

AREA TABULATION				
LOTS	40,326	SQ.FT.	OR	0.92576 ACRES
PARCEL	32,178	SQ.FT.	OR	0.73871 ACRES
STREET DEDICATION	35,925	SQ.FT.	OR	0.82472 ACRES
TOTAL AREA OF THIS PLAT	108,429	SQ.FT.	OR	2.48919 ACRES

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE , MARYLAND

APPROVED _____


WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR _____

CITY MANAGER _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION PLAT OF PART OF THE PROPERTY DESCRIBED IN THE FOLLOWING TWO (2) CONVEYANCES: (1) FROM LOIS, INC. TO VICTOR, INC., DATED JANUARY 22, 1999 AND RECORDED IN LIBER 16849 AT FOLIO 367, (2) FROM HELIOS/TOWLE, LLC TO FREDERICK ROAD LIMITED PARTNERSHIP, DATED OCTOBER 31, 1995 AND RECORDED IN LIBER 13746 AT FOLIO 746; PART OF SAID PROPERTY ALSO BEING PART OF PARCEL A, KING'S ADDITION TO SHADY GROVE, RECORDED AS PLAT NO. 7936, AND PART OF PARCEL C, KING'S ADDITION TO SHADY GROVE, RECORDED AS PLAT NO. 10684, 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  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 INCLUDED IN THIS PLAT OF SUBDIVISION IS 108,429 SQUARE FEET OR 2.48919 ACRES OF LAND, OF WHICH 35,925 SQUARE FEET OR 0.82472 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

Community Planning and
Development Services
Received
4/26/2022
PLT2022-00601

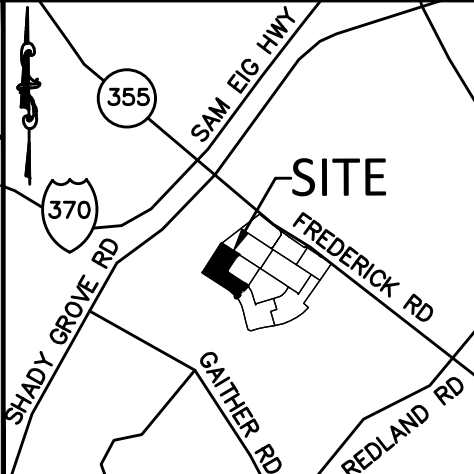
JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2024

DATE _____

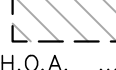
DATE _____

PLAT NO. _____

PLAT NO. _____



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:
S.F. SQUARE FEET
L. LIBER
F. FOLIO
N NORTHING
E EASTING
ESMT EASEMENT
 PUBLIC UTILITY EASEMENT (P.U.E.)
H.O.A. HOMEOWNER'S ASSOCIATION

- NOTES:**
- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS122 WITH A TAX ACCOUNT NOS. OF 09-00772335 (L16849 F.367) & 04-03126715 (L13746 F.746).
 - 2.) THE OVERALL PROPERTY IS SPLIT ZONED: GR-1.5 H-45 (MONTGOMERY COUNTY) AND MXCD (MIXED-USE CORRIDOR DISTRICT, CITY OF ROCKVILLE).
 - 3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/2011).
 - 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.) PARCEL B, BLOCK C SHOWN HEREON IS TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - 6.) PARCEL _____, BLOCK _____ AND PARCEL _____, BLOCK _____ 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.
 - 7.) 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.
 - 8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO PROJECT PLAN PJT2021-00013 AND SITE PLAN STP2022-00443 APPROVALS, AS MAY BE AMENDED.
 - 9.) PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.

CURVE TABLE						
NO	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	126.00'	4.21'	2.10'	4.21'	N47°58'08"E	01°54'51"
C2	10.00'	12.36'	7.11'	11.59'	S87°47'04"W	70°49'22"
C3	66.00'	22.09'	11.15'	21.99'	S42°47'04"W	19°10'38"
C4	10.00'	15.71'	10.00'	14.14'	S11°48'15"E	90°00'00"
C5	184.00'	41.43'	20.80'	41.34'	S50°21'15"E	12°54'00"
C6	124.00'	17.87'	8.95'	17.85'	N48°01'57"W	08°15'24"
C7	383.00'	129.80'	65.53'	129.18'	N47°45'25"W	19°25'06"
C8	126.00'	28.27'	14.20'	28.21'	N40°35'01"E	12°51'24"
C9	126.00'	2.11'	1.05'	2.11'	N33°40'32"E	00°57'34"
C10	126.00'	34.59'	17.41'	34.48'	N41°03'39"E	15°43'49"
C11	10.00'	15.71'	10.00'	14.14'	S78°11'45"W	90°00'00"
C12	124.00'	27.92'	14.02'	27.86'	N50°21'15"W	12°54'00"
C13	124.00'	10.05'	5.03'	10.05'	N54°28'57"W	04°38'36"


SUBDIVISION PLAT

PLAT 1

LOTS 1 THRU 13, PARCEL B, BLOCK C,
LOTS 1 THRU 10, BLOCK J,
& STREET DEDICATION-
STREET "B" & STREET "D"

KINGS ADDITION TO SHADY GROVE

CITY OF ROCKVILLE – 4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL 14, 2022



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

PLT2022-XXXX