

OWNER'S DEDICATION

WE THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREET WIDENING TO PUBLIC USE.

AND FURTHER, WE GRANT TO THE CITY OF ROCKVILLE, MARYLAND, AND ASSIGNS A "WATER METER EASEMENT", AS SHOWN HEREON FOR THE BENEFIT OF THE CITY OF ROCKVILLE TO CONSTRUCT, INSPECT AND MAINTAIN THE WATER METER HEREIN AND GRANT A PUBLIC UTILITIES EASEMENT (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AND FURTHER, WE GRANT TO THE CITY OF ROCKVILLE, MARYLAND, AND ASSIGNS "STORMWATER MANAGEMENT EASEMENTS", SAID EASEMENTS BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A SEPARATE DOCUMENT ENTITLED "STORMWATER MANAGEMENT EASEMENT, STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE AGREEMENT" RECORDED CONCURRENTLY HERewith AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND A "FOREST AND TREE CONSERVATION EASEMENT", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A SEPARATE DOCUMENT ENTITLED "FOREST AND TREE CONSERVATION EASEMENT AND DECLARATION OF COVENANTS" RECORDED CONCURRENTLY HERewith AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID AGREEMENTS BEING INCORPORATED HEREIN BY THESE REFERENCES.

WE OR OUR SUCCESSORS AND/OR ASSIGNS WILL CAUSE ALL PROPERTY CORNERS AS NOTED HEREON TO BE SET BY A MARYLAND REGISTERED LAND SURVEYOR IN ACCORDANCE WITH DIVISION 4, SECTION 25, ARTICLE 21-25 OF THE ROCKVILLE CITY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22195 AT FOLIO 270 AND ALL PARTIES OF INTEREST THEREIN, HAVE BELOW INDICATED THEIR ASSENT.

THOMAS M. VERRS, JR., TRUSTEE AND SUCCESSOR TRUSTEES OF THE AMENDED AND RESTATED TRUST AGREEMENT OF THE THOMAS M. VERRS, JR. TRUST DATED JANUARY 24, 2003

DATE

HARRIETTE S. VERRS, TRUSTEE AND SUCCESSOR TRUSTEES OF THE AMENDED AND RESTATED TRUST AGREEMENT OF THE HARRIETTE S. VERRS TRUST DATED JANUARY 24, 2003

DATE

ASSENT TO THIS PLAT OF SUBDIVISION FOR FIRST ALLIANCE BANK, A FEDERAL SAVINGS BANK

DATE

BY: MELANIE CUMMINGS

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT AND IT IS A SUBDIVISION OF THE LAND CONVERTED FROM THOMAS M. VERRS, JR. AND HARRIETTE S. VERRS TO THOMAS M. VERRS, JR., TRUSTEE AND SUCCESSOR TRUSTEES OF THE AMENDED AND RESTATED TRUST AGREEMENT OF THE THOMAS M. VERRS, JR. TRUST AND HARRIETTE S. VERRS, TRUSTEE AND SUCCESSOR TRUSTEES, OF THE AMENDED AND RESTATED TRUST AGREEMENT OF THE HARRIETTE S. VERRS TRUST BY DEED DATED JANUARY 24, 2003 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22939 AT FOLIO 601.

I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION, IRON PIPES MARKED THUS  AND CONCRETE MONUMENTS MARKED THUS  WILL BE SET TO THE FINISHED GRADE.

DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION No. 108852

DATE

FOR PUBLIC WATER AND SEWER ONLY

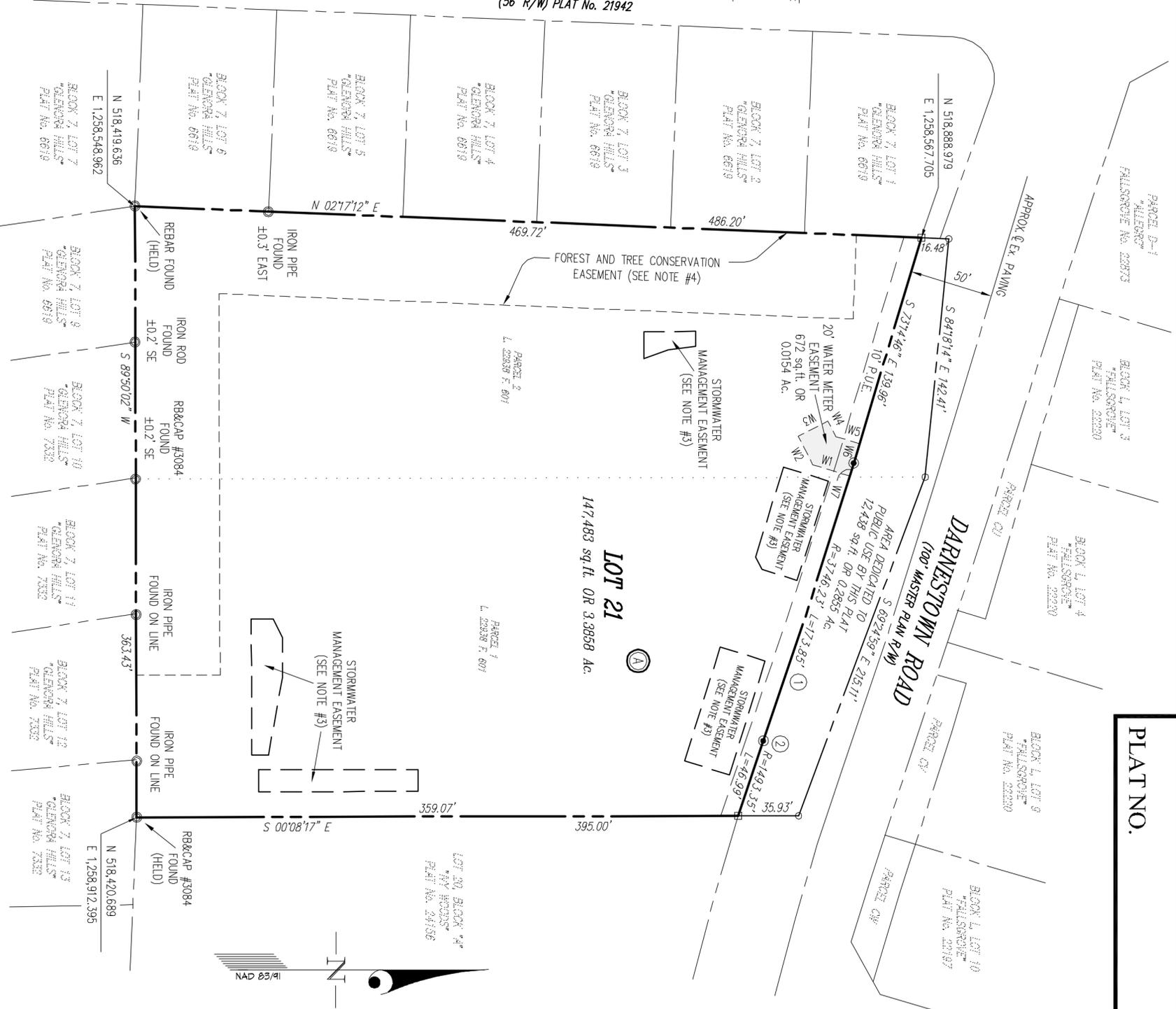
CITY OF ROCKVILLE PLANNING COMMISSION

APPROVED:

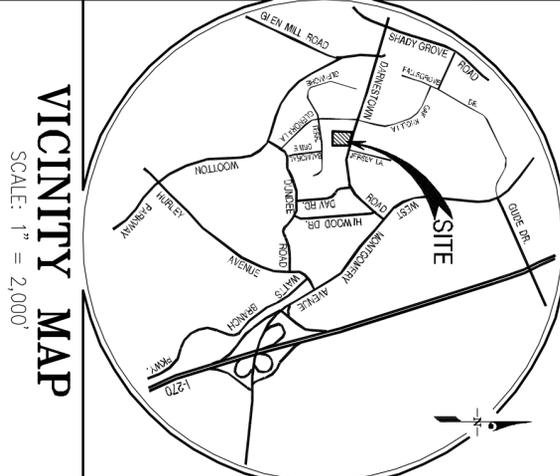
WITHOUT COMMITMENT AS TO THE INSTALLATION OF WATER, SEWER OR STREETS

CHAIR CITY MANAGER

GLENORA LANE
(56' R/W) PLAT No. 21942



PLAT NO.



VICINITY MAP

SCALE: 1" = 2,000'

NOTES:

1. THIS PROPERTY IS ZONED R-90 AND WILL BE DEVELOPED AS AN ASSIGED LIVING FACILITY.
2. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE NAD 83/91 DATUM AS PROJECTED BY WSSC CONTROL STATIONS 20318 (N. 521017134 E. 1294.413452) AND 17021 (N. 516432.156 E. 1256.105413). THE COMBINED SCALE FACTOR FOR THIS SITE IS 0.999994108.
3. THE AREA WITHIN THE "PROPOSED STORMWATER MANAGEMENT EASEMENT" SHOWN HEREON WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "STORMWATER MANAGEMENT EASEMENT, STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE AGREEMENT" TO BE RECORDED FOLLOWING RECORDDATION OF THIS PLAT.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO A FOREST AND TREE CONSERVATION EASEMENT AND DECLARATION OF COVENANTS, THE FOREST AND TREE CONSERVATION EASEMENT SHOWN WILL BE SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN A DOCUMENT ENTITLED "FOREST AND TREE CONSERVATION EASEMENT AND DECLARATION OF COVENANTS" TO BE RECORDED FOLLOWING RECORDDATION OF THIS PLAT.

20' WATER METER ESM'T. LINE TABLE

LINE	BEARING	LENGTH
W1	S 16°45'14" W	23.04'
W2	S 62°37'30" W	19.00'
W3	N 27°22'30" W	20.00'
W4	N 62°37'30" E	10.54'
W5	S 16°45'14" W	14.58'
W6	S 73°14'46" E	12.00'
W7	R-3,746.23'	8.00'
Chdbrg	S 73°11'06" E	Chrd 8.00'

PLAT OF SUBDIVISION
LOT 21, BLOCK "A"
IVY WOODS

CITY OF ROCKVILLE
ROCKVILLE ELECTRON DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50' MARCH 2011

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BIRPTONVILLE, MARYLAND 20866
TEL: 301-421-4024 BALTI: 410-880-1820 DC/VA: 301-899-2524 FAX: 301-421-4186

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
①	3,746.23'	173.85'	86.94'	173.84'	S 71°55'00" E	02°39'32"
②	1,493.35'	46.99'	23.50'	46.99'	S 71°29'19" E	07°48'11"

