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March 2, 2021

VIA ELECTRONIC AND HAND DELIVERY

Mr. Marc Elrich
County Executive
c/o Mr. Christopher Conklin, Director
Montgomery County Department of Transportation
101 Monroe Street, 10th Floor
Rockville, MD 20850

Re: Abandonment of a Portion of Liberty Mill Road
Germantown, Maryland

Dear Mr. Elrich:

We are writing on behalf of Kingsview Station Joint Venture (the “Applicant”) to request abandonment of portions of the Liberty Mill Road right-of-way in Germantown, Maryland, as more particularly shown on Exhibit “A” (the “Subject Right-of-Way”). The requested abandonment is necessary to facilitate the realignment and extension of Liberty Mill Road, in connection with the redevelopment of the surrounding property.

Currently, Liberty Mill Road dead ends in a cul-de-sac just north of Leaman Farm Road. However, the Applicant is proposing to reconfigure this public street to complete the connection between Clopper Road and Leaman Farm Road (a connection that has not existed at this location since the relocation of MD 118). The new Liberty Mill Road has been designed to maintain the existing access point along Clopper Road and, in accordance with the intersection spacing requirements of the Subdivision Ordinance, to align with Ale House Circle on the south side of Leaman Farm Road¹ (*see* Exhibit “B”). To facilitate this improved public roadway, the

¹ The proposed alignment and configuration of Liberty Mill Road was thoroughly vetted by M-NCPPC and MCDOT in connection with the Local Map Amendment and will be finalized in connection with the forthcoming Preliminary Plan.

Applicant is seeking to abandon only those portions of the existing right-of-way that fall outside of the proposed new Liberty Mill Road right-of-way, including:

- (1) 7,013 square feet (\pm), shown in red, which is part of the original 30' roadbed for MD 118, the right-of-way for which was acquired through prescriptive use. The public need for the roadway is documented through the Commission dated June 21, 1850 and recorded at Liber STS 4, Folio 524, and the configuration of the roadbed was subsequently shown on SHA/SRC Plat "CQC". The State Highway Administration of the Department of Transportation and the Board of Public Works of Maryland conveyed all rights, title and interest in this land to Montgomery County, Maryland by Road Conveyance Deed dated May 24, 2001 recorded among the Land records for Montgomery County at Liber 19295, Folio 784 (*see* Exhibit "C").
- (2) 3,745 square feet (\pm), shown in yellow, which is part of the cul-de-sac bulb constructed in connection with the relocation of MD 118. It is presumed that this portion of the roadbed was acquired through prescriptive use. Although shown on SRC Plat No. 51172, the Applicant has been unable to find any further documentation regarding the creation of this right-of-way in the Land Records (*see* Exhibit "D").
- (3) 4,556 square feet (\pm), shown in grey, which is part of the original 30' roadbed for MD 118, the right-of-way for which was acquired through prescriptive use. The public need for the roadway is documented through the Commission dated June 21, 1850 and recorded at Liber STS 4, Folio 524, and the configuration of the roadbed was subsequently shown on SHA/SRC Plat "CQC" (*see* Exhibit "C" for copies of the Commission and CQC Plat).²
- (4) 1,246 square feet (\pm), highlighted in orange, that was included in a larger tract of land taken by Montgomery County, Maryland for the relocation of MD 118, as evidenced by the Inquisition dated May 30, 1997, and recorded in the Land Records of Montgomery County, Maryland at Liber 15709, Folio 104 (*see* Exhibit "E").
- (5) 5,330 square feet (\pm), highlighted in green, conveyed to Montgomery County, Maryland for the relocation of MD 118, as evidenced by that certain Deed dated February 12, 1997, and recorded in the Land Records of Montgomery County, Maryland at Liber 14761, Folio 001, (*see* Exhibit "F").

² Because this portion of the road is no longer physically present and because we can find no other documents in the Land Records or from the State Highway Administration documenting its precise boundaries, there is nothing from which a metes and bounds description can be prepared for this portion of the Subject Right-of-Way.

- (6) 556 square feet (\pm), highlighted in blue, conveyed to Montgomery County, Maryland for the relocation of MD 118, as evidenced by Deed dated December 16, 1999, recorded in the Land Records of Montgomery County at Liber 17807, Folio 092 (see Exhibit "G").

Additionally, the Applicant is concurrently seeking the disposition of 7,132 square feet (\pm) of Liberty Mill Road (described in paragraphs 4, 5 and 6 above and shown on Exhibit "H") that is owned in fee simple by Montgomery County. The Applicant will file a separate application with the Department of General Services for the disposition of these portions of Liberty Mill Road.

As discussed in detail below, the abandonment and disposition will facilitate the development of this vacant and underutilized property, located in the southeast quadrant of the intersection of MD-118 and Clopper Road (the "Property"), with a context sensitive, mixed-use, predominately residential development. The portion of right-of-way subject to this request for abandonment is no longer necessary for present or future public use. In fact, the requested abandonment will facilitate improved public pedestrian and vehicular circulation, as compared to the existing conditions.

I. Property Background and History of Right-of-Way

The Property is currently undeveloped and is comprised of several individual parcels, generally bounded to the north by Clopper Road (MD 117), Germantown Road (MD 118) to the west, the Germantown Commuter Parking Lot and Kingsview Village Center Commercial to the east, and Leaman Farm Road to the south.³ Liberty Mill Road runs through the approximate center of the Property and terminates in a cul-de-sac just north of Leaman Farm Road. The existing right-of-way is poorly maintained and also presents safety concerns – because the right-of-way is an dead-end street and surrounded by vacant land on all sides, there are no "eyes on the street" for this portion of Liberty Mill Road.

Liberty Mill Road was previously operated as MD-118, prior to its expansion and relocation in the 1980's. Given the age of the Liberty Mill Road right-of-way, the records regarding the creation of the original roadbed are somewhat incomplete. To our knowledge, the public need for the roadway was first referenced in a "Commission" dated June 21, 1850 and recorded at Liber STS 4, Folio 524 (the "1850 Commission"). The 1850 Commission reflects a determination that a public need existed for the creation of a 30' roadbed for public convenience, and estimates the damages that would have been due to the individual property owners impacted by the road construction. However, there is no language in this document indicating the land

³ The parcel located in the southwest quadrant of the intersection of Liberty Mill Road and Clopper Road, more particularly known as part of Parcel P168 in the "Friend in Need" Subdivision, is owned by Potomac Electric Power Co. ("Pepco") and is not part of the Property.

was actually conveyed or taken. Subsequently, the 30' roadbed was reflected on a State Roads Commission Plat (Plat "CQC"). Although this Plat contains "grant and convey" language, there are no signatures or other evidence to sufficiently demonstrate that the conveyance was effectuated through the Plat. As such, based on our research and these records, the original 30' roadbed appears to have been acquired through prescriptive use. Only a portion of this original roadbed is still physically present today, although we are seeking abandonment based on the right-of-way delineated on Plat "CQC", to provide a clean record of title moving forward.⁴ The rights, interest, and title to the former MD-118 right-of-way (running south of MD 117 and continuing to the intersection with Wisteria Avenue), which includes part the Subject Right-of-Way,⁵ was subsequently transferred from SHA to Montgomery County by Road Conveyance Deed dated May 24, 2001 and recorded at Liber 19295, Folio 784 (*see* Exhibit "C").

The western half of the cul-de-sac also appears to have been acquired through prescriptive use. Although this portion of the road is reflected on SHA/SRC Plat No. 51172, we can find no corresponding documentation recorded among the Land Records concerning the dedication and/or conveyance of this right-of-way. Therefore, this portion of the Subject Right-of-Way also is presumed to have been acquired through prescriptive use.

The other portions of the cul-de-sac bulb, along with the segments of the right-of-way on the east side of Liberty Mill Road and at the intersection of Clopper Road and Liberty Mill Road, which are included in this abandonment application, were acquired by the State Highway Administration or Montgomery County.

II. Proposed Redevelopment

In accordance with the County's goals, as expressed through *1989 Approved and Adopted Germantown Master Plan* (the "Master Plan"), the Applicant is proposing to redevelop the Property with a mixed-use, predominately residential development. Specifically, the Applicant proposes to redevelop the Property with up to 61 residential townhouse units and 12,000 square feet of non-residential use (the "Project"). To facilitate this redevelopment, the Applicant recently obtained approval of Local Map Amendment No. H-131, which rezoned the Property from R-200 and R-200/TDR 6.0 Zones to the CRNF-1.0, C-0.25, R-0.75, H-55' Zone. To

⁴ Given that the 30' roadbed was created through prescriptive use, any rights to the portion of the road south of the cul-de-sac bulb would have terminated when the cul-de-sac was constructed, and thus no longer put to public use for which it was initially created. Nonetheless, the portion of the Subject Right-of-Way between the cul-de-sac bulb and Leaman Farm Road is being included in this Application for purposes of creating a clean record of title as this project moves forward.

⁵ The right-of-way subject to the Road Conveyance Deed specifically includes the right-of-way beginning at the cul-de-sac located 0.12 miles south of MD 117 (Clopper Road). As such, the Deed does not appear to include the portion of the Subject Right-of-Way that falls between Leaman Farm Road and the cul-de-sac bulb, presumably because this portion of the right-of-way was no longer being used and/or physically present at the time the Road Conveyance Deed was effectuated. However, through the Road Conveyance Deed, SHA clearly intended to transfer all of its right, title and interest to the old MD 118 roadbed.

accommodate the redevelopment, the Applicant will soon be filing a Preliminary Plan of Subdivision to subdivide the Property into a series of lots and parcels.

The Applicant initially proposed to create a series of private streets within the Project. However, after extensive discussions with M-NCPPC Staff and MCDOT Staff in connection with the Local Map Amendment, the Applicant has redesigned the Project to provide public road connections to Leaman Farm Road, Clopper Road and Germantown Road (*see* Exhibit “B”). Particularly relevant to this discussion, the Project includes the realignment and reconstruction of Liberty Mill Road through a central s-curve road that runs through the approximate center of the Property, connecting Clopper Road and Leaman Farm Road. As such, the Project will greatly improve pedestrian and vehicular circulation by replacing the existing, poorly maintained, dead-end road with an activated through street.

The proposed roadway has been strategically designed to maintain the existing access point along Clopper Road and, in accordance with intersection spacing requirements of the Subdivision Ordinance, to align with the current access point on the southern side of Leaman Farm Road – Ale House Circle. The proposed alignment and configuration of Liberty Mill Road was thoroughly vetted by M-NCPPC and MCDOT in connection with the Local Map Amendment and will be finalized in connection with the forthcoming Preliminary Plan. This Application seeks merely to abandon those portions of the existing right-of-way that fall outside the new Liberty Mill Road.

III. Discussion of Required Findings

Pursuant to Section 49-63 of the Montgomery County Code, a right-of-way may be abandoned if:

1. *The right-of-way is no longer necessary for present public use or anticipated public use in the foreseeable future, or*
2. *The abandonment or closing is necessary to protect the health, safety and welfare of the residents near the right-of-way to be abandoned or closed. In assessing health, safety, and welfare issues, the Council may consider:*
 - a. *any adopted land use plan applicable to the neighborhood;*
 - b. *safe and efficient pedestrian and vehicular traffic patterns and flows, together with alternatives, in the immediate neighborhood, for local and through traffic; and*
 - c. *changes in fact and circumstances since the original dedication of the right-of-way.*

As explained more fully below, the proposed abandonment satisfies these requirements.

1. The right-of-way is no longer necessary for present public use or anticipated public use in the foreseeable future.

The right-of-way requested to be abandoned is no longer necessary for present or anticipated public use. The right-of-way was originally created circa 1920 as part of old MD 118. Since the expansion and relocation of MD 118 in the 1980's, the Subject Right-of-Way is no longer being used for the purposes for which it was created. As discussed above, the Subject Right-of-Way is a poorly maintained, dead-end street, surrounded by vacant land on all sides. As such, the current roadway no longer provides any real pedestrian or vehicular circulation. Rather, the abandonment will facilitate improved pedestrian and vehicular circulation through the realignment and reconstruction of Liberty Mill Road, which will complete the connection between Clopper Road and Leaman Farm Road. This Application merely seeks abandonment of those portions of the Subject Right-of-Way that fall outside of the new, proposed Liberty Mill Road right-of-way.

2. The abandonment is necessary to protect the health, safety and welfare of the residents near the right-of-way to be abandoned.

- a. *The abandonment promotes the goals and objectives of the Germantown Master Plan.*

The Property is located within the *1989 Approved and Adopted Germantown Master Plan*. Specifically, the Property falls within the eastern portion of the Clopper Village planning area (Analysis Area CL-6), which is recommended to include a Village Center to serve the nearby Kingsview Village. The Village Center was to include up to 170,000 square feet of retail development and professional office space with most of the area (approximately 90%) devoted to retail use. The remaining portion of the Analysis Area was recommended for residential development and the construction of a park and ride facility. The park-and-ride facility and Village Center were developed just east of the Property. The Property is the only portion of the Analysis Area that remains undeveloped.

The proposed abandonment will promote the goals of the Master Plan, by facilitating the redevelopment of this vacant, underutilized Property, located at this prominent intersection, with a mixed-use, predominately residential development. The Project will provide additional housing and retail uses in close proximity to transit, including the Germantown MARC station and various bus lines, as envisioned by the Master Plan. The Project will also significantly improve connectivity – the Project incorporates a series of internal public streets that break up the Property into a series of smaller blocks, with access to MD 118, Clopper Road and Leaman Farm Road.

b. The abandonment will improve pedestrian safety and vehicular circulation.

The abandonment will result in an enhanced road network and improved pedestrian safety. As mentioned above, the current right-of-way terminates in a cul-de-sac within this vacant property – as such, there are no “eyes on the street” for this stretch of road. Furthermore, given the lack of public use, the road is poorly maintained.

The Project will improve vehicular and pedestrian circulation by reintroducing an alternative connection between Clopper Road and Leaman Farm Road (as opposed to along MD 118). The new Liberty Mill Road will have sidewalks along both sides of the street and will be activated through commercial and residential uses. The proposed buildings have been designed to frame the street and on-street parking will be provided, where feasible. As a result, the Project, through the requested abandonment, will facilitate the creation of a walkable street and enhanced pedestrian and vehicular connection.

c. The abandonment is supported by the changes in fact and circumstances since the original dedication of the right-of-way.

As discussed above, with the expansion and relocation of MD 118, the Subject Right-of-Way is no longer being used for the purposes for which it was created. The current dead-end, poorly maintained road serves no real pedestrian or vehicular purpose. As such, the Applicant is proposing to reconstruct Liberty Mill Road, to recreate the connection between Clopper Road and Leaman Farm Road. However, as a result of current conditions, the roadway must be realigned. The roadway has been designed to maintain the existing access point along Clopper Road and, in accordance with the intersection spacing requirements of the Subdivision Regulations, to align with Ale House Circle (located on the south side of Leaman Farm Road). This alignment results in an s-curve road that runs through the approximate center of the Property. To facilitate the reconstruction of this roadway, the Applicant is seeking to abandon those portions of the existing right-of-way that fall outside of the new Liberty Mill Road right-of-way.

IV. Conclusion

For all the reasons discussed above, we respectfully request approval of the subject abandonment. Enclosed in support of this request are the following materials:

1. \$2,500 filing fee;
2. Overall street abandonment exhibit, depicting the areas to be abandoned (Exhibit “A”);
3. Floating Zone Plan for Local Map Amendment H-131 (Exhibit “B”);
4. Metes and bounds description of the area to be abandoned, and associated, relevant deeds and plats (Exhibits “C”, “D”, “E”, “F” and “G”); and
5. Disposition exhibit (Exhibit “H”); and
6. Adjoining and confronting property owners & HOA/Civic Association list (Exhibit “I”).

Thank you for your consideration of this request.

Sincerely,



Robert R. Brewer



Elizabeth C. Rogers

cc: Eric Willis
Greg Ossont
Patrick Butler (electronic copy)
Dan Fryer (electronic copy)
Kevin Foster (electronic copy)

Exhibit “A”

CLOPPER ROAD
(MD. RTE. 117)

AREA DEDICATED TO PUBLIC USE
BY PLAT No. 9264

"AMERICAN OIL Co."
ITEM No. 78940
SHA PLAT 51174
Inq. L.15709 F.104

"HAROLD CLADNY, etux"
ITEM No. 78938
SHA PLAT 51174
DEED L.8693 F.124

POTOMAC ELECTRIC
POWER COMPANY
LIBER 9893 FOLIO 164

"JEAN K. PHILLIPS, etal"
ITEM No. 78939
SHA PLAT 51174
DEED L.14761 F.001

"STEVEN R. DOBAY, etux"
ITEM No. 78937
SHA PLATS 51174 & 52808
Inq. L. 26171 F. 309

DEER HARBOR
INVESTMENTS LLC
L. 30222 F. 188

PLEASANTS
INVESTMENTS, LTP
LIBER 39717 FOLIO 499

"ELIZABETH M. FEILER, etal"
ITEM No. 87216
SHA PLAT 51172
DEED L.17807 F.092

"PLEASANTS INVESTMENTS LTP"
PARCEL No. 2
ITEM No. 78935
SHA PLAT 51172

"30' ROAD BED" PER
L. STS 4 F. 524 AND
SHA/SRC PLAT "CQC"

PLEASANTS
INVESTMENTS LIMITED
PARTNERSHIP
LIBER 14062 FOLIO 562

RESIDUE PARCEL A
"OLD GERMANTOWN"
PLAT No. 9264

PLEASANTS
INVESTMENTS, LTP
L. 18352 F. 548

OUTLOT A

"KINGSVIEW VILLAGE CENTER"
PLAT No. 20842

LIBERTY MILL ROAD
(FORMERLY GERMANTOWN RD.)
MD RTE. 118)
SEE CONVEYANCE DEED
L. 19295 F. 784

APPARENT PRESCRIPTIVE
RIGHT-OF-WAY
"30' ROAD BED" PER
L. STS 4 F. 524 AND
SHA/SRC PLAT "CQC"

"JEAN K. PHILLIPS, etal"
ITEM No. 78939
SHA PLAT 51172
DEED L.14761 F.001

PROPOSED RELOCATED
LIBERTY MILL ROAD

CARROLL W.
MUMMA ET AL TR.
LIBER 8911 FOLIO 836

LOT 2

DARNESTOWN-GERMANTOWN ROAD
(RELOCATED MD. RTE. 118)

LEAMAN FARM ROAD

ABANDONMENT EXHIBIT

LIBERTY MILL ROAD ABANDONMENT

PARTS OF MARYLAND RTE. 118 (GERMANTOWN ROAD) &
MARYLAND RTE. 117 (CLOPPER ROAD)
AS SHOWN ON SHA/SRC PLAT Nos. 51172, 51174 & "CQC"
AND PARTS OF CONVEYANCE DEEDS RECORDED IN
L. 14761 F. 01, L. 17807 F. 92, L. 15709 F. 104 & L. 19295 F. 784
AND COMMISSION RECORDED IN L. STS 4 F. 524

