

X-7089-2015
7/20/15



PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

ANNEXATION OR DE-ANNEXATION APPLICATION

All information must be complete to initiate processing of application

SUBJECT PROPERTY

Location Southeast corner of Darnestown Road (MD. Route 28) and Quince Orchard Road (MD. Route 124)

APPLICANT(S)

Name (Business or Individual) Darnestown Valley - WHM LP and Darnestown Valley Petroleum WHM, LLC

Primary Contact William P. Magruder

Street Address 12165 Darnestown Road

City Gaithersburg State MD Zip Code 20878

Telephone Numbers: Work 301.921.9050 Cell _____ E-mail Address bmagruder@magrudercos.com

ATTORNEY OR APPLICANT'S REPRESENTATIVE

Name(s) Stephen J. Orens, Esq. and Casey L. Cirner, Esq., Miles & Stockbridge, PC

Street Address 11 N. Washington Street, Suite 700 20878

City Rockville State MD Zip Code 20850

Telephone Numbers: Work 301.762.1600 Cell 240.832.0382 E-mail Address sorens@milesstockbridge.com
ccirner@milesstockbridge.com

PROPERTY OWNER (S)

Name(s) Darnestown Valley - WHM LP and Darnestown Valley Petroleum, LLC (and see Petition)

Street Address 12165 Darnestown Road

City Gaithersburg State MD Zip Code _____

Telephone Numbers: Work 301.921.9050 Cell _____ E-mail Address bmagruder@magrudercos.com

TYPE OF APPLICATION

Annexation De-Annexation

PROPERTY DETAILS

Total Acreage 8.2877 Total Sq. Ft. 361,013 Number of Lots/Parcels 3 parcels and right of way

Potomac Valley Shopping Center; abutting Darnestown Road (MD Rt. 28) and Quince Orchard Road (MD Rt. 124) right of way

ANNEXATIONS ONLY

Present County Zoning NR -0.75 H-45 Requested Zoning MXD Requested Density _____

Proposed Use Shopping Center Parcel(s)/Lot/Block Parcels C, Residue of Parcels D, Residue of Parcel F

Tax Sheet ES 562 Tax Account Number(s) Parcel C 06-00401632; Residue of Parcel D 06-004043
Residue of Parcel F 06-02300505

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THE CHECKLIST BELOW IS A GENERAL GUIDE FOR ITEMS THAT ARE TYPICALLY REQUIRED FOR APPLICATIONS. PLEASE REFER TO ARTICLE 23A, § 19(o)(3)(ii) OF THE ANNOTATED CODE OF MARYLAND FOR COMPLETE REQUIREMENTS OR CONTACT PLANNING STAFF AT 301-258-6330 FOR CLARIFICATION

SUBMISSION REQUIREMENTS:

- Notarized Petition for Annexation or De-Annexation
- List of Owners with Addresses and Parcel Numbers
- Metes and Bounds Description, One (1) digital copy, Word or PDF
- Boundary Survey
- Vicinity Map
- Names and Addresses of Adjacent Property Owners Within 200 Feet
- Annexation Plan in Accordance with Article 23A, § 19(o)(3)(ii) of the Annotated Code of Maryland
- Approved Natural Resource Inventory and Forest Stand Delineation, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Statement in Support of Annexation/De-Annexation
- Applicable County and City Master Plan Sections

OPTIONAL SUBMISSIONS:

- Conceptual Site Plan or Sketch Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
 - Traffic Impact Statement
 - Concept Architectural Elevations, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
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**BEFORE
THE MAYOR AND CITY COUNCIL OF THE CITY OF GAITHERSBURG**

**PETITION OF DARNESTOWN VALLEY-WHM LP AND DARNESTOWN VALLEY
PETROLEUM WHM, LLC FOR ANNEXTION**

Darnestown Valley–WHM LP, a Maryland limited partnership and Darnestown Valley Petroleum WHM, LLC, a Maryland limited liability company (“Petitioners”), pursuant to Sections 4-401 *et. seq.*, Local Government Article of the Maryland Annotated Code (2013), hereby Petition the Mayor and City Council of the City of Gaithersburg, Maryland to annex into the corporate limits of the City of Gaithersburg (the “City”) that certain property described below. In support of this Petition, the Petitioner represents to the Mayor and City Council as follows:

1. The property that is the subject of this Annexation Petition is approximately 8.2877 acres or 361,013 square feet (the “Subject Property”) and consists of: (a) the three platted parcels known of record as Parcel C, the residue of Parcel D (“Parcel D”) and the residue of Parcel F (“Parcel F”), which together comprise the Potomac Valley Shopping Center South (f/n/a Quince Orchard Shopping Center) located in the southeast quadrant of the intersection of Quince Orchard Road (Md. State Route 124) and Darnestown Road (Md. State Route 28); (b) the abutting Darnestown Road right of way (“Route 28 Parcel”); and (c) the abutting Quince Orchard Road (Md. State Route 124) right of way (“Route 124 Parcel”).

