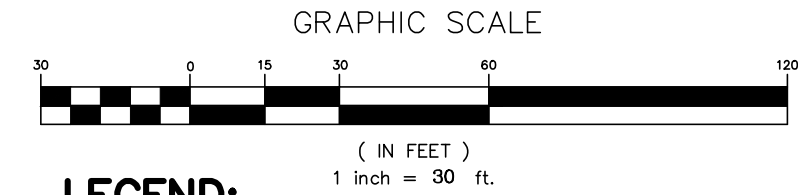


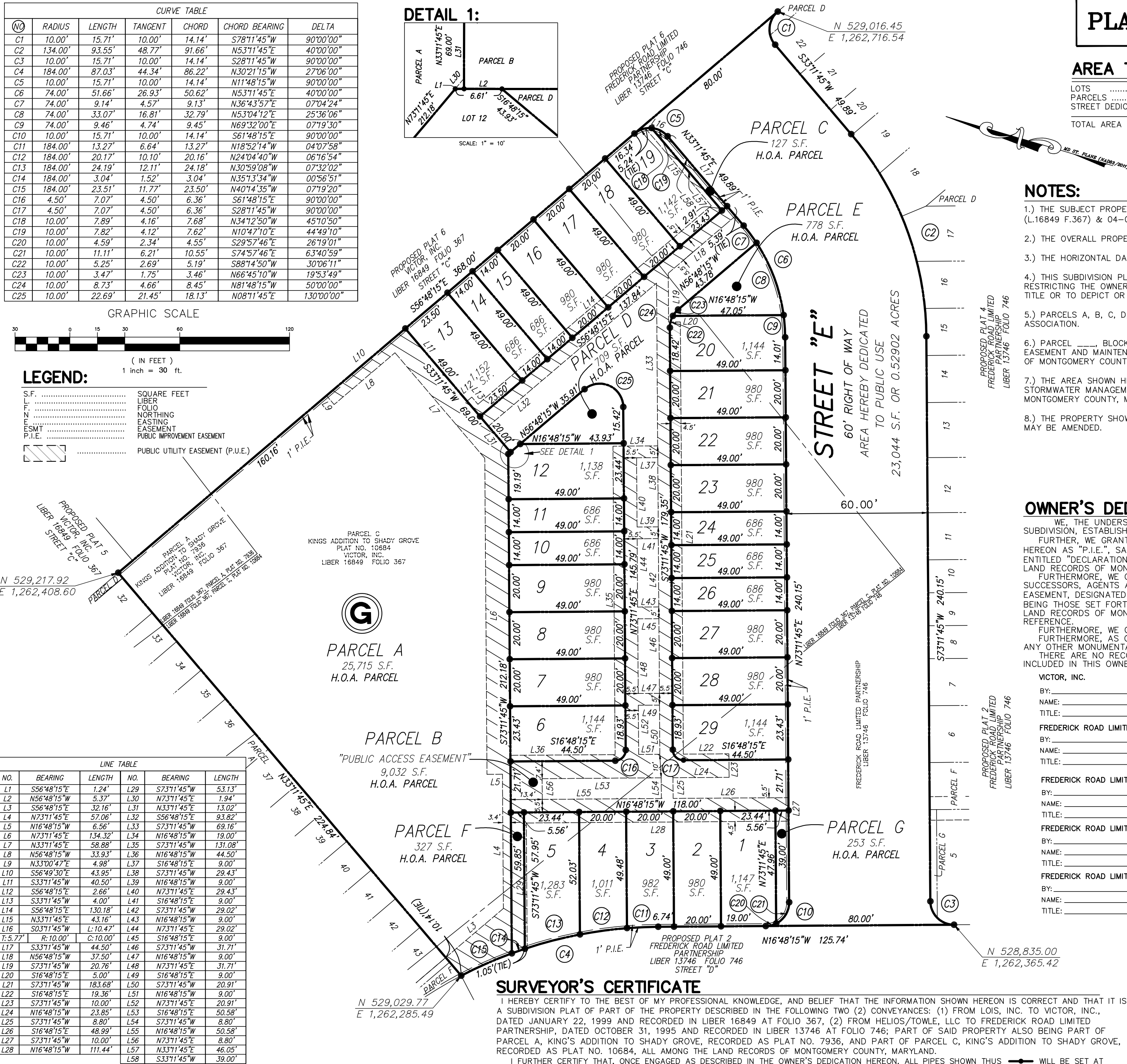
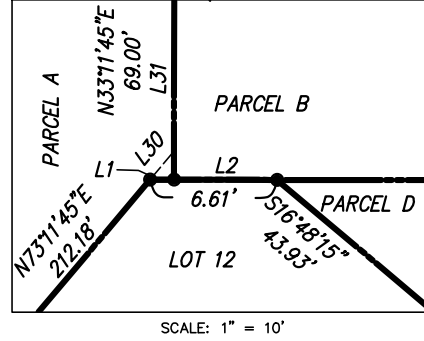
CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	10.00'	15.71'	10.00'	14.14'	S78°11'45"W	90°00'00"
C2	134.00'	93.55'	48.77'	91.66'	N53°11'45"E	40°00'00"
C3	10.00'	15.71'	10.00'	14.14'	S28°11'45"W	90°00'00"
C4	184.00'	87.03'	44.34'	86.22'	N30°21'15"W	27°06'00"
C5	10.00'	15.71'	10.00'	14.14'	N11°48'15"W	90°00'00"
C6	74.00'	51.66'	26.93'	50.62'	N53°11'45"E	40°00'00"
C7	74.00'	9.14'	4.57'	9.13'	N36°43'57"E	07°04'24"
C8	74.00'	33.07'	16.81'	32.79'	N53°04'12"E	25°36'06"
C9	74.00'	9.46'	4.74'	9.45'	N69°32'00"E	07°19'30"
C10	10.00'	15.71'	10.00'	14.14'	S61°48'15"E	90°00'00"
C11	184.00'	13.27'	6.64'	13.27'	N18°52'14"W	04°07'58"
C12	184.00'	20.17'	10.10'	20.16'	N24°04'40"W	06°16'54"
C13	184.00'	24.19'	12.11'	24.18'	N30°59'08"W	07°32'02"
C14	184.00'	3.04'	1.52'	3.04'	N35°13'34"W	00°56'51"
C15	184.00'	23.51'	11.77'	23.50'	N40°14'35"W	07°19'20"
C16	4.50'	7.07'	4.50'	6.36'	S61°48'15"E	90°00'00"
C17	4.50'	7.07'	4.50'	6.36'	S28°11'45"W	90°00'00"
C18	10.00'	7.89'	4.16'	7.68'	N34°12'50"W	45°10'50"
C19	10.00'	7.82'	4.12'	7.62'	N10°47'10"E	44°49'10"
C20	10.00'	4.59'	2.34'	4.55'	S29°57'46"E	26°19'01"
C21	10.00'	11.11'	6.21'	10.55'	S74°57'46"E	63°40'59"
C22	10.00'	5.25'	2.69'	5.19'	S88°14'50"W	30°06'11"
C23	10.00'	3.47'	1.75'	3.46'	N66°45'10"W	19°53'49"
C24	10.00'	8.73'	4.66'	8.45'	N81°48'15"W	50°00'00"
C25	10.00'	22.69'	21.45'	18.13'	N08°11'45"E	130°00'00"



