

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.) PARCELS C AND D, BLOCK A SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOLLOWING RECORDATION OF THIS PLAT.
- 6.) PARCELS C AND D, BLOCK A, SHOWN HEREON, IS SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT TO BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- 7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2020-00399 APPROVAL, AS MAY BE AMENDED.
- 8.) UTILITY EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- 9.) A PART OF PARCEL C, BLOCK A, SHOWN HEREON, IS SUBJECT TO A PUBLIC ACCESS EASEMENT AND WILL BE CREATED BY SEPARATE DOCUMENT TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- 10.) 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.

Community Planning & Development Services
Received
August 21, 2023

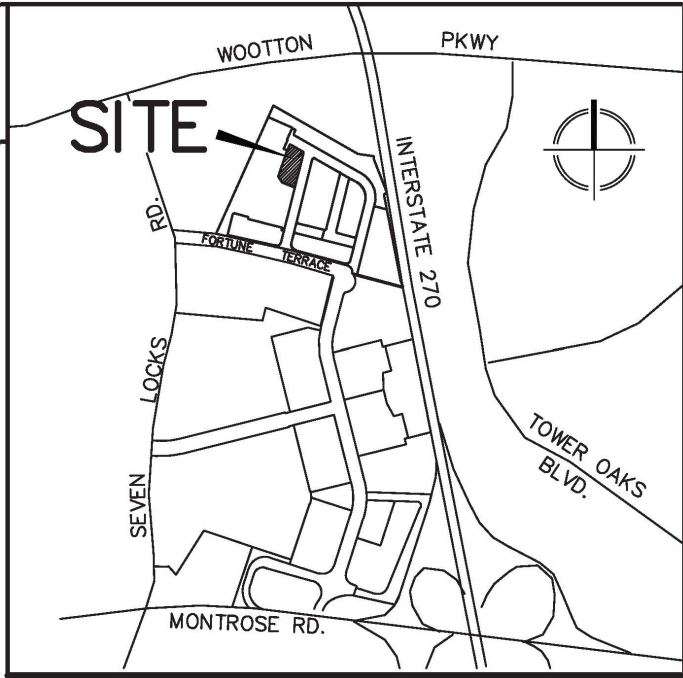


CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	10.00'	12.98'	7.58'	S23°04'09"E	12.08'	74°20'53"

PLAT NO.

AREA TABULATION

LOTS	11,815 SQ.FT.	OR 0.27124 ACRES
PARCELS	11,411 SQ.FT.	OR 0.26196 ACRES
TOTAL AREA OF THIS PLAT	23,226 SQ.FT.	OR 0.53320 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 AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

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

PW JONES ASSOCIATES LLC

AUTHORIZED SIGNATORY

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 PW JONES ASSOCIATES, LLC, FROM MARSOL FORTUNE TERRACE LLC, DAFINK FORTUNE TERRACE LLC, SUFINK FORTUNE TERRACE LLC, SOLFAM FORTUNE TERRACE LLC, FORTUNE TERRACE INVESTMENT LLC, AND TASH DEVELOPMENT, LLC, BY DEED DATED _____ AND RECORDED _____ IN BOOK _____ AT PAGE _____ AND ALSO BEING PART OF LOT 23A, BLOCK 'A', WHEEL OF FORTUNE, RECORDED AS PLAT NO. _____ 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 23,226 SQUARE FEET OR 0.53320 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

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

DATE

LEGEND:

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

GRAPHIC SCALE



(IN FEET)
1 inch = 30 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.

PLAT 5
SUBDIVISION PLAT
LOTS 105-110 AND PARCELS C & D, BLOCK 'A'
WHEEL OF FORTUNE

(BEING A RESUBDIVISION OF ALL OF LOT 23A,
BLOCK "A", WHEEL OF FORTUNE, PLAT NUMBER _____)
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST, 2023



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Our Site Set on the Future.