2. The Subject Property is more particularly described by metes and bounds in the description attached hereto and incorporated herein as **Exhibit “A”** and depicted on the Boundary Survey/Annexation Plat prepared by Dewberry and dated May 20, 2014 and the Boundary Survey/Annexation Plan excerpt highlighting the Route 28 Parcel and Route 124 Parcel, both of which are attached hereto and incorporated herein as **Exhibit “B”** and **“B-1”**.

3. The platted parcels consist of approximately 4.6734 acres or 203,572 square feet and are identified on Tax Map ES 562 as Parcel “N272” (Parcel D); Parcel “N244” (Parcel C) and Parcel “N273” (Parcel F). A copy of Tax Map ES 562 is attached hereto and incorporated herein as **Exhibit “C”**. Parcel D was established pursuant to Plat No. 11291 and consists of approximately 168,577 square feet; Parcel C was established pursuant to Plat No. 9255 and consists of approximately 24,907 square feet; and Parcel F was established pursuant to Plat No.

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14305 and consists of approximately 10,046 square feet. A copy of Plats 9255, 11291 and 14305 are attached hereto and incorporated herein as **“Exhibit D.”**

4. Parcel C is owned solely and entirely by Darnestown Valley Petroleum WHM, LLC and Parcel D is owned solely and entirely by Darnestown Valley–WHM LP. The deeds evidencing ownership of Parcels C and D are recorded among the Land Records for Montgomery County, Maryland at Liber 6346, folio 807 and Liber 47880, folio 26, copies of which are attached hereto and incorporated herein as **Exhibit “E”**.

5. Parcel F is owned solely and entirely by Provident Bankshares Corporation, which on information and belief was merged into M&T Bank. The deed evidencing ownership of Parcel F is recorded among the Land Records for Montgomery County, Maryland at Liber 6024, folio 062, a copy of which is attached hereto and incorporated herein as **Exhibit “F”**.

6. The Route 28 Parcel consists of approximately six parcels totaling approximately 2.3209 acres or 101,099 square feet and is right of way for Darnestown Road (Md. Route 28). The Route 28 Parcel is comprised of: (i) land owned by Darnestown Valley–WHM LP, Darnestown Valley Petroleum WHM, LLC, Alexa Investors, LLC, Johnsons Family Enterprises, LLC and M&T Bank and dedicated to public use pursuant to those certain plats recorded among the Land Records for Montgomery County, Maryland as Plat Nos. 6952, 8135, 8719, 9255 and 11291, copies of which are attached hereto and incorporated herein as **Exhibit “G”** and see also **Exhibit “D”**; and (ii) land owned in fee simple by the Maryland State Highway Administration (“SHA”) pursuant to those deeds recorded among the Land Records for Montgomery County, Maryland at Liber 13415, folio 374, Liber 13900, folio 589 and Liber 1834, folio 343, all of which are more fully depicted on the SHA Right of Way Plat Nos. 10058-10062 and 54097. A copy of the deeds conveying fee simple title to SHA and the respective SHA right of way plats are attached hereto and incorporated herein as **Exhibits “H”** and **“I”**.

7. The Route 124 Parcel consists of approximately five parcels totaling approximately 1.2934 acres or 56,342 square feet and is right of way for Quince Orchard Road (Md. Route 124). The Route 124 Parcel is comprised of: (i) land owned by Darnestown Valley–WHM LP and dedicated to public use pursuant to that certain plat recorded among the Land Records for Montgomery County, Maryland as Plat No. 11291; (ii) original right of way, as depicted on **Exhibit “B”**; and (iii) land owned in fee simple by the SHA pursuant to those deeds recorded among the Land Records for Montgomery County, Maryland at Liber 13900, folio 589

and Liber 14925, folio 416, all of which are more fully depicted on the SHA Right of Way Plat Nos. 54097, 54132, and 54139. See **Exhibits “H”, “I” and “D”**.

7. The Subject Property is contiguous to and adjoining the existing boundaries of the corporate limits of the City of Gaithersburg.

