

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 HEREIN.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND 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 GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "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 A, BLOCK H, 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  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

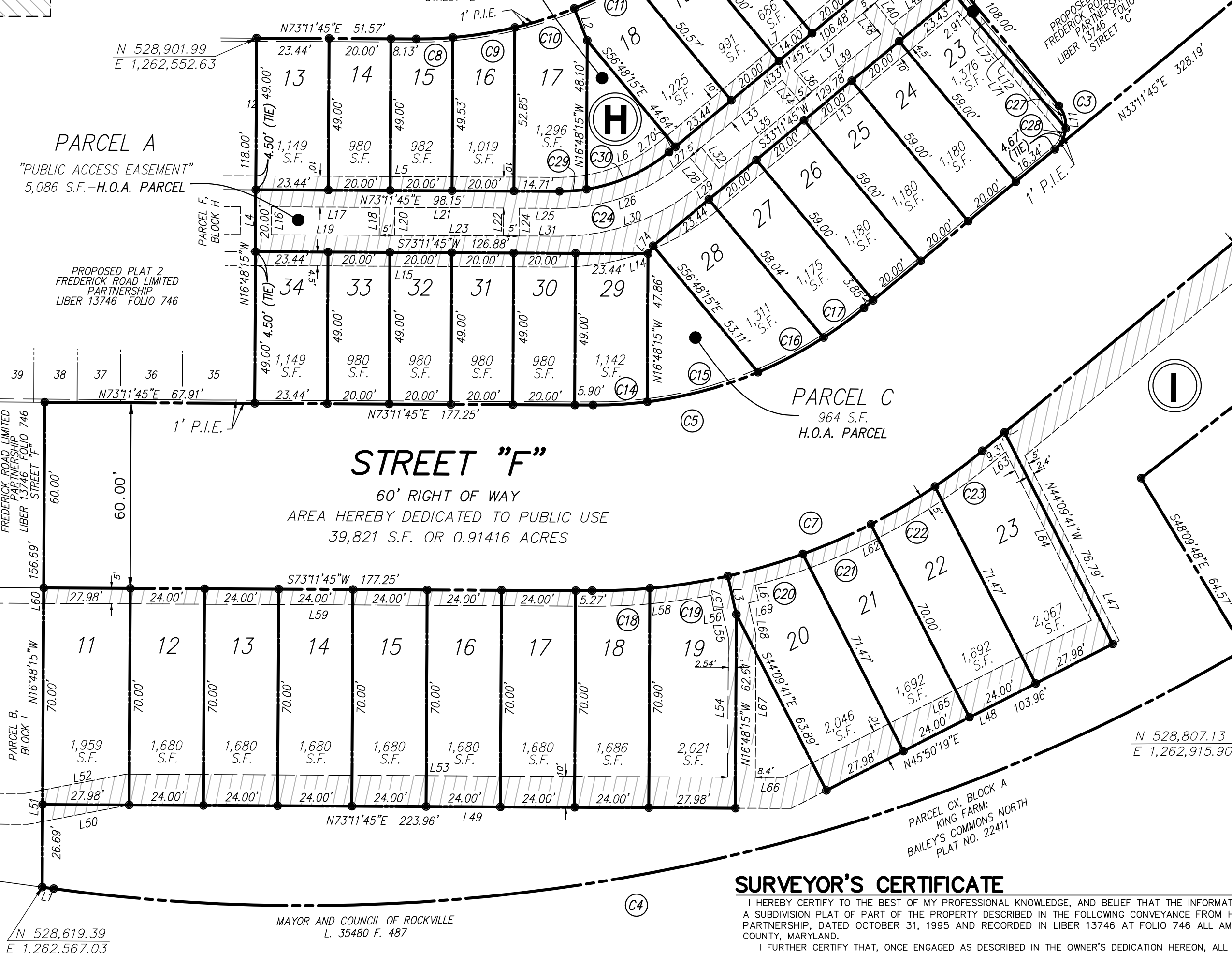
WITNESS  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

FREDERICK ROAD LIMITED PARTNERSHIP  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

WITNESS  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

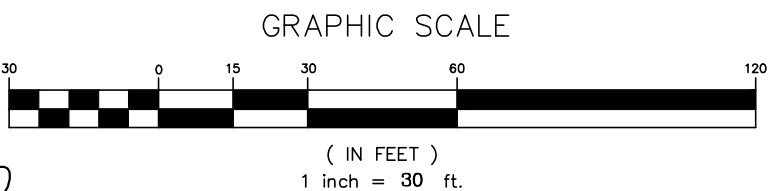
LEGEND:

S.F. .... SQUARE FEET  
L. .... LIBER  
F. .... FOLIO  
N. .... NORTHING  
E. .... EASTING  
E.S.M.T. .... EASEMENT  
P.I.E. .... PUBLIC IMPROVEMENT EASEMENT  
[Symbol] .... PUBLIC UTILITY EASEMENT (P.U.E.)

