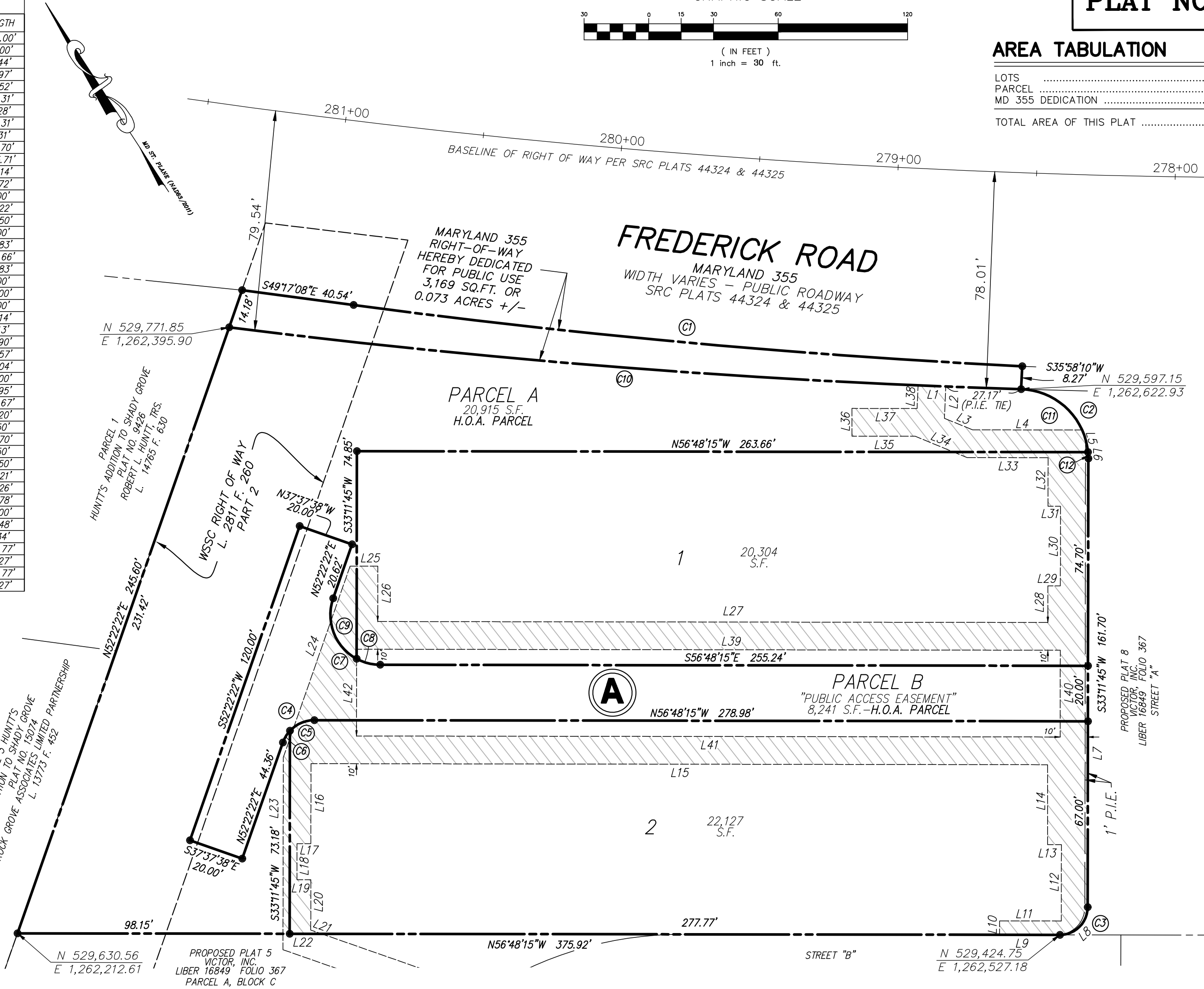


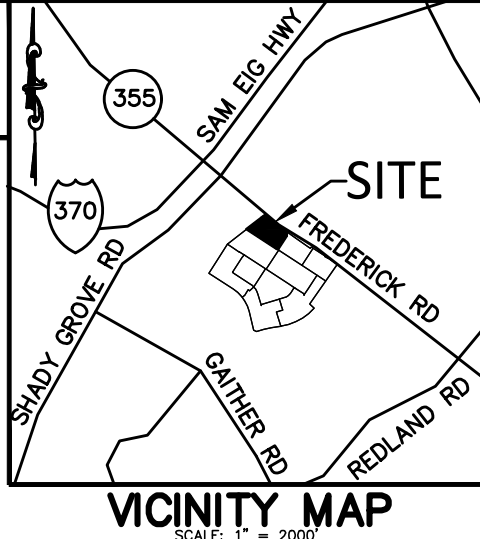
LINE TABLE		
NO.	BEARING	LENGTH
L1	S54°25'18"E	L:10.00'
T:5.00'	R:3,040.22'	C:10.00'
L2	S35°34'42"W	11.44'
L3	S34°33'58"E	10.97'
L4	S56°48'15"E	39.52'
L5	S18°22'38"W	L:8.31'
T:4.20'	R:25.00'	C:8.28'
L6	S30°32'59"W	L:2.31'
T:1.16'	R:25.00'	C:2.31'
L7	S33°11'45"W	161.70'
L8	S78°11'45"W	L:15.71'
T:10.00'	R:10.00'	C:14.14'
L9	N56°48'15"W	21.72'
L10	N33°11'45"E	5.00'
L11	S56°48'15"E	22.22'
L12	N33°11'50"E	27.50'
L13	N56°48'19"W	5.00'
L14	N33°11'45"E	28.83'
L15	N56°48'15"W	265.66'
L16	S33°12'56"W	28.83'
L17	N56°48'26"W	5.00'
L18	S33°11'45"W	13.00'
L19	S56°48'26"E	5.00'
L20	S33°09'37"W	18.14'
L21	S37°37'38"E	4.13'
L22	N56°48'15"W	13.90'
L23	N33°11'45"E	63.57'
L24	N52°22'22"E	73.04'
L25	S56°48'15"E	10.00'
L26	S33°11'45"W	19.95'
L27	S56°48'15"E	241.67'
L28	N33°11'45"E	13.20'
L29	S56°48'15"E	4.50'
L30	N33°11'45"E	28.70'
L31	N56°48'15"W	4.50'
L32	N33°11'45"E	17.50'
L33	N56°48'15"W	29.21'
L34	N34°33'58"W	20.26'
L35	N56°48'15"W	22.78'
L36	N33°11'45"E	10.00'
L37	S56°48'15"E	23.48'
L38	N35°34'42"E	8.34'
L39	S56°48'15"E	253.77'
L40	S33°11'45"W	31.27'
L41	N56°48'15"W	253.77'
L42	N33°11'45"E	31.27'



PLAT NO.

AREA TABULATION

LOTS	42,431	SQ.FT.	OR	0.97408	ACRES
PARCEL	29,156	SQ.FT.	OR	0.66933	ACRES
MD 355 DEDICATION	3,169	SQ.FT.	OR	0.07275	ACRES
TOTAL AREA OF THIS PLAT	74,756	SQ.FT.	OR	1.71616	ACRES



