

- 9) N 51° 12' 23" W 37.32 feet to a point. Thence
- 10) N 82° 52' 35" W 113.12 feet to a point. Thence
- 11) N 18° 15' 51" W 90.45 feet to a point. Thence
- 12) N 58° 18' 31" W 34.57 feet to a point. Thence
- 13) S 82° 49' 55" W 208.38 feet to a point. Thence
- 14) N 36° 27' 19" W 276.24 feet the point of beginning.

Containing 5.7174 acres of land, more or less.

Being part of two (2) separate tracts or parcels of land described as follows;

- 1) ...in a conveyance from Gaithersburg-King Property Partnership unto the City of Gaithersburg by deed dated January 9, 1980 and recorded in Liber 5496, at Folio 202.
 - 2) ... in a conveyance from Gaithersburg-King Property Partnership unto the City of Gaithersburg by deed dated June 17, 1983 and recorded in Liber 6105, at Folio 849;
- Both being recorded among the land records of Montgomery County, Maryland.

The tract or parcel of land described herein being shown on Exhibit B entitled, "Property to be Conveyed to Montgomery County Public Schools", dated 08/26/2020, prepared by Triad Engineering, Inc. of Hagerstown, Maryland and recorded among Triad's files as Job Number 03-19-0195. This Exhibit B is intended to be attached hereto and made a part of this legal description.

This description was prepared by Triad Engineering, Inc. and the bearing system is based on NAD83 Maryland State Plane Coordinate System.

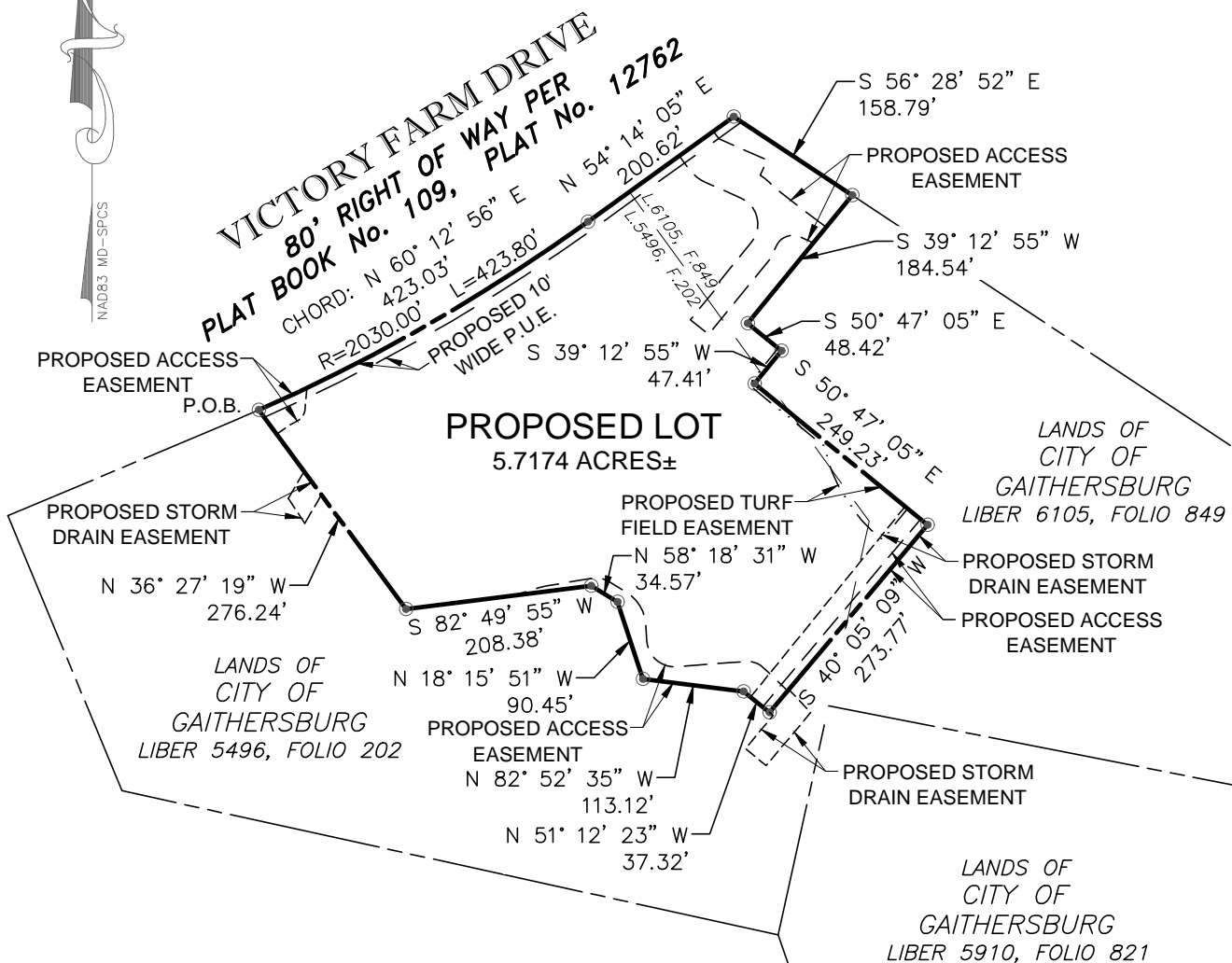
The undersigned being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