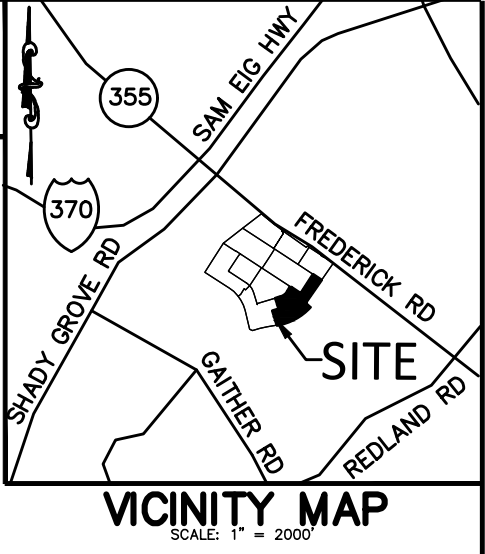


AREA TABULATION

LOTS .....	47,306	SQ.FT.	OR	1.08600	ACRES
PARCELS .....	30,309	SQ.FT.	OR	0.69580	ACRES
STREET DEDICATION .....	39,821	SQ.FT.	OR	0.91416	ACRES
TOTAL AREA OF THIS PLAT .....	117,436	SQ.FT.	OR	2.69596	ACRES



PLAT NO.



NOTES:

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS122 WITH A TAX ACCOUNT NO. OF 04-03126715 (L.13746 F.746).
- 2.) THE OVERALL PROPERTY IS ZONED 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 A, B, C, D, & E, BLOCK H & PARCEL A, BLOCK I SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 6.) PARCEL A, BLOCK I AND PARCEL A, BLOCK I 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 RECDATION 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 RECDATION OF THIS PLAT.
- 8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO PROJECT PLAN PJT2021-00013 AND SITE PLAN STP2022-00433 APPROVALS, AS MAY BE AMENDED.

CURVE TABLE					
NO.	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	134.00'	93.55'	48.77'	91.66'	N53°11'45"E
C2	10.00'	15.71'	10.00'	14.14'	N78°11'45"E
C3	10.00'	15.71'	10.00'	14.14'	S11°48'15"E
C4	600.00'	400.01'	207.76'	392.64'	S61°32'13"W
C5	136.00'	94.95'	49.50'	93.03'	N53°11'45"E
C6	10.00'	15.71'	10.00'	14.14'	S78°11'45"W
C7	196.00'	136.83'	71.34'	134.07'	S53°11'45"W
C8	134.00'	11.89'	5.95'	11.89'	N70°39'13"E
C9	134.00'	20.29'	10.17'	20.27'	N63°46'24"E
C10	134.00'	20.20'	10.12'	20.18'	N55°06'56"E
C11	134.00'	20.63'	10.34'	20.61'	N46°23'08"E
C12	134.00'	20.08'	10.06'	20.06'	N37°40'56"E
C13	134.00'	0.45'	0.23'	0.45'	N33°17'33"E
C14	136.00'	17.59'	8.81'	17.57'	S69°29'29"W
C15	136.00'	37.19'	18.71'	37.07'	S57°57'12"W
C16	136.00'	23.98'	12.02'	23.95'	S45°04'03"W
C17	136.00'	16.19'	8.10'	16.18'	S36°36'20"W
C18	196.00'	18.76'	9.39'	18.75'	N70°27'15"E
C19	196.00'	25.49'	12.76'	25.47'	N63°59'14"E
C20	196.00'	25.28'	12.66'	25.26'	N56°34'01"E
C21	196.00'	24.06'	12.05'	24.05'	N49°21'19"E
C22	196.00'	24.06'	12.05'	24.05'	N42°19'19"E
C23	196.00'	19.19'	9.60'	19.18'	N36°00'02"E
C24	55.00'	38.40'	20.02'	37.62'	N53°11'45"E
C25	10.00'	7.89'	4.16'	7.68'	S55°47'10"W
C26	10.00'	7.82'	4.12'	7.62'	N79°12'50"W
C27	10.00'	7.82'	4.12'	7.62'	N34°23'41"W
C28	8.84'	6.58'	3.45'	6.43'	N09°20'17"E
C29	55.00'	8.76'	4.39'	8.75'	N68°37'52"E
C30	55.00'	29.63'	15.19'	29.28'	N48°37'52"E

