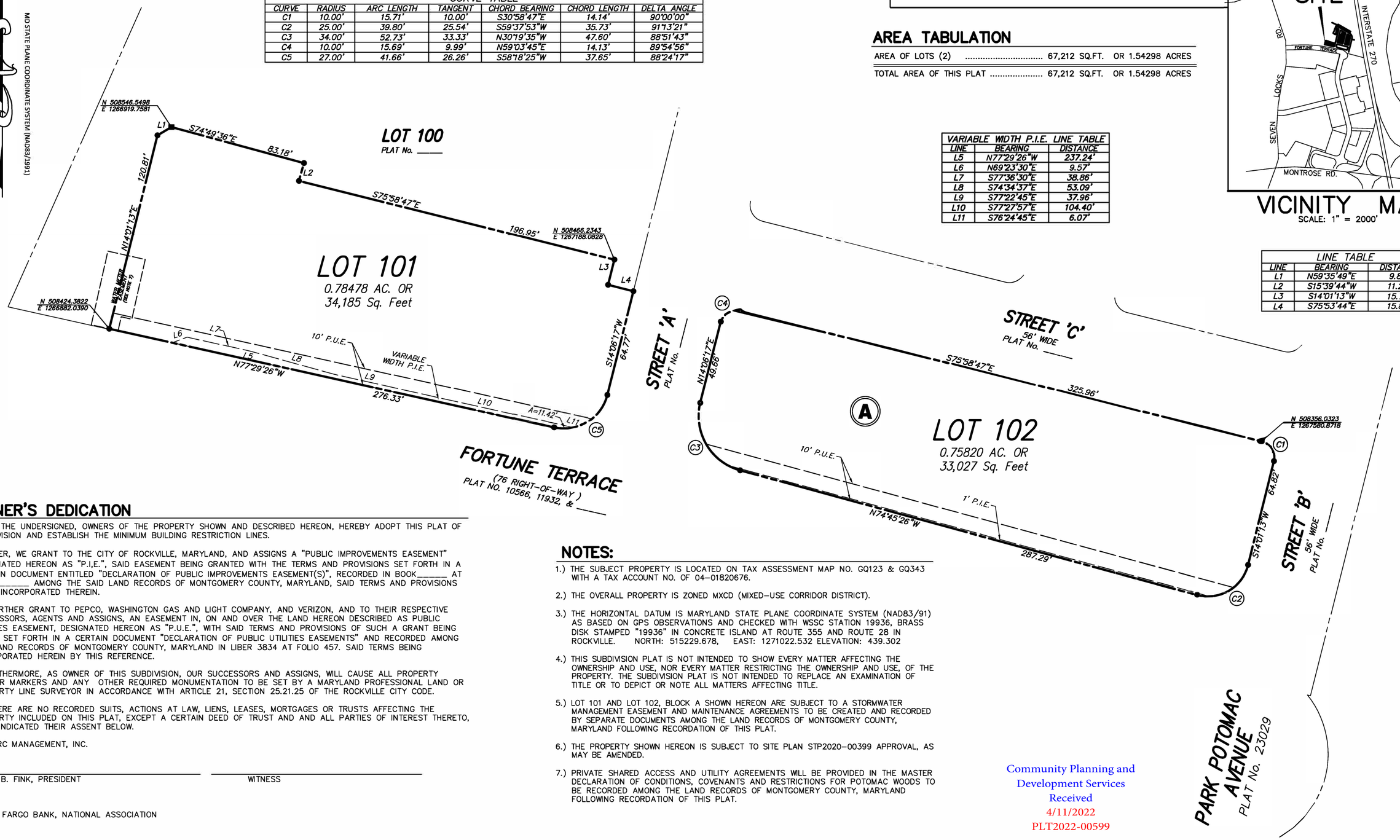
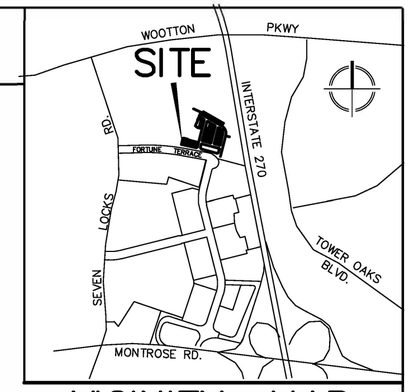
PLAT NO.

