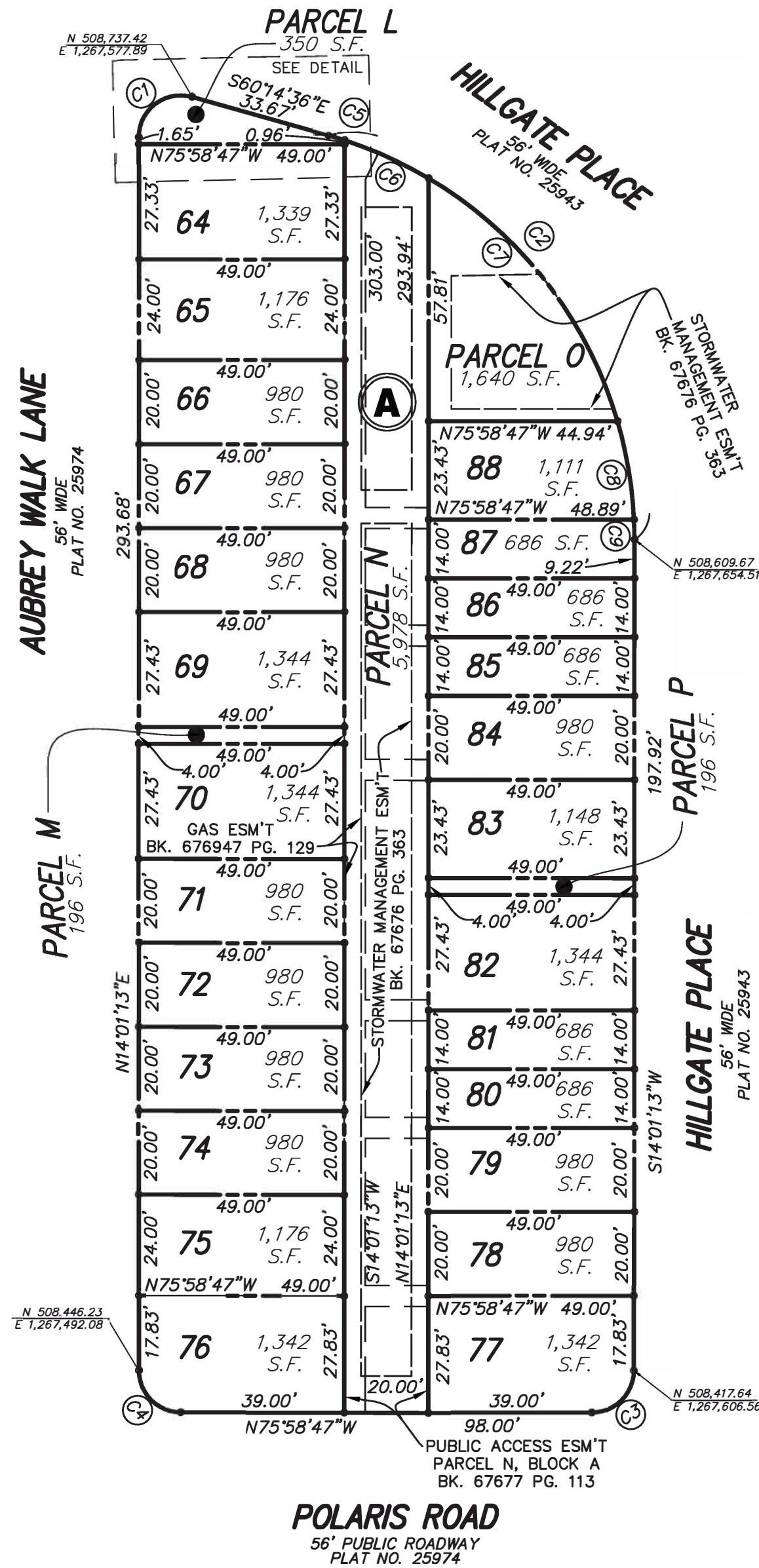


LEGEND:	
S.F.	SQUARE FEET
L.	LIBER
F.	FOLIO
N.	NORTHING
E.	EASTING
ESMT.	EASEMENT
H.O.A.	HOMEOWNER'S ASSOCIATION
AC.	ACRES