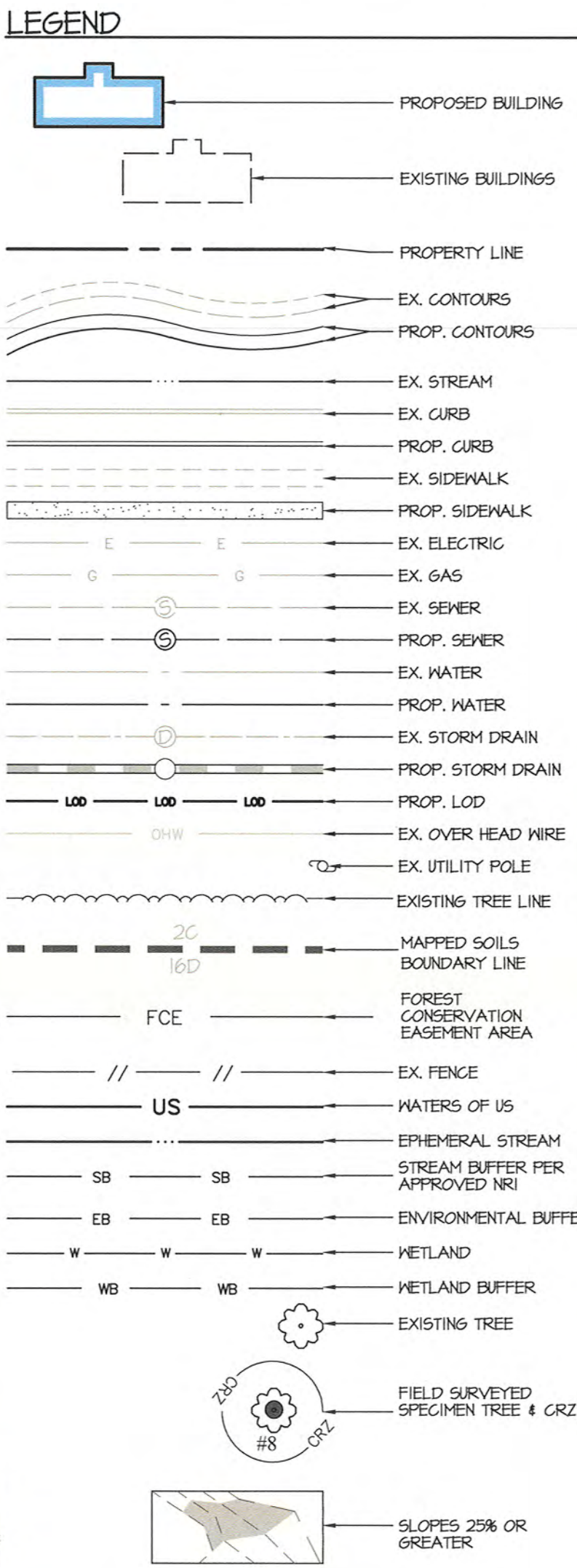
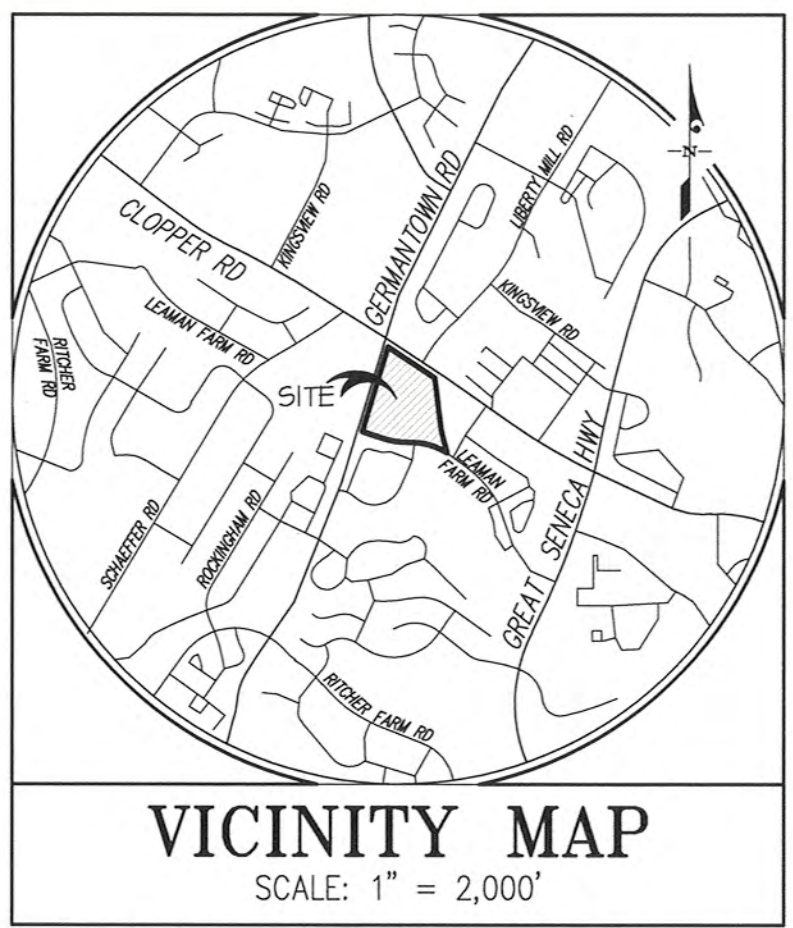
DARNESTOWN ELECTION DISTRICT No. 6 MONTGOMERY COUNTY, MD



3909 National Drive
Suite 250
Burtonsville, MD 20866
301-421-4024
GLWPA.COM

Exhibit “B”

KINGSVIEW STATION FLOATING ZONE PLAN



GENERAL NOTES

- Owner/Applicant: Kingsview Station, A Joint Venture c/o Pleasants Development 24012 Frederick Road Suite 200 Clarksburg, MD 20811
- Boundary survey by: Charles P. Johnson & Associates, May 2018
- Topography by: Charles P. Johnson & Associates, May 2018
- Master Plan: Germantown Master Plan
- NR/PSD by: GLW P.A. NR/PSD Plan No. 420182510 Approved: August 1, 2018
- Watershed & Use Class: Middle Great Seneca Creek (V-P)
- There are no known Special Protection Areas (SPA) or FMA Areas on site.
- There is no floodplain on site per FEMA Map #24031C010D.
- Wetlands were flagged by Wetland Studies and Solutions, INC. on May 10, 2018.
- There are no known Rare, Threatened or Endangered Species on site.
- The property is not listed on the Locational Atlas and Index of Historic Sites.
- Parcel 214, 322, 330, 536, & N210 Existing Water Category: W-3 Existing Sewer Category: S-3
- Parcel 220 & 214 Existing Water Category: W-5 Existing Sewer Category: S-5 Proposed Water Category: W-1 (Pending) Proposed Sewer Category: S-3 (Pending)
- Utility Companies: Gas - Washington Gas Electric - PEPCO Water & Sewer - WESG Telephone - Verizon Cable -

SITE DATA

Existing Site Area:	10.28 Ac. (Includes existing ROW Area)
Parcel - 220	0.71 Ac.
Parcel - 214	1.00 Ac.
Parcel - 322	2.86 Ac.
Parcel - 330	4.42 Ac.
Parcel - 536	0.11 Ac.
Parcel - N210	0.42 Ac.
ROW Parcels	0.20 Ac.
Existing Zoning:	R-200 & R-200 TDR/6
Existing Use:	Vacant
Proposed Zone:	GRNF (Commercial Residential Neighborhood - Floating) (GRNF-1.00, C-0.25, R-0.15, H-55')
Proposed Use:	Commercial & Residential Townhouses
Development Program:	Single Phase
Commercial Uses:	12,000 SF
Residential Townhouses:	61 DU
MPDUs Provided (12.5%)	6 DU

DEVELOPMENT STANDARDS - GRNF ZONE

FAR (Floor Area Ratio)	Allowed/Required	Proposed
Commercial:	Per Master Plan Village Center 170,000 SF Max.	0.25 FAR (411,450 SF)
Residential:	Per Master Plan II DU/Ac	0.15 FAR (335,850 SF)
TOTAL FAR:	N/A	1.0 FAR (441,800 SF)
Building Height:	Per Master Plan recommendation	55' Max. Ht.
Open Space:	10% min.	10% Public Open Space - Commercial Area 10% Common Open Space - Townhouse Area

PARKING PROVIDED:
All Parking Shall Conform To Zoning Code Standards.

BINDING ELEMENTS:

- No more than 12,000 sf of commercial building area.
- No more than 61 townhouse dwelling units.
- A maximum building height of 50'.



PROFESSIONAL CERTIFICATION

I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Landscape Architect under the laws of the State of Maryland.

License No.: 807

Expiration Date: January 1, 2021

Date: 4/15/20



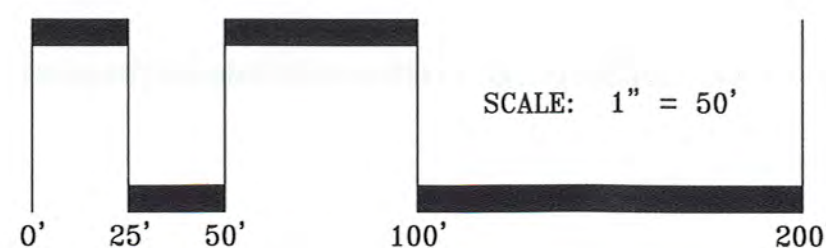
Kevin A. Foster
Landscape Architect
Gardner, Little & Weber, P.A.

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER 37163) APPROVED BY THE DISTRICT COUNCIL ON 3/1/2020 BY RESOLUTION NUMBER 17-402 IN APPLICATION NUMBER 17-402

HEARING EXAMINER: Kevin A. Foster
DATE: 4/20/2020
HEARING EXAMINER'S NAME PRINTED: Kevin A. Foster



DESIGNED BY:	KAF			
DRAWN BY:	KAB			
CHECKED BY:	KAF	8/8/19	Revised Layout	KAF
DATE:				APPR.



PREPARED FOR:
KINGSVIEW STATION, A JOINT VENTURE
c/o PLEASANTS DEVELOPMENT
24012 FREDERICK ROAD, SUITE 200
CLARKSBURG, MD 20871
ATTN: CLARK WAGNER
301-428-0800 x 1013

SCALE	ZONING
1"=50'	SEE SITE DATA
DATE	TAX MAP - GRID
JAN., 2020	ET-343

DATE	TAX MAP - GRID	DATE	TAX MAP - GRID
JAN., 2020	ET-343	JAN., 2020	ET-343
DARNSTOWN ELECTION DISTRICT No. 06			
MONTGOMERY COUNTY, MARYLAND			
FLOATING ZONE PLAN KINGSVIEW STATION PARCELS 210, 220, 274, 322, 330, 536			
G. L. W. FILE No. 18020			
SHEET 1 OF 1			

Exhibit “C”



Exhibit "C"

Description of a portion of Liberty Mill Road (Apparent Prescriptive Right-of-Way) To be Abandoned (Formerly Germantown Road – MD Rte. 118)

Darnestown (6th) District
Montgomery County Maryland



Being a strip, piece or parcel of land hereinafter described situate, lying and being in Darnestown Election District No. 6 of Montgomery County, Maryland, running in, through, over and across that portion of the Liberty Mill Road located approximately 600 feet southerly of Clopper Road (Maryland Rte. 117); said road being the subject of a Road Conveyance Deed from the State Highway Administration of the Department of Transportation, acting for and on behalf of the State of Maryland, and the Board of Public Works of Maryland, to Montgomery County, Maryland, dated May 24, 2001 and recorded among the Land Records of Montgomery County, Maryland in **Liber 19295 at Folio 784**; *part of said road* being in public use, under an apparent prescriptive right of way; *and also* being part of that piece or parcel of land labeled "**Plat CQC**", shown on State Highway Administration, State Roads Commission **Plat No. 51172**, (hereafter "SRC Plat No. 51172"); *and also* being part of that thirty (30') feet wide road bed described in a Commission by the Montgomery County Commissioners recorded June 21, 1850 among said Land Records in **Liber STS 4 at Folio 524**; and being more particularly described in SRC Plat No. 51172 Datum as follows

Beginning for the same at a point lying at the end of the second (2nd) or 93.99 foot arc of "Pleasants Investments Ltd. Partnership, Parcel No. 2 Item No. 78935, Fee Simple Area", as shown on said SRC Plat No. 51172, said point also lying 8.94 feet left of and perpendicular to SRC baseline station 2+90.49 of Liberty Mill Road (Formerly Germantown Road - MD Rte. 118), as delineated on said SRC Plat No. 51172; thence running with and along all of said 2nd Item line and with and along all of the 3rd Item line of "Elizabeth M. Feiler, et al, Item No. 87216, Fee Simple Area" and with the northwesterly edge of said thirty (30') wide road bed, the following two (2) courses and distances

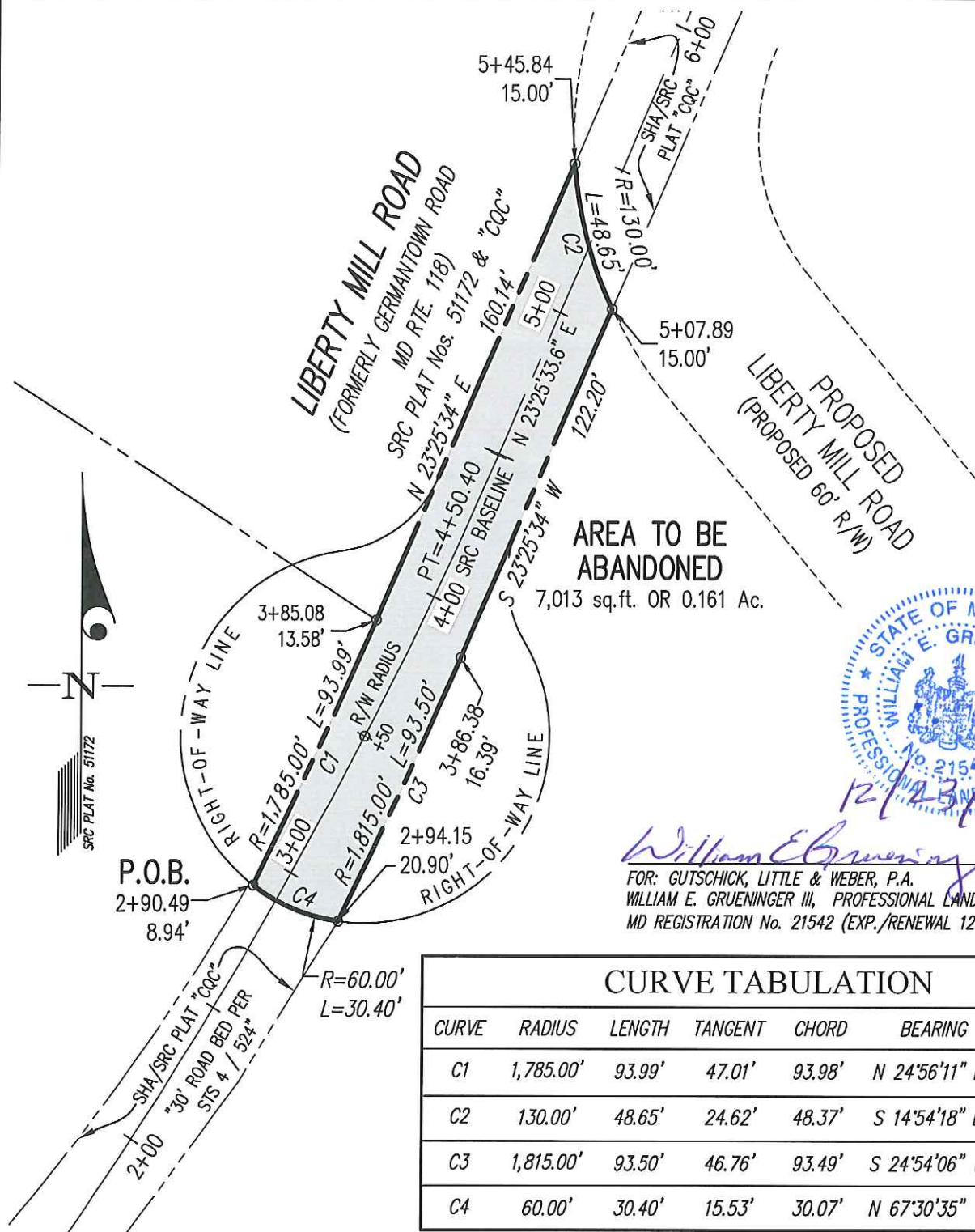
1. **93.99** feet along the arc of a non-tangential curve, deflecting to the **left**, having a radius of **1,785.00** feet and a chord bearing and distance of **North 24°56'04" East, 93.98** feet to a point of tangency; thence
2. **North 23°25'34" East, 160.14** feet to a point lying on the proposed southwesterly right-of-way line of Proposed Liberty Mill Road, to be dedicated to public use hereafter; thence running in, through, over and across the aforesaid thirty (30') wide road bed and running with and along said proposed southwesterly Liberty Mill Road right-of-way

3. **48.65** feet along the arc of a non-tangential curve, deflecting to the **left**, having a radius of **130.00** feet and a chord bearing and distance of **South 14°54'18" East, 48.37** feet to a point on the southeasterly edge of the aforementioned thirty (30') wide road bed; thence leaving the aforesaid southwesterly proposed right-of-way and running with and along said southeasterly edge of the thirty (30') wide road bed and with all of the 2nd and 1st Item lines of "Jean K. Phillips, et al, Parcel No. 1 Item No. 78939, Fee Simple Area", as delineated on the aforesaid SRC Plat No. 51172, the following two (2) courses and distances
4. **South 23°25'34" West, 122.20** feet to a point of curvature; thence
5. **93.50** feet along the arc of a tangential curve, deflecting to the **right**, having a radius of **1,815.00** feet and a chord bearing and distance of **South 24°54'06" West, 93.49** feet to a point; thence leaving said 1st Item line of Phillips, et al and running in, through, over and across the aforementioned thirty (30') wide road bed
6. **30.40** feet along the arc of a non-tangential curve, deflecting to the **right**, having a radius of **60.00** feet and a chord bearing and distance of **North 67°30'35" West, 30.07** feet to the place of beginning, containing an area of **7,013** square feet or **0.161** of an acre of land, more or less.

The licensee below was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

For: Gutschick, Little & Weber, P.A.

William E. Grueninger, III
Professional Land Surveyor
Maryland Reg. No. 21542
(Exp./ RENEWAL Date: 12/21/2021)

12/23/2022

S:\Survey Drawings\18020\SKETCHES\18020 Prescriptive RW Aband MB Exhibit C.dwg,
 PLOTTED:12/23/2020 8:51 AM, LAST SAVED:12/23/2020 8:49 AM, PLOTTED BY: Bill Grueninger



FOR: GUTSCHICK, LITTLE & WEBER, P.A.
 WILLIAM E. GRUENINGER III, PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 21542 (EXP./RENEWAL 12-21-2021)

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1,785.00'	93.99'	47.01'	93.98'	N 24°56'11" E	03°01'01"
C2	130.00'	48.65'	24.62'	48.37'	S 14°54'18" E	21°26'38"
C3	1,815.00'	93.50'	46.76'	93.49'	S 24°54'06" W	02°57'06"
C4	60.00'	30.40'	15.53'	30.07'	N 67°30'35" W	29°01'40"

SKETCH - EXHIBIT "C"

AREA OF EXISTING RIGHT-OF-WAY TO BE ABANDONED

PART OF MARYLAND RTE. 118 (GERMANTOWN ROAD)
 AS SHOWN ON SHA/SRC PLAT No. 51172 &
 SHA/SRC PLAT "CQC" AND LIBER STS 4 FOLIO 524

DARNESTOWN ELECTION DISTRICT No. 6 MONTGOMERY COUNTY, MD



GLW
 PLANNING | ENGINEERING | SURVEYING

3909 National Drive
 Suite 250
 Burtonsville, MD 20866
 301-421-4024
 GLWPA.COM

REFERENCE :

SRC PLAT No. 51172

DRAWN BY : WEG

DATE : DECEMBER 2020

G.L.W. FILE No.

