

August 22, 2025

Page 1 of 3

Parcel ID: 09-00818176 (Parcel B)  
09-00818187 (Parcel C)

**Description of all of Parcel B and Part of Parcel C  
"Rosedale"  
Gaithersburg 9<sup>th</sup> Election District  
Montgomery County, Maryland**

**Tract 1 (Parcel B)**

Being all of Parcel B as shown on a plat of subdivision entitled "Parcels B & C, Rosedale" and recorded among the Land Records of Montgomery County, Maryland, as Plat No. 9659; also being all of the property acquired by Mirna Lizzette Lopez, Donna Wollin Sheehan and Brendan V. Sullivan, Jr, their successors and/or assigns, as trustees of the Eugene B. Casey Foundation U/T/D, from Mirna Lizzette Lopez, Trustee of the Betty Brown Casey Trust U/T/A, by a deed dated June 7, 2023, and recorded among the Land Records of Montgomery County, Maryland in Liber 67107 at folio 463; containing 207,024 square feet or 4.7526 acres of land, more or less.

**Tract 2 (Remainder of Parcel C)**

Being part of Parcel C as shown on a plat of subdivision entitled "Parcels "B" & "C", Rosedale" and recorded among the Land Records of Montgomery County, Maryland, as Plat No. 9659; also being all of the property acquired by Mirna Lizzette Lopez, Donna Wollin Sheehan and Brendan V. Sullivan, Jr, their successors and/or assigns, as trustees of the Eugene B. Casey Foundation U/T/D, from Mirna Lizzette Lopez, Trustee of the Betty Brown Casey Trust U/T/A, by a deed dated June 7, 2023, and recorded among the Land Records of Montgomery County, Maryland, in Liber 67107 at folio 463, and being more particularly described as follows:

Beginning for the same at a point at the westerly end of the northerly or 106.33 foot arc of Parcel C (labeled curve 2) as shown on the aforesaid Plat No. 9659; thence running with the outline of said Parcel C and binding on the southerly right of way lines of Nancy Place (60 foot wide public right of way) and the westerly right of way of O'Neill Drive (80 foot wide public right of way) as shown on the aforesaid Plat No. 9659, the following 4 courses and distances:

1. 106.31 feet along the arc of a curve deflecting to the left, having a radius of 315.00 feet (chord: South 68° 12' 47" East, 105.81 feet) to a point of tangency; thence
2. South 77° 52' 54" East, 217.34 feet to a point; thence

3. South  $36^{\circ} 16' 18''$  East, 37.38 feet to a point of nontangent curvature; thence
4. 254.00 feet along the arc of a curve deflecting to the left, having a radius of 360.00 feet (chord: South  $16^{\circ} 51' 15''$  East, 248.76 feet) to a point of nontangency at the easterly end of the southerly or South  $53^{\circ} 00' 00''$  West, 442.28 foot line of Parcel C as shown on the aforesaid Plat No. 9659; thence running with part of said southerly line of Parcel C and binding on the northerly right of way line of Interstate Route 370 as shown on the aforesaid State Highway Administration Plat No. 48410 the following course and distance:
5. South  $52^{\circ} 56' 06''$  West, 379.96 feet to a point at the easterly end of the northerly or South  $82^{\circ} 50' 00''$  East, 93.97 foot right of way line of Interstate Route 370 (line 1 of Parcel 3) as shown on State Highway Administration Plat No. 48472; thence running reversely with all of said right of way line the following course and distance:
6. North  $82^{\circ} 19' 39''$  West, 92.19 feet to a point on the westerly or South  $06^{\circ} 43' 41''$  West, 316.36 foot line of Parcel C as shown on the aforesaid Plat No. 9659; thence running with the outline of Parcel C and binding on the easterly outline of Parcel 2 as shown on a plat entitled "Reservation Plat of Land For Public Use, Outer Beltway" and recorded among the aforesaid Land Records at Plat No. 10311, and also binding on the northerly right of way line of Interstate Route 370 (variable width public right of way) as shown on State Highway Administration Plat No. 48471 and Plat No. 47472 the following 2 courses and distances:
7. North  $06^{\circ} 39' 47''$  East, 288.33 feet to a point; thence
8. South  $69^{\circ} 03' 51''$  West, 378.52 feet to a point at the southerly end of the westerly or South  $36^{\circ} 33' 00''$  West, 520.74 foot line of Parcel C; thence running reversely with all of said westerly parcel line of Parcel C and binding on the easterly lines of Park Unit 3 and Park Unit 4 as shown on a plat of subdivision entitled "City Parklands of Rosedale" and recorded among the aforesaid Land Records as Plat No. 11214 the following course and distance:

- 9. North 36° 29' 06" East, 520.74 feet to the Point of Beginning; containing 201,180 square feet or 4.6185 acres of land, more or less.

This description was prepared by Rodgers Consulting, Inc., and is in the Maryland Coordinate System [NAD83(2011), SPCS zone 1900(MD), U.S. Survey Feet], based on static GPS observations post-processed by the National Geodetic Survey's Online Positioning User Service (OPUS). Controlling points include RCI traverse station 9012. The average combined (scale x elevation) factor for the site is 0.99994001.

9012 North 530,633.168 East 1,261,609.655

The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

*Aaron E. Worley*

8-22-2025

For: Rodgers Consulting Inc.  
 By: Aaron Eugene Worley  
 Professional Land Surveyor  
 Maryland Registration No. 21539  
 (License Expiration Date: 12-23-2025)

Date



c:\acc\accdocs\rodgers consulting\mc-cog-rosedale casey property\project files\documents\surveying\descriptions\rezoning description (2025).docx