Prepared by: Ronald D. Bidle, Jr., PLS
Maryland Registration Number 21517
Expires: 07/13/2021



Ronald D. Bidle, Jr.

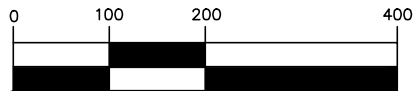
Exhibit B



NOTES:

1. THE PROPOSED LOT IS PART OF TWO PARCELS OF LAND OWNED BY THE CITY OF GAITHERSBURG AS SHOWN HEREON AND IS SUBJECT TO REVIEW AND APPROVAL OF THE SUBDIVISION PROCESS IN THE CITY OF GAITHERSBURG, MARYLAND.
2. THIS EXHIBIT WAS PREPARED IN CONJUNCTION WITH EXHIBIT A, A LEGAL DESCRIPTION OF THE PROPOSED LOT SHOWN HEREON.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

CADD FILE:
03190195 Exhibit B

DRAWN BY: R.D.B. CHECKED BY: R.D.B.

DATE: 10/22/2020 SCALE: 1"=200'

PROPERTY TO BE CONVEYED TO
MONTGOMERY COUNTY PUBLIC SCHOOLS
SITUATED IN THE CITY OF GAITHERSBURG,
MONTGOMERY COUNTY, MARYLAND
ELECTION DISTRICT: #09 TAX MAP: FT62 P/O PARCELS: N612 & P619

FILE NO: N/A
JOB NO: 03-19-0195



www.triadeng.com
1075-D SHERMAN AVENUE
HAGERSTOWN, MD 21740

among Triad's files as Job Number 03-19-0195. This Exhibit B-1 is intended to be attached hereto and made a part of this legal description.

This description was prepared by Triad Engineering, Inc. and the bearing system is based on NAD83 Maryland State Plane Coordinate System.

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.

Prepared by: Ronald D. Bidle, Jr., PLS
Maryland Registration Number 21517
Expires: 07/13/2021



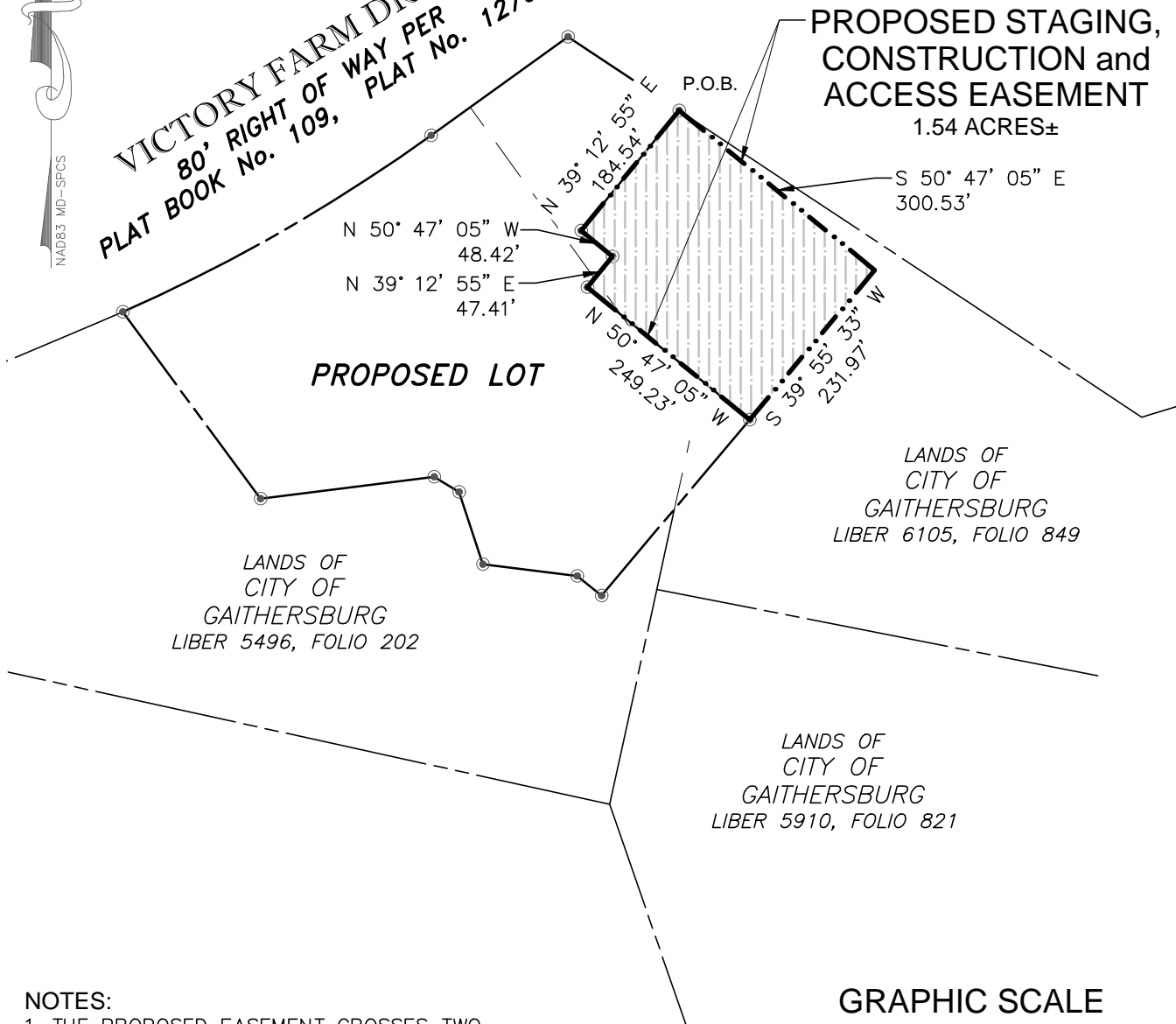
Ronald D. Bidle Jr.