MD STATE PLANE COORDINATE SYSTEM (NAD83/1991)

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	10.00'	15.71'	10.00'	S30°58'47"E	14.14'	90°00'00"
C2	25.00'	39.80'	25.54'	S59°37'53"W	35.73'	91°13'21"
C3	34.00'	52.73'	33.33'	N30°19'35"W	47.60'	88°51'43"
C4	10.00'	15.69'	9.99'	N59°03'45"E	14.13'	89°54'56"
C5	27.00'	41.66'	26.26'	S58°18'25"W	37.65'	88°24'17"





VICINITY MAP
SCALE: 1" = 2000'

AREA TABULATION

AREA OF LOTS (2)	67,212 SQ.FT.	OR 1.54298 ACRES
TOTAL AREA OF THIS PLAT	67,212 SQ.FT.	OR 1.54298 ACRES

VARIABLE WIDTH P.I.E. LINE TABLE		
LINE	BEARING	DISTANCE
L5	N77°29'26"W	237.24'
L6	N69°23'30"E	9.57'
L7	S77°36'30"E	38.86'
L8	S74°34'37"E	53.09'
L9	S77°22'45"E	37.96'
L10	S77°27'57"E	104.40'
L11	S76°24'45"E	6.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59°35'49"E	9.80'
L2	S15°39'44"W	11.25'
L3	S14°01'13"W	15.72'
L4	S75°53'44"E	15.83'

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER, WE GRANT TO THE CITY OF ROCKVILLE, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENTS EASEMENT" DESIGNATED HEREON AS "P.I,E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT(S)", RECORDED IN BOOK_____ AT PAGE _____ AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED THEREIN.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, AS OWNER OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED ON THIS PLAT, EXCEPT A CERTAIN DEED OF TRUST AND AND ALL PARTIES OF INTEREST THERETO, HAVE INDICATED THEIR ASSENT BELOW.

FINMARC MANAGEMENT, INC.

DAVID B. FINK, PRESIDENT — WITNESS

WELLS FARGO BANK, NATIONAL ASSOCIATION

WITNESS

GRAPHIC SCALE

40 0 40 80 160

(IN FEET)
1 inch = 40 ft.

FOR PUBLIC WATER AND SEWER ONLY

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE , MARYLAND

APPROVED _____

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR — CITY MANAGER

DATE _____

PLAT NO. _____

NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ123 & GQ343 WITH A TAX ACCOUNT NO. OF 04-01820676.

2.) THE OVERALL PROPERTY IS ZONED MXCD (MIXED-USE CORRIDOR DISTRICT).

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE COORDINATE SYSTEM (NAD83/91) AS BASED ON GPS OBSERVATIONS AND CHECKED WITH WSSC STATION 19936, BRASS DISK STAMPED "19936" IN CONCRETE ISLAND AT ROUTE 355 AND ROUTE 28 IN ROCKVILLE. NORTH: 515229.678, EAST: 1271022.532 ELEVATION: 439.302

4.) THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

5.) LOT 101 AND LOT 102, BLOCK A SHOWN HEREON ARE SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENTS TO BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.

6.) THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2020-00399 APPROVAL, AS MAY BE AMENDED.

7.) PRIVATE SHARED ACCESS AND UTILITY AGREEMENTS WILL BE PROVIDED IN THE MASTER DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR POTOMAC WOODS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.

Community Planning and
Development Services
Received
4/11/2022
PLT2022-00599

LEGEND:

S.F.	SQUARE FEET
L.	LIBER
F.	FOLIO
N	NORTHING
E	EASTING
ESMT	EASEMENT
H.O.A	HOMEOWNER'S ASSOCIATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY MARSOL FORTUNE TERRACE LLC, DAFINK FORTUNE TERRACE LLC, SUFINK FORTUNE TERRACE LLC, SOLFAM FORTUNE TERRACE LLC, FORTUNE TERRACE INVESTMENT LLC, AND TASH DEVELOPMENT, LLC, FROM ALLAN J. RILEY, TRUSTEE FOR THE ALLAN J. RILEY MARITAL TRUST, BY DEED DATED MAY 17, 2001 AND RECORDED MAY, 21, 2001 IN LIBER 19179 AT FOLIO 74, AND ALSO BEING PART OF LOT 23, BLOCK 'A', WHEEL OF FORTUNE, RECORDED AS PLAT NO. 11932 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PIPES SHOWN THUS —●— AND MONUMENTS SHOWN THUS —■— WILL BE SET AT FINISHED GRADE, IN ACCORDANCE WITH CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 67,212 SQUARE FEET OR 1.54298 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

CHRISTOPHER S. ADAMS — DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21569
LICENSE EXPIRES 06/29/2022

SUBDIVISION PLAT
PLAT 7
LOTS 101 AND 102 BLOCK 'A'
POTOMAC WOODS
(BEING A RESUBDIVISION OF LOT 23, BLOCK 'A'
WHEEL OF FORTUNE, PLAT NUMBER 11932)
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: APRIL 5, 2022

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PLT2022-XXXX

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