIBER 65758 FOLIO 81);
2. NORTH 49° 09' 17" WEST, 15.52 FEET TO THE DIVISION LINE BETWEEN PARCEL B, BLOCK A, SECTION ONE, WALNUT HILL (PLAT BOOK 54 PLAT NUMBER 4267), ON THE NORTH AND SAID LANDS OF WALNUT HILL PROPCO LLC, ON THE SOUTH, THENCE WITH SAID DIVISION LINE;
3. 31.41 FEET ALONG THE ARC OF THE CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89° 58' 58", AND A CHORD BEARING AND DISTANCE OF NORTH 85° 50' 43" EAST, 28.28 FEET, TO THE WESTERLY RIGHT-OF-WAY LIMITS OF SAID SOUTH WESTLAND BOULEVARD, THENCE WITH SAID WESTERLY RIGHT-OF-WAY;
4. SOUTH 40° 50' 43" WEST, 14.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 74 SQUARE FEET OR 0.002 ACRES



A-3

METES AND BOUNDS DESCRIPTION

PARCEL B, BLOCK G
SECTION ONE, WALNUT HILL
PLAT NO. 24052

GAITHERSBURG DISTRICT
MONTGOMERY COUNTY, MARYLAND

BEGINNING AT THE INTERSECTION OF THE DIVISION LINE BETWEEN PARCEL B, BLOCK G, SECTION ONE, WALNUT HILL (PLAT NO. 24052), ON THE SOUTH AND LOT 1, BLOCK G, SECTION ONE, WALNUT HILL (PLAT BOOK 54 PLAT NUMBER 4267), ON THE NORTH WITH THE WESTERLY RIGHT-OF-WAY LIMITS OF NORTH WESTLAND DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) (PLAT BOOK 54 PLAT NUMBER 4267), THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS;

1. SOUTH 55° 40' 13" WEST, 160.66 FEET TO THE DIVISION LINE BETWEEN SAID PARCEL B, BLOCK G, SECTION ONE, WALNUT HILL, ON THE NORTH AND PARCEL A, BLOCK G, SECTION ONE, WALNUT HILL (PLAT NUMBER 8290), ON THE SOUTH, THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LIMITS AND WITH SAID DIVISION LINE;
2. NORTH 34° 19' 47" WEST, 123.47 FEET TO THE DIVISION LINE BETWEEN SAID PARCEL B, ON THE EAST AND LOT ONE, WALNUT HILL LIMITED PARTNERSHIP ADDITION TO WALNUT HILL (PLAT BOOK 101 PLAT NUMBER 11382), ON THE WEST, THENCE WITH SAID DIVISION LINE;
3. NORTH 51° 01' 53" EAST, 161.19 FEET TO THE DIVISION LINE BETWEEN SAID LOT ONE, WALNUT HILL LIMITED PARTNERSHIP ADDITION TO WALNUT HILL, ON THE SOUTH AND SAID PARCEL B, BLOCK G, SECTION ONE, WALNUT HILL, ON THE NORTH, THENCE WITH SAID DIVISION LINE;
4. SOUTH 34° 19' 47" EAST, 136.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,886 SQUARE FEET OR 0.479 ACRES

Exp. 1/24/25

6/15/23



A-4

METES AND BOUNDS DESCRIPTION

PARCEL A-2, BLOCK G,
SECTION ONE, WALNUT HILL
PLAT NO. 8290

GAITHERSBURG DISTRICT
MONTGOMERY COUNTY, MARYLAND

BEGINNING AT THE INTERSECTION OF THE DIVISION LINE BETWEEN PARCEL A-2, BLOCK G, SECTION ONE, WALNUT HILL (PLAT NO. 8290), ON THE SOUTH AND PARCEL B, BLOCK G, SECTION ONE, WALNUT HILL (PLAT NO. 24052), ON NORTH WITH THE WESTERLY RIGHT-OF-WAY LIMITS OF NORTH WESTLAND DRIVE (VARIABLE WIDTH RIGHT-OF-WAY)(PLAT BOOK 54 PLAT NUMBER 4267), THENCE WITH THE SAID WESTERLY RIGHT-OF-WAY LIMITS;

1. SOUTH 55° 40' 13" WEST, 90.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN SAID PARCEL A-2, BLOCK G, SECTION ONE, WALNUT HILL, ON THE NORTH AND LOT ONE, WALNUT HILL LIMITED PARTNERSHIP ADDITION TO WALNUT HILL (PLAT BOOK 101 PLAT NUMBER 11382), ON THE SOUTH, THENCE WITH SAID DIVISION LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES;
2. NORTH 34° 19' 47" WEST, 116.17 FEET; THENCE;
3. CONTINUING, NORTH 51° 01' 53" EAST, 90.29 FEET, THENCE DEPARTING SAID DIVISION LINE AND WITH THE DIVISION LINE BETWEEN SAID PARCEL A-2, ON THE SOUTH AND SAID PARCEL B, ON THE NORTH;
4. SOUTH 34° 19' 47" EAST, 123.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,784 SQUARE FEET OR 0.248 ACRES



A-5
METES AND BOUNDS DESCRIPTION

NORTH WESTLAND DRIVE
RIGHT-OF-WAY
PLAT BOOK 54 PLAT NO. 4267
GAITHERSBURG DISTRICT
MONTGOMERY COUNTY, MARYLAND

BEGINNING AT THE INTERSECTION OF THE DIVISION LINE BETWEEN PARCEL B, BLOCK G, SECTION ONE, WALNUT HILL (PLAT NO. 24052), ON THE SOUTH AND LOT 1, BLOCK G, SECTION ONE, WALNUT HILL (PLAT BOOK 54 PLAT NUMBER 4267), ON THE NORTH WITH THE WESTERLY RIGHT-OF-WAY LIMITS OF NORTH WESTLAND DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) (PLAT BOOK 54 PLAT NUMBER 4267), THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH A LINE THROUGH SAID NORTH WESTLAND DRIVE;

1. SOUTH 34° 19' 47" EAST, 70.00 FEET TO THE EASTERLY RIGHT-OF-WAY LIMITS OF SAID NORTH WESTLAND DRIVE, THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING TWO (2) COURSES AND DISTANCES;
2. SOUTH 55° 40' 13" WEST, 394.98 FEET TO AN X-CUT SET, THENCE;
3. CONTINUING, SOUTH 10° 40' 13" WEST, 7.07 FEET, THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH A LINE THROUGH SAID NORTH WESTLAND DRIVE;
4. NORTH 34° 19' 47" WEST, 75.00 FEET TO THE WESTERLY RIGHT-OF-WAY LIMITS OF SAID NORTH WESTLAND DRIVE, THENCE WITH SAID WESTERLY RIGHT-OF-WAY LIMITS;
5. NORTH 55° 40' 13" EAST, 399.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,014 SQUARE FEET OR 0.643 ACRES