8. The Subject Property is also within the boundaries of the City’s designated Maximum Expansion Limits (“MEL”) as depicted in the Growth Element of the City’s 2003 Master Plan, adopted April 6, 2009 and therefore, included in and consistent with the Growth Element’s analysis regarding the future adequacy of public facilities, including schools, libraries, police, fire and rescue, water and sewer, stormwater management and recreation. The applicable portions of the Growth Element of the City’s 2003 Master Plan are attached hereto and incorporated herein as **Exhibit “J”**.

9. The proposed annexation will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the City of Gaithersburg, real property proposed to be within the corporate limits of the City of Gaithersburg as a result of the proposed annexation, or any combination of such properties.

10. The Subject Property is currently classified in the NR – 0.75 H-45, Neighborhood Retail Zone pursuant to the Montgomery County (“County”) Zoning Ordinance and official Zoning Map, a copy of which is attached hereto and incorporated herein as **Exhibit “K”**.

11. The Subject Property is currently within the County’s Potomac Planning Area as defined by the Maryland-National Capital Park and Planning Commission and is subject to the 2002 Approved and Adopted Potomac Subregion Master Plan. The Potomac Subregion Master Plan identifies the area within which the Subject Property is located as “North Potomac.” The Potomac Subregion Master Plan recommends that the Subject Property be classified in the C-1 Zone, the zoning classification of the Subject Property prior to the adoption of the comprehensive revision to the County Zoning Ordinance. The C-1 Zone is similar to the current commercial zone. The applicable portions of the County’s Master Plan are attached hereto and incorporated herein as **Exhibit “L”**.

12. The zoning classification for the Subject Property proposed by this Petition is the MXD, Mixed Use Development Zone and is consistent with the recommendation for the Subject Property set forth in the City of Gaithersburg 2009 Land Use Plan (“City Master Plan”). The City’s Master Plan recommends that the retail shopping center property be classified in the MXD

zone upon annexation. The City Master Plan contains the same recommendation for the remainder of the retail shopping center (Potomac Valley Shopping Center North) situated on the north side of Darnestown Road, within the Gaithersburg corporate limits. See **Exhibit “M”**.

13. The MXD zoning classification proposed for the Subject Property upon annexation does not permit development of the annexed land for land uses that would be substantially different than the uses permitted in the NR – 0.75 H-45 Zone by the Montgomery County Zoning Ordinance; further the proposed MXD zoning classification would not permit development at a substantially higher density than that allowed by the County’s NR – 0.75 H-45 zoning classification standards.

14. Petitioners are the owners of more than 25% of the assessed valuation of the Subject Property and there are no persons residing within the area of the Subject Property who are registered voters in the precinct within which the Subject Property is located. No additional consents to this Annexation Petition are required under Sections 4-401, *et seq.*, Local Government Article of the Maryland Annotated Code.

15. Petitioners reserve the right to withdraw this Petition without liability to the City (except for costs of public notice advertising), if the conditions of annexation as specified in the Annexation Agreement and as set forth in the Annexation Resolution are substantially different and/or materially changed to Petitioners’ detriment, as determined by Petitioners in their sole and absolute discretion. Petitioners may elect to withdraw this Annexation Petition and terminate the Annexation Agreement at any time prior to the effective date of the Annexation Resolution.

16. The following Exhibits are submitted in support of this Petition and incorporated herein:

- | | |
|-------------|--|
| Exhibit A | Legal Description |
| Exhibit B | Boundary Survey/Annexation Plat |
| Exhibit B-1 | Boundary Survey/Annexation Plat Excerpt |
| Exhibit C | Tax Map ES562 |
| Exhibit D | Plats 9255, 11291 and 14305 |
| Exhibit E | Parcel C and D Deed |
| Exhibit F | Parcel F Deed |
| Exhibit G | Plat Nos. 6952, 8135 and 8719 Dedicating Right of Way to SHA |
| Exhibit H | SHA Property Deeds |