CHECKED BY :

SCALE : 1"=50'

18-020

524

for the sole benefit of the children and heirs of the said Rachel Munceaster
lastor in fee simple without impeachment of or for any manner of waste in
testimony whereof the said William Robertson and Harriet Robertson have hereunto
set their hands and seals on the day and year first above written
signed sealed & delivered

In the presence of us
John M. Spates
W. H. Adamson

William Robertson (seal)
Harriet Robertson (seal)

State of Maryland Montgomery County Set,
Be it remembered and it is hereby certified that on this eighteenth day of June
in the year of our Lord one thousand eight hundred and fifty before the subscri-
bers two Justices of the peace of the State of Maryland in and for Montgomery
County aforesaid personally appear William Robertson and Harriet Robertson
his wife they being known to us to be the persons who are married and described as
and professing to be the parties grantors to the foregoing deed or indenture and do several
by acknowledge the said indenture or instrument of writings their respective act
and deed. The said Harriet Robertson having signed and sealed said indenture
before us out of the presence and hearing of her husband; and the said Harriet
Robertson being by us examined out of the presence and hearing of her husband which
is she doth execute and acknowledge the same freely and voluntarily and without being
induced to do so by fear or threats of or ill usage by her husband or by fear of his
displeasure, declareth and saith that she doth. In testimony whereof we hereunto
subscribe our names on the day and year aforesaid

John M. Spates
W. H. Adamson

1850 June 18th Paid one dollar, being the stamp duty on the foregoing deed
J. D. Hornsbee Clerk

Pursuant to an act of Assembly the following Commission was recorded 21st June
1850 to wit, Montgomery County Set, To Nathan S. White, Charles E. Murphy and
Joseph S. Bailey, Justices. Whereas John W. Hall and others by their petition to the com-
missioners for Montgomery County set forth that the public convenience requires a
road to be opened commencing at a public road leading from George town to End-
rick near the Culverville Church on the land known as belonging to Klughes
heirs through Wm. Austins, Shs. Benson, H. C. Gloppe & Co and through John
W. Hall taking the most practicable route to intersect the Darnestown road
between Darnestown and Pleasant Hill Church so as to have a communica-
tion with the Chesapeake & Ohio Canal at or near the Guard Lock below
the mouth of Seneca which petition was granted. Therefore the commissioners
appoint you or a majority of you having taken the annexed oath and given
at least thirty days notice by advertisement in one news paper printed
in Montgomery County to meet on the premises and examine and deter-
mine whether the public convenience requires that the said road should
be opened and located or not and if in the opinion of you or a majority
of you the public convenience requires the said road should be opened then
you or a majority of you cause a plat of the same to be made out and returned
to the commissioners with a full report of your proceedings under your
hands & seals together with the reasons upon which your opinions are founded

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return
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1850

We est
Elough
Willie
Wm
James
E. C. G
N. C. G
Mrs. H
Jas. S
Solomon
Mrs. S
Mrs. S
Robt
James
Theresa
John
Willie
Willie
John

and if you or a majority of you shall be of opinion that the public convenience does not require that the said road should be opened then you report your opinion to the commissioners together with the reasons upon which they are founded and this commission Witness

seal of
Commissioners
Montgomery
County

W. Dickinson
Presiding Commissioner
Julius West Clerk

Oct. 5th 1849

State of Maryland Montgomery to wit

On this 13th day of November eighteen hundred and forty nine personally appears Nathaniel White, Charles W. Murphy and Joseph D. Bailey before the undersigned a Justice of the peace of the State and County aforesaid and made oath on the Holy Evangelists of Almighty God that we will execute the trust reposed in us by the above commissioners faithfully and without partiality favour or affection.

W. E. Adams

To the Honorable commissioners of Montgomery County Gentlemen. By virtue of the annexed commission issued out of said board on the 5th day of October 1849. We the undersigned on the 18th December 1849 and after viewing the neighbourhood through which said road was proposed for we came to the conclusion that a road as proposed would greatly promote the public convenience, and after being duly sworn we employed the county surveyor, Wm. Mathews, to lay off said road which he did under our directions. The plat and certificate of the road we pray your Honors to take as part of our return, we are of opinion that the road should be opened 30 feet wide, as designated on the plat given under our hands and seals this 5th day of March 1850

Nathaniel White
Charles W. Murphy
Joseph D. Bailey

We estimate the damages to individuals then whom the road passes follows

Elouges & heirs	15 50
William Burtons	10 00
Wm. Nail	25 00
James S. Benson	25 00
E. C. Clopper	8 00
M. W. Waters	50 00
Mrs. Mullican	15 00
Jas. Semmon	8 00
Solomon Semmon	6 00
Mrs. Sapsaway	8 00
Mrs. Snyder	15 00
Robt. Jenkins	15 00
James Dawson, sen	15 00
Theresa Rice	30 00
John W. Eball	15 00
William Rice	15 00
William Darnes, Heirs	30 00
John Lewis	12 00
	250 00



Highway Purposes

WHEREAS the State Roads Commission of Maryland, acting for the State of Maryland, proposes to lay out and construct as a State Highway, the road shown on attached

plat in

County, and

WHEREAS the laying out of said road will be a material benefit to the undersigned.

Now in consideration of the above premises and of One Dollar and other good and valuable considerations, we for ourselves, our heirs, personal representatives and assigns do hereby deed, grant and convey unto the State of Maryland for the purpose of or to be used in connection with a State Highway the right of way and land shown on accompanying plat, which is hereby made a part hereof, and we do further release the State of Maryland, the State Roads Commission, its members, officers, agents and employees from any and all claim or demand for damages or injuries whatever caused by the taking, use or improvement of said land for a public highway including any change of grade or drainage, the creation or extension of slopes, embankments or excavations in connection therewith, or any other matters or things arising out or caused by the laying out and construction of the said State Highway.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this day of in the year

Test: Seal
 Seal
 Seal
 Seal
 Seal

(Original signatures, presently unavailable)

State of Maryland, County of
On this day of in the year , before me, a Notary Public of the State of Maryland, personally appeared

and acknowledged the foregoing deed and release to be their respective act.

WITNESS my hand and Notarial Seal.

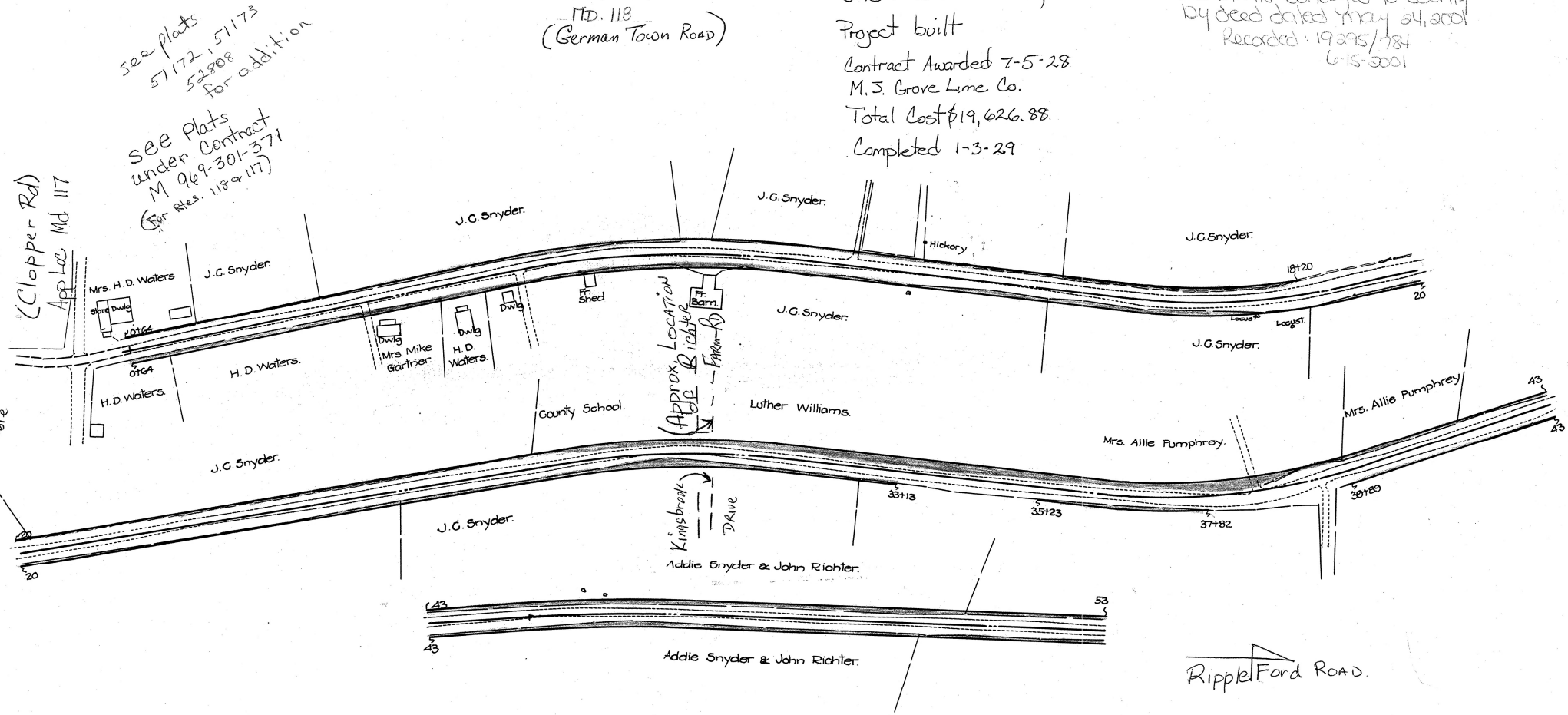
Old Germantown - Darnestown.
Montgomery Co.
Cont'r. N^o M-98
Scale 1"=100'

MD. 118
(German Town Road)


SRC Minutes Feb. 2, 1929
Project built
Contract Awarded 7-5-28
M.S. Grove Lime Co.
Total Cost \$19,626.88
Completed 1-3-29


MD Rte. 118 - conveyed to county
by deed dated May 24, 2001
Recorded: 19295/134
6-15-2001

CQC



1 2 3 4 5 6


PLEASANTS INVESTMENTS LTD. PARTNERSHIP - PARCEL B. ITEM NO. 78934			
LIBER		FOLIO	
R.D.			
1	N 21° 23' 26" E	50.00'	
2	S 68° 36' 34" E	120.00'	
3	S 21° 23' 26" W	50.00'	
4	N 68° 36' 34" W	120.00'	
PERPETUAL EASEMENT AREA = 6,000 SQ. FT. OR 0.138 Ac. ± SHOWN THUS: 			

PLEASANTS INVESTMENTS LTD PARTNERSHIP - PARCEL B				2
ITEM NO. 78935				
LIBER		FOLIO		
R.D.				
1	N 24° 01' 33" W	16.26'		
2	R=58.02 68°	L=466.20'		
3	CHD. N 18° 05' 30" E	466.08'		
4	S 74° 12' 27" E	7.00'		
5	S 13° 38' 19" W	214.44'		
6	S 13° 38' 07" W	127.75'		
7	S 59° 44' 36" E	48.47'		
8	S 59° 45' 51" W	46.63'		
9	S 28° 10' 06" W	62.13'		
PERPETUAL EASEMENT AREA = 2,487 SQ. FT. OR 0.218 Ac.±				
SHOWN THUS: 				


BASE LINE OF RIGHT OF WAY
P.C. 154+50.91 P.T. 160+10.69
N. 483251.9369 N. 483781.7023
E. 719364.4172 E. 719542.8180

MARYLAND STATE GRID SYSTEM
DATUM: NAD 27


MD. RTE. 118
Δ=05°-35'-52"
D=01°-00'-00"
R=5729.58'
T=280.12'
L=559.57'
E=6.84'

PLEASANTS INVESTMENTS LTD. PARTNERSHIP - PARCEL A ITEM NO. 78935			
LIBER		FOLIO	
R.D.			
1	N 19° 06' 37" E	201.07'	
2	N 19° 51' 57" E	147.04'	
3	N 11° 26' 08" E	148.99'	
4	N 25° 21' 49" E	148.99'	
5	N 13° 12' 42" E	198.65'	
6	N 14° 38' 49" E	250.05'	
7	N 02° 19' 28" E	97.65'	
8	S 18° 20' 59" E	84.70'	
9	S 15° 47' 33" W	264.31'	
10	R=5659.58' L=552.98'		
	CHD. S 18° 35' 30" W	552.73'	
11	S 21° 23' 26" W	200.91'	
PERPETUAL EASEMENT AREA = 18,642 SQ.FT. OR 0.428 Ac± SHOWN THUS: 			

TRINITY UNITED METHODIST CHURCH
ITEM NO. 78947

PLEASANTS INVESTMENTS LTD. PARTNERSHIP - PARCEL NO. 2 ITEM NO. 78935			
LIBER		FOLIO	
R.D.			
1	S 57° 13' 22" E	92.69'	
2	R=1785.00'	L=93.99'	
	CHD. S 24° 56' 04" W	93.98'	
3	R=60.00'	L=125.03'	
	CHD. N 06° 43' 30" E	103.63'	
FEE SIMPLE AREA = 3,745 SQ.FT. OR 0.086 Ac. ± SHOWN THUS 			

ELIZABETH M. FEILER, ETAL			
ITEM NO. 87216			
LIBER		FOLIO	
R.D.			
1	R=60.00'	L=16.66'	
	CHD. N 74° 23' 53" E	16.66'	
2	R=40.00'	L=41.14'	
	CHD. N 52° 53' 21" E	39.35'	
3	S 23° 25' 34" W	50.03'	
4	N 57° 13' 22" W	92.69'	
FEE SIMPLE AREA = 556 SQ. FT. OR 0.013 Ac. ± SHOWN THUS 			

JEAN K. PHILLIPS, ETAL				3
PARCEL NO.1				
ITEM NO. 78939				
LIBER		FOLIO		
R.D.				
1	R=1815.00'	L=	93.50'	
	CHD. N 24° 54' 06" E		93.49'	
2	N 23° 25' 34" E		45.56'	
	R=40.00'	L=	27.89'	
3	CHD. S 03° 42' 46" E		26.43'	
	R=60.00'	L=	134.91'	
4	CHD. S 33° 33' 54" W		100.23'	
FEE SIMPLE AREA =				
3,641 SQ. FT. OR 0.084 Ac. ±				
SHOWN THUS 				

NOTE 1
END OF LINE 2 N 57° 07' 08" W 249.17 FOOT LINE IN DEED RECORDED 7-10-91 FROM MARYLAND NATIONAL BANK TO ELIZABETH M. FEILER, et al, IN LIBER 9838, FOLIO 167.

NOTE 2
BEGINNING OF LINE 26 S 57° 07' 00" E 233.20 FOOT LINE IN DEED RECORDED 6-8-84 FROM HERBERT C. KING, et al, TO PLEASANTS INVESTMENTS LIMITED PARTNERSHIP IN LIBER 6421, FOLIO 677.

JEAN K. PHILLIPS, et al
Item No. 78939
Parcel No. 1

Former MD. RTE. 118 (Germantown Rd.)
conveyed to County by
deed dated may 24, 2001
Recorded: 1995/784
6-15-2001



NOTE 'A'
"Temporary easement to be used only during the period of construction for the purpose of Sediment Control and at the termination of the construction all rights hereby acquired by the State Highway Administration-State Roads Commission shall then terminate and revert to the property owners."

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE A CORRECT INTERPRETATION OF THE SURVEYS SUPPLIED TO ME BY LOIEDERMAN ASSOCIATES, INC." *John J. Huber* 6/20/88
JOHN J. HUBER R.L.S. 6043

LEGEND	
[Hatched Pattern]	REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
[Hatched Pattern]	REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
[Hatched Pattern]	PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
[Hatched Pattern]	PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT.
[Hatched Pattern]	(ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)
[Hatched Pattern]	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
[Hatched Pattern]	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
[Hatched Pattern]	APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY)

BOOKS	
22667	3166
REVISIONS	
1	7/22/88
2	8/1/88
3	8/8/95
PART OF PLATS	
Part of Plat "CQC"	
SENT TO RECORD OFFICE	
JUNE 30, 2001	
APPROVED BY CHAIRMAN	
19	

LOCATED IN: MONTGOMERY COUNTY	
PREPARED BY: RUMMEL, KLEPPER & KAHL	
CONSTRUCTION PROJECT: MARYLAND RTE. 118 (GERMANTOWN RD.) MD. RTE. 117 TO MD. RTE. 355	
CONSTRUCTION PROJECT NO.: M 969-451-371	

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION STATE ROADS COMMISSION	
RIGHT OF WAY PROJECT: MARYLAND RTE. 118 (GERMANTOWN RD.) MD. RTE. 117 TO MD. RTE. 355	
RIGHT OF WAY PROJECT NO.: M969-301-371	
FEDERAL AID PROJECT NO.	
ISSUED: June 22, 1988	
CHIEF BUREAU OF PLATS AND SURVEYS	
SCALE: 1"=50'	
PLAT No. 51172	
MSA S1625-51172	

SHA 63.00-26D 4/20/93

ROAD CONVEYANCE DEED

(A)

Mailing Address:
Records & Research Section
Mail Stop - M-202
707 N. Calvert Street
Balto., MD 21202

FROM THE STATE HIGHWAY
ADMINISTRATION OF THE DEPARTMENT
OF TRANSPORTATION AND THE BOARD
OF PUBLIC WORKS OF MARYLAND

Right of Way Item No.

87787

THIS ROAD CONVEYANCE DEED, made this 24th day of May in the year 2001 by and between the **STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION**, acting for and on behalf of the **STATE OF MARYLAND**, party of the first part; and the **BOARD OF PUBLIC WORKS OF MARYLAND**, party of the second part, hereinafter sometimes called the "**GRANTOR**"; and **MONTGOMERY COUNTY MARYLAND**, hereinafter sometimes called the "**GRANTEE**".

WHEREAS, the State Highway Administration of the Department of Transportation, acting for and on behalf of the State of Maryland, has heretofore acquired certain property interests, situate, lying and being in Montgomery County, State of Maryland; and

WHEREAS, the said State Highway Administration of the Department of Transportation has improved a certain State Highway known and designated as former MD Rte. 118, (Germantown Road) from south of MD 117 to intersection with Wisteria Avenue; and

WHEREAS, the State Highway Administration of the Department of Transportation has prepared, or caused to be prepared, a Right of Way Plat designated as State Roads Commission of Maryland Plat lettered "CQC", a reduced copy of which is attached hereto as **Exhibit No. 1**, and the full copy of which is located in the Records and Research Division of State Highway Administration Headquarters, under Construction Contract No. M-98; and

WHEREAS, previously the State Highway Administration and the **GRANTEE** had entered into an Agreement dated December 10, 1998, wherein, among other things, pursuant to Section 8-304 of the Transportation Article of the Maryland Annotated Code, the State Highway Administration had agreed to transfer jurisdiction over and maintenance of the therein and herein described section of road unto the **GRANTEE** and the **GRANTEE** had agreed to accept same as part of its road system; and

WHEREAS, under the provisions of Section 10-305 of the Finance and Procurement Article of the Maryland Annotated Code, it is necessary for the Board of Public Works of Maryland to join in the conveyance of any land by the State Highway Administration of the Department of Transportation.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first and second parts do hereby grant, convey and quit claim unto MONTGOMERY COUNTY, MARYLAND, its successors and assigns, all right, title and interest of the State Highway Administration and the State of Maryland, in and to all of the following described lots or parcels situate, lying and being in Montgomery County, State of Maryland, and described as follows, to wit:

AGRICULTURE TRANSFER TAX IN THE

AMOUNT OF \$ M/ASIGNATURE AL

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
Montgomery County
JUN 15 2001 11:41 AM
209330

IMP FD SURE \$ 0.00
RECORDING FEE 0.00
RECORDATION T 0.00
TR TAX STATE 0.00

1/13
Rec'd
Rev D.H./ym

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 19295, p. 0784, MSA_CE63_19249. Date available 06/20/2005. Printed 07/05/2018.

NO FEE.

NO FEE.

01 JUN 15 11:44 AM

19295 785

RIGHT OF WAY CONVEYED
BY THE
STATE HIGHWAY ADMINISTRATION -
STATE ROADS COMMISSION OF MARYLAND
TO
MONTGOMERY COUNTY, MARYLAND

Right of Way Project No.: M-98
Right of Way Project: Former MD Rte 118 (Germantown Road)

RE. FORMER MD RTE. 118 (GERMANTOWN ROAD) - FROM SOUTH OF MD 117 TO
INTERSECTION WITH WISTERIA AVENUE

Item No.: 87787

.....

