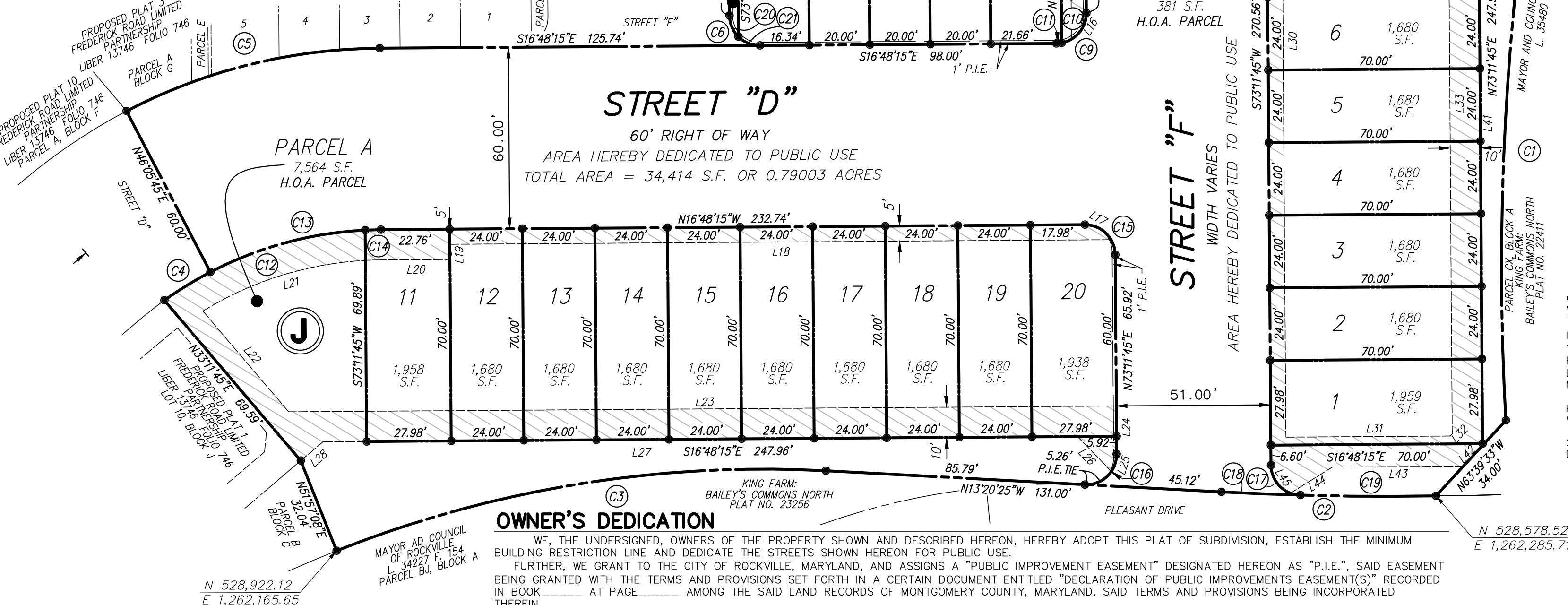


CURVE TABLE						
NO	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	900.00'	161.22'	80.82'	161.00'	S75°30'14"W	101°15'48"
C2	1017.00'	71.00'	35.52'	70.99'	N15°20'25"W	04°00'01"
C3	383.00'	165.16'	83.88'	163.88'	N25°41'38"W	24°42'27"
C4	124.00'	17.87'	8.95'	17.85'	S48°01'57"E	08°15'24"
C5	184.00'	87.03'	44.34'	86.22'	S30°21'15"E	27°06'00"
C6	10.00'	15.71'	7.85'	15.71'	N28°11'45"E	90°00'00"
C7	4.50'	7.07'	4.50'	6.36'	S61°48'15"E	90°00'00"
C8	4.50'	7.07'	4.50'	6.36'	S28°11'45"W	90°00'00"
C9	10.00'	15.71'	7.85'	15.71'	S61°48'15"E	90°00'00"
C10	10.00'	13.92'	6.96'	13.92'	S66°55'51"E	79°44'48"
C11	10.00'	1.79'	0.90'	1.79'	N21°55'51"W	10°15'12"
C12	124.00'	71.30'	35.66'	70.32'	S35°41'21"E	32°56'37"
C13	124.00'	58.65'	29.88'	58.10'	N30°21'15"W	27°06'00"
C14	124.00'	5.22'	2.61'	5.22'	N18°00'39"W	02°24'47"
C15	10.00'	15.71'	7.85'	15.71'	N28°11'45"E	90°00'00"
C16	10.00'	16.31'	8.15'	16.31'	S60°04'20"E	93°27'51"
C17	10.00'	15.36'	7.68'	15.36'	S29°11'28"W	88°00'34"
C18	1017.00'	26.16'	13.08'	26.16'	N14°04'37"W	01°28'25"
C19	1017.00'	44.84'	22.43'	44.84'	N16°04'37"W	02°31'36"
C20	10.00'	7.82'	4.12'	7.82'	S50°47'10"W	44°49'10"
C21	10.00'	7.89'	4.16'	7.89'	N05°47'10"E	45°10'51"

P.U.E. LINE TABLE											
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N73°11'45"E	40.09'	L17	S13°11'45"W	L:10.47'	L33	N73°11'45"E	217.78'	L50	S16°48'15"E	9.00'
L2	N16°48'15"W	3.22'	L18	R:10.00'	T:5.77'	L34	N86°07'07"E	28.71'	L51	S73°11'45"W	23.28'
