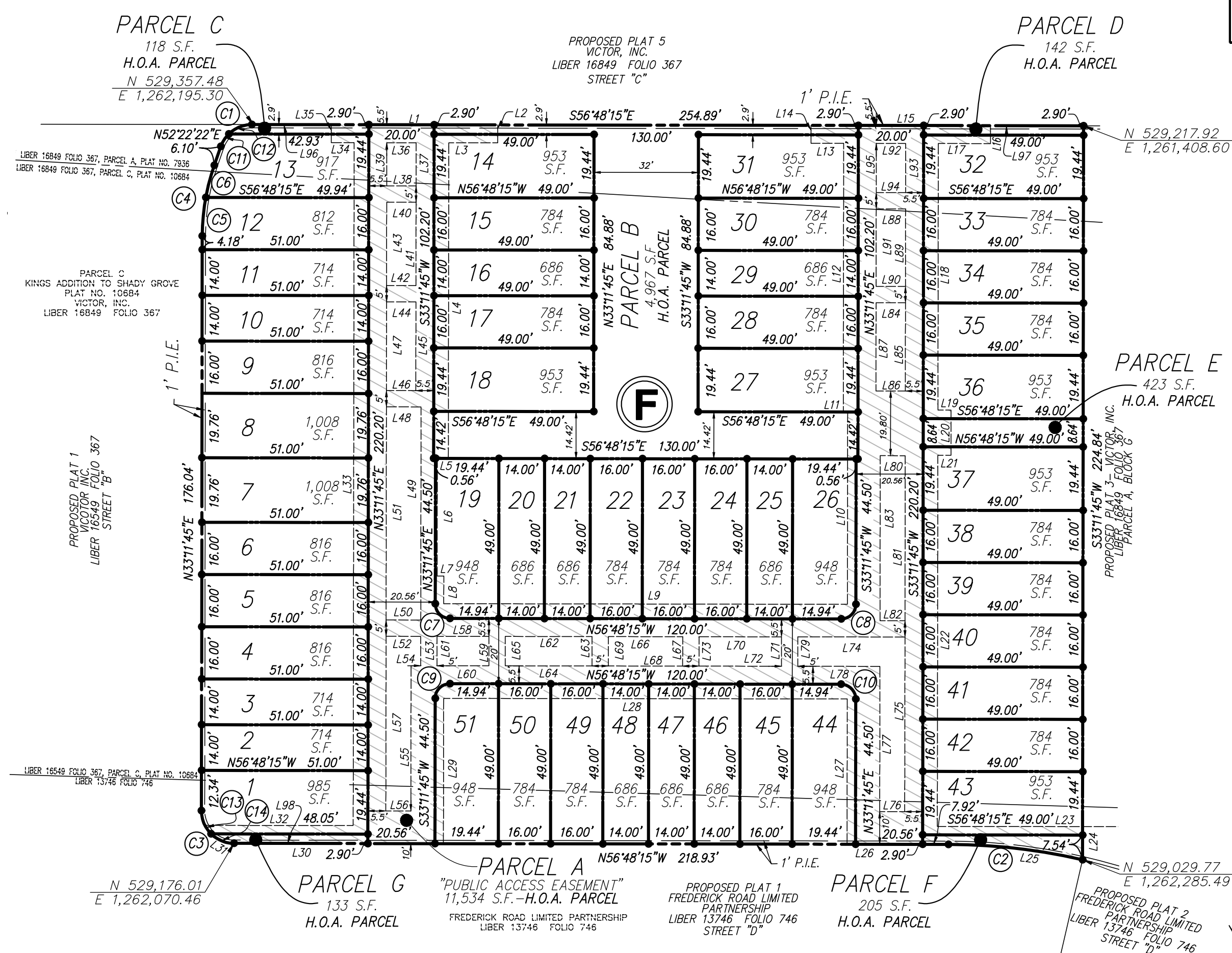


LINE TABLE		
NO.	BEARING	LENGTH
L1	S56°48'15"E	51.00'
L2	S33°11'45"W	5.50'
L3	N56°48'15"W	15.00'
L4	S33°11'45"W	96.70'
L5	N56°48'15"W	1.34'
L6	S33°11'45"W	44.50'
L7	S56°48'15"E	2.04'
L8	S33°11'45"W	8.50'
L9	S56°48'15"E	123.68'
L10	N33°11'45"E	58.92'
L11	N56°48'15"W	1.34'
L12	N33°11'45"E	82.28'
L13	N56°48'15"W	10.00'
L14	N33°11'45"E	5.50'
L15	S56°48'15"E	55.00'
L16	S33°11'45"W	5.50'
L17	N56°48'15"W	16.00'
L18	S33°11'45"W	81.68'
L19	S56°48'15"E	4.03'
L20	S33°11'45"W	13.84'
L21	N56°48'15"W	4.03'
L22	S33°11'45"W	113.68'
L23	S56°48'15"E	44.50'
L24	S33°11'45"W	10.14'
L25	N56°48'15"W	2.41.43'
L26	R:184.00'	C:41.34'
L27	N56°48'15"W	31.08'
L28	N33°11'45"E	44.50'
L29	N56°48'15"W	123.68'
L30	S33°11'45"W	44.50'
L31	N56°48'15"W	64.16'
L32	N25°10'34"W	L:11.04'
L33	R:10.00'	C:10.49'
L34	S56°48'15"E	45.43'
L35	N33°11'45"E	209.20'
L36	N56°48'15"W	7.00'
L37	N33°11'45"E	5.50'
L38	S56°48'15"E	9.00'
L39	N33°11'45"E	13.22'
L40	S56°48'15"E	9.00'
L41	S33°11'45"W	25.53'
L42	N56°48'15"W	9.00'
L43	N33°11'45"E	25.53'
L44	S56°48'15"E	9.00'
L45	S33°11'45"W	27.17'
L46	N56°48'15"W	9.00'
L47	N33°11'45"E	27.17'
L48	S56°48'15"E	9.00'
L49	S33°11'45"W	65.28'
L50	N56°48'15"W	7.66'
L51	N33°11'45"E	65.28'
L52	S56°48'15"E	10.62'
L53	S33°11'45"W	9.00'
L54	N56°48'15"W	2.96'
L55	S33°11'45"W	44.50'
L56	N56°48'15"W	7.66'
L57	N33°11'45"E	53.50'
L58	S56°48'15"E	15.88'
L59	S33°11'45"W	9.00'
L60	N56°48'15"W	15.88'
L61	N33°11'45"E	9.00'
L62	S56°48'15"E	26.60'
L63	S33°11'45"W	9.00'
L64	N56°48'15"W	26.60'
L65	N33°11'45"E	9.00'
L66	S56°48'15"E	22.78'
L67	S33°11'45"W	9.00'
L68	N56°48'15"W	22.78'
L69	N33°11'45"E	9.00'
L70	S56°48'15"E	25.27'
L71	S33°11'45"W	9.00'
L72	N56°48'15"W	25.27'
L73	N33°11'45"E	9.00'
L74	S56°48'15"E	32.83'
L75	S33°11'45"W	53.50'
L76	N56°48'15"W	7.66'
L77	N33°11'45"E	44.50'
L78	N56°48'15"W	25.17'
L79	S33°11'45"E	9.00'
L80	S56°48'15"E	7.66'
L81	S33°11'45"W	50.55'
L82	N56°48'15"W	7.66'