LEGEND:

S.F.	SQUARE FEET
LIBER	LIBER
FOLIO	FOLIO
N	NORTHING
E	EASTING
ESMT	EASEMENT
P.I.E.	PUBLIC IMPROVEMENT EASEMENT
	PUBLIC UTILITY EASEMENT (P.U.E.)

DETAIL 1:



LINE TABLE				
NO.	BEARING	LENGTH	NO.	BEARING
L1	S56°48'15"E	1.24'	L29	S73°11'45"W
L2	N56°48'15"W	5.37'	L30	N73°11'45"E
L3	S56°48'15"E	32.16'	L31	N33°11'45"E
L4	N73°11'45"E	57.06'	L32	S56°48'15"E
L5	N16°48'15"W	6.56'	L33	S73°11'45"W
L6	N73°11'45"E	134.32'	L34	N16°48'15"W
L7	N33°11'45"E	58.88'	L35	S73°11'45"W
L8	N56°48'15"W	33.93'	L36	N16°48'15"W
L9	N33°00'47"E	4.98'	L37	S16°48'15"E
L10	S56°49'30"E	43.95'	L38	S73°11'45"W
L11	S33°11'45"W	40.50'	L39	N16°48'15"W
L12	S56°48'15"E	2.66'	L40	N73°11'45"E
L13	S33°11'45"W	4.00'	L41	S16°48'15"E
L14	S56°48'15"E	130.18'	L42	S73°11'45"W
L15	N33°11'45"E	43.16'	L43	N16°48'15"W
L16	S03°11'45"W	L:10.47'	L44	N73°11'45"E
L17	R:10.00'	C:10.00'	L45	S16°48'15"E
L18	S33°11'45"W	44.50'	L46	S73°11'45"W
L19	N56°48'15"E	37.50'	L47	N16°48'15"W
L20	S73°11'45"W	20.76'	L48	N73°11'45"E
L21	S16°48'15"E	5.00'	L49	S16°48'15"E
L22	S73°11'45"W	183.68'	L50	S73°11'45"W
L23	S73°11'45"W	19.36'	L51	N16°48'15"W
L24	N16°48'15"W	23.85'	L52	N73°11'45"E
L25	S73°11'45"W	8.80'	L53	S16°48'15"E
L26	S16°48'15"E	48.99'	L54	N16°48'15"W
L27	S73°11'45"W	10.00'	L55	N16°48'15"W
L28	N16°48'15"W	111.44'	L56	N73°11'45"E
L29			L57	N33°11'45"E
L30			L58	S33°11'45"W

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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 87,834 SQUARE FEET OR 2.01639 ACRES OF LAND, OF WHICH 23,044 SQUARE FEET OR 0.52902 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

PLAT NO.

AREA TABULATION

LOTS	27,849 SQ.FT.	OR 0.63933 ACRES
PARCELS	36,941 SQ.FT.	OR 0.84804 ACRES
STREET DEDICATION	23,044 SQ.FT.	OR 0.52902 ACRES
TOTAL AREA OF THIS PLAT	87,834 SQ.FT.	OR 2.01639 ACRES

NOTES:

- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS122 WITH A TAX ACCOUNT NOS. OF 09-00772335 (L.16849 F.367) & 04-03126715 (L.13746 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 A, B, C, D, E, F & G, BLOCK G 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.

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 PEPO, 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, WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT 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 B, BLOCK G.

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.

VICTOR, INC.
BY: _____
NAME: _____
TITLE: _____

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

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

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

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

WITNESS
BY: _____
NAME: _____

WITNESS
BY: _____
NAME: _____

WITNESS
BY: _____
NAME: _____

WITNESS
BY: _____
NAME: _____

WITNESS
BY: _____
NAME: _____

SUBDIVISION PLAT

PLAT 3 LOTS 1 THRU 29, PARCELS A THRU G, BLOCK G & STREET DEDICATION-

STREET "E" KINGS ADDITION TO SHADY GROVE

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