



WITNESS

WELLS FARGO BANK, NATIONAL ASSOCIATION

WITNESS

## SURVEYOR'S CERTIFICATE

DATE \_\_\_\_\_

**FORTUNE TERRACE**  
( 76 RIGHT-OF-WAY )  
PLAT NO. 10566 & 11932

**LEGEND:**

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

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.

WHEEL OF FORTUNE  
PART OF LOT 23,  
BLOCK A

N 508,568.79  
E 1 267 775.91

1,207,770.91

**S75°58'47"E 71.69'**

**STREET "B"**  
56' WIDE  
DEDICATED TO PUBLIC USE  
PLAT NO. 0000

N14°01'13"E 395.73'

**LOT 103**

65,759 S.F.  
OR 1.50962 ACRES



INTERSTATE ROUTE 270  
(P/W VARIES)  
4969.7' & 4962.8'  
SBC PLAT NOS. 40857  
40858

STATE (R/W VARIES) & 4962.8  
(R/W VARIES) 4962.7  
SRC PLAT NOS. 4085.7  
34°03'E

10' P.U.E

**N74°52'56"W 265.51**

PARCEL JJ, BLOCK H  
WHEEL OF FORTUNE  
PLAT NO. 23736

**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.) PARCEL 103, BLOCK A SHOWN HEREON IS 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 RECORDECTION 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 RECORDECTION OF THIS PLAT.

Community Planning and  
Development Services  
Received  
4/11/2022  
PLT2022-00600

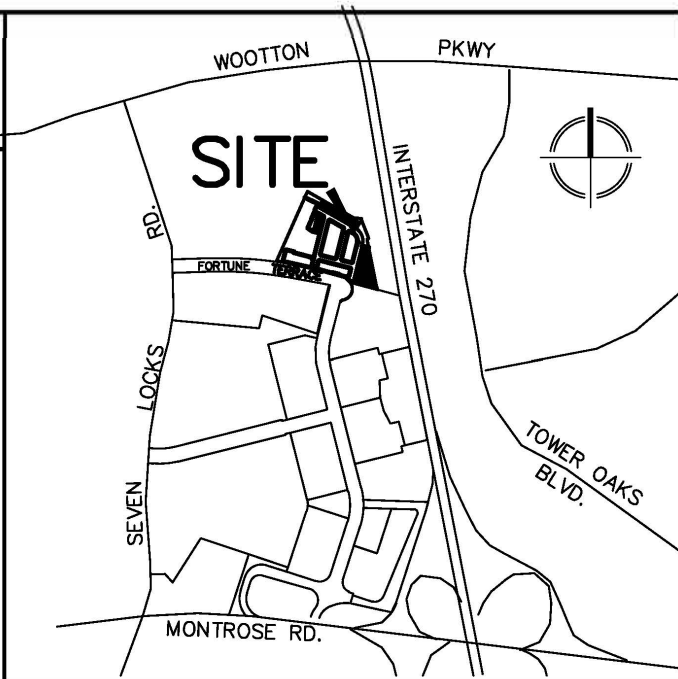
SUBDIVISION PLAT  
PLAT 8  
LOT 103 BLOCK 'A'  
**POTOMAC WOOD**

(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: MARCH 9, 2022



**VIKA MARYLAND, LLC**  
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*Our Site Set on the Future.*

PLT2022-XXXX



# VICINITY MAP



( IN FEET )  
1 inch = 40 ft.