THE GRANTORS DO HEREBY GRANT, and quit claim unto Montgomery County,
Maryland, all right, title and interest of the Grantors in and to the bed of former MD Rte. 118
(Germantown Road) beginning at the cul de sac located 0.12 miles \pm south of MD Rte 117 and
continuing northerly to the intersection with Wisteria Avenue, including bridge No. 15019, with the
appurtenances thereto belonging or in anywise appertaining, for a total distance of 1.32 miles \pm .

BEING ALL OF THE BED of the road of Germantown Road former MD Rte. 118 from
the cul de sac located 0.12 miles \pm south of MD 117 and continuing northerly to the intersection with
Wisteria Avenue.

BEING A HIGHWAY EASEMENT for highway related purposes only, as shown on Plat
lettered "CQC", having an approximate width of thirty (30) feet, measured fifteen (15) feet each side of
the existing center line of surfacing, plus any additional appurtenances which may exist, e.g.: where side
ditches exist on both sides of the road, the existing right of way line would extend from bottom of ditch
to bottom of ditch; where curbing exists, the existing right of way line will extend only from back of curb
to back of curb. For pictorial purposes only see State Highway Administration Plats Nos. 51171 (revised
8/08/95), 51172 (revised 8/08/95), 51174 (revised 1/26/89), 51178 (revised 2/28/89), 52808 (revised
6/11/96) recorded among the Land Records of Montgomery County.

TOGETHER WITH ANY ROAD DEDICATION AREAS OF RECORD.

3/1/90

SHA 63.00-26D

(B)

SUBJECT TO and excepting from the operation and effect of this deed any and all rights and reservations that may have been granted or reserved by former owners of this property or their predecessors in title and/or covenants or restrictions which may have been established with respect to said land by such former owners or their predecessors in title.

SUBJECT TO and excepting from the operation and effect of this deed any and all existing rights now held or used by any public utility or public utilities across or adjacent to the land herein conveyed.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and, premises, hereinbefore described and mentioned, to the extent of the State's right, title and interest thereto, unto MONTGOMERY COUNTY, MARYLAND, its successors and assigns.

SUBJECT, HOWEVER, TO EACH AND EVERY RESERVATION, RESTRICTION, CONDITION, COVENANT AND CONTROL SET FORTH IN THIS INSTRUMENT OF WRITING.

AND THE GRANTEE HEREIN, by the acceptance of this deed, does hereby covenant and agree, on behalf of itself, its successors and assigns, to abide and respect each and every reservation, restriction, condition, covenant and control set forth in this instrument in writing, it being the intention hereof to perpetuate all of the rights and privileges retained by the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, by this deed. It is expressly understood and agreed that these covenants shall run with and bind the property hereby conveyed and the remaining property of the GRANTEE and shall be binding upon the GRANTEE, its successors and assigns, forever.

19295 787

3/1/90

SHA 63.00-26D

(C)

IN TESTIMONY WHEREOF, Witness the hands and seals of the parties hereto:

WITNESS:

STATE HIGHWAY ADMINISTRATION OF THE
DEPARTMENT OF TRANSPORTATION

Gerry Fletcher

By: Parker F. Williams

Parker F. Williams
State Highway Administration

(Seal)

Approved as to Form and Legal Sufficiency

Libby C. Rappaport
Assistant Attorney General

Parris N. Glendening (Seal)
Parris N. Glendening
Governor of Maryland

Concurred in by:

Christian C. Larson
Christian C. Larson
Director, Office of Real Estate

William Donald Schaefer (Seal)
William Donald Schaefer
Comptroller of Maryland

WITNESS:

Shelley McDonald
Secretary

Richard N. Dixon (Seal)
Richard N. Dixon
Treasurer of Maryland
Constituting the BOARD OF
PUBLIC WORKS OF MARYLAND

APPROVED FOR TRANSFER

BY uv MONT., CO., MD

JUN 13 2001

\$ NO TRANSFER TAX PAID

3/1/90

SHA 63.00-26D

(D)

STATE OF MARYLAND - COUNTY OF BALTIMORE

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County aforesaid, personally appeared Parker F. Williams, State Highway Administrator and acknowledged the foregoing deed to be the act of the State Highway Administration and, at the same time, made oath in due form of law that he is fully authorized to execute and acknowledge the same.

AS WITNESS MY HAND AND NOTARIAL SEAL, this 10TH day of April in the year 2001.

James E. Frankel (Seal)
Notary Public

My Commission Expires: 01/01/03

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, To Wit:

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County aforesaid, personally appeared

Parris N. Glendening -Governor of Maryland

William Donald Schaefer -Comptroller of Maryland

Richard N. Dixon -Treasurer of Maryland

constituting the BOARD OF PUBLIC WORKS OF MARYLAND, and acknowledged the foregoing deed to be the act of the said Board of Public Works of Maryland,

AS WITNESS MY HAND AND NOTARIAL SEAL, this 24th day of May in the year 2001.

Marion Boschert (Seal)
Notary Public

My Commission Expires: Marion Boschert
NOTARY PUBLIC
Anne Arundel County, Maryland
My Commission Expires 12/01/03

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS PREPARED BY AN AUTHORIZED EMPLOYEE OF THE State Highway Administration, A MODAL ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION, WHICH IS A PARTY NAMED IN THIS INSTRUMENT.

Robert M. Pontier, Sr.
Robert M. Pontier, Sr, Right of Way Coordinator
Office of Real Estate, State Highway Administration

State of Maryland
DEPARTMENT OF
ASSESSMENTS AND TAXATION

Montgomery County Office



19295 790

PARRIS N. GLENDENING
Governor

RONALD W. WINEHOLT
Director

DAVID F. LOWE
Supervisor of Assessments

MEMORANDUM

Date: JUNE 13, 2001

To: ☒ State Dept. of Assessments & Taxation, Transfer Office
☒ Montgomery County Department of Finance, Div. Of Treasury
☒ Montgomery County Circuit Court, Recording Department

From: Eric L. Engelberg, Cartographer (Phone: 301-279-1021) *ELE*

Re: Recordation of: State of Maryland to Montgomery County

☐ Direct Transfer of Parcel Id./Tax Account(s) _____
Description and/or area in instrument conveys all of the account/s.

☐ There is no Parcel Id./Tax Account number for this property in Montgomery County since _____ County is assessing the entire property. (The property lies across the county line). However, the instrument should be recorded in Montgomery County for title purposes.

☐ There is no Parcel Id./Tax Account number currently for this property as it is Escaped Property. I have assigned Parcel Id.: _____ which will be used to set up the account once this instrument is recorded.

☒ There is no Parcel Id./Tax Account number for this property as it is an established public road, which is now changing government "ownership" for maintenance purposes, etc.

☐ This deed is conveying Partial Interest only in account(s): _____ (not a split). Only the following changes will be made to the Assessment Records: _____

☐ This * CORRECTIVE * CONFIRMATORY * QUIT CLAIM Deed is clearing back title issues involving account(s): _____. Only the following changes will be made to the Assessment Records: _____

☐ Area of this Deed or Inquisition has already been deducted by Advance Taking. No further deduction will be made. Parcel Id's. / Tax Account numbers involved: _____

☐ Correction / Change to account _____ has recently been completed. SEE ATTACHED.

☐ Correction / Change to account _____ will be made as follows: _____

☐ Plat _____ has recently been worked. New Parcel Identifier for Lot _____, Block _____ is _____ and came out of parent account(s) _____.

☐ Plat _____ has not been worked. Parent account number(s) for Lot _____, Block _____ is _____.

☐ Deed _____ / _____ (recorded ____/____/____) has not been keyed as of this date. When it is completed, the ownership will become: _____

☐ Deeds with other situations (except splits and new surveys): _____

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☐ County: MONTGOMERY
 Information provided is for the use of the Clerk's Office, State Department of
 Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other _____ <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> Other _____ <input type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Not an Arms-Length Sale [9]						
2	Conveyance Type Check Box	Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Arms-Length [9]			
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation State Transfer County Transfer						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
Purchase Price/Consideration		\$	Transfer and Recordation Tax Consideration					
Any New Mortgage		\$	Transfer Tax Consideration \$					
Balance of Existing Mortgage		\$	X () % = \$					
Other:		\$	Less Exemption Amount - \$					
Other:		\$	Total Transfer Tax = \$					
				Recordation Tax Consideration \$				
				X () per \$500 = \$				
				TOTAL DUE \$				
5	Fees	Amount of Fees		Doc. 1				
Recording Charge		\$	Doc. 2		Agent:			
Surcharge		\$			Tax Bill:			
State Recordation Tax		\$			C.B. Credit:			
State Transfer Tax		\$			Ag. Tax/Other:			
County Transfer Tax		\$						
		\$						
		\$						
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG <input type="checkbox"/> (5)	
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)		
Location/Address of Property Being Conveyed (2)								
<u>MD 118 (GERMANTOWN RD) FROM SUE MD 117 TO WISTERIA DR.</u>								
Other Property Identifiers (if applicable)						Water Meter Account No.		
Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:								
Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:								
If Partial Conveyance, List Improvements Conveyed:								
Doc. 1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Name(s)				
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)				Doc. 2 - Owner(s) of Record, if Different from Grantor(s)				
7	Transferred From	Doc. 1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Name(s)		
		<u>MD STATE HIGHWAY ADMINISTRATION</u>						
8	Transferred To	Doc. 1 - Grantee(s) Name(s)				Doc. 2 - Grantee(s) Name(s)		
		<u>MONTGOMERY COUNTY, MD</u>						
New Owner's (Grantee) Mailing Address								
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)				Doc. 2 - Additional Names to be Indexed (Optional)		
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input checked="" type="checkbox"/> Return Address Provided		
		Name: <u>ROBT. M. PONTIER, SR</u>						
		Firm: <u>MD STATE HIGHWAY ADMINISTRATION</u>						
		Address: <u>211E. MADISON ST MAIL STOP M-201</u>						
		BALTO. MD 21202 Phone: <u>(410) 545-2810</u>						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information						
		<input type="checkbox"/> Yes <input type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? <input type="checkbox"/> Yes <input type="checkbox"/> No Does transfer include personal property? If yes, identify:						
		<input type="checkbox"/> Yes <input type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
		Assessment Use Only - Do Not Write Below This Line						
		<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification						
		Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:			
		Year	19	19	Geo.	Map	Block	
		Land			Zoning	Grid	Plat	
		Buildings			Use	Parcel	Section	
		Total			Town Cd.	Ex. St.	Occ. Cd.	
REMARKS:								
Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer AOC-CC-300 (6/95)								

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 19295, p. 0791, MSA-CE63_19249, Date available 06/20/2005. Printed 07/05/2018.

Space Reserved for Circuit Court Clerk Recording Validation

Exhibit “D”



Exhibit “D”

Description of a portion of Liberty Mill Road Cul-de-sac To be Abandoned (Formerly Germantown Road – MD Rte. 118)

Darnestown (6th) District
Montgomery County Maryland

Being a piece or parcel of land hereinafter described situate, lying and being in Darnestown Election District No. 6 of Montgomery County, Maryland, running in, through, over and across that portion of the Liberty Mill Road cul-de-sac located approximately 650 feet southerly of Clopper Road (Maryland Rte. 117); said road being the subject of a Road Conveyance Deed from the State Highway Administration of the Department of Transportation, acting for and on behalf of the State of Maryland, and the Board of Public Works of Maryland, to Montgomery County, Maryland, dated May 24, 2001 and recorded among the Land Records of Montgomery County, Maryland in **Liber 19295 at Folio 784**; *part of said road* being in public use, under an apparent prescriptive right of way; *and also* being all that piece or parcel of land labeled “Pleasants Investments Ltd. Partnership, Parcel No. 2 Item No. 78935, Fee Simple Area” shown on State Highway Administration, State Roads Commission **Plat No. 51172**, (hereafter “SRC Plat No. 51172”); and being more particularly described in SRC Plat No. 51172 Datum as follows

Beginning for the same at a point lying at the beginning of the first (1st) or South 57°13’22” East, 32.69 foot line of said “Pleasants Investments Ltd. Partnership, Parcel No. 2 Item No. 78935, Fee Simple Area”, as shown on said SRC Plat No. 51172, said point also lying 46.03 feet left of and perpendicular to SRC baseline station 3+89.10 of Liberty Mill Road (Formerly Germantown Road - MD Rte. 118), as delineated on SRC Plat No. 51172; thence running with and along all of said 1st Item line and with and along the 2nd & 3rd Item lines of said “Pleasants Investments Ltd. Partnership, Parcel No. 2 Item No. 78935, Fee Simple Area”, the following three (3) courses and distances

1. **93.99** feet along the arc of a tangential curve, deflecting to the **right**, having a radius of **1,785.00** feet and a chord bearing and distance of **South 24°56’04” West, 93.98** feet to a point; thence
2. **125.08** feet along the arc of a non-tangential curve, deflecting to the **right**, having a radius of **60.00** feet and a chord bearing and distance of **North 06°43’30” East, 103.63** feet to a point; thence

3. **South 57°13'22" East, 32.69 feet to the place of beginning, containing an area of 3,745 square feet or 0.086 of an acre of land, more or less.**

The licensee below was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

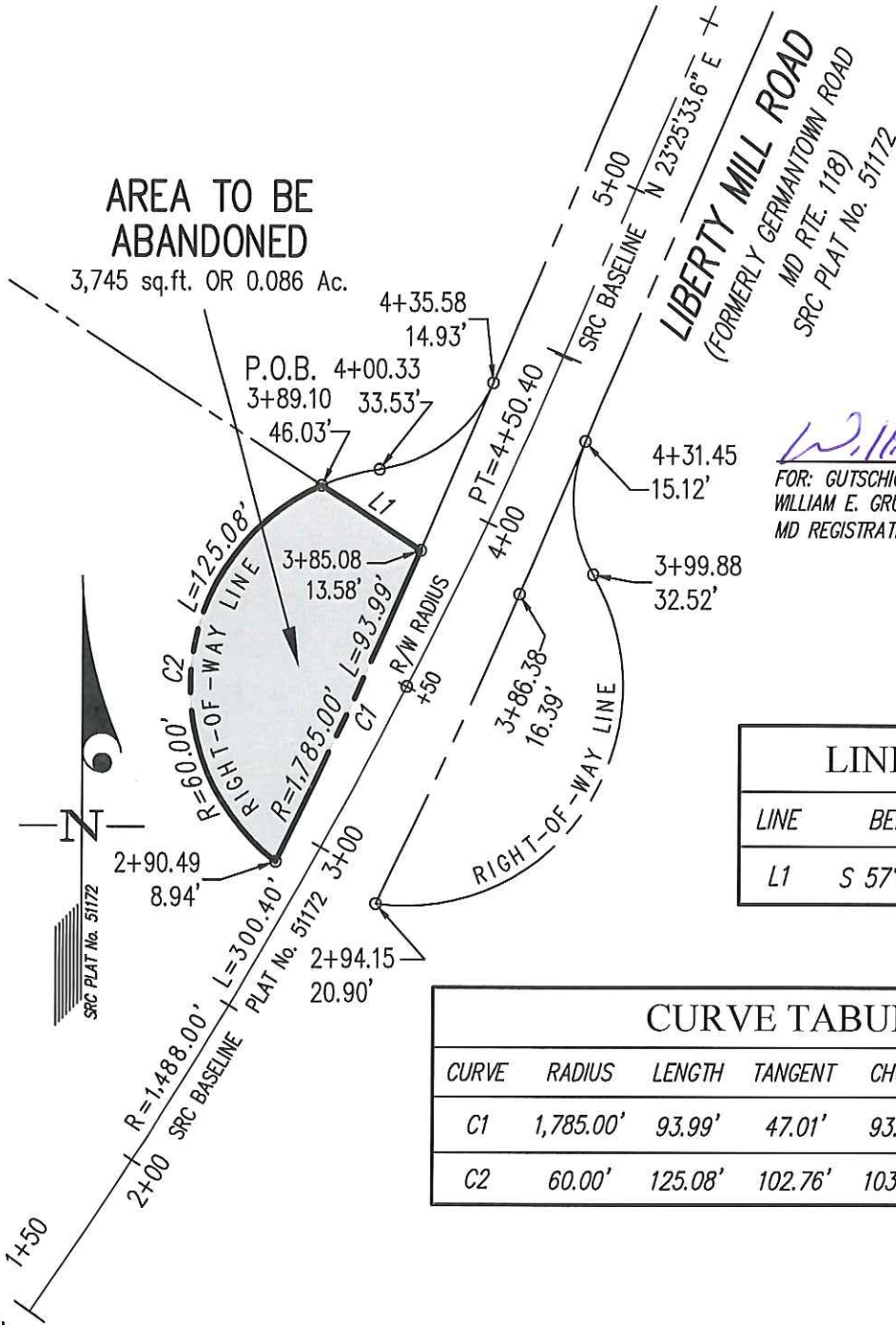


For: Gutschick, Little & Weber, P.A.

William E. Grueninger, III
William E. Grueninger, III
Professional Land Surveyor
Maryland Reg. No. 21542
(Exp./ RENEWAL Date: 12/21/2021)

AREA TO BE ABANDONED

3,745 sq.ft. OR 0.086 Ac.



12/23/2020

William E. Grueninger III
 FOR: GUTSCHICK, LITTLE & WEBER, P.A.
 WILLIAM E. GRUENINGER III, PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 21542 (EXP./RENEWAL 12-21-2021)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 57°13'22" E	32.69'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1,785.00'	93.99'	47.01'	93.98'	S 24°56'04" W	03°01'01"
C2	60.00'	125.08'	102.76'	103.63'	N 06°43'30" E	119°26'33"

SKETCH - EXHIBIT "D"

AREA OF EXISTING RIGHT-OF-WAY TO BE ABANDONED

PARTS OF MARYLAND RTE. 118 (GERMANTOWN ROAD)
 AS SHOWN ON SHA/SRC PLAT No. 51172

DARNESTOWN ELECTION DISTRICT No. 6 MONTGOMERY COUNTY, MD



GLW
 PLANNING | ENGINEERING | SURVEYING

3909 National Drive
 Suite 250
 Burtonsville, MD 20866
 301-421-4024
 GLWPA.COM

REFERENCE :

SRC PLAT No. 51172

DRAWN BY :

WEG

DATE :

DECEMBER 2020

G.L.W. FILE No.


