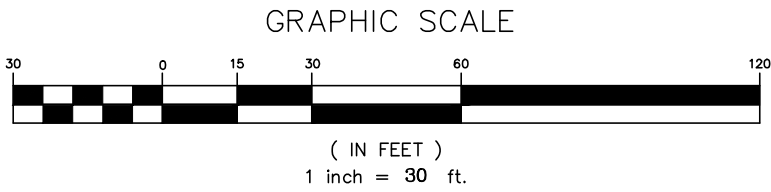
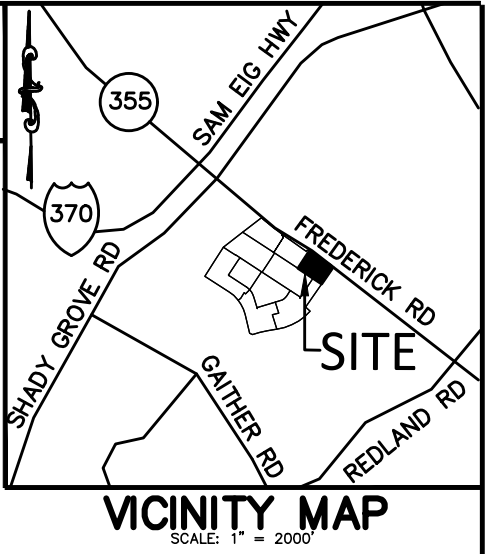



PLAT NO.



CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	15.00'	23.56'	15.00'	21.21'	N11°48'15"W	89°59'58"
C2	15.00'	9.79'	5.08'	9.62'	N38°05'50"W	37°24'48"
C3	15.00'	13.77'	7.41'	13.29'	N06°54'09"E	52°35'10"

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  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 63,199 SQUARE FEET OR 1.45085 ACRES OF LAND, OF WHICH 4,259 SQUARE FEET OR 0.09777 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

NOTES:

- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS122 WITH A TAX ACCOUNT NO. OF 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.
- PARCEL C, D, & E, BLOCK B 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.

AREA TABULATION

LOTS	39,612 SQ.FT.	OR 0.90937 ACRES
PARCELS	19,328 SQ.FT.	OR 0.44371 ACRES
MD 355 DEDICATION	4,259 SQ.FT.	OR 0.09777 ACRES
TOTAL AREA OF THIS PLAT	63,199 SQ.FT.	OR 1.45085 ACRES

SUBDIVISION PLAT

PLAT 9 LOTS 2 & 4, PARCEL C, D, & E, BLOCK B 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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S56°48'15"E	8.00'
L2	S33°12'23"W	5.09'
L3	S56°48'15"E	241.66'
L4	N33°12'01"E	24.93'
L5	S56°48'15"E	15.00'
L6	S33°11'45"W	137.53'
L7	N56°48'15"W	15.00'
L8	N33°11'45"E	15.51'
L9	S56°48'15"E	5.00'
L10	N33°11'45"E	41.49'
L11	N56°48'15"W	4.50'
L12	N33°12'24"E	4.26'
L13	N56°48'15"W	242.16'
L14	S33°12'25"W	3.76'
L15	N56°48'15"W	8.00'
L16	N33°11'45"E	26.00'
L17	S56°48'15"E	4.44'
L18	N33°11'45"E	19.10'
L19	N56°48'15"W	4.44'
L20	N33°11'45"E	15.09'
L21	S56°48'15"E	14.95'
L22	S33°11'45"W	19.10'
L23	N56°48'15"W	14.95'
L24	N33°11'45"E	19.10'
L25	S56°47'07"E	220.32'
L26	S32°28'47"W	31.34'
L27	N56°47'07"W	220.72'
L28	N33°11'45"E	31.34'

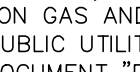
LEGEND:

S.F.	SQUARE FEET
LIBER	LIBER
FOLIO	FOLIO
NORTHING	NORTHING
EASTING	EASTING
EASEMENT	EASEMENT
PUBLIC IMPROVEMENT EASEMENT	PUBLIC IMPROVEMENT EASEMENT
PUBLIC UTILITY EASEMENT (P.U.E.)	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 C, BLOCK B.

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: _____

WITNESS

BY: _____
NAME: _____

WITNESS

BY: _____
NAME: _____

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: _____

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.

Community Planning and
Development Services
Received
4/26/2022
PLT2022-00609