

LEGEND:

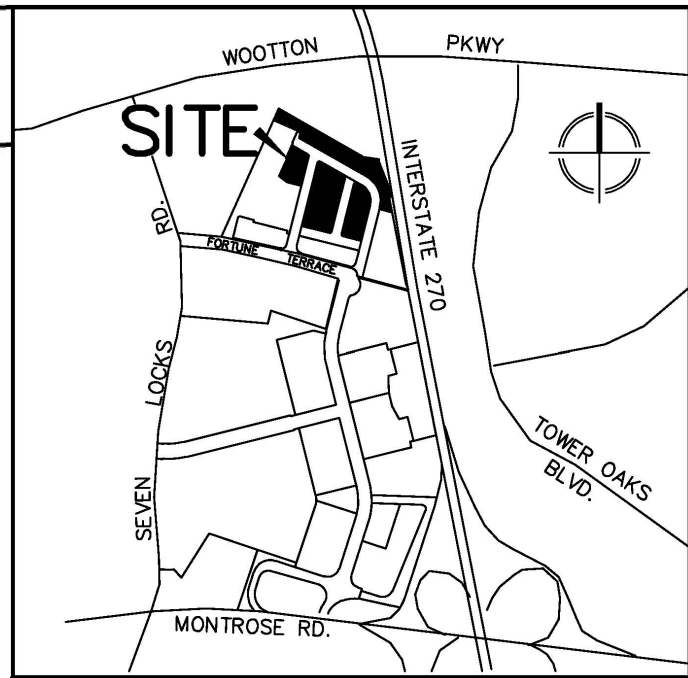
IPF	IRON PIPE FOUND
PB.	PLAT BOOK
P.	PLAT NUMBER
SQ.FT.	SQUARE FEET
L.	LIBER
F.	FOLIO
FND.	FOUND
ESMT	EASEMENT

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S01°14'09"E	14.70'
L2	S49°35'43"W	21.34'
L3	N14°01'13"E	10.25'
L4	N65°58'09"W	5.86'

PLAT NO.

AREA TABULATION

5 LOTS	186,865 SQ.FT. OR 4.28984 ACRES
TOTAL AREA OF THIS PLAT	186,865 SQ.FT. OR 4.28984 ACRES



VICINITY MAP
SCALE: 1" = 2000'

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, AND DEDICATE THE RIGHT OF WAY SHOWN HEREON TO PUBLIC USE.

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 ASSIGNMENT OF LEASES AND RENTS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT BOOK 51265, PAGE 44 THE PARTIES OF INTEREST THERETO, HAVE INDICATED THEIR CONSENT BY CONSENT OF LIENHOLDER RECORDED SEPARATELY AMONG SAID LAND RECORDS.

MARSOL FORTUNE TERRACE LLC
DAFINK FORTUNE TERRACE LLC
SUFINK FORTUNE TERRACE LLC
SOLFAM FORTUNE TERRACE LLC
FORTUNE TERRACE INVESTMENT LLC
TASH DEVELOPMENT, LLC

DAVID B. FINK
AUTHORIZED SIGNATORY

NAME:
WITNESS

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 186,865 SQUARE FEET OR 4.28984 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21846
LICENSE EXPIRES 05/31/2024

DATE

Community Planning & Development Services
Received
July 18, 2023

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. NORTHING: 515229.678, EASTING: 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.) THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2020-00399 APPROVAL, AS MAY BE AMENDED.
- 6.) THIS PLAT IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66266 AT PAGE 372 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND SUBJECT TO A FOREST CONSERVATION PLAN.
- 7.) UTILITY EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.

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.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CURVE TABLE						
NO	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	10.00'	12.98'	7.58'	S23°04'09"E	12.08'	74°20'53"
C2	10.00'	18.44'	13.19'	N66°55'51"E	15.94'	105°39'07"
C3	10.00'	12.96'	7.57'	S23°06'41"E	12.07'	74°15'49"
C4	10.00'	15.71'	10.00'	S59°01'13"W	14.14'	90°00'00"
C5	10.00'	15.72'	10.01'	N30°56'15"W	14.15'	90°05'04"
C6	10.00'	18.45'	13.21'	N66°53'19"E	15.94'	105°43'59"
C7	100.00'	129.61'	75.72'	S23°06'41"E	120.73'	74°15'49"
C8	10.00'	15.71'	10.00'	S59°01'13"W	14.14'	90°00'00"
C9	10.00'	15.71'	10.00'	N30°58'47"W	14.14'	90°00'00"
C10	156.00'	202.20'	118.12'	N23°06'41"W	188.34'	74°15'49"

SUBDIVISION PLAT
LOTS 23A - 23E
WHEEL OF FORTUNE

(BEING A RESUBDIVISION OF PART OF LOT 23, BLOCK "A" WHEEL OF FORTUNE, PLAT NUMBER 11932)
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: JUNE 22, 2023



VIKA MARYLAND, LLC
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Our Site Set on the Future.

PLT2023-_____