LINE TABLE									
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	
L1	S80°38'08"W	3.74'	L25	N73°11'45"E	12.64'	L51	N16°48'15"W	10.19'	
L2	S39°12'14"E	11.16'	L26	N53°11'45"E	L:42.94'	L52	N62°06'52"E	27.52'	
L3	S29°44'17"E	12.68'	L27	R:61.50'	C:42.07'	L53	N73°11'45"E	194.41'	
L4	N16°48'15"W	29.00'	L28	N33°11'45"E	3.67'	L54	N16°48'15"W	45.00'	
L5	N73°11'45"E	97.79'	L29	S56°48'15"E	9.00'	L55	N29°48'42"W	9.58'	
L6	N53°11'45"E	L:35.95'	L30	S33°11'45"W	4.04'	L56	S61°47'22"W	L:2.60'	
L7	R:51.50'	C:35.23'	L31	S53°11'45"W	L:48.52'	L57	R:206.00'	C:2.60'	
L8	N33°11'45"E	100.61'	L32	R:69.50'	C:47.54'	L58	N27°50'56"W	5.00'	
L9	N56°48'15"W	43.43'	L33	S73°11'45"W	13.00'	L59	S67°40'24"W	L:38.75'	
L10	S88°25'57"E	L:11.04'	L34	N56°48'15"W	9.00'	L60	N16°48'15"W	5.00'	
L11	R:10.00'	C:10.49'	L35	N33°11'45"E	33.91'	L61	N29°48'42"W	177.25'	
L12	S56°48'15"E	108.00'	L36	S56°48'15"E	9.00'	L62	N45°35'33"E	L:86.98'	
L13	S25°50'34"E	L:11.04'	L37	N33°11'45"E	29.02'	L63	N45°35'33"E	5.01'	
L14	S53°11'45"W	100.98'	L38	N56°48'15"W	9.00'	L64	N33°11'45"E	5.52'	
L15	S53°11'45"W	L:55.50'	L39	S33°11'45"W	29.02'	L65	S44°09'41"E	61.08'	
L16	R:75.50'	C:54.38'	L40	N56°48'15"W	9.00'	L66	S45°50'19"W	111.68'	
L17	S73°11'45"E	98.15'	L41	N33°11'45"E	19.50'	L67	S73°11'45"W	9.20'	
L18	N16°48'15"W	9.00'	L42	S56°48'15"E	9.00'	L68	N16°48'15"W	45.91'	
L19	N73°11'45"E	34.95'	L43	S33°11'45"W	19.50'	L69	N29°48'42"W	10.70'	
L20	S16°48'15"E	9.00'	L44	S56°48'15"E	2.84'	L70	N56°48'15"W	46.05'	
L21	S73°11'45"W	34.95'	L45	S41°01'28"W	20.85'	L71	N56°48'15"W	56.05'	
L22	N16°48'15"W	9.00'	L46	S33°11'45"W	238.01'	L72	S56°48'15"E	39.00'	
L23	S16°48'15"E	9.00'	L47	N44°09'41"E	67.08'	L73	S56°48'15"E	49.00'	
L24	N16°48'15"W	9.00'	L48	S45°50'19"W	119.12'	L74	S15°37'09"W	3.04'	

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 117,436 SQUARE FEET OR 2.69596 ACRES OF LAND, OF WHICH 39,821 SQUARE FEET OR 0.91416 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

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 \_\_\_\_\_

DATE \_\_\_\_\_

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

Community Planning and  
Development Services  
Received  
4/26/2022  
PLT2022-00604

SUBDIVISION PLAT  
PLAT 4  
LOTS 13 THRU 34, PARCEL A THRU E, BLOCK H,  
LOTS 11 THRU 23, PARCEL A, BLOCK I,  
& STREET DEDICATION—  
STREET "F"  
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