

OWNER'S CERTIFICATE

We, LIDL US OPERATIONS, LLC, a Delaware limited liability company, owners of the property shown hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines and dedicate the area designated as "dedicated to the City of Rockville" to the City of Rockville for use as a public road. As owners of this subdivision, We, our successors, agents and assigns will cause all property 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

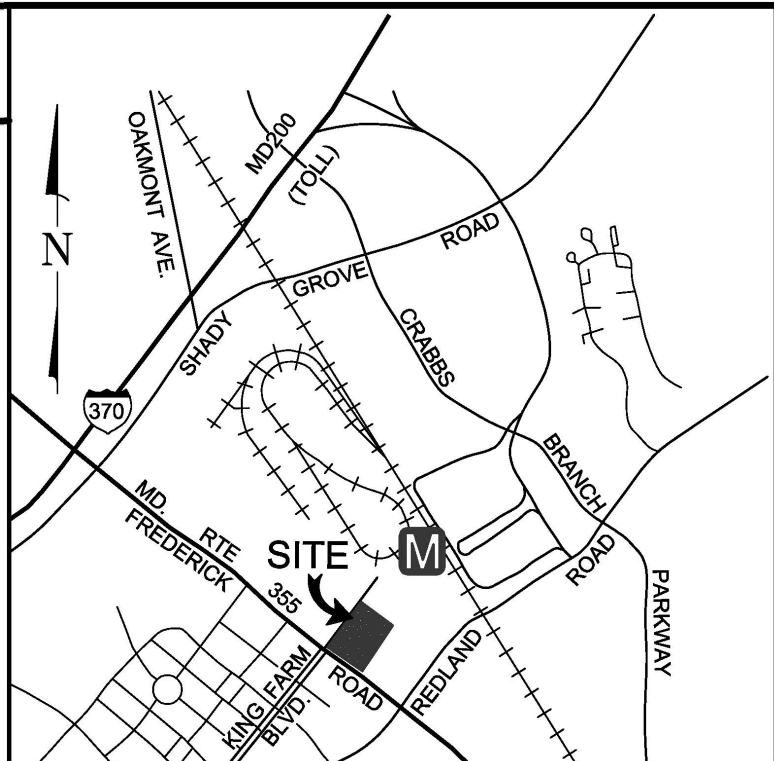
PLAT No.

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 a resubdivision of Parcel N, as shown on subdivision record plat entitled "Parcel N, Derwood" and recorded among the Land Records of Montgomery County, Maryland as Plat No. 20049, and all 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 December 15, 2021 and recorded among the Land Records of Montgomery County, Maryland, in Book 65153 at Page 495. 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 175,627 square feet or 4.03184 acres, of which 3,846 square feet or 0.08829 acres is dedicated to the City of Rockville.

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

- IRON PIPE/REBAR TO BE SET
- MONUMENT TO BE SET
- PROPERTY CORNER

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 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 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.

PARCEL B
DERWOOD REED'S ADDITION
PLAT No. 24582

WASHINGTON METRO AREA 'TRANSIT' AUTHORITY
L. 5488 F. 485
(ACCESS TO METRO STATION PARKING)

PARCEL N
DERWOOD
PLAT No. 20049

PARCEL O
DERWOOD
171,781 sq. ft.
or 3.94356 Ac.

P837
WASHINGTON METRO AREA
'TRANSIT' AUTHORITY
L.12437 F.458

PARCEL "G"
"DERWOOD"
PLAT No. 11203

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°01'14" W	47.48'
L2	S 79°45'08" E	38.65'
L3	S 37°09'19" W	11.00'
L4	N 02°01'14" W	14.19'

PLAT TABULATION

Parcels = 1
Area of Parcels = 171,781 sq. ft. or 3.94355 acres
Area of Street Dedication = 3,846 sq. ft. or 0.08829 acres
Total Area = 175,627 square feet
or 4.03184 acres

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

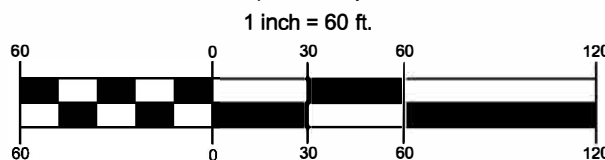
DATE: _____
Plat No.: _____

Community Planning & Development Services
Received
March 20, 2024

FREDERICK ROAD (MD 355)

120' PUBLIC RIGHT-OF-WAY
(SRC Plat No. 44320 & 44321)

GRAPHIC SCALE
(IN FEET)



SUBDIVISION RECORD PLAT
PARCEL O
DERWOOD
(A RESUBDIVISION OF PARCEL N)

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



MHG

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Montgomery Village, Maryland
20886-1279

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

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