

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 LOS, INC. TO VICTOR, INC., DATED JANUARY 22, 1999 AND RECORDED IN LIBER 16849 AT FOLIO 367, 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 105,104 SQUARE FEET OR 2.41286 ACRES OF LAND, OF WHICH 41,482 SQUARE FEET OR 0.95230 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

DATE _____

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

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

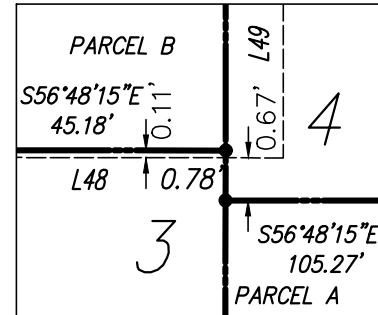
LEGEND:

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

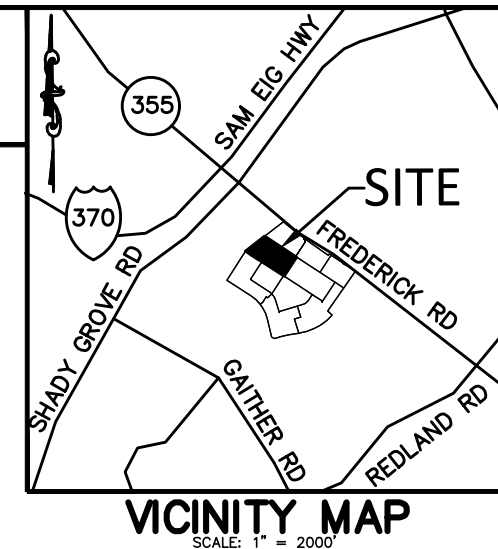
AREA TABULATION

LOTS	32,403	SQ.FT.	OR 0.74387 ACRES
PARCELS	31,219	SQ.FT.	OR 0.71669 ACRES
STREET DEDICATION	41,482	SQ.FT.	OR 0.95230 ACRES
TOTAL AREA OF THIS PLAT	105,104	SQ.FT.	OR 2.41286 ACRES

DETAIL 1:



SCALE: 1" = 3'



NOTES:

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS122 WITH A TAX ACCOUNT NO. OF 09-00772335 (L16849 F.367).
- 2.) THE OVERALL PROPERTY IS ZONED MXD (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, BLOCK C AND PARCELS A, B, C, D, & E, BLOCK D SHOWN HEREON ARE 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 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 STP2022-00433 APPROVALS, AS MAY BE AMENDED.

LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S56°48'15"E	49.08'	L38	N33°11'45"E	44.50'
L2	N56°48'15"W	49.00'	L39	N56°48'15"W	5.00'
L3	S56°48'15"E	13.90'	L40	N33°11'45"E	49.50'
L4	S37°37'38"E	46.39'	L41	N56°48'15"W	13.08'
L5	S52°22'22"W	25.80'	L42	N33°11'45"E	49.50'
L6	S37°37'38"E	0.92'	L43	N56°48'15"W	60.80'
L7	S64°43'09"W	L: 56.03'	L44	N55°53'11"W	L: 0.32'
T: 28.45'	R: 130.00'	C: 55.59'	T: 0.16'	R: 10.00'	C: 0.32'
L8	S52°22'22"W	151.90'	L45	S79°18'15"E	14.36'
L9	S49°41'33"W	L: 11.79'	L46	S56°48'15"E	37.86'
T: 5.90'	R: 126.00'	C: 11.79'	L47	N33°11'45"E	64.17'
L10	N56°48'15"W	5.14'	L48	S56°48'15"E	5.48'
L11	N49°25'26"E	L: 13.49'	L49	N33°11'45"E	3.83'
T: 6.75'	R: 131.00'	C: 13.48'	L50	S56°48'15"E	106.28'
L12	N52°22'22"E	3.85'	L51	N33°11'45"E	44.50'
L13	N37°37'38"W	58.01'	L52	S56°48'15"E	10.00'
L14	S44°55'25"W	L: 36.42'	L53	S33°11'45"W	24.94'
T: 18.24'	R: 262.00'	C: 36.39'	L54	S56°48'15"E	8.00'
L15	N56°48'15"W	10.09'	L55	N33°11'45"E	24.94'
L16	N46°23'13"E	L: 54.42'	L56	N33°11'45"E	9.00'
T: 27.30'	R: 272.00'	C: 54.33'	L57	S56°48'15"E	36.35'
L17	N52°07'08"E	190.12'	L58	S33°11'45"W	9.00'
L18	S37°37'38"E	75.29'	L59	N56°48'15"W	36.35'
L19	N52°22'22"E	13.40'	L60	N33°11'45"E	9.00'
L20	N37°37'38"W	47.63'	L61	S56°48'15"E	23.14'
L21	N33°11'45"E	5.75'	L62	S33°11'45"W	9.00'
L22	S37°37'38"E	65.42'	L63	N56°48'15"W	23.14'
L23	S52°22'22"W	11.55'	L64	N33°11'45"E	9.00'
L24	S61°01'30"W	L: 40.77'	L65	S56°48'15"E	28.22'
T: 20.54'	R: 135.00'	C: 40.62'	L66	S33°11'45"W	9.00'
L25	S52°22'22"W	143.05'	L67	N56°48'15"W	28.22'
L26	N37°37'38"W	58.26'	L68	N33°11'45"E	9.00'
L27	N51°03'36"E	L: 9.69'	L69	S56°48'15"E	9.05'
T: 4.84'	R: 262.00'	C: 9.69'	L70	N33°11'45"E	24.56'
L28	N52°07'08"E	185.08'	L71	S56°48'15"E	8.00'
L29	S56°48'15"E	54.50'	L72	S33°11'45"W	33.56'
L30	S33°11'45"W	5.00'	L73	N56°48'15"W	17.05'
L31	N56°48'15"W	44.50'	L74	S56°48'15"E	8.00'
L32	S33°11'45"W	102.18'	L75	S33°11'45"W	34.50'
L33	S56°48'15"E	4.81'	L76	N56°48'15"W	8.00'
L34	S33°11'45"W	10.82'	L77	N33°11'45"E	34.50'
L35	N56°48'15"W	32.81'	L78	S37°37'38"E	9.33'
L36	N33°11'45"E	44.50'	L79	S52°22'22"W	17.36'
L37	N56°48'15"W	83.68'			

