



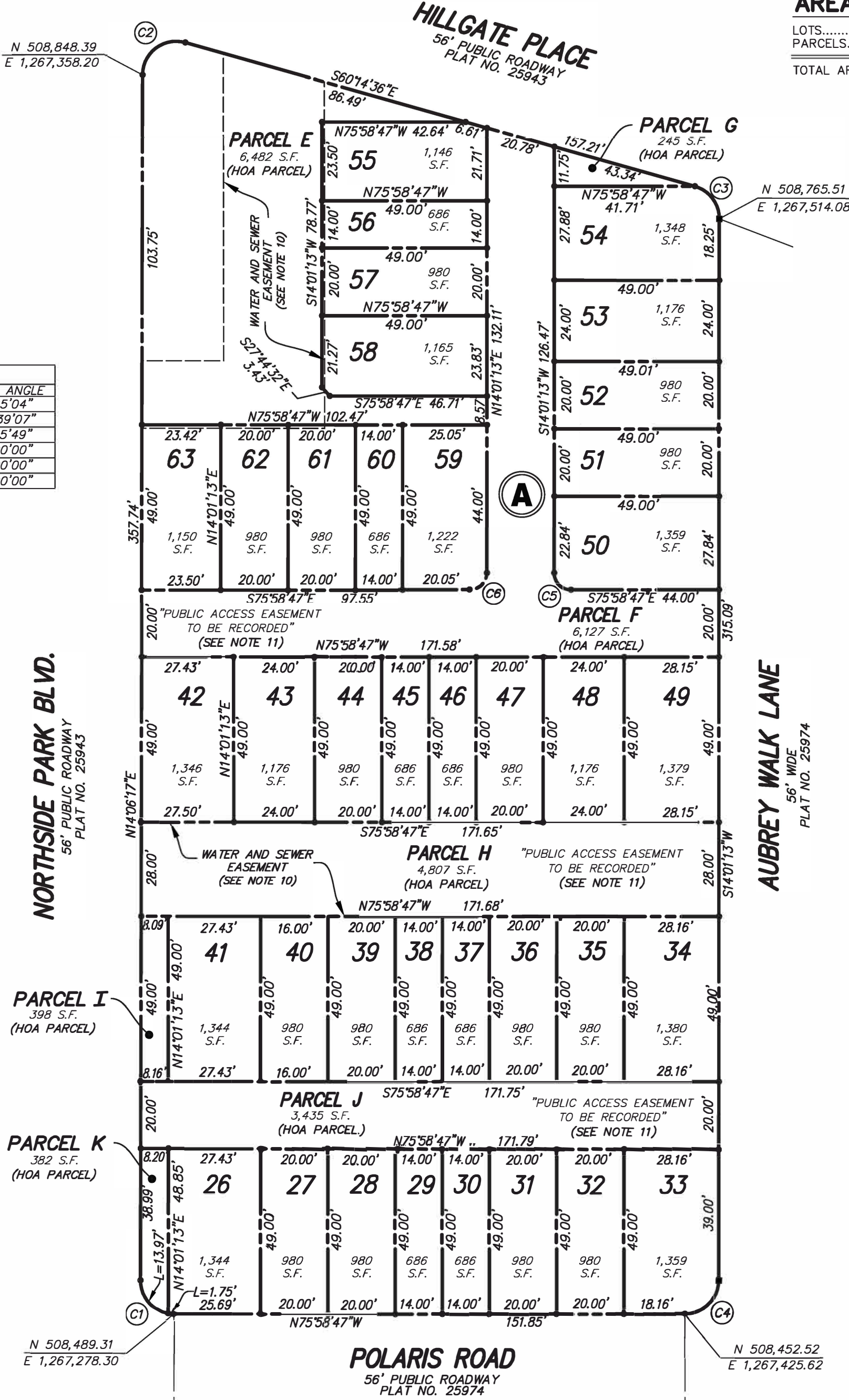
LEGEND:

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

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	10.00'	15.72'	10.01'	N30°56'15"W	14.15'	90°05'04"
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	5.00'	7.85'	5.00'	S30°58'47"E	7.07'	90°00'00"
C6	5.00'	7.85'	5.00'	N59°01'13"E	7.07'	90°00'00"

NOTES:

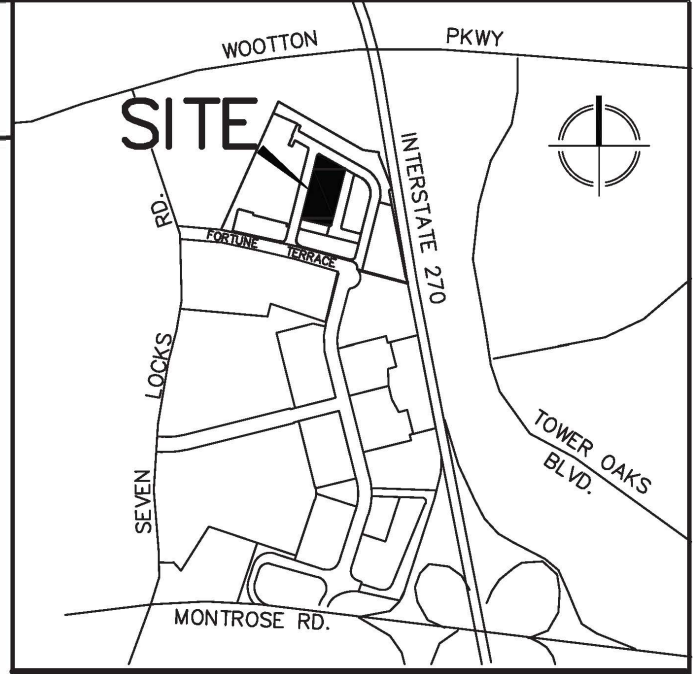
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ123 & GQ343 WITH A TAX ACCOUNT NO. OF 04-01820676.
- THE OVERALL PROPERTY IS ZONED MXCD (MIXED-USE CORRIDOR DISTRICT).
- THE HORIZONTAL DATUM IS MARYLAND STATE PLANE COORDINATE SYSTEM (NAD83/91) AS BASED ON GPS OBSERVATIONS AND CHECKED WITH 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
- 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.
- PARCELS E, F, G, H, I, J & K, BLOCK A SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOLLOWING RECORDATION OF THIS PLAT.
- PARCELS E, F, H & J, 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.
- THE AREA SHOWN HEREON DEDICATED TO PUBLIC USE IS SUBJECT TO A LICENSE AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT SYSTEMS TO BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2020-00399 APPROVAL, AS MAY BE AMENDED.
- UTILITY EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- PARCEL E AND PARCEL H, BLOCK 'A' ARE SUBJECT TO A WATER AND SEWER EASEMENT TO BE CREATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- PARCELS F, H, & J, BLOCK A, SHOWN HEREON, ARE SUBJECT TO A PUBLIC ACCESS EASEMENT TO BE CREATED AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- THIS PLAT IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66266 AT FOLIO 372 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND SUBJECT TO A FOREST CONSERVATION PLAN.



PLAT NO.

AREA TABULATION

LOTS.....	39,258 SQ.FT.	OR 0.90124 ACRES
PARCELS.....	21,876 SQ.FT.	OR 0.50220 ACRES
TOTAL AREA OF THIS PLAT	61,134 SQ.FT.	OR 1.40344 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 STREETS 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 _____, 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 23C, 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 61,134 SQUARE FEET OR 1.40344 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

PLAT 8
SUBDIVISION PLAT
LOTS 26 THRU 63, PARCELS E, F, G,
H, I, J & K, BLOCK "A"
WHEEL OF FORTUNE
(BEING A RESUBDIVISION OF ALL OF LOT 23C, BLOCK "A", WHEEL OF FORTUNE, PLAT NUMBER _____)
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST, 2023



VIKA MARYLAND, LLC
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Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

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 = 30 ft.