- Exhibit I SHA Plat Nos. 10058-10062; 54097, 54132 and 54139
- Exhibit J Excerpts from the Growth Element of the City of Gaithersburg's 2003 Master Plan, adopted April 6, 2009; excerpts from the City of Gaithersburg's Land Use Element of the General Plan for the City of Gaithersburg, including the recommendation for the annexation of the Subject Property; and City of Gaithersburg Mayor and Council Resolution No. R-88-11, adopting the 2009 Land Use Element Amendment to the General Plan for the City of Gaithersburg Master Plan
- Exhibit K Certified copy of Montgomery County Zoning Map for the Subject Property
- Exhibit L Excerpts from Montgomery County 2002 Approved and Adopted Potomac Subregion Master Plan
- Exhibit M List of entities with an ownership interest in the Subject Property and Adjoining and Confronting Property Owners
- Exhibit N Approved NRI/FSD
- Exhibit O Sections 24-160D.1, *et seq.*, Division 19, MXD Zone, Mixed Use Development, Article III, Chapter 24 of the City of Gaithersburg Zoning Ordinance, and O-03-13, amending the MXD Zone
- Exhibit P Vicinity Map
- Exhibit Q MXD Zone Justification Statement
- Exhibit R Sketch Plan
- Exhibit S Existing Conditions Plan

>>>SIGNATURE PAGE TO FOLLOW<<<

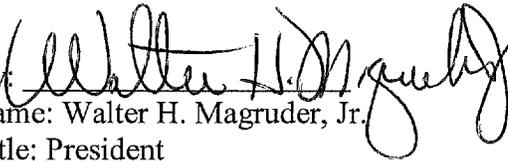
WHEREFORE, DARNESTOWN VALLEY-WHM LP and DARNESTOWN VALLEY PETROLEUM WHM, LLC respectfully request that the Mayor and City Council of the City of Gaithersburg initiate the process required by law for final enactment of a Resolution annexing the Subject Property into the corporate boundaries of the City of Gaithersburg.

PETITIONERS

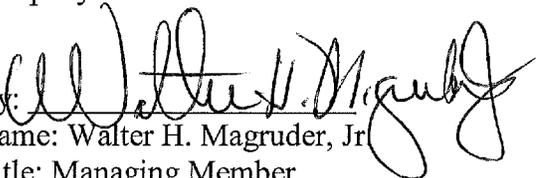
DARNESTOWN VALLEY – WHM LP,
a Limited Partnership

By: Its: General Partner

Darnestown Valley, Inc.,
a Maryland corporation

By: 
Name: Walter H. Magruder, Jr.
Title: President

DARNESTOWN VALLEY PETROLEUM
WHM, LLC, a Maryland limited liability
company

By: 
Name: Walter H. Magruder, Jr.
Title: Managing Member

STATE OF MARYLAND
COUNTY OF MONTGOMERY, TO WIT:

I HEREBY CERTIFY, that on this 7th day of July, 2015 before me, a Notary Public of the aforesaid State, personally appeared **WALTER H. MAGRUDER, JR., PRESIDENT OF DARNESTOWN VALLEY, INC.,** a Maryland corporation and **GENERAL PARTNER of DARNESTOWN VALLEY – WHM LP** and managing member of **DARNESTOWN VALLEY PETROLEUM, LLC,** a Maryland limited liability company, who acknowledged himself to be, was known to me (or satisfactorily proven) to be the person whose name is subscribed to the above and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



Notary Public

My Commission Expires:

KAROLINA A. WEBB
Notary Public-Maryland
Montgomery County
My Commission Expires
October 29, 2017

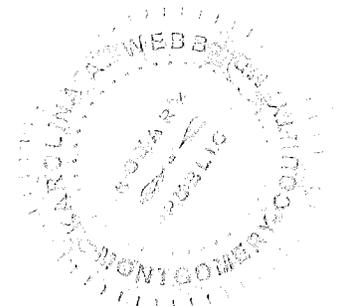


EXHIBIT "A"

LEGAL DESCRIPTION

LANDS TO BE ANNEXED INTO THE CITY OF GAITHERSBURG, MARYLAND DARNESTOWN ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

Being the following thirteen (13) pieces, parcels or strips of land:

- All of Parcel C as shown and described on a plat of subdivision entitled "QUINCE ORCHARD SHOPPING CENTER", recorded among the Land Records of Montgomery County, Maryland in Plat Book 87 at Plat 9255;
 - That certain parcel of land abutting said Parcel C containing 3,733 square feet, which land was dedicated to public use in said Plat Book 87 at Plat 9255;
 - The residual portion of Parcel D as shown and described on a plat of subdivision entitled "QUINCE ORCHARD SHOPPING CENTER", recorded among the said land records in Plat Book 100 at Plat 11291;
 - That certain parcel of land abutting said Parcel D containing 11,194 square feet which land was dedicated to public use in said Plat Book 100 at Plat 11291;
 - That part of said Parcel D conveyed to the State Highway Administration of the Department of Transportation acting for and on behalf of the State of Maryland by Darnestown Valley – WHM Limited Partnership by deed dated January 30, 1996, recorded among said land records in Liber 13900 at folio 589;
 - The residual portion of Parcel F as shown and described on a plat of subdivision entitled "QUINCE ORCHARD SHOPPING CENTER", recorded among the Land Records of Montgomery County, Maryland in Plat Book 122 at Plat 14305;
 - That part of said Parcel F conveyed to the State Highway Administration of the Department of Transportation acting for and on behalf of the State of Maryland by Citizens Savings and Loan Association, Inc. by deed dated May 23, 1995, recorded among said land records in Liber 13415 at folio 374;
 - A portion of the land conveyed by Donald L. Snyder et al to the State of Maryland, to the use of the State Roads Commission of Maryland, by deed dated May 4, 1953, recorded among said land records in Liber 1834 at folio 343
 - A portion of that certain 17,869 square feet parcel of land dedicated to public use on a plat entitled "PARCEL A, QUINCE ORCHARD SHOPPING CENTER", recorded among said land records in Plat Book 80 at Plat 8135
 - A portion of that certain parcel of land abutting Darnestown-Rockville Road dedicated to public use on a plat entitled "PARCEL B, QUINCE ORCHARD SHOPPING CENTER", recorded among said land records in Plat Book 84 at Plat 8719

- A portion of the land conveyed to the State Highway Administration of the Department of Transportation acting for and on behalf of the State of Maryland by The Board Of Education of Montgomery County, Maryland by deed dated May 19, 1992, recorded among said land records in Liber 14925 at folio 416
 - A portion of that certain strip of land dedicated to public use on a plat entitled "QUINCE ORCHARD, PARCEL A, JOHNSONS FLOWER CENTER", recorded among said land records in Plat Book 72 at Plat 6952
 - A portion of the land conveyed by Charles Herman Rabbit to the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, by deed dated May 7, 1954, recorded among said land records in Liber 1917 at folio 261, the perimeter of the above listed pieces, parcels or strips of land more particularly described by bearings and distances in the WSSC Meridian per said Plat 11291, as follows:

Beginning for the outline of the property to be annexed at an iron pipe found set in the ground on the southerly right of way line of Darnestown Road (MD Rte. 28) as shown on Maryland State Highway Administration Plat No. 54139, said pipe also lying at the northeasterly corner of said Parcel D of Quince Orchard Shopping Center, and running thence with the line between said Parcel D and the land of Montgomery County, Maryland (L.7468 F.207)

- (1) South 18°29'50" West, 375.89 feet to the southeasterly corner of said Parcel D; thence running with the line between said Parcel D and the land of Montgomery County, Maryland (L.13619 F.253)
- (2) North 71°30'07" West, 466.78 feet to a point on the easterly right of way line of Quince Orchard Road (MD Rte. 124) as shown and described on Maryland State Highway Administration Plat No. 54097 for the widening of said road; thence running across Quince Orchard Road
- (3) North 74° 14' 01" West, 117.33 feet to a point on the westerly right of way line of said road, said line now being the easterly line of Quince Orchard High School (L.6973 F.395), said point lying 65.00 feet left of Base Line of Right of Way Station No. 5+35 on said Plat No. 54097; thence running with the lines of said plat along the westerly right of way of Quince Orchard Road
- (4) North 06° 18' 49" East, 65.38 feet to a point; thence
- (5) North 00° 10' 01" East, 97.36 feet to a point; thence
- (6) 110.95 feet along the arc of a curve deflecting to the right having a radius of 774.20 feet and a chord bearing and distance of North 04° 16' 21" East, 110.86 feet to a point; thence
- (7) North 04° 59' 06" West, 56.58 feet to a point; thence
- (8) North 00° 31' 50" West, 40.00 feet to a point; thence
- (9) North 26° 06' 50" West, 65.32 feet to a point; thence
- (10) North 13° 43' 44" East, 36.15 feet to a point on the southerly right of way line of Darnestown Road (MD Rte. 28), said point lying 28.85 feet right of Base Line of

Right of Way Station No. 157+87 as shown on said Plat No. 54097; thence running across Darnestown Road

(11) North 19° 16' 25" East, 106.10 feet to a point on the northerly right of way line of Darnestown Road, said point lying 76.78 feet left of Base Line of Right of Way Station No. 157+96.92 on said Plat 54097, said point being the southwesterly end of the right of way truncation for the northwesterly quadrant of the Darnestown Road / Quince Orchard Road intersection, said truncation also being the N 72°31'30" E, 103.21 feet line found on said Plat 6952; thence running with said truncation line