CHECKED BY :


SCALE :

1"=50'

18-020

1 2 3 4 5 6


PLEASANTS INVESTMENTS LTD. PARTNERSHIP - PARCEL B. ITEM NO. 78934			
LIBER		FOLIO	
R.D.			
1	N 21° 23' 26" E	50.00'	
2	S 68° 36' 34" E	120.00'	
3	S 21° 23' 26" W	50.00'	
4	N 68° 36' 34" W	120.00'	
PERPETUAL EASEMENT AREA = 6,000 SQ. FT. OR 0.138 Ac.± SHOWN THUS: 			

PLEASANTS INVESTMENTS LTD PARTNERSHIP - PARCEL B				2
ITEM NO. 78935				
LIBER		FOLIO		
R.D.				
1	N 24° 01' 33" W	16.26'		
2	R=58.02 68°	L=46.20'		
3	CHD. N 18° 05' 30" E	46.00'		
4	S 74° 12' 27" E	7.00'		
5	S 13° 38' 19" W	214.44'		
6	S 13° 38' 07" W	127.75'		
7	S 59° 44' 36" E	48.47'		
8	S 59° 45' 51" W	46.63'		
9	S 28° 10' 06" W	62.13'		
PERPETUAL EASEMENT AREA = 2,487 SQ. FT. OR 0.218 Ac.±				
SHOWN THUS: 				

BASE LINE OF RIGHT OF WAY
P.C. 154+50.91 P.T. 160+10.69
N. 483251.9369 N. 483781.7023
E. 719364.4172 E. 719542.8180

MARYLAND STATE GRID SYSTEM
DATUM: NAD 27


MD. RTE. 118
Δ=05°-35'-52"
D=01°-00'-00"
R=5729.58'
T=280.12'
L=559.57'
E=6.84'

PLEASANTS INVESTMENTS LTD. PARTNERSHIP - PARCEL A ITEM NO. 78935			
LIBER		FOLIO	
R.D.			
1	N 19° 06' 37" E	201.07'	
2	N 19° 51' 57" E	147.04'	
3	N 11° 26' 08" E	148.99'	
4	N 25° 21' 49" E	148.99'	
5	N 13° 12' 42" E	198.65'	
6	N 14° 38' 49" E	250.05'	
7	N 02° 19' 28" E	97.65'	
8	S 18° 20' 59" E	84.70'	
9	S 15° 47' 33" W	264.31'	
10	R=5659.58'	L=552.98'	
11	CHD. S 18° 35' 30" W	552.73'	
12	S 21° 23' 26" W	200.91'	
PERPETUAL EASEMENT AREA = 18,642 SQ. FT. OR 0.428 Ac. SHOWN THUS: 			

TRINITY UNITED METHODIST CHURCH
ITEM NO. 78947

PLEASANTS INVESTMENTS LTD. PARTNERSHIP - PARCEL NO. 2 ITEM NO. 78935			
LIBER		FOLIO	
R.D.			
1	S 57° 13' 22" E	92.69'	
2	R=1785.00'	L=93.99'	
	CHD. S 24° 56' 04" W	93.98'	
3	R=60.00'	L=125.00'	
	CHD. N 06° 43' 30" E	103.63'	
FEE SIMPLE AREA = 3,745 SQ.FT. OR 0.086 Ac. ± SHOWN THUS 			

ELIZABETH M. FEILER, ETAL			
ITEM NO. 87216			
LIBER		FOLIO	
R.D.			
1	R=60.00'	L=16.66'	
	CHD. N 74° 23' 53" E	16.66'	
2	R=40.00'	L=41.14'	
	CHD. N 52° 53' 21" E	39.35'	
3	S 23° 25' 34" W	50.03'	
4	N 57° 13' 22" W	92.69'	
FEE SIMPLE AREA = 556 SQ. FT. OR 0.013 Ac. ± SHOWN THUS 			

JEAN K. PHILLIPS, ETAL				3
PARCEL NO.1				
ITEM NO. 78939				
LIBER		FOLIO		
R.D.				
1	R=1815.00'	L=	93.50'	
	CHD. N 24° 54' 06" E		93.49'	
2	N 23° 25' 34" E		45.56'	
	R=40.00'	L=	27.89'	
3	CHD. S 03° 42' 46" E		26.43'	
	R=60.00'	L=	134.91'	
4	CHD. S 33° 33' 54" W		100.23'	
FEE SIMPLE AREA =				
3,641 SQ. FT. OR 0.084 Ac. ±				
SHOWN THUS 				

NOTE 1
END OF LINE 2 N 57° 07' 08" W 249.17 FOOT LINE IN DEED RECORDED 7-10-91 FROM MARYLAND NATIONAL BANK TO ELIZABETH M. FEILER, et al, IN LIBER 9838, FOLIO 167.

NOTE 2
BEGINNING OF LINE 26 S 57° 07' 00" E 233.20 FOOT LINE IN DEED RECORDED 6-8-84 FROM HERBERT C. KING, et al, TO PLEASANTS INVESTMENTS LIMITED PARTNERSHIP IN LIBER 6421, FOLIO 677.

JEAN K. PHILLIPS, et al

Item No. 78939

Parcel No. 1

Former MD. RTE. 118 (Germantown Rd.) conveyed to County by deed dated May 24, 2001. Recorded: 1995/784 6-15-2001



NOTE A
"Temporary easement to be used only during the period of construction for the purpose of Sediment Control and at the termination of the construction all rights hereby acquired by the State Highway Administration-State Roads Commission shall then terminate and revert to the property owners."

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE A CORRECT INTERPRETATION OF THE SURVEYS SUPPLIED TO ME BY LOIEDERMAN ASSOCIATES, INC." *John J. Huber* 6/20/88
JOHN J. HUBER R.L.S. 6043

LEGEND	
[Hatched Pattern]	REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
[Hatched Pattern]	REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
[Hatched Pattern]	PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
[Hatched Pattern]	PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT.
[Hatched Pattern]	(ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)
[Hatched Pattern]	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
[Hatched Pattern]	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
[Hatched Pattern]	APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY)

BOOKS	
22667	3166
REVISIONS	
1	7/22/88
2	8/1/88
3	8/8/95
PART OF PLATS	
Part of Plat "CQC"	
SENT TO RECORD OFFICE	
JUNE 30, 2001	
APPROVED BY CHAIRMAN	
19	

LOCATED IN	
MONTGOMERY COUNTY	
PREPARED BY	
RUMMEL, KLEPPER & KAHL	
CONSTRUCTION PROJECT	
MARYLAND RTE. 118 (GERMANTOWN RD.) MD. RTE. 117 TO MD. RTE. 355	
CONSTRUCTION PROJECT NO.	
M 969-451-371	

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT: MARYLAND RTE. 118 (GERMANTOWN RD.) MD. RTE. 117 TO MD. RTE. 355
RIGHT OF WAY PROJECT NO. M969-301-371
FEDERAL AID PROJECT NO.

ISSUED June 22, 1988
Chief Bureau of Plats and Surveys

SCALE 1"=50'
PLAT No. 51172
MSA S1625-51172

Exhibit “E”



Exhibit “E”

Description of a portion of Liberty Mill Road To be Abandoned (Formerly Germantown Road – MD Rte. 118)

Darnestown (6th) District
Montgomery County Maryland

Being a piece or parcel of land hereinafter described situate, lying and being in Darnestown Election District No. 6 of Montgomery County, Maryland, running in, through, over and across that portion of Liberty Mill Road (a variable width public right of way) located on the southerly side of Clopper Road (Maryland Rte. 117), extending in a southerly direction, approximately 650 feet, terminating in a cul de sac; being part of that piece or parcel of land labeled “American Oil Company, Item No. 78940, Fee Simple Area”, as shown on State Highway Administration, State Roads Commission **Plat No. 51174**, (hereafter “SRC Plat No. 51174”) and the subject of an Inquisition recorded among the aforesaid Land Records in **Liber 15709 at Folio 104; and also** being part of Parcel A, as delineated on a Subdivision Record Plat entitled “Parcel A, Old Germantown” and recorded among the aforesaid Land Records as **Plat No. 9264**; and being more particularly described in SRC Plat No. 51174 Datum as follows

Beginning for the same at a point lying on the second (2nd) or South 73°02’28” West, 87.11 foot line of “American Oil Company, Item No. 78940, Fee Simple Area”, as shown on said SRC Plat No. 51174, 19.62 feet southwesterly from the northeasterly end thereof; said line being also the fourth (4th) or North 73°02’28” East, 87.17 foot line of “American Oil Company, Extra Land, Item No. 78940”, as shown on said SRC Plat No. 51174; said point also lying 75.00 feet left of and perpendicular to SRC baseline station 14+42.63 of Clopper Road (MD Rte. 117); thence running with and along a part of said 2nd Item line and reversely with and along a part of said 4th Item line

1. **South 73°02’28” West, 67.55** feet to a point; thence leaving the aforesaid 2nd and 4th Item lines and running with and along a part of the 3rd or North 23°25’34” East, 97.97 foot line of “American Oil Company, Item No. 78940, Fee Simple Area”
2. **North 23°25’34” East, 37.96** feet to a point; thence leaving said 3rd Item line and running in, through, over and across that area described in said Item No. 78940 so as to include a portion thereof, the following three (3) courses and distances

3. North 73°13'48" East, 18.75 feet to a point; thence
4. South 56°57'24" East, 32.30 feet to a point; thence
5. 5.36 feet along the arc of a tangential curve, deflecting to the **right**, having a radius of 11,384.16 feet and a chord bearing and distance of **South 56°56'35" East, 5.36 feet** to the place of beginning, containing an area of 1,246 square feet or 0.029 of an acre of land, more or less.

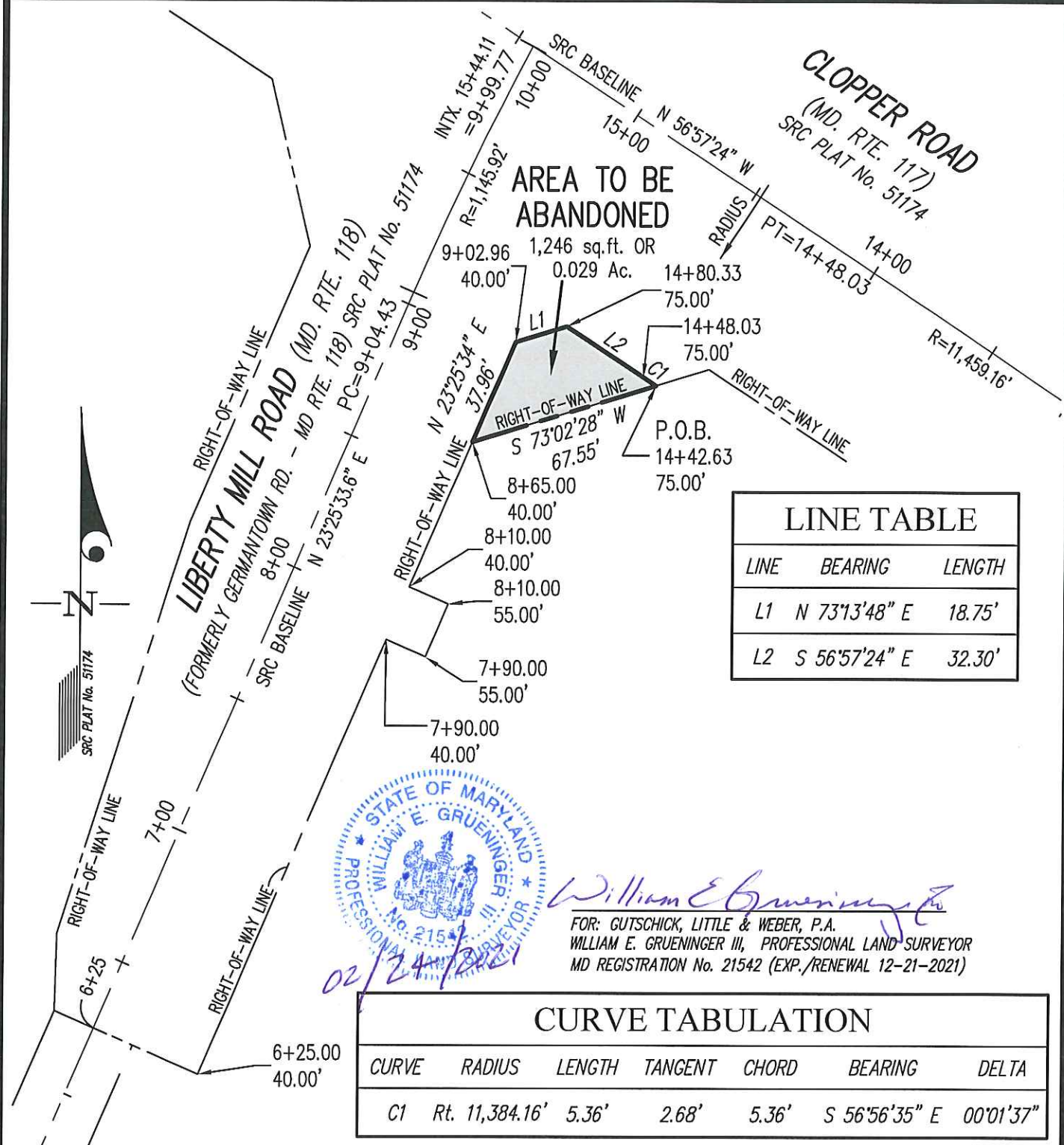
The licensee below was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

For: Gutschick, Little & Weber, P.A.



William E. Grueninger, III
William E. Grueninger, III
Professional Land Surveyor
Maryland Reg. No. 21542
(Exp./ RENEWAL Date: 12/21/2021)

S:\Survey Drawings\18020\SKETCHES\18020 RW Aband MB Exhibit E.dwg, PLOTTED: 2/24/2021 1:55 PM, LAST SAVED: 2/24/2021 1:55 PM, PLOTTED BY: Bill Grueninger



FOR: GUTSCHICK, LITTLE & WEBER, P.A.
WILLIAM E. GRUENINGER III, PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 21542 (EXP./RENEWAL 12-21-2021)

SKETCH - EXHIBIT "E"

**AREAS OF EXISTING RIGHT-OF-WAY
TO BE ABANDONED**

PARTS OF MARYLAND RTE. 118 (GERMANTOWN ROAD) &
MARYLAND RTE. 117 (CLOPPER ROAD)
AS SHOWN ON SHA/SRC PLAT No. 51174

DARNESTOWN ELECTION DISTRICT No. 6 MONTGOMERY COUNTY, MD



GLW
PLANNING | ENGINEERING | SURVEYING

3909 National Drive
Suite 250
Burtonsville, MD 20866
301-421-4024
GLWPA.COM

REFERENCE :

SRC PLAT No. 51174

DRAWN BY :

WEG

DATE :

FEBRUARY 2021

G.L.W. FILE No.

CHECKED BY :

SCALE :

1"=50'

18-020

98 APR -7 A 9:37

FILED
MOLLY O. RUHL
CLERKS OFFICE
MONTGOMERY CO. MD

IN THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

MONTGOMERY COUNTY, MARYLAND

Plaintiff

v.

Civil Action No. 147830

AMOCO OIL CO. ET AL

Defendants

INQUISITION

This action is before the Court pursuant to a Settlement Agreement entered into the Record on May 30, 1997. Pursuant to Rule U19 of the Maryland Rules, the Court makes the following findings:

1. It is necessary for the Plaintiff to acquire the fee simple and other interests in property described for public purposes for the right-of-way for relocated Maryland Route 118 as determined by the County Executive of Montgomery County, Maryland, pursuant to Order No. 199-95, a copy of which is attached to the original Complaint.

2. The property which is necessary for Plaintiff to acquire is more particularly described as situated in the 6th Election District of Montgomery County, Maryland, Parcel ID No. N-210 and being that parcel of land conveyed to Amoco Oil Company by Harry Farb and Amelia Himmel by deed dated July 31, 1970, and recorded at Liber 3985, folio 736, among the Land Records of Montgomery County, Maryland, as shown on Right-of-Way Plat 51174, filed among the Land Records of Montgomery County, Maryland consisting of 24,432 square feet, more or less, in fee simple.

AGRICULTURE TRANSFER TAX BY THE

AMOUNT OF \$

SIGNATURE

3. The parties by their counsel have waived in writing a trial by jury and further agree on \$625,000 as the damages which the Defendant Amoco Oil Company will sustain by the taking

IMP ED SURE 1
RECORDING FEE
RECORDATION T
IR TAX STATE
TOTAL
RESERVED FOR 11/11/99
MOR RUN BLK#174
REC'D 11/11/99

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Montgomery County
11/11/99

FILED

SEP 10 1997

Clerk of the Circuit Court
Montgomery County, Md.

of the property described above, and which include all relocation costs, County and State transfer and recordation costs, title insurance, and any other costs of closing and transferring the property.

4. The parties have further agreed that Defendant Washington Suburban Sanitary Commission's interest in the property is \$10,048.61.

CONCLUSION

Based on the foregoing findings of fact, the Court concludes as follows:

1. It is necessary for the Plaintiff to acquire the above-described property.

2. The value of the fee simple and other interests in the property being acquired is \$625,000, of which \$2,500.00 shall be paid by Montgomery County to the Washington Suburban Sanitary Commission for a net payment to Amoco Oil Company in the amount of \$622,500.00.

3. Washington Suburban Sanitary Commission's interest in the property for front foot benefit charges is \$10,048.61.

4. Upon payment of the sums of \$622,500 to defendant Amoco Oil Company, and \$10,048.61 to Defendant Washington Suburban Sanitary Commission by the Plaintiff, Montgomery County, Maryland, title to the fee simple property described above is hereafter to be held by, and vested in, Montgomery County, Maryland, clear and discharged from any claims, liens or demands of the Defendants to the action as well as all other persons or entities.

Date

CEH:kh

ING\HITCHC\00212CEH.WPD

APR 7 1998

JUDGE, Circuit Court for Montgomery County, Maryland

PAUL A. MCCORMACK, JUDGE

All Taxes on assessments pertained to the Collector of Taxes for Montgomery County Md. by 411188 been paid Dept. of Finance Montgomery County, Md. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

TRANSFER TO GOVERNMENTAL RELIGIOUS OR CHARITABLE ORGANIZATION

FILED

SEP 10 1997

Clerk of the Circuit Court
Montgomery County Md.

6-1-387517

Blayman

10

In the Circuit Court for Montgomery County, Maryland

MONTGOMERY COUNTY MARYLAND

VS.

AMOCO OIL COMPANY, ET AL

No.

Law

CIVIL 147830

STATEMENT OF COSTS

Plaintiff

Defendant

Clerk \$80.00 (WAIVED)

Attorney

Sheriff

Sheriff

Witnesses

RECORDING COSTS:

INQUISITION:	\$20.00
SURCHARGE:	\$ 2.00
TOTAL:	<u>\$22.00 (WAIVED)</u>

True Copy—

Test:

Mally G. L. L. 100
..... Clerk



MOLLY Q. RÜHL

*Clerk of the Circuit Court of Montgomery County
50 Courthouse Square
Rockville, Maryland 20850*

September 10, 1997

Diane R. Schwartz-Jones, Esquire
101 Monroe Street 3rd Floor
Rockville, Maryland 20850

Dear Sir:

Please be advised that according to Section 3-104, Real Property; it is necessary to have the Inquisition in the above captioned case recorded in the Finance and Assessment Offices. Those Offices will accept the enclosed copy for purpose of recording transfer of land. When this has been accomplished, please return this copy, which shows the endorsement of the Finance and Assessment Offices, to the Clerk's Office.

At this time, if the Certificate of Payment has been filed and the costs of recording are paid, the Clerk will record the Inquisition.

Very truly yours,

Molly Q. Rühl

Clerk of the Circuit Court
for Montgomery County, Md.

MQR: dsd
Enc.

10NTE CO 171

1 SEP 10 1997

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Montgomery

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

☐ Check Box if Addendum Intake Form is Attached.)

1	Type(s) of Instruments	Deed	Mortgage	Other	Other
		Deed of Trust	Lease	<input checked="" type="checkbox"/> Inquisition	
2	Conveyance Type Check Box	Improved Sale	Unimproved Sale	Multiple Accounts	<input checked="" type="checkbox"/> Not an Arms- Length Sale (9)
		Arms-Length (1)	Arms-Length (2)	Arms-Length (3)	
3	Tax Exemptions (if Applicable)	Recordation	None		
		State Transfer			
Cite or Explain Authority		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only		
		Transfer and Recordation Tax Consideration				
5	Fees	Purchase Price/Consideration	\$ 625,000.00	Transfer Tax Consideration	\$	
		Any New Mortgage	\$	X () % =	\$	
		Balance of Existing Mortgage	\$	Less Exemption Amount	=	\$
		Other:	\$	Total Transfer Tax	=	\$
		Other:	\$	Recordation Tax Consideration	\$	
		Full Cash Value	\$ 625,000.00	X () per \$500 =	\$	
		TOTAL DUE		\$		
		Amount of Fees		Dec. 1	Dec. 2	Agent:
		Recording Charge	\$ None	\$	\$	Tax Bill:
		Surcharge	\$	\$	\$	C.B. Credit:
		State Recordation Tax	\$	\$	\$	Ag. Tax/Other:
		State Transfer Tax	\$	\$	\$	
County Transfer Tax	\$	\$	\$			
Other	\$	\$	\$			
Other	\$	\$	\$			

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		6-1	387517	3985-736	ET 33	N210	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Flat Ref.	SqFt/Acreage (4)
		Parcel A Old Germantown						24,432
		Location/Address of Property Being Conveyed (2)						
		18635 Germantown Drive, Germantown, MD 20874						
		Other Property Identifiers (if applicable)				Water Meter Account No.		
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: 24,432 S.F.						
		If Partial Conveyance, List Improvements Conveyed:						

7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		American Oil Company			
8	Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
9	Other Names to Be Indexed	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		Montgomery County, Maryland			
10	Contact/Mail Information	New Owner's (Grantee) Mailing Address			
		101 Monroe Street, Rockville, MD 20850			
11	Contact/Mail Information	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input type="checkbox"/> Return to Contact Person
		Name: Sharon Gemperle Firm: County Attorney Address: 101 Monroe Street, Third Floor Rockville, MD 20850 Phone: (301) 217-2600		<input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided

11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Will the property being conveyed be the grantee's principal residence?
			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Does transfer include personal property? If yes, identify:
			X Yes <input type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line							
<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification			
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:				
Year	19	19	Geo.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	Section	Orig. Cd.	
Total			Town Cd.	Ex. St.	Ex. Cd.		
REMARKS:							

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)



OFFICE OF THE COUNTY ATTORNEY

Douglas M. Duncan
County Executive

Charles W. Thompson, Jr.
County Attorney

Molly Q. Ruhl, Clerk
Circuit Court for Montgomery County, Maryland
Courthouse
Rockville, Maryland 20850

Dear Ms. Ruhl:

Please record the attached document on behalf of Montgomery County, Maryland, and waive the usual recording fee.