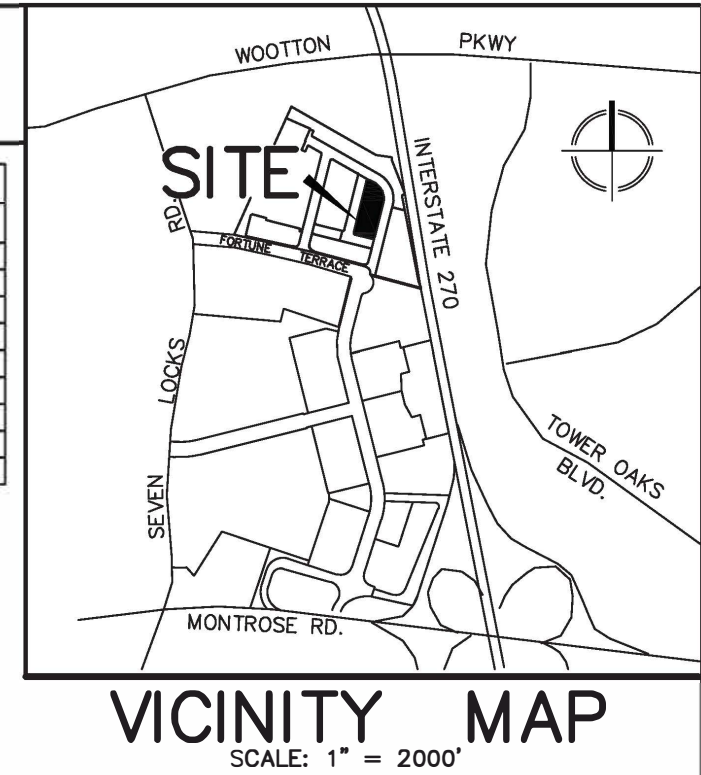
AREA TABULATION		
LOTS.....	25,897 SQ.FT.	OR 0.59451 ACRES
PARCELS.....	8,360 SQ.FT.	OR 0.19192 ACRES
TOTAL AREA OF THIS PLAT	34,257 SQ.FT.	OR 0.78643 ACRES

- NOTES:**
- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ123 & GQ343 WITH A TAX ACCOUNT NO. OF 04-03883036.
 - 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 L, M, N, O AND P, BLOCK A SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOLLOWING RECORDATION OF THIS PLAT.
 - 6.) PARCEL N, BLOCK A SHOWN HEREON IS SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENTS RECORDED IN BOOK 67676 AT PAGE 363 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 7.) THIS PROPERTY IS SERVICED BY CITY OF ROCKVILLE PUBLIC WATER AND SEWER.
 - 8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2020-00399 APPROVAL, AS MAY BE AMENDED.
 - 9.) UTILITY EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS 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 FOLIO 372 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND SUBJECT TO A FOREST CONSERVATION PLAN.
 - 11.) PARCEL N, BLOCK A SHOWN HEREON IS SUBJECT TO A PUBLIC ACCESS EASEMENT AND MAINTENANCE AGREEMENTS RECORDED IN BOOK 67677 AT PAGE 113 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



PLAT NO.

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	10.00'	18.46'	13.21'	N 66°53'25" E	15.95'	105°44'24"
C2	100.00'	129.62'	75.72'	S 23°06'43" E	120.73'	74°15'51"
C3	10.00'	15.71'	10.00'	S 59°01'13" W	14.14'	90°00'00"
C4	10.00'	15.71'	10.00'	N 30°58'47" W	14.14'	90°00'00"
C5	100.00'	4.06'	2.03'	S 59°04'56" E	4.06'	02°19'24"
C6	100.00'	22.00'	11.04'	S 51°37'05" E	21.95'	12°36'17"
C7	100.00'	74.96'	39.34'	S 23°50'27" E	73.22'	42°57'00"
C8	100.00'	23.82'	11.97'	S 04°27'29" W	23.76'	13°38'52"
C9	100.00'	4.78'	2.39'	S 12°39'05" W	4.78'	02°44'20"



OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION.

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 SECURITY AGREEMENT RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT BOOK 67770 AT PAGE 316.

PW HOMES ASSOCIATES, LLC

NAME: _____
AUTHORIZED SIGNATORY DATE _____ WITNESS _____

ATLANTIC UNION BANK

NAME: _____
AUTHORIZED SIGNATORY DATE _____ 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 HOMES ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 FEBRUARY 15, 2024 AND RECORDED FEBRUARY 22, 2024 IN BOOK 67770 AT PAGE 296 AND ALSO BEING ALL OF LOT 23D, BLOCK 'A', WHEEL OF FORTUNE, RECORDED AS PLAT NO. 26028 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 34,257 SQUARE FEET OR 0.78643 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21846
LICENSE EXPIRES 05/31/2026

DATE _____

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED _____

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

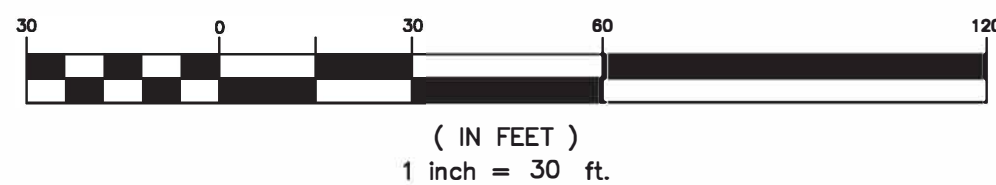
CHAIR

CITY MANAGER

DATE RECORDED _____

PLAT NO. _____

GRAPHIC SCALE



PLAT 4
SUBDIVISION PLAT
LOTS 64 THRU 88,
PARCELS L, M, N, O & P, BLOCK "A"
WHEEL OF FORTUNE
(BEING A RESUBDIVISION OF ALL OF LOT 23D, BLOCK "A", WHEEL OF FORTUNE, PLAT NUMBER 26028)
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JULY 17, 2024

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