Exhibit B-1



VICTORY FARM DRIVE
80' RIGHT OF WAY PER
PLAT BOOK No. 109, PLAT No. 12762

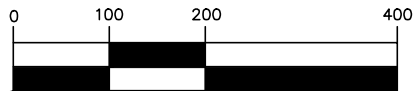
**PROPOSED STAGING,
 CONSTRUCTION and
 ACCESS EASEMENT**
 1.54 ACRES±



NOTES:

1. THE PROPOSED EASEMENT CROSSES TWO PARCELS OF LAND OWNED BY THE CITY OF GAITHERSBURG AS SHOWN HEREON.
2. THIS EXHIBIT WAS PREPARED IN CONJUNCTION WITH A LEGAL DESCRIPTION OF THE PROPOSED EASEMENT SHOWN HEREON.

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

| | |
|--|-----------------------|
| CADD FILE: 03190195 Exhibit B-1.dwg | |
| DRAWN BY: R.D.B. | CHECKED BY: R.D.B. |
| DATE: 08/26/2020 | SCALE: 1"=200' |

STAGING, CONSTRUCTION and ACCESS
 EASEMENT AREA TO BE CONVEYED TO
MONTGOMERY COUNTY PUBLIC SCHOOLS
 SITUATED IN THE CITY OF GAITHERSBURG,
 MONTGOMERY COUNTY, MARYLAND
 ELECTION DISTRICT: #09 TAX MAP: FT62 P/O PARCELS: N612 & P619
JOB NO: 03-19-0195 SHEET 1 of 1

TRIAD
TRIAD ENGINEERING, INC.
 www.triadeng.com
 1075-D SHERMAN AVENUE
 HAGERSTOWN, MD 21740

Number 03-19-0195. This Exhibit C is intended to be attached hereto and made a part of this description.

This description was prepared by Triad Engineering, Inc. and the bearing system is based on NAD83 Maryland State Plane Coordinate System.

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.

Prepared by: Ronald D. Bidle, Jr., PLS
Maryland Registration Number 21517
Expires: 07/13/2021