L3	N73°11'45"E	3.07'	L19	N16°48'15"W	218.64'	L35	N73°11'45"E	9.10'	L52	N16°48'15"W	9.00'
L4	N16°48'15"W	109.78'	L20	S73°11'45"W	5.00'	L36	N62°06'52"E	5.88'	L53	N73°11'45"E	23.28'
L5	N73°11'45"E	10.00'	L21	N16°48'15"W	22.76'	L37	S16°48'15"E	10.19'	L54	S16°48'15"E	9.00'
L6	S16°48'15"E	108.00'	L22	N32°24'17"W	L:62.08'	L38	S62°06'52"W	4.89'	L55	S73°11'45"W	28.79'
L7	N73°11'45"E	7.80'	L23	N16°48'15"W	43.74'	L39	S73°11'45"W	11.20'	L56	N16°48'15"W	9.00'
L8	N16°48'15"W	77.47'	L24	S33°11'45"E	43.74'	L40	S86°07'07"W	28.71'	L57	N73°11'45"E	28.79'
L9	N73°11'45"E	10.00'	L25	S16°48'15"E	273.68'	L41	S73°11'45"W	220.60'	L58	S16°48'15"E	9.00'
L10	S16°48'15"E	13.97'	L26	S73°11'45"W	15.92'	L42	N63°39'33"W	9.29'	L59	S73°11'45"W	17.95'
L11	N73°11'45"E	126.28'	L27	N89°27'33"W	L:6.05'	L43	N16°48'15"W	43.33'	L60	N16°48'15"W	9.00'
L12	S16°48'15"E	29.00'	L28	R:10.00'	T:5.31'	L44	N48°13'10"W	16.34'	L61	N73°11'45"E	17.95'
L13	S73°11'45"W	126.28'	L29	N29°29'56"E	16.07'	L45	N36°50'32"E	L:11.99'			
L14	S16°48'15"E	44.50'	L30	N16°48'15"W	249.52'	L46	R:10.00'	T:6.84'	C:11.29'		
L15	S73°11'45"W	62.30'	L31	N56°48'15"W	9.62'	L47	S16°48'15"E	9.00'			
L16	N76°48'15"W	L:10.47'	L32	S16°48'15"E	54.31'	L48	N16°48'15"W	9.00'			
	R:10.00'	T:5.77'	L33	S63°39'33"E	1.01'	L49	N73°11'45"E	36.29'			
L30	S73°11'45"W	261.36'	L32	S63°39'33"E	1.01'	L49	N73°11'45"E	36.29'			



LEGEND:

S.F. SQUARE FEET
L. LIBER
F. FOLIO
N. NORTHING
E. EASTING
ESMT EASEMENT
P.I.E. PUBLIC IMPROVEMENT EASEMENT

..... PUBLIC UTILITY EASEMENT (P.U.E.)