(12) North 72° 24' 46" East, 102.99 feet to a point on the westerly right of way line of Quince Orchard Road, said point lying 72.32 feet left of Base Line of right of Way Station No. 11+12.94 on said Plat No.54097; thence crossing Quince Orchard Road

(13) South 71° 53' 53" East, 133.22 feet to a point on the existing corporate line of the city of Gaithersburg, said point lying at the end of the third or N 15°45'10" W, 84.60 feet line described in City of Gaithersburg Resolution No. B-40-69, thence running in reverse direction with said third line

(14) South 15° 50' 25" East, 84.60 feet; thence running in reverse direction with the second line of said resolution

(15) 105.00 feet along the arc of a curve deflecting to the right having a radius of 2,351.83 feet and a chord bearing and distance of South 68° 45' 00" East, 105.00 feet to the end of the first line of said resolution; thence running in reverse direction with part of said first line

(16) South 67°28'27" East, 379.05 feet to a point lying 181.58 feet from the point of beginning of said resolution; thence crossing Darnestown Road

(17) South 22° 31' 36" West, 120.98 feet to the point of beginning herein, containing 361,013 square feet or 8.2877 acres of land.

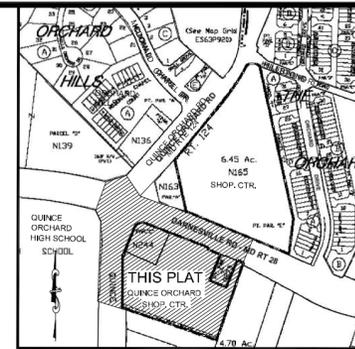
The undersigned, being a licensed surveyor, under the employ of Dewberry & Davis LLC, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13,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