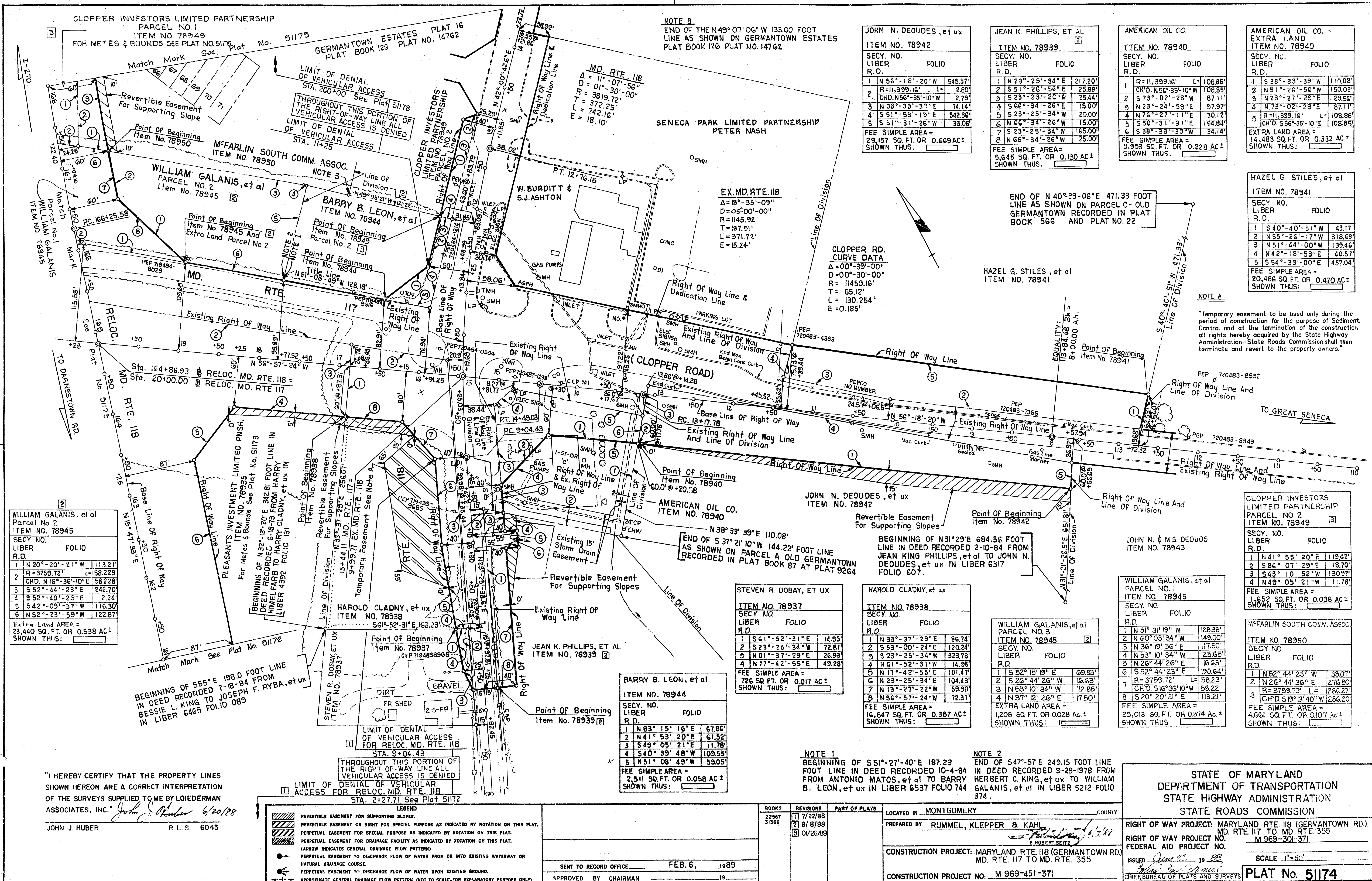
Thank you for your attention to this matter.

Sincerely,

CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY

Diane R. Schwartz Jones
Diane R. Schwartz Jones
Associate County Attorney

E:\GJGEMPES\RECLT.WPD



"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE A CORRECT INTERPRETATION OF THE SURVEYS SUPPLIED TO ME BY LOEDERMAN ASSOCIATES, INC." *John J. Huber* 6/20/88
JOHN J. HUBER R.L.S. 6043

LEGEND
REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAN.
PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAN.
PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAN.
(ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)
PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE FOR EXPLANATORY PURPOSE ONLY)

SENT TO RECORD OFFICE FEB. 6, 1989
APPROVED BY CHAIRMAN

BOOKS 22567 31366
REVISIONS 1 7/22/88 2 8/8/88 3 01/26/89
PART OF PLAT 12

LOCATED IN MONTGOMERY COUNTY
PREPARED BY RUMMEL, KLEPPER & KAHL
CONSTRUCTION PROJECT: MARYLAND RTE. 118 (GERMANTOWN RD.) MD. RTE. 117 TO MD. RTE. 355
CONSTRUCTION PROJECT NO: M 969-451-371

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION
RIGHT OF WAY PROJECT: MARYLAND RTE. 118 (GERMANTOWN RD.) MD. RTE. 117 TO MD. RTE. 355
RIGHT OF WAY PROJECT NO. M 969-301-371
ISSUED 19 88
CHIEF, BUREAU OF PLATS AND SURVEYS
SCALE 1"=50'
PLAT No. 51174

Exhibit “F”



Exhibit “F”

Description of a portion of Liberty Mill Road To be Abandoned (Formerly Germantown Road – MD Rte. 118)

Darnestown (6th) District
Montgomery County Maryland

Being three (3) pieces or parcels of land hereinafter described as **Part One, Part Two and Part Three**, situate, lying and being in Darnestown Election District No. 6 of Montgomery County, Maryland, running in, through, over and across that portion of Liberty Mill Road (Formerly Germantown Road MD Rte. 118, a variable width public right of way) located on the southerly side of Clopper Road (Maryland Rte. 117), extending in a southerly direction, approximately 650 feet, terminating in a cul de sac; said road being the subject of a Road Conveyance Deed from the State Highway Administration of the Department of Transportation, acting for and on behalf of the State of Maryland, and the Board of Public Works of Maryland, to Montgomery County, Maryland, dated May 24, 2001 and recorded among the Land Records of Montgomery County, Maryland in **Liber 19295 at Folio 784**; **said Parts One & Two** being part of that piece or parcel of land labeled “Jean K. Phillips, et al., Item No. 78939, Fee Simple Area”, as shown on said SRC Plat No. 51174 (hereafter “SRC Plat No. 51174”) and **said Part Three** being all of that piece or parcel of land labeled “Jean K. Phillips, et al., Item No. 78939, Fee Simple Area”, as shown on said SRC Plat No. 51172 (hereafter “SRC Plat No. 51172”); **said Parts One, Two & Three** also being part of that land conveyed to Montgomery County Maryland by a Deed dated February 12, 1997 and recorded in **Liber 14761 at Folio 001**; and being more particularly described in SRC Plat No. 51174 Datum as follows

PART ONE

Beginning for the same at a point lying at the beginning of the fourth (4th) or South 66°34’26” East, 15.00 foot line of “Jean K. Phillips, et al, Item No. 78939, Fee Simple Area”, as shown on said SRC Plat No. 51174, said point also lying 40.00 feet right of and perpendicular to SRC baseline station 8+10.00 of Liberty Mill Road (Formerly Germantown Road MD Rte. 118), as delineated on said SRC Plat No. 51174; thence running with and along all of said 4th Item line and with and along all of the 5th and 6th Item lines, the following three (3) courses and distances

1. **South 66°34’26” East, 15.00 feet** to a point; thence
2. **South 23°25’34” West, 20.00 feet** to a point; thence

3. **North 66°34'26" West, 15.00** feet to a point; thence leaving said 6th Item line and running in, through, over and across that area described in said Item No. 78939 so as to include a portion thereof
4. **North 23°25'34" East, 20.00** feet to the place of beginning, containing an area of **300** square feet or **0.007** of an acre of land, more or less.

PART TWO

Beginning for the same at a point lying at the beginning of the seventh (7th) or South 23°25'34" West, 165.00 foot line of "Jean K. Phillips, et al, Item No. 78939, Fee Simple Area", as shown on said SRC Plat No. 51174, said point also lying 40.00 feet right of and perpendicular to SRC baseline station 7+90.00 of Liberty Mill Road (Formerly Germantown Road - MD Rte. 118), as delineated on said SRC Plat No. 51174; thence running with and along all of said 7th Item line and with and along a part of the 8th Item line, the following two (2) courses and distances

1. **South 23°25'34" West, 165.00** feet to a point; thence
2. **North 66°34'26" West, 10.00** feet to a point; thence leaving said 8th Item line and running in, through, over and across that area described in said Item No. 78939 so as to include a portion thereof, the following two (2) courses and distances
3. **North 23°25'34" East, 112.78** feet to a point; thence
4. **North 34°16'00" East, 53.17** feet to the place of beginning, containing an area of **1,389** square feet or **0.032** of an acre of land, more or less.

PART THREE

Beginning for the same at a point lying at the beginning of the third (3rd) or 37.89 foot arc of "Jean K. Phillips, et al., Item No. 78939, Fee Simple Area", as shown on said SRC Plat No. 51172, said point also lying 15.12 feet right of and perpendicular to SRC baseline station 4+31.45 of Liberty Mill Road (Formerly Germantown Road - MD Rte. 118), as delineated on said SRC Plat No. 51172; thence running with and along all of said 3rd Item line and with and along the 4th, 1st and 2nd Item lines of said "Jean K. Phillips, et al., Item No. 78939, Fee Simple Area", the following four (4) courses and distances

1. **37.89** feet along the arc of a non-tangential curve, deflecting to the **left**, having a radius of **40.00** feet and a chord bearing and distance of **South 03°42'46" East, 36.49** feet to a point of reverse curvature; thence
2. **134.91** feet along the arc of a tangential curve, deflecting to the **right**, having a radius of **60.00** feet and a chord bearing and distance of **South 33°33'54" West, 108.23** feet to a point; thence

3. 93.50 feet along the arc of a non-tangential curve, deflecting to the **left**, having a radius of **1,815.00** feet and a chord bearing and distance of **North 24°54'06" East, 93.49** feet to a point of tangency; thence
4. **North 23°25'34" East, 45.56** feet to the place of beginning, containing an area of **3,641** square feet or **0.084** of an acre of land, more or less.

The licensee below was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.



For: Gutschick, Little & Weber, P.A.

William E. Grueninger, III
William E. Grueninger, III
Professional Land Surveyor
Maryland Reg. No. 21542
(Exp./ RENEWAL Date: 12/21/2021)



02/24/2021

CLOPPER ROAD
(MD. RTE. 117)
SRC PLAT No. 51174

N 56°57'24" W
PT=14+48.03

R=11,459.16'

LIBERTY MILL ROAD
(FORMERLY GERMANTOWN RD. - MD RTE. 118)
SRC BASELINE
N 23°25'33.6" E
P.O.B. PART ONE
8+10.00 @ 40.00'

INTX. 15+44.11
=9+99.77
R=1,145.92'

RIGHT-OF-WAY LINE

RIGHT-OF-WAY LINE

PART ONE
AREA TO BE
ABANDONED
300 sq.ft. OR
0.007 Ac.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 66°34'26" E	15.00'
L2	S 23°25'34" W	20.00'
L3	N 66°34'26" W	15.00'
L4	N 23°25'34" E	20.00'

PART TWO
7+90.00 @ 40.00'

PART TWO
AREA TO BE
ABANDONED
1,389 sq.ft. OR 0.032 Ac.

William E. Grueninger III
FOR: GUTSCHICK, LITTLE & WEBER, P.A.
WILLIAM E. GRUENINGER III, PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 21542 (EXP./RENEWAL 12-21-2021)

SKETCH - EXHIBIT "F"

AREAS OF EXISTING RIGHT-OF-WAY TO BE ABANDONED

PARTS OF MARYLAND RTE. 118 (GERMANTOWN ROAD) &
MARYLAND RTE. 117 (CLOPPER ROAD)
AS SHOWN ON SHA/SRC PLAT No. 51174

DARNESTOWN ELECTION DISTRICT No. 6 MONTGOMERY COUNTY, MD



GLW
PLANNING | ENGINEERING | SURVEYING

3909 National Drive
Suite 250
Burtonsville, MD 20866
301-421-4024
GLWPA.COM

REFERENCE :

SRC PLAT No. 51174

DRAWN BY :

WEG

DATE :

FEBRUARY 2021

G.L.W. FILE No.

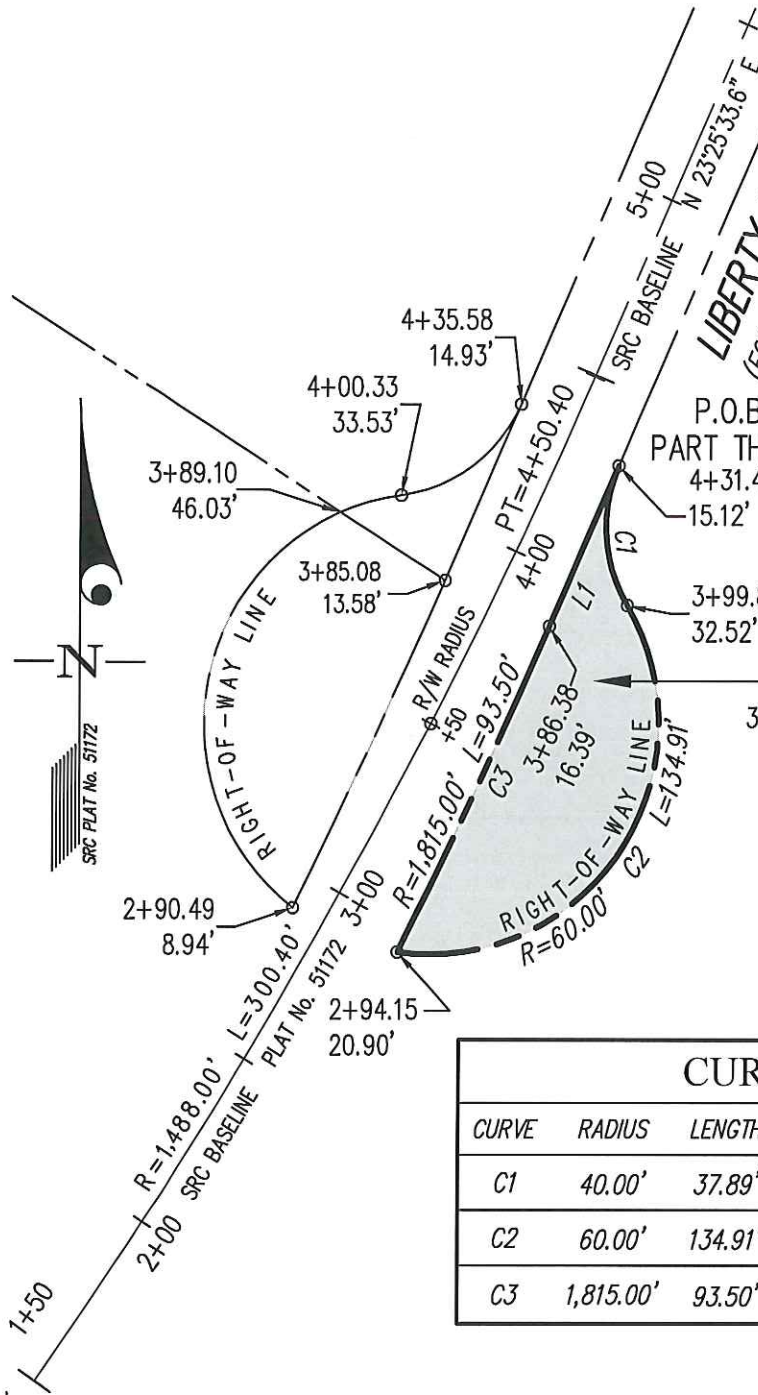
CHECKED BY :

SCALE :

1"=50'

18-020

S:\Survey Drawings\18020\SKETCHES\18020 RW Aband MB Exhibit F.dwg, PLOTTED: 2/24/2021 1:56 PM, LAST SAVED: 2/24/2021 1:56 PM, PLOTTED BY: Bill Grueninger



FOR: GUTSCHICK, LITTLE & WEBER, P.A.
 WILLIAM E. GRUENINGER III, PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 21542 (EXP./RENEWAL 12-21-2021)

PART THREE

AREA TO BE
 ABANDONED
 3,641 sq.ft. OR 0.084 Ac.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 23°25'34" E	45.56'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	40.00'	37.89'	20.50'	36.49'	S 03°42'46" E	54°16'27"
C2	60.00'	134.91'	125.31'	108.23'	S 33°33'54" W	128°49'46"
C3	1,815.00'	93.50'	46.76'	93.49'	N 24°54'06" E	02°57'06"

SKETCH - EXHIBIT "F"

AREAS OF EXISTING RIGHT-OF-WAY TO BE ABANDONED

PARTS OF MARYLAND RTE. 118 (GERMANTOWN ROAD)
 AS SHOWN ON SHA/SRC PLAT No. 51172

DARNESTOWN ELECTION DISTRICT No. 6 MONTGOMERY COUNTY, MD



GLW
 PLANNING | ENGINEERING | SURVEYING

3909 National Drive
 Suite 250
 Burtonsville, MD 20866
 301-421-4024
 GLWPA.COM

REFERENCE :

SRC PLAT No. 51172

DRAWN BY : WEG

DATE : FEBRUARY 2021

G.L.W. FILE No.

CHECKED BY :

SCALE : 1"=50'

18-020

Case No. 2887

Parcel ID 396215
Title Ins: None

DEED

THIS DEED, made this 12 day of February, 1997, by and between CARROLL W. MUMMA, Trustee of the Mumma Descendants' Trust, as to an undivided one-half (1/2) interest, and R. LOWELL PHILLIPS, Trustee of the Phillips Descendants' Trust, as to an undivided one-half (1/2) interest, hereinafter called the Grantors, and MONTGOMERY COUNTY, MARYLAND, hereinafter called the Grantee.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the sum of \$36,500.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the said Grantors do hereby grant, convey, bargain and sell unto Grantee, its heirs and assigns, in fee simple forever, all that piece or parcel of land situate, lying and being in Montgomery County, in the State of Maryland, which is described as follows:

See legal description attached hereto as Schedule A

Property address: Darnestown-Germantown Road, Germantown, MD

BEING part of the same property obtained by the Grantors herein by Deed dated June 26, 1989 and recorded July 18, 1989 in Liber 8911 at folio 836.

SUBJECT to covenants, easements, restrictions and rights of way of record, if any.