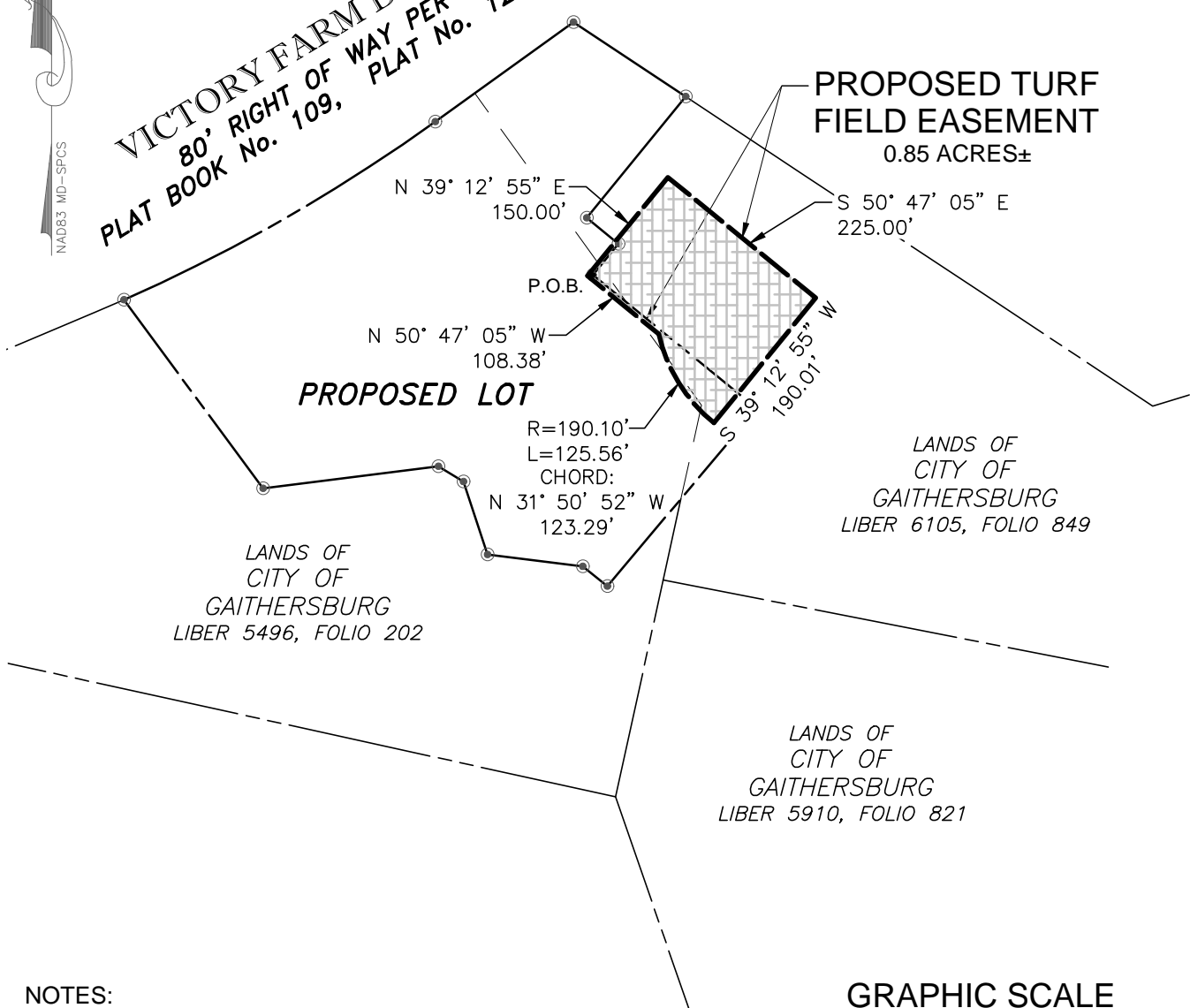
Ronald D. Bidle, Jr.

Exhibit C



VICTORY FARM DRIVE
80' RIGHT OF WAY PER
PLAT BOOK No. 109, PLAT No. 12762

PROPOSED TURF FIELD EASEMENT
 0.85 ACRES±



PROPOSED LOT

LANDS OF
 CITY OF
 GAITHERSBURG
 LIBER 5496, FOLIO 202

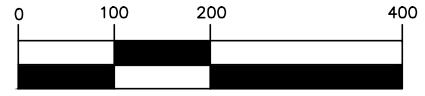
LANDS OF
 CITY OF
 GAITHERSBURG
 LIBER 6105, FOLIO 849

LANDS OF
 CITY OF
 GAITHERSBURG
 LIBER 5910, FOLIO 821

NOTES:

1. THE PROPOSED EASEMENT CROSSES TWO PARCELS OF LAND OWNED BY THE CITY OF GAITHERSBURG AS SHOWN HEREON.
2. THIS EXHIBIT WAS PREPARED IN CONJUNCTION WITH A LEGAL DESCRIPTION OF THE PROPOSED EASEMENT SHOWN HEREON.

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

| | | | | |
|--------------------------------------|-----------------------|---|---|---|
| CADD FILE: 03190195 Exhibit C.dwg | | TURF FIELD EASEMENT TO BE CONVEYED TO MONTGOMERY COUNTY PUBLIC SCHOOLS SITUATED IN THE CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND | www.triadeng.com 1075-D SHERMAN AVENUE HAGERSTOWN, MD 21740 | |
| DRAWN BY: R.D.B. | CHECKED BY: R.D.B. | | | ELECTION DISTRICT: #09 TAX MAP: FT62 P/O PARCELS: N612 & P619 |
| DATE: 09/08/2020 | SCALE: 1"=200' | | | JOB NO: 03-19-0195 SHEET 1 of 1 |