L83	S33°11'45"E	50.55'
L84	S56°48'15"E	9.00'
L85	S33°11'45"W	27.06'
L86	N56°48'15"W	9.00'
L87	N33°11'45"E	27.06'
L88	S56°48'15"E	9.00'
L89	S33°11'45"W	23.74'
L90	N56°48'15"W	9.00'
L91	N33°11'45"E	23.74'
L92	S56°48'15"E	9.00'
L93	S33°11'45"W	15.05'
L94	N56°48'15"W	9.00'
L95	N33°11'45"E	15.05'
L96	S56°48'15"E	35.89'
L97	S56°48'15"E	49.00'
L98	N56°48'15"W	41.00'



PLAT NO.

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.)

NOTES:

- 1.) 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).
- 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, F, & G, BLOCK F SHOWN HEREON IS 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 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 59,388 SQUARE FEET OR 1.36336 ACRES OF LAND, OF WHICH NONE OF LAND IS DEDICATED TO PUBLIC USE.

DATE

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

Community Planning and
Development Services
Received
4/26/2022
PLT2022-00610

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. 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 F.

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: _____

FREDERICK ROAD LIMITED PARTNERSHIP

BY: _____
NAME: _____
TITLE: _____

WITNESS

BY: _____
NAME: _____

FREDERICK ROAD LIMITED PARTNERSHIP

BY: _____
NAME: _____
TITLE: _____

WITNESS

BY: _____
NAME: _____

FREDERICK ROAD LIMITED PARTNERSHIP

BY: _____
NAME: _____
TITLE: _____

WITNESS

BY: _____
NAME: _____

FREDERICK ROAD LIMITED PARTNERSHIP

BY: _____
NAME: _____
TITLE: _____

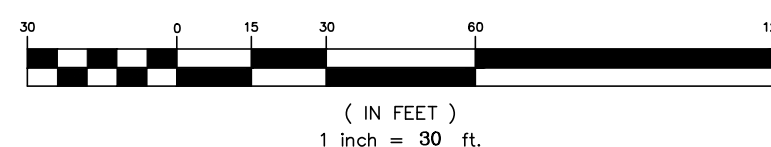
WITNESS

BY: _____
NAME: _____

AREA TABULATION

LOTS	41,866 SQ.FT.	OR	0.96111 ACRES
PARCELS	17,522 SQ.FT.	OR	0.40225 ACRES
TOTAL AREA OF THIS PLAT	59,388 SQ.FT.	OR	1.36336 ACRES

GRAPHIC SCALE



APPROVED

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR

CITY MANAGER

DATE

PLAT NO.

SUBDIVISION PLAT

PLAT 10
LOTS 1 THRU 51, PARCEL A THRU G, BLOCK 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