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 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, BLOCK A 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 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 STP2022-00433 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 LOIS, 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 74,756 SQUARE FEET OR 1.71616 ACRES OF LAND, OF WHICH 3,169 SQUARE FEET OR 0.07275 ACRES OF LAND IS DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD.

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

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.)

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 (A PORTION OF FREDERICK ROAD-MD355).

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 B, BLOCK A.

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.	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. \_\_\_\_\_

CURVE TABLE					
NO.	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	2924.79'	242.23'	121.18'	242.16'	S51°39'29"E
C2	25.00'	38.54'	24.28'	34.83'	S10°57'48"E
C3	10.00'	15.71'	10.00'	14.14'	N78°11'45"E
C4	12.00'	14.84'	8.54'	13.91'	S87°46'12"W
C5	12.00'	9.85'	5.22'	9.58'	N80°19'49"W
C6	12.00'	4.98'	2.53'	4.95'	S64°14'38"W
C7	18.00'	34.30'	25.32'	29.34'	S02°12'56"E
C8	18.00'	8.88'	4.53'	8.79'	S42°40'07"E
C9	18.00'	25.42'	15.35'	23.36'	S11°55'12"W
C10	3040.21'	286.57'	143.39'	286.47'	S52°25'19"E
C11	25.00'	36.23'	22.13'	33.14'	S13°36'33"E
C12	25.00'	2.31'	1.16'	2.31'	S30°32'59"W

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 \_\_\_\_\_

SUBDIVISION PLAT

PLAT 7  
LOTS 1 & 2, PARCEL A & B, BLOCK A  
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](http://vika.com)  
*Our Site Set on the Future.*

PLT2022-XXXX