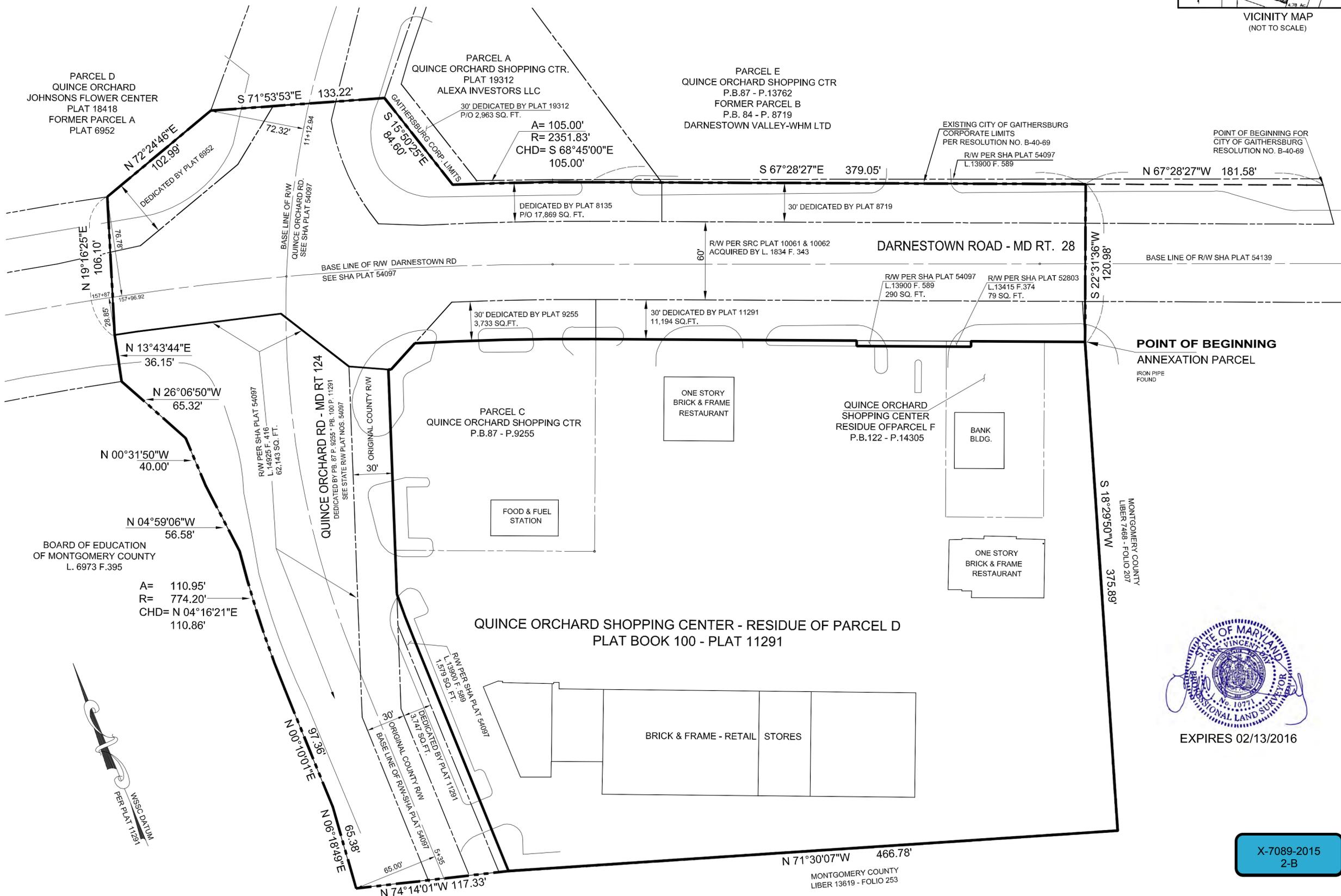
Expires 02/13/2016

NOTES:

- (1) THIS SURVEY WAS PREPARED SOLELY FOR PURPOSES ASSOCIATED WITH ANNEXATION OF THE PROPERTY. IN THAT REGARD, IT IS A "SPECIAL PURPOSE SURVEY" AS DEFINED UNDER SECTION 09.13.06.11 OF THE CODE OF MARYLAND REGULATIONS ADDRESSING MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.
- (2) THE ANNEXATION BOUNDARY HEREON HAS BEEN COMPILED FROM A COMBINATION OF DEWBERRY'S BOUNDARY SURVEY OF QUINCE ORCHARD SHOPPING CENTER, AND PUBLIC RECORDS CONSISTING OF: STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY PLATS, SUBDIVISION RECORD PLATS, DEED DESCRIPTIONS, AND CITY OF GAITHERSBURG ANNEXATION RESOLUTION NO. B-40-69. THOSE PORTIONS OF THE ANNEXATION BOUNDARY WHICH ENCOMPASS DARNESTOWN ROAD ARE NOT THE SUBJECT OF A FIELD-RUN BOUNDARY SURVEY, BUT HAVE BEEN RESOLVED BY GEOMETRIC CONSTRUCTION FROM THE INDICATED RECORDS.
- (3) THE AREA OF THE ANNEXATION BOUNDARY DESCRIBED HEREON IS: 361,013 SQUARE FEET OR 8.288 ACRES.



VICINITY MAP
(NOT TO SCALE)