TO HAVE AND TO HOLD said lands and premises unto the said Grantee together with all and singular the buildings and improvements thereon, the rights, roads, ways, waters, easements and advantages thereto belonging or appertaining

AND the Grantors hereby covenant with the Grantee specially said property hereby conveyed, and will at any time execute such further and other assurances as may be required

IN TESTIMONY WHEREOF, the Grantors hereunto set their hands and seals the day and year first hereinabove written.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Montgomery County

88992 3/24/97

Carroll W. Mumma (SEAL)
CARROLL W. MUMMA, Trustee
R. Lowell Phillips (SEAL)
R. LOWELL PHILLIPS, Trustee

Grantors' address: 17409 Black Rock Road, Germantown, MD 20874
Grantee's address: 101 Monroe Street, Rockville, MD 20850

STATE OF MARYLAND, COUNTY OF MONTGOMERY

I HEREBY CERTIFY that on this 12th day of February, 1997, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Carroll W. Mumma, Trustee, who is known to me, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and he acknowledged the within Deed to be his act.

NOTARIAL SEAL
JAMES L. KINCAID, Notary Public
BEDFORD, BEDFORD COUNTY, PA
MY COMMISSION EXPIRES JAN. 22, 2001

Expires:

AGRICULTURE TRANSFER TAX

AMOUNT OF \$

SIGNATURE

NOTARY PUBLIC

STATE OF MARYLAND, COUNTY OF MONTGOMERY

I HEREBY CERTIFY that on this 15th day of February, 1997, before me, the subscriber, a Notary Public of the State and

James A. Kincaid
JAMES A. KINCAID
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 2, 1997
R. LOWELL PHILLIPS only

Front Foot Benefit Charges not affected by this deed
WASHINGTON SUBURBAN SANITARY COMMISSION

By James A. Kincaid
Notary Public

FILED
HOLLY A. RUMBLE
CLERK'S OFFICE
MONTGOMERY COUNTY
97 MAR 24 P 1:34 9

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 14761, p. 0001, MSA_CE63_14716. Date available 06/15/2005. Printed 12/09/2020.

NO FEE - MONTG. CO. MD.

County aforesaid, personally appeared R. Lowell Phillips, Trustee, who is known to me, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and he acknowledged the within Deed to be his act.

My Commission Expires: ✓

NOTARY PUBLIC

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


ROBERT WINDSOR

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY that on this 7th day of MARCH, 1997, before me, the subscriber, a Notary Public in and for the District of Columbia, personally appeared R. Lowell Phillips, Trustee, who is known to me to be the person whose name is subscribed to the within instrument, and he acknowledged the within Deed to be his act.


Donna B. Kinnaman NOTARY PUBLIC

My commission expires: 10-31-97

After Recording Return To:
Law Offices of Robert Windsor
255 N. Washington Street, Suite 500
Rockville, Maryland 20850

MAR 2 1997

6-1-394215

NOTARY PUBLIC
Commission Expires 10/31/97
3/24/97
This is a temporary certificate. It is not valid for the purpose of permitting recording and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

FARM 6%
\$ 2,028.06 TRANSFER TAX PAID
MONTGOMERY COUNTY, MARYLAND
BY WJH

FARM TAX PAID

EXEMPT FROM STATE AND
TRANSFER TAX



SCHEDULE A

All of the following described land and premises together, with all appurtenances thereon, and the right of entry upon contiguous lands remaining with said Grantors as required to construct, use and maintain necessary slopes for draining and stabilizing the abutting property, situate in the Ninth District, County of Montgomery, and State of Maryland, and more particularly described as follows:

Account No. 396215

Premise: Darnestown-Germantown Road

Being part of the land conveyed by Jean K. Phillips and Carol Ann Mumma to Carroll W. Mumma, Trustee of Mumma Descendants' Trust and R. Lowell Phillips, Trustee of Phillips Descendants' Trust, referred to as Grantors, by Deed dated June 26, 1989 in Liber 8911 at Folio 836 among the Land Records of Montgomery County, Maryland.

FEE SIMPLE

Being more particularly delineated by plats prepared by Rummel, Klepper and Kahl for the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission, Project No. M969-301-371 and Montgomery County Department of Transportation's CIP Project No. 508671, said parcel containing 9286 square feet, more or less, as shown on Right of Way Plat Nos. 52808 and 51172.

REVERTIBLE EASEMENT

Being more particularly delineated by right of way plat nos. 52808 and 51172 prepared by Rummel, Klepper and Kahl for the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission, Project No. M969-301-371 and Montgomery County Department of Transportation's CIP Project No. 508671 recorded and found in Records and Research, 521 St. Paul Place, Baltimore City, Maryland 21202.

The said Grantors further grant and convey unto the County, its successors and assigns, a slope easement necessary for stabilizing and draining the roadway and abutting property over 3006 square feet, more or less, of land belonging to said Grantors for the construction of Maryland Route 118, Phase One, all as shown on said plat nos. 52808 and 51172.

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: MONTGOMERY
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)
☒ Check Box if Addendum Intake Form is Attached.

1	Type(s) of Instruments	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease		
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale	<input checked="" type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-Length Sale
		Arms-Length (1)	Arms-Length (2)	Arms-Length (3)	Length Sale (9)
3	Tax Exemptions (If Applicable)	<input type="checkbox"/> Recordation	TAX PRO. ACT, MD CODE SEC 12-101 (A)(1)		
		<input type="checkbox"/> State Transfer	" " " " " " " " 13-207 (A)(1)		
4	Cite or Explain Authority	<input type="checkbox"/> County Transfer	" " " " " " " " Sec. 13 402.7 (B)(2)		

5	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$ 36,500 -	Transfer and Recordation Tax Consideration	
6	Fees	Any New Mortgage	\$	Transfer Tax Consideration	\$
		Balance of Existing Mortgage	\$	X () % =	\$
		Other:	\$	Loss Exemption Amount	\$
		Other:	\$	Total Transfer Tax	\$
		Full Cash Value	\$	Recordation Tax Consideration	\$
			\$	X () per \$500 =	\$
			\$	TOTAL DUE	\$
			\$		
			\$		
			\$		

7	Description of Property	District	Property Tax ID No. (1)	Grantor Lien/Folio	Map	Parcel No.	Var. LOG
		6	396215				
8	SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	Subdivision Name		Lot (2a)	Block (2b)	Section/Alt (2c)	Flat Ref.
9	Location/Address of Property Being Conveyed (2)	DARNESTOWN - GERMAN TOWN RD GERMAN TOWN MD					
		Other Property Identifiers (If applicable)					

Residential	<input checked="" type="checkbox"/> For Non-Residential	<input type="checkbox"/> Fee Simple	<input checked="" type="checkbox"/> or Grant Rent	Amount:
Partial Conveyance?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred:	

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		CARROLL W. MUMMA, TRUSTEE R. LOWEN PHILLIPS, TRUSTEE	
8	Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

9	Other Names to Be Indexed	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		MONTGOMERY COUNTY, MD	
10	Contact/Mail Information	New Owner's (Grantee) Mailing Address	

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10	Contact/Mail Information	Instrument Submitted By or Contact Person	
		Name: LAY/ OFFICES OF ROBERT WINDSOR	<input checked="" type="checkbox"/> Return to Contact Person
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Firm: 255 N. WASHINGTON STREET	<input type="checkbox"/> Hold for Pickup
		Address: ROCKVILLE, MARYLAND 20850	<input type="checkbox"/> Return Address Provided

11	Assessment Information	Phone: 301 340 1500
12	Assessment Use Only - Do Not Write Below This Line	Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?
		Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify:

13	Assessment Use Only - Do Not Write Below This Line	Yes <input type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).
14	Assessment Use Only - Do Not Write Below This Line	Terminal Verification
		Agricultural Verification

15	Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:
		Year: 18	18	Geo. Map

16	REMARKS:	Land	Zone	Grid	Plot	Block
		Building	Use	Parcel	Section	Lot

Distribution: White - Clerk's Office
 Canary - SDAT
 Pink - Office of Finance
 Goldenrod - Proprietor
 AOC-CC-308 (6/96)

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 14761, p. 0004, MSA CE63_14761, Date available 06/15/2005. Printed 12/09/2020.



OFFICE OF THE COUNTY ATTORNEY

Douglas M. Duncan
County Executive

Charles W. Thompson, Jr.
County Attorney

Molly Q. Ruhl, Clerk
Circuit Court for Montgomery County, Maryland
Courthouse
Rockville, Maryland 20850

Dear Ms. Ruhl:

Please record the attached document on behalf of Montgomery County, Maryland, and waive the usual recording fee.

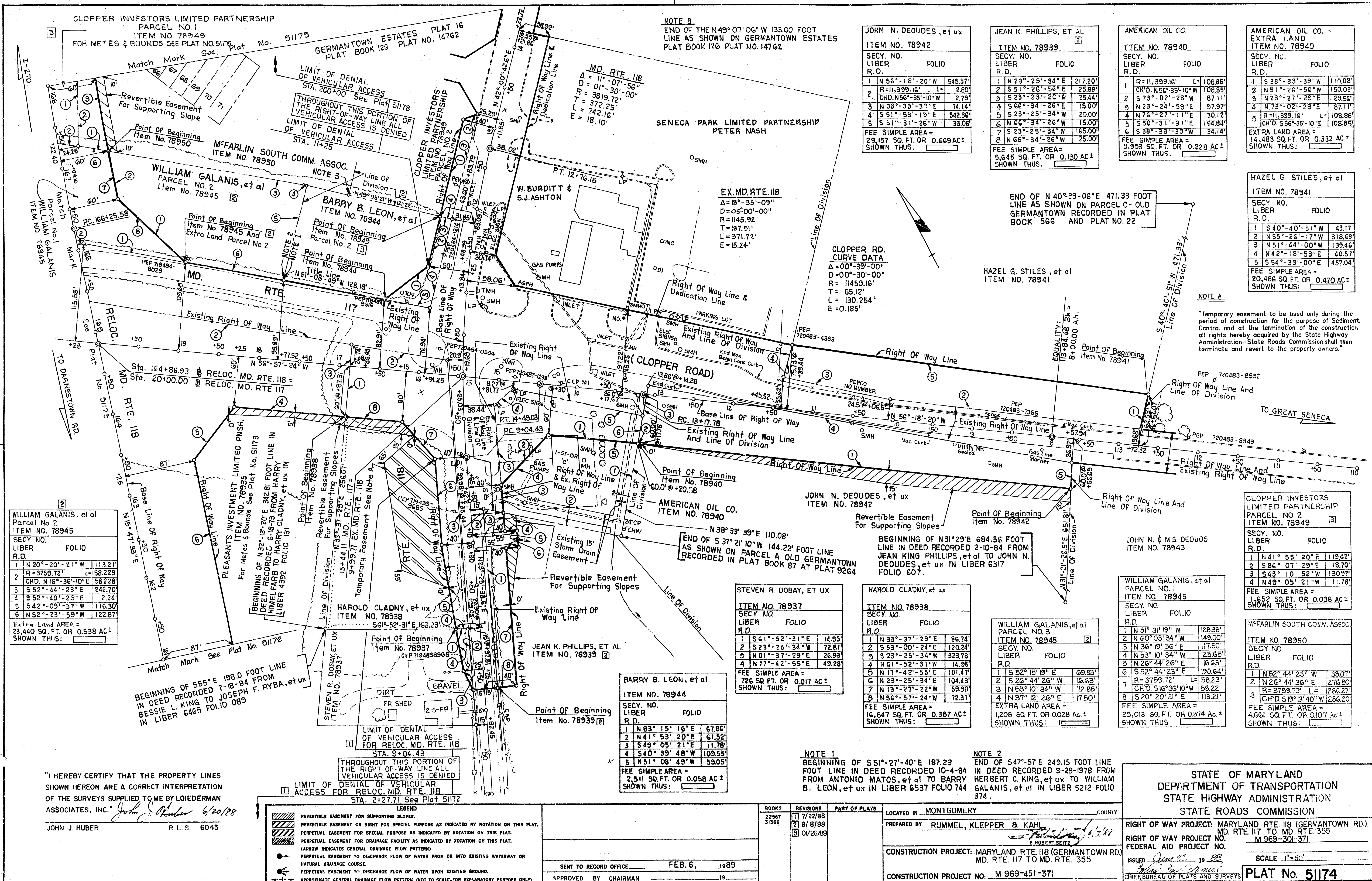
Thank you for your attention to this matter.

Sincerely,

CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY

Diane R. Schwartz Jones
Diane R. Schwartz Jones
Associate County Attorney

I:\GAGEMPES\CLT.WPD



"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE A CORRECT INTERPRETATION OF THE SURVEYS SUPPLIED TO ME BY LOEDERMAN ASSOCIATES, INC." *John J. Huber* 6/20/88
JOHN J. HUBER R.L.S. 6043

LEGEND
REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAN.
PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAN.
PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAN.
(ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)
PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE FOR EXPLANATORY PURPOSE ONLY)


SENT TO RECORD OFFICE FEB. 6, 1989
APPROVED BY CHAIRMAN

BOOKS 22567
23566
REVISIONS 1 7/22/88
2 8/8/88
3 01/26/89
PART OF PLAT 12

LOCATED IN MONTGOMERY COUNTY
PREPARED BY RUMMEL, KLEPPER & KAHL
CONSTRUCTION PROJECT: MARYLAND RTE. 118 (GERMANTOWN RD.) MD. RTE. 117 TO MD. RTE. 355
CONSTRUCTION PROJECT NO: M 969-451-371

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION
RIGHT OF WAY PROJECT: MARYLAND RTE. 118 (GERMANTOWN RD.) MD. RTE. 117 TO MD. RTE. 355
RIGHT OF WAY PROJECT NO. M 969-301-371
ISSUED 1988
CHIEF, BUREAU OF PLATS AND SURVEYS
SCALE 1"=50'
PLAT No. 51174

1
2
3
4
5
6


PLEASANTS INVESTMENTS LTD. PARTNERSHIP - PARCEL B. ITEM NO. 78934			
LIBER		FOLIO	
R.D.			
1	N 21° 23' 26" E	50.00'	
2	S 68° 36' 34" E	120.00'	
3	S 21° 23' 26" W	50.00'	
4	N 68° 36' 34" W	120.00'	
PERPETUAL EASEMENT AREA = 6,000 SQ. FT. OR 0.138 Ac.± SHOWN THUS: 			

PLEASANTS INVESTMENTS LTD PARTNERSHIP - PARCEL B				2
ITEM NO. 78935				
LIBER		FOLIO		
R.D.				
1	N 24° 01' 33" W	16.26'		
2	R=58.02 68°	L=466.20'		
3	CHD. N 18° 05' 30" E	466.08'		
4	S 74° 12' 27" E	7.00'		
5	S 13° 38' 19" W	214.44'		
6	S 13° 38' 07" W	127.75'		
7	S 59° 44' 36" E	48.47'		
8	S 59° 45' 51" W	46.63'		
9	S 28° 10' 06" W	62.13'		
PERPETUAL EASEMENT AREA = 2,487 SQ. FT. OR 0.218 Ac.± SHOWN THUS: [XXXXXX]				

BASE LINE OF RIGHT OF WAY
P.C. 154+50.91 P.T. 160+10.69
N. 483251.9369 N. 483781.7023
E. 719364.4172 E. 719542.8180

MARYLAND STATE GRID SYSTEM
DATUM: NAD 27

MD. RTE. 118
Δ=05°-35'-52"
D=01°-00'-00"
R=5729.58'
T=280.12'
L=559.57'
E=6.84'

PLEASANTS INVESTMENTS LTD. PARTNERSHIP - PARCEL A ITEM NO. 78935			
LIBER		FOLIO	
R.D.			
1	N 19° 06' 37" E	201.07'	
2	N 19° 51' 57" E	147.04'	
3	N 11° 26' 08" E	148.99'	
4	N 25° 21' 49" E	148.99'	
5	N 13° 12' 42" E	198.65'	
6	N 14° 38' 49" E	250.05'	
7	N 02° 19' 28" E	97.65'	
8	S 18° 20' 59" E	84.70'	
9	S 15° 47' 33" W	264.31'	
10	R=5659.58'	L=552.98'	
11	CHD. S 18° 35' 30" W	552.73'	
12	S 21° 23' 26" W	200.91'	
PERPETUAL EASEMENT AREA = 18,642 SQ. FT. OR 0.428 Ac± SHOWN THUS: 			

TRINITY UNITED METHODIST CHURCH
ITEM NO. 78947

PLEASANTS INVESTMENTS LTD. PARTNERSHIP - PARCEL NO.2 ITEM NO. 78935			
LIBER		FOLIO	
R.D.			
1	S 57° 13' 22" E	92.69'	
2	R=1785.00'	L=93.99'	
	CHD. S 24° 56' 04" W	93.98'	
3	R=60.00'	L=125.03'	
	CHD. N 06° 43' 30" E	103.63'	
FEE SIMPLE AREA = 3,745 SQ.FT. OR 0.086 Ac. ± SHOWN THUS 			

ELIZABETH M. FEILER. ETAL			
ITEM NO. 87216			
LIBER		FOLIO	
R.D.			
1	R=60.00'	L=16.66'	
	CHD. N 74° 23' 53" E	16.61'	
2	R=40.00'	L=41.14'	
	CHD. N 52° 53' 21" E	39.35'	
3	S 23° 25' 34" W	50.03'	
4	N 57° 13' 22" W	92.69'	
FEE SIMPLE AREA = 556 SQ. FT. OR 0.013 Ac. ± SHOWN THUS			

JEAN K. PHILLIPS, ETAL			3
PARCEL NO.1			
ITEM NO. 78939			
LIBER		FOLIO	
R.D.			
1	R=1815.00'	L=	93.50'
	CHD. N 24° 54' 06" E		93.49'
2	N 23° 25' 34" E		45.56'
	R=40.00'	L=	27.89'
3	CHD. S 03° 42' 46" E		26.43'
	R=60.00'	L=	134.91'
4	CHD. S 33° 33' 54" W		100.23'
FEE SIMPLE AREA =			
3,641 SQ. FT. OR 0.084 Ac. ±			
SHOWN THUS			

NOTE 1
END OF LINE 2 N 57° 07' 08" W 249.17 FOOT LINE IN DEED RECORDED 7-10-91 FROM MARYLAND NATIONAL BANK TO ELIZABETH M. FEILER, et al, IN LIBER 9838, FOLIO 167.

NOTE 2
BEGINNING OF LINE 26 S 57° 07' 00" E 233.20 FOOT LINE IN DEED RECORDED 6-8-84 FROM HERBERT C. KING, et al, TO PLEASANTS INVESTMENTS LIMITED PARTNERSHIP IN LIBER 6421, FOLIO 677.

JEAN K. PHILLIPS, et al
Item No. 78939
Parcel No. 1

Former MD. RTE. 118 (Germantown Rd.)
conveyed to County by
deed dated may 24, 2001
Recorded: 1995/784
6-15-2001



NOTE 'A'
"Temporary easement to be used only during the period of construction for the purpose of Sediment Control and at the termination of the construction all rights hereby acquired by the State Highway Administration-State Roads Commission shall then terminate and revert to the property owners."