H.O.A. HOMEOWNER'S ASSOCIATION

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 _____

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 LINE AND DEDICATE THE STREETS SHOWN HEREON FOR PUBLIC USE.

FURTHER, WE GRANT TO THE CITY OF ROCKVILLE, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT(S)" RECORDED IN BOOK _____ AT PAGE _____ AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED THEREIN.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND THE THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON, AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", SHOWN THUS, [Symbol], WITH SAID TERMS AND PROVISIONS OF SUCH A PUBLIC BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3834 AT FOLIO 457. SAID BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE GRANT A PUBLIC ACCESS EASEMENT ACROSS PARCEL F, BLOCK H.

FURTHERMORE, AS OWNER OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE CORNER MARKERS AND ANY OTHER MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS OWNERSHIP PLAT AND ALL PARTIES OF INTEREST THERETO, HAVE INDICATED THEIR ASSENT BELOW.

FREDERICK ROAD LIMITED PARTNERSHIP	WITNESS	FREDERICK ROAD LIMITED PARTNERSHIP	WITNESS
BY: _____	BY: _____	BY: _____	BY: _____
NAME: _____	NAME: _____	NAME: _____	NAME: _____
TITLE: _____	TITLE: _____	TITLE: _____	TITLE: _____

FREDERICK ROAD LIMITED PARTNERSHIP	WITNESS	FREDERICK ROAD LIMITED PARTNERSHIP	WITNESS
BY: _____	BY: _____	BY: _____	BY: _____
NAME: _____	NAME: _____	NAME: _____	NAME: _____
TITLE: _____	TITLE: _____	TITLE: _____	TITLE: _____

FREDERICK ROAD LIMITED PARTNERSHIP	WITNESS	FREDERICK ROAD LIMITED PARTNERSHIP	WITNESS
BY: _____	BY: _____	BY: _____	BY: _____
NAME: _____	NAME: _____	NAME: _____	NAME: _____
TITLE: _____	TITLE: _____	TITLE: _____	TITLE: _____

DATE _____

PLAT NO. _____

PLAT NO.

AREA TABULATION

LOTS	52,546	SQ.FT.	OR	1.20629	ACRES
PARCELS	18,627	SQ.FT.	OR	0.42762	ACRES
STREET DEDICATION	34,414	SQ.FT.	OR	0.79003	ACRES
TOTAL AREA OF THIS PLAT	105,587	SQ.FT.	OR	2.42394	ACRES

VICINITY MAP

SCALE: 1" = 2000'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NOTES:

- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS122 WITH A TAX ACCOUNT NO. OF 04-03126715 (L13746 F.746).
- THE OVERALL PROPERTY IS ZONED MXCD (MIXED-USE CORRIDOR DISTRICT, CITY OF ROCKVILLE).
- THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/2011).
- 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 F, G, & H, BLOCK H, PARCEL B, BLOCK I, AND PARCEL A, BLOCK J SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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.
- 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 PROJECT PLAN PJT2021-00013 AND SITE PLAN STP2022-00433 APPROVALS, AS MAY BE AMENDED.

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 CONVEYANCE FROM HELIOS/TOWLE, LLC TO FREDERICK ROAD LIMITED PARTNERSHIP, DATED OCTOBER 31, 1995 AND RECORDED IN LIBER 13746 AT FOLIO 746 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 [Symbol] 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 105,587 SQUARE FEET OR 2.42394 ACRES OF LAND, OF WHICH 34,414 SQUARE FEET OR 0.79003 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

DATE _____

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

SUBDIVISION PLAT

PLAT 2

LOTS 1 THRU 12 & 35 THRU 41, PARCELS F, G, & H, BLOCK H, LOTS 1 THRU 10, PARCEL B, BLOCK I, LOTS 11 THRU 20, PARCEL A, BLOCK J, & STREET DEDICATION-STREET "D" & STREET "F" KINGS ADDITION TO SHADY GROVE

CITY OF ROCKVILLE - 4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL 11, 2022

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

PLT2022-XXXX