EXPIRES 02/13/2016



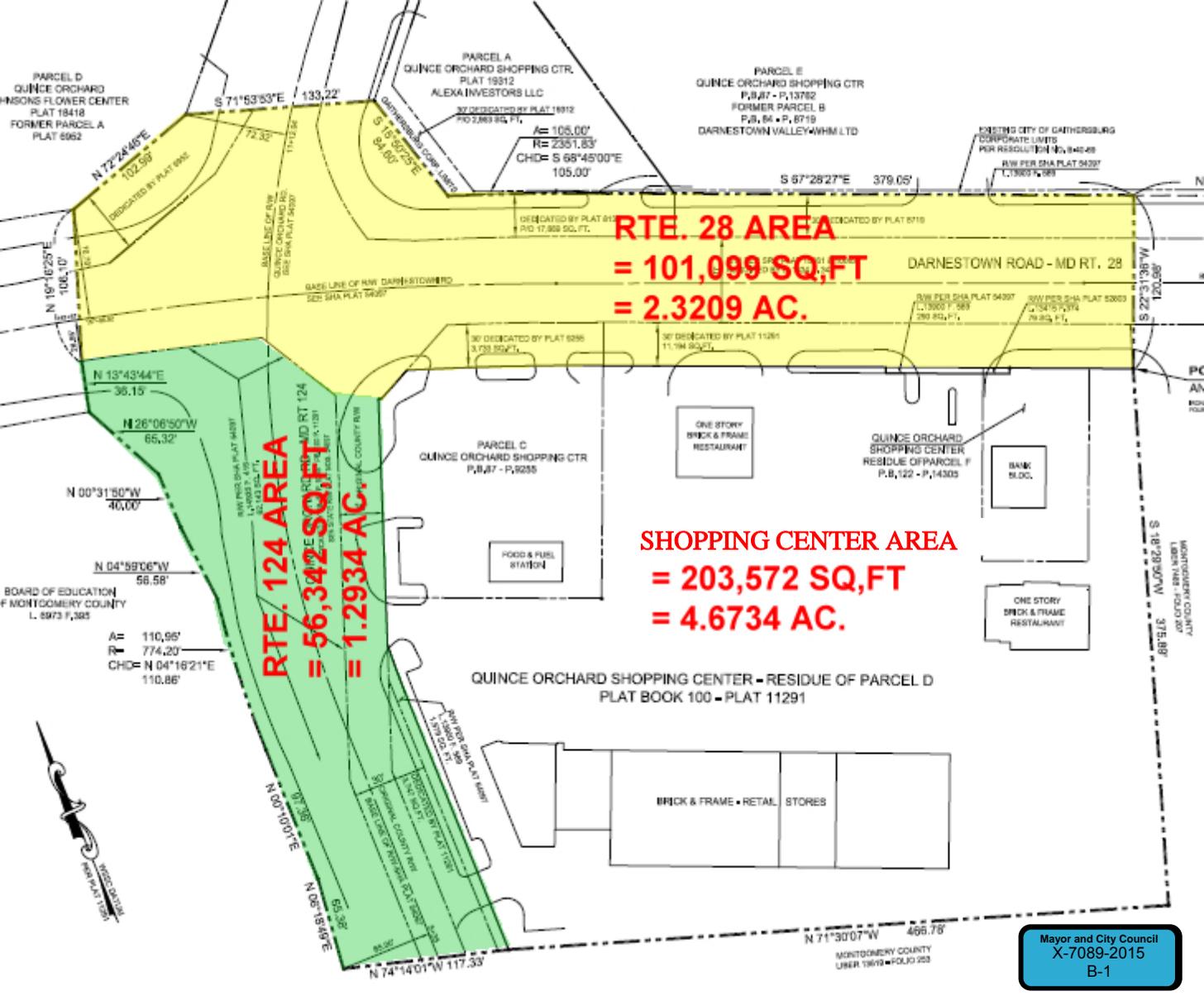
321 Ballenger Center Drive, Suite 101
Frederick, MD 21703
(301) 663-3158 Fax: (301) 663-3679

EXHIBIT "B"
LANDS TO BE ANNEXED INTO THE CITY OF GAITHERSBURG, MD
PORTIONS OF QUINCE ORCHARD SHOPPING CENTER AND OTHER ABUTTING ROAD PARCELS
DARNESTOWN ELECTION DISTRICT (NO. 6)
MONTGOMERY COUNTY, MARYLAND

DATE: MARCH 2014
SCALE: 1" = 50'
SHEET 1 OF 1
DRAWING NO: BS 07-029A

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LAST REVISION: June 25, 2014



RTE. 28 AREA
= 101,099 SQ,FT
= 2.3209 AC.

RTE. 124 AREA
= 56,342 SQ,FT
= 1.2934 AC.

SHOPPING CENTER AREA
= 203,572 SQ,FT
= 4.6734 AC.

PARCEL A
 QUINCE ORCHARD SHOPPING CTR.
 PLAT 19912
 ALEXA INVESTORS LLC
 BY REDEVELOPMENT PLAT 19912
 PRO 2,883 SQ. FT.

PARCEL E
 QUINCE ORCHARD SHOPPING CTR
 P.8,87 - P.13762
 FORMER PARCEL B
 P.8,84 - P.8719
 DARNESTOWN VALLEY WHM LTD

PARCEL C
 QUINCE ORCHARD SHOPPING CTR
 P.8,87 - P.8255

QUINCE ORCHARD SHOPPING CENTER - RESIDUE OF PARCEL D
 PLAT BOOK 100 - PLAT 11291

ONE STORY
 BRICK & FRAME
 RESTAURANT

QUINCE ORCHARD
 SHOPPING CENTER
 RESIDUE OF PARCEL F
 P.8,122 - P.14305

BANK
 BLDG.

ONE STORY
 BRICK & FRAME
 RESTAURANT

FOOD & FUEL
 STATION

BRICK & FRAME - RETAIL
 STORES

PARCEL D
 QUINCE ORCHARD
 HINSONS FLOWER CENTER
 PLAT 18418
 FORMER PARCEL A
 PLAT 5952

BOARD OF EDUCATION
 F MONTGOMERY COUNTY
 L. 8973 P. 385

A= 110.98'
 R= 774.20'
 CHCD= N 04°16'21"E
 110.86'