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, , 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 A, BLOCK D. 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: _____

WITNESS

BY: _____
NAME: _____
TITLE: _____

FREDERICK ROAD LIMITED PARTNERSHIP

BY: _____
NAME: _____
TITLE: _____

WITNESS

BY: _____
NAME: _____
TITLE: _____

WITNESS

BY: _____
NAME: _____
TITLE: _____

FREDERICK ROAD LIMITED PARTNERSHIP

BY: _____
NAME: _____
TITLE: _____

WITNESS

BY: _____
NAME: _____
TITLE: _____

FREDERICK ROAD LIMITED PARTNERSHIP

BY: _____
NAME: _____
TITLE: _____

WITNESS

BY: _____
NAME: _____
TITLE: _____

CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	126.00'	4.21'	2.10'	4.21'	S47°58'08"W	01°54'51"
C2	126.00'	11.79'	5.90'	11.79'	S49°41'33"W	05°21'39"
C3	126.00'	7.58'	3.79'	7.58'	N50°38'58"E	03°26'49"
C4	130.00'	160.69'	92.43'	150.66'	N87°47'04"E	70°49'22"
C5	130.00'	104.67'	55.36'	101.86'	N79°52'10"W	46°07'50"
C6	130.00'	29.51'	14.82'	29.45'	S70°33'40"W	13°00'30"
C7	130.00'	24.18'	12.13'	24.15'	S58°43'40"W	10°39'30"
C8	130.00'	2.33'	1.16'	2.33'	S52°53'08"W	01°01'32"
C9	10.00'	19.06'	14.07'	16.30'	S02°12'56"E	109°10'38"
C10	70.00'	86.53'	49.77'	81.12'	S87°47'04"W	70°49'22"
C11	70.00'	21.70'	10.94'	21.62'	S65°41'09"E	17°45'48"
C12	70.00'	64.82'	34.95'	62.53'	N78°54'10"E	53°03'34"
C13	4.50'	7.07'	4.50'	6.36'	S78°11'45"W	90°00'00"
C14	4.50'	7.07'	4.50'	6.36'	N78°11'45"E	90°00'00"
C15	4.50'	7.07'	4.50'	6.36'	N11°48'15"W	90°00'00"

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 _____

PLAT NO. _____

PLAT NO. _____

SUBDIVISION PLAT

PLAT 5

LOTS 14 THRU 21, PARCEL A, BLOCK C,
LOTS 1 THRU 19, PARCELS A THRU E, BLOCK D,
& STREET DEDICATION -
STREET "B" & STREET "C"
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