

OWNER'S CERTIFICATE

We, LIDL US OPERATIONS, LLC, a Delaware limited liability company, owners of the property shown hereon hereby certify that the Ownership Plat is prepared pursuant to Section 25.21.13 of the City of Rockville Zoning Ordinance; that the land designated hereon shall not constitute a record lot or plan of subdivision; that all improvements on the ownership lots shown hereon shall at all times be in an accordance with the approved Site Plan STP2022-00434, "Lidl and the Henson at Shady Grove", as may be amended or superseded, and duly issued by the City of Rockville, and on file at the City of Rockville Planning Division.

As owners of this subdivision, we, our successors, agents and assigns will cause corner markers and any other required monumentation to be set by a Registered Maryland Surveyor. All monuments will be set at finished grade in accordance with Chapter 25, Article 21, Section 25.21.25 of the Rockville City Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision.

LIDL US OPERATIONS, LLC

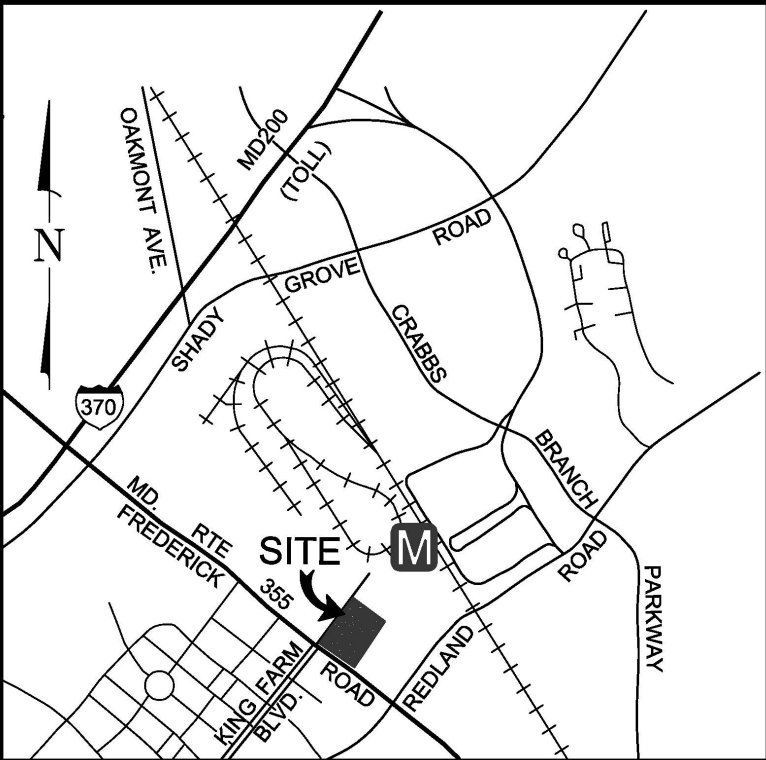
Date CONNOR BEVANS, DIRECTOR OF REAL ESTATE

PLAT No.

SURVEYOR'S CERTIFICATE

I hereby certify, on behalf of Macris, Hendricks & Glascock, P.A, to the best of my professional knowledge, information and belief that the information shown hereon is correct and that it is an ownership plat of Parcel O, as shown on subdivision record plat entitled "Parcel O, Derwood" and recorded among the Land Records of Montgomery County, Maryland as Plat No. , and that it is part of the land conveyed by 355 PARTNERS LLC, a Maryland limited liability company to LIDL US OPERATIONS, LLC, a Delaware limited liability company by deed dated and recorded among the Land Records of Montgomery County, Maryland, in Book at Page . I further certify that if engaged as described in the owners certificate hereon, that all property markers, iron pipes and concrete monuments will be set at finished grade, in accordance with Chapter 25, Article 21, Section 25.21.25 of the Rockville City Code. I further certify that this document was prepared by me or under my responsible charge. The total area included on this plat is 171,781 square feet or 3.94355 acres.

Date Macris, Hendricks & Glascock, P.A.
By: Wayne F. Aubertin
Professional Land Surveyor
MD, Reg. No. 21330
License Expires: January 7, 2025



VICINITY MAP
SCALE 1" = 2,000'

TAX MAP No. GS 312

LEGEND:

CL = Centerline of Road
PUE = Public Utility Easement
R/C = Rebar & Cap
R/W = Right-of-Way

