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.

PARTIES OF INTEREST THERETO, HAVE INDICATED THEIR CONSENT BY CONSENT OF LIENHOLDER RECORDED SEPARATELY

WITNESS

DATE

PLAT NO.

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 ___

AMONG SAID LAND RECORDS

PW JONES ASSOCIATES, LLC

AUTHORIZED SIGNATORY

Community Planning & Development Services

Received

August 21, 2023

THE CITY OF ROCKVILLE PLANNING COMMISSION

ROCKVILLE, MARYLAND

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CITY MANAGER

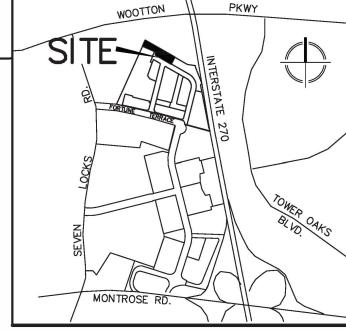
FOR PUBLIC WATER AND SEWER ONLY

APPROVED

CHAIR

15,600 SQ.FT. OR 0.35813 ACRES 15,933 SQ.FT. OR 0.36577 ACRES

31,533 SQ.FT. OR 0.72390 ACRES



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 BEING PART OF LOT 23B, BLOCK 'A', WHEEL OF FORTUNE, RECORDED AS PLAT NO. __ IN BOOK _____ AT PAGE ____, AND ALSO

ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 31.533 SQUARE FEET OR 0.72390 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

NOTES:

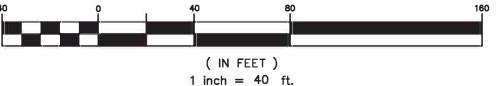
- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ123 & GQ343
- 2.) THE OVERALL PROPERTY IS ZONED MXCD (MIXED-USE CORRIDOR DISTRICT).
- 3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE COORDINATE SYSTEM (NAD83/91) AS BASED ON GPS OBSERVATIONS AND CHECKED WITH WSSC STATION 19936, BRASS 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.
- HOMEOWNER'S ASSOCIATION FOLLOWING RECORDATION OF THIS PLAT.
- EASEMENT AND MAINTENANCE AGREEMENTS TO BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING
- 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.) 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.
- 10.) THE EXISTING FOREST CONSERVATION EASEMENT SHOWN HEREON AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 36061 AT FOLIO 355 SHALL BE EXTINGUISHED WITH MAYOR AND COUNCIL CONSENT AND RECORDED UNDER A NEW FOREST CONSERVATION EASEMENT AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND SUBJECT TO A FOREST CONSERVATION
- 11.) PART OF PARCEL A, BLOCK A, SHOWN HEREON, IS SUBJECT TO PUBLIC ACCESS LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF

- WITH A TAX ACCOUNT NO. OF 04-01820676.
- 5.) PARCEL A, BLOCK A SHOWN HEREON IS TO BE CONVEYED TO AND MAINTAINED BY THE
- 6.) PARCEL A, BLOCK A SHOWN HEREON IS SUBJECT TO A STORMWATER MANAGEMENT RECORDATION OF THIS PLAT.
- PLAN (SEE NOTE 9).
- EASEMENTS TO BE CREATED BY A SEPARATE DOCUMENT AND RECORDED AMONG THE

LEGEND:

S.F	SQUARE FEET
L	LIBER
F	FOLIO
N	NORTHING
E	EASTING
ESMT	EASEMENT
H.O.A	HOMEOWNER'S
	ASSOCIATION
IPF	IRON PIPE FOUND
AC	ACRES

GRAPHIC SCALE



PLAT 6 SUBDIVISION PLAT LOTS 97-104 AND PARCEL A, BLOCK "A" WHEEL OF FORTUNE

(BEING A RESUBDIVISION OF ALL OF LOT 23B, BLOCK "A" WHEEL OF FORTUNE, PLAT NUMBER

4TH ELECTION DISTRICT CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND

SCALE: 1'' = 30' DATE: AUGUST, 2022



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