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE A CORRECT INTERPRETATION OF THE SURVEYS SUPPLIED TO ME BY LOIEDERMAN ASSOCIATES, INC." *John J. Huber* 6/20/88
JOHN J. HUBER R.L.S. 6043

LEGEND	
[Hatched Box]	REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
[Hatched Box]	REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
[Hatched Box]	PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
[Hatched Box]	PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT.
[Arrow]	(ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)
[Circle with Arrow]	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
[Circle with Arrow]	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
[Dashed Line]	APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY)

BOOKS	
22667	3166
REVISIONS	
1	7/22/88
2	8/1/88
3	8/8/95
PART OF PLATS	
Part of Plat "CQC"	
SENT TO RECORD OFFICE	
JUNE 30, 2001	
APPROVED BY CHAIRMAN	
19	

LOCATED IN	
MONTGOMERY COUNTY	
PREPARED BY	
RUMMEL, KLEPPER & KAHL	
CONSTRUCTION PROJECT	
MARYLAND RTE. 118 (GERMANTOWN RD.) MD. RTE. 117 TO MD. RTE. 355	
CONSTRUCTION PROJECT NO.	
M 969-451-371	

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION STATE ROADS COMMISSION	
RIGHT OF WAY PROJECT: MARYLAND RTE. 118 (GERMANTOWN RD.) MD. RTE. 117 TO MD. RTE. 355	
RIGHT OF WAY PROJECT NO. M 969-301-371	
FEDERAL AID PROJECT NO.	
ISSUED June 22, 1988	
CHIEF BUREAU OF PLATS AND SURVEYS	
PLAT No. 51172	
MSA S1625-51172	

Exhibit “G”



Exhibit “G”

Description of a portion of Liberty Mill Road Cul-de-sac To be Abandoned (Formerly Germantown Road – MD Rte. 118)

Darnestown (6th) District
Montgomery County Maryland

Being a piece or parcel of land hereinafter described situate, lying and being in Darnestown Election District No. 6 of Montgomery County, Maryland, running in, through, over and across that portion of the Liberty Mill Road cul-de-sac located approximately 650 feet southerly of Clopper Road (Maryland Rte. 117); said road being the subject of a Road Conveyance Deed from the State Highway Administration of the Department of Transportation, acting for and on behalf of the State of Maryland, and the Board of Public Works of Maryland, to Montgomery County, Maryland, dated May 24, 2001 and recorded among the Land Records of Montgomery County, Maryland in **Liber 19295 at Folio 784**; and being all that piece or parcel of land labeled “Elizabeth M. Feiler, et al, Item No. 87216, Fee Simple Area” conveyed to Montgomery County Maryland by a Deed dated December 16, 1999 and recorded in **Liber 17807 at Folio 092**, and shown on State Highway Administration, State Roads Commission **Plat No. 51172**, (hereafter “SRC Plat No. 51172”); and being more particularly described in SRC Plat No. 51172 Datum as follows

Beginning for the same at a point lying at the beginning of the third (3rd) or South 23°25'34” West, 50.03 foot line of “Elizabeth M. Feiler, et al, Item No. 87216, Fee Simple Area”, as shown on said SRC Plat No. 51172, said point also lying 14.93 feet left of and perpendicular to SRC baseline station 4+35.58 of Liberty Mill Road (Formerly Germantown Road - MD Rte. 118), as delineated on said SRC Plat No. 51172; thence running with and along all of said 3rd Item line and with and along the outline of “Elizabeth M. Feiler, et al, Item No. 87216, Fee Simple Area”, the following four (4) courses and distances

1. **South 23°25'34” West, 50.03** feet to a point; thence
2. **North 57°13'22” West, 32.69** feet to a point; thence
3. **16.66** feet along the arc of a non-tangential curve, deflecting to the **right**, having a radius of **60.00** feet and a chord bearing and distance of **North 74°23'53” East, 16.61** feet to a point of reverse curvature; thence

4. **41.14** feet along the arc of a tangential curve, deflecting to the **left**, having a radius of **40.00** feet and a chord bearing and distance of **North 52°53'21" East, 39.35** feet to the place of beginning, containing an area of **556** square feet or **0.013** of an acre of land, more or less.

The licensee below was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.



For: Gutschick, Little & Weber, P.A.

William E. Grueninger, III

William E. Grueninger, III

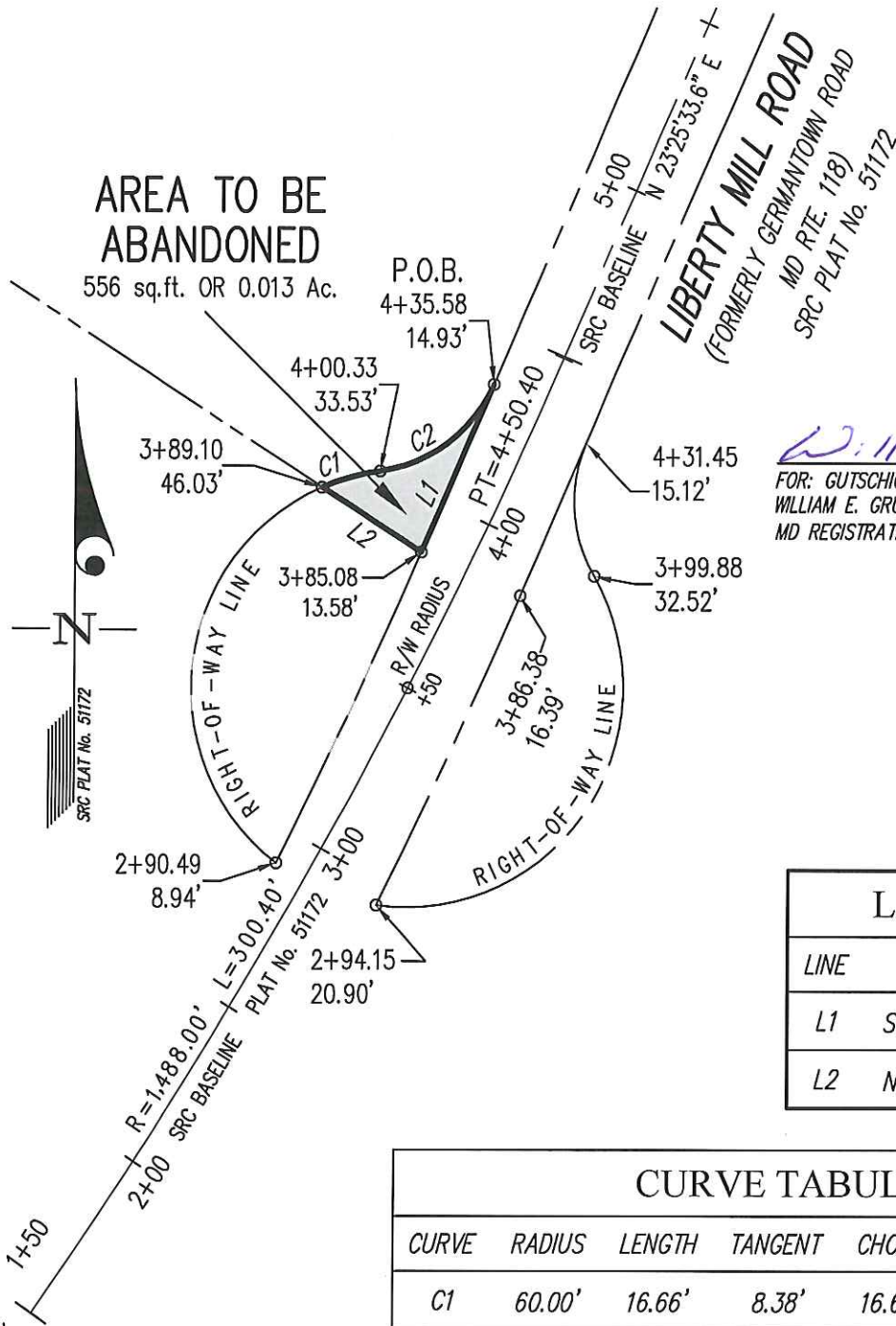
Professional Land Surveyor

Maryland Reg. No. 21542

(Exp./ RENEWAL Date: 12/21/2021)

AREA TO BE ABANDONED

556 sq.ft. OR 0.013 Ac.



02/24/2021

FOR: GUTSCHICK, LITTLE & WEBER, P.A.
WILLIAM E. GRUENINGER III, PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 21542 (EXP./RENEWAL 12-21-2021)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 23°25'34" W	50.03'
L2	N 57°13'22" W	32.69'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	60.00'	16.66'	8.38'	16.61'	N 74°23'53" E	15°54'34"
C2	40.00'	41.14'	22.60'	39.35'	N 52°53'21" E	58°55'46"

SKETCH - EXHIBIT "G"

AREAS OF EXISTING RIGHT-OF-WAY TO BE ABANDONED

PARTS OF MARYLAND RTE. 118 (GERMANTOWN ROAD)
AS SHOWN ON SHA/SRC PLAT No. 51172

DARNESTOWN ELECTION DISTRICT No. 6 MONTGOMERY COUNTY, MD



GLW
PLANNING | ENGINEERING | SURVEYING

3909 National Drive
Suite 250
Burtonsville, MD 20866
301-421-4024
GLWPA.COM

REFERENCE :

SRC PLAT No. 51172

DRAWN BY :

WEG

DATE :

FEBRUARY 2021

G.L.W. FILE No.

18-020

CHECKED BY :

SCALE :

1"=50'

THIS DEED

Made this 16th day of December, in the year Nineteen Hundred and Ninety-nine by and between

KINGSVIEW I, L.L.C., a Maryland limited liability company,
Party of the First Part

AND

MONTGOMERY COUNTY, MARYLAND,
Party of the Second Part.

WITNESSETH, that for and in consideration of the sum of TWO THOUSAND AND NO/100 (\$2,000.00) the said Party of the First Part does grant and convey unto the said Party of the Second Part in fee simple, the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate, lying and being in Montgomery County, State of Maryland, namely:

Being part of the land conveyed by I. John Ritterpusch, Trustee, Maryland to Kingsview I, L.L.C., a Maryland Limited Liability Company, referred to as Grantor, by Deed recorded February 19, 1998 in Liber 15548 at Folio 419 among the Land Records of Montgomery County, Maryland.

FEE SIMPLE

Being more particularly delineated by plats prepared by Rummel, Klepper and Kahl for the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission, Project No. M969-301-371 and Montgomery County Department of Transportation's CIP Project No. 508671, said parcel containing 556 square feet, more or less, as shown on Right of Way Plat No. 51172.

AND said Party of the First Part does hereby grant and convey unto said Party of the Second Part a revertible easement, namely:

Being more particularly delineated by Right of Way Plat No. 51172 prepared by Rummel, Klepper and Kahl for the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission, Project No. M969-301-371 and Montgomery County Department of Transportation's CIP Project No. 508671 recorded and found in Records and Research, 521 St. Paul Place, Baltimore, Maryland 21202.

The said Grantor further grants and conveys unto the County, its successors and assigns, a slope easement necessary for stabilizing and draining the roadway and abutting property over 610 square feet, more or less, of land belonging to said Grantor for the construction of Maryland Route 118, Phase One, all as shown on said Plat 51172.

Parcel Identifier Number: 6-1-0405641

Premise: Liberty Mill Road (Old Maryland 118)
Germantown, MD 20984-1432

NO FEE - MONTG. CO. MD.

00 JAN 11 P 3:22

FILED
JULY Q. RUHL
CLERKS OFFICE

MONTGOMERY COUNTY, MD.

LAW OFFICES

ROBERT M. MCCARTHY

4405 EAST WEST HIGHWAY
BETHESDA, MARYLAND 20814

(301) 654-3730

FAX (301) 654-7924

0017807 093

Address of Grantee: 101 Monroe Street, Rockville, MD 20850

Address of Grantor: C/o William D. Pleasant, Jr.
Managing Member
24012 Frederick Road
Clarksburg, MD 20871

Title Insurer: None.

BEING part of the same property acquired by the Party of the First Part by deed recorded in Liber 15548, Folio 419 among the Land Records of Montgomery County, Maryland.

Together with the building and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said piece or parcel of ground and premises above described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said Party of the Second Part.

AND the said Party of the First Part hereby covenants that it warrants specially the property conveyed; that it is seized of the land hereby conveyed; that it has a right to convey said land; that the said Party of the Second Part shall quietly enjoy said land; that it has done no act to encumber said land and that it will execute such further assurances of said land as may be requisite.

IN TESTIMONY WHEREOF, the said KINGSVIEW I, L.L.C. has on the 16th day of December, 1999, caused these presents to be signed by WILLIAM D. PLEASANT, JR., its Managing Member, and does hereby appoint WILLIAM D. PLEASANT, JR. its true and lawful attorney in fact to acknowledge and deliver these presents as its act and deed.

LAW OFFICES

ROBERT M. MCCARTHY

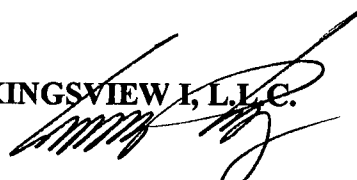
405 EAST WEST HIGHWAY

BETHESDA, MARYLAND 20814

(301) 654-3730

FAX (301) 654-7924

KINGSVIEW I, L.L.C.



(SEAL)

WILLIAM D. PLEASANT, JR.
Managing Member

0017807 094

STATE OF MARYLAND)
COUNTY OF FREDERICK) to wit:
~~COUNTY OF MONTGOMERY~~)

I hereby certify that on this 16th day of December, 1999, the undersigned officer, a Notary Public of the State and County aforesaid personally appeared WILLIAM D. PLEASANT, JR., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and that he, as Managing Member and attorney in fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Managing Member.


WITNESS my hand and official seal.

Notary Public

My Commission Expires: 4-17-2000


I HEREBY CERTIFY that this is not a conveyance in which there is a transfer of all or substantially all of the assets of the grantor herein.

at a conveyance in which there is a transfer
therein.



WILLIAM D. PLEASANT, JR.

I HEREBY CERTIFY that I am an attorney duly admitted to practice before the Maryland Court of Appeals and that I have supervised the preparation of this Deed.


Robert M. McCarthy, Esq.
4405 East West Highway, Suite 201
Bethesda, Maryland 20814
(301) 654-3730

LAW OFFICES
ROBERT M. MCCARTHY
4405 EAST WEST HIGHWAY
BETHESDA, MARYLAND 20814
(301) 654-3730
FAX (301) 654-7924

C:\1996\95-144\DEED.SPE

JAN 10 2000

6-1-405641

All taxes on assessments certified to the Collector of Taxes for Montgomery County Md. by 11/10/00 have been paid Dept. of Finance Montgomery County, Md. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

**TRANSFER TO GOVERNMENTAL, RELIGIOUS,
OR CHARITABLE ORGANIZATION**

0017807 095



OFFICE OF THE COUNTY ATTORNEY

Douglas M. Duncan
County Executive

Charles W. Thompson, Jr.
County Attorney

Molly Q. Ruhl, Clerk
Circuit Court for Montgomery County, Maryland
Courthouse
Rockville, Maryland 20850

Dear Ms. Ruhl:

Please record the attached document on behalf of Montgomery County, Maryland, and waive the usual recording fee.

Thank you for your attention to this matter.

Sincerely,

CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY

Richard H. Melnick
Richard H. Melnick
Associate County Attorney

I:\GJ\GEMPES\settlements=l=clerk=rec. letter.wpd

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Montgomery
 Information provided is for the use of the Clerk's Office, State Department of
 Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Socce Reserved for Courty Vc'ction

State Reserved for Circuit Court Clerk Recording Validation

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 17807, p. 0096, MSA_CE63_17762. Date available 06/20/2005. Printed 12/07/2020.

Exhibit “H”

CLOPPER ROAD
(MD. RTE. 117)

AREA DEDICATED TO PUBLIC USE
BY PLAT No. 9264

"AMERICAN OIL Co."
ITEM No. 78940
SHA PLAT 51174
Inq. L.15709 F.104

"HAROLD CLADNY, etux"
ITEM No. 78938
SHA PLAT 51174
DEED L.8693 F.124

POTOMAC ELECTRIC
POWER COMPANY
LIBER 9893 FOLIO 164

"JEAN K. PHILLIPS, etal"
ITEM No. 78939
SHA PLAT 51174
DEED L.14761 F.001

"STEVEN R. DOBAY, etux"
ITEM No. 78937
SHA PLATS 51174 & 52808
Inq. L. 26171 F. 309

DEER HARBOR
INVESTMENTS LLC
L. 30222 F. 188

PLEASANTS
INVESTMENTS, LTP
LIBER 39717 FOLIO 499

"ELIZABETH M. FEILER, etal"
ITEM No. 87216
SHA PLAT 51172
DEED L.17807 F.092

"PLEASANTS INVESTMENTS LTP"
PARCEL No. 2
ITEM No. 78935
SHA PLAT 51172

"30' ROAD BED" PER
L. STS 4 F. 524 AND
SHA/SRC PLAT "CQC"

PLEASANTS
INVESTMENTS LIMITED
PARTNERSHIP
LIBER 14062 FOLIO 562

RESIDUE PARCEL A
"OLD GERMANTOWN"
PLAT No. 9264

PLEASANTS
INVESTMENTS, LTP
L. 18352 F. 548

LIBERTY MILL ROAD
(FORMERLY GERMANTOWN RD.)
MD RTE. 118)
SEE CONVEYANCE DEED
L. 19295 F. 784

APPARENT PRESCRIPTIVE
RIGHT-OF-WAY
"30' ROAD BED" PER
L. STS 4 F. 524 AND
SHA/SRC PLAT "CQC"

"JEAN K. PHILLIPS, etal"
ITEM No. 78939
SHA PLAT 51172
DEED L.14761 F.001

PROPOSED RELOCATED
LIBERTY MILL ROAD

CARROLL W.
MUMMA ET AL TR.
LIBER 8911 FOLIO 836

OUTLOT A

"KINGSVIEW VILLAGE CENTER"
PLAT No. 20842

LOT 2

DARNESTOWN-GERMANTOWN ROAD
(RELOCATED MD. RTE. 118)

LEAMAN FARM ROAD

DISPOSITION EXHIBIT

LIBERTY MILL ROAD
TO BE ABANDONED

PARTS OF MARYLAND RTE. 118 (GERMANTOWN ROAD) &
MARYLAND RTE. 117 (CLOPPER ROAD)
AS SHOWN ON SHA/SRC PLAT Nos. 51172, 51174, 52808 & "CQC"
AND PARTS OF CONVEYANCE DEEDS RECORDED IN
L. 14761 F. 01, L. 17807 F. 92, L. 15709 F. 104 & L. 19295 F. 784
AND COMMISSION RECORDED IN L. STS 4 F. 524

DARNESTOWN ELECTION DISTRICT No. 6 MONTGOMERY COUNTY, MD



3909 National Drive
Suite 250
Burtonsville, MD 20866
301-421-4024
GLWPA.COM

Exhibit “I”

Liberty Mill Road
Abandonment Application
Notification List

Owner of Subject Property	DEER HARBOR INVESTMENTS LLC 24012 FREDERICK RD CLARKSBURG, MD 20871 Tax Acct. # 06-00396261
Abutting Property	PLEASANTS INVESTMENTS LIMITED PARTNERSHIP 24012 FREDERICK RD # 200 CLARKSBURG, MD 20871 Tax Acct. # 06-00405641
Abutting Property	POTOMAC ELECTRIC POWER CO C/O CORP TAX DEPT STE 5617 701 9TH ST NW WASHINGTON, DC 20068 Tax Acct. # 06-01626393
Abutting Property	PLEASANTS INVESTMENTS LTD PTNSHP 24024 FREDERICK RD CLARKSBURG, MD 20871 Tax Acct. # 06-02687740
Abutting Property	PLEASANTS INVESTMENTS LTD PTNSHP 24012 FREDERICK RD #210 CLARKSBURG, MD 20871 Tax Acct. # 06-01483728
Abutting Property	PLEASANTS INVESTMENTS LP 24012 FREDERICK RD CLARKSBURG, MD 20871 Tax Acct. # 06-03282924
Abutting Property	MUMMA CARROLL W ET AL TR 17409 BLACK ROCK RD GERMANTOWN, MD 20874 Tax Acct. # 06-00396215
Confronting Property	CORNERSTONE LAND LLC 1335 ROCKVILLE PIKE STE 255 ROCKVILLE, MD 20852 Tax Acct. # 06-03349723
Confronting Property	ASHTON REAL ESTATE LLC 286 WROXETER DR ARNOLD, MD 21012 Tax Acct. # 06-00769257
Confronting Property	CORNERSTONE LAND LLC 507 N FREDERICK AVE GAITHERSBURG, MD 20874 Tax Acct. # 06-03133037
Confronting Property	KINGSVIEW DEVELOPMENT LLC 24024 FREDERICK RD # 200 CLARKSBURG, MD 20871 Tax Acct. # 06-03484154