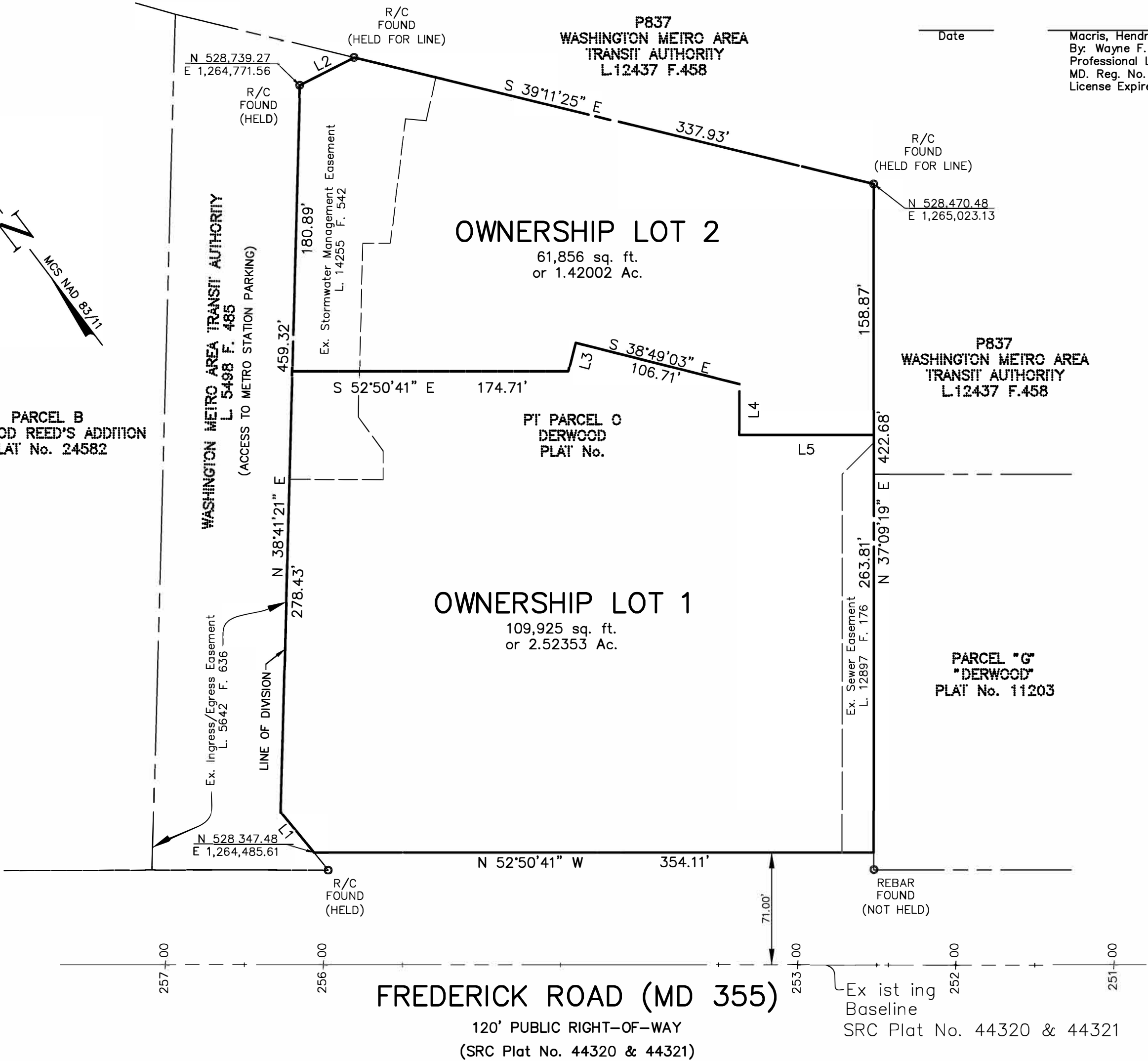
Notes:

- The property shown hereon is currently zoned MXTD - Mixed-Use Transit District.
- The property is served by public water and sewer systems only.
- This ownership 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 ownership plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property. Approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat. Unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°01'14" W	33.29'
L2	S 79°45'08" E	38.65'
L3	N 51°26'53" E	18.53'
L4	S 37°09'19" W	32.42'
L5	S 52°50'41" E	84.87'

PLAT TABULATION

Ownership Units = 2
Area of Ownership Units = 171,781 sq. ft. or 3.94355 acres
Total Area = 171,781 square feet or 3.94355 acres



OWNERSHIP PLAT
OWNERSHIP LOTS 1 & 2
PART OF PARCEL O
DERWOOD

CITY OF ROCKVILLE
ROCKVILLE ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' MARCH, 2024



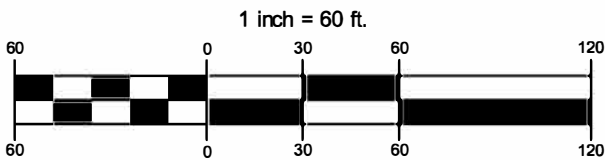
MHG

Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

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GRAPHIC SCALE
(IN FEET)



FOR PUBLIC WATER AND SEWER ONLY

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED: _____
DATE

WITHOUT COMMITMENT AS TO INSTALLATION OF SEWER, WATER AND STREETS

CHAIRMAN CITY MANAGER

DATE: _____
Plat No.: _____

Community Planning & Development Services
Received
March 20, 2024

96.419.21