BORDER REV. DATE: SEP 17, 2020

DRILL HOLES

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MARYLAND COORDINATE SYSTEM
NAD 83/2011

PLAT NO.

CURVE TABLE

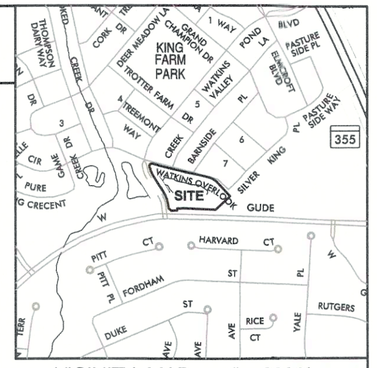
NO.	DELTA	RADIUS	ARC	TAN	CHD BEARING & DIST.
1	05°51'49"	927.50'	94.92'	47.50'	S 73°32'29" E 94.88'
2	33°17'56"	114.75'	66.69'	34.32'	S 59°49'25" E 65.76'
3	05°25'00"	2155.00'	203.73'	101.94'	S 89°58'29" W 203.65'
4	27°30'01"	341.00'	163.67'	83.44'	N 18°13'07" W 162.10'
5	17°49'46"	262.00'	81.53'	41.10'	N 23°03'15" W 81.20'
6	123°31'47"	25.00'	53.90'	46.56'	N 47°37'32" E 44.05'
7	03°58'13"	2173.00'	150.57'	75.32'	S 89°18'08" E 150.54'
8	03°58'13"	2155.00'	149.33'	74.69'	N 89°18'08" W 149.30'

LINE TABLE

NO.	BEARING	DISTANCE
10	N 01°17'14" W	18.00'
11	S 87°19'02" E	208.94'
12	S 46°49'37" W	25.08'
13	N 87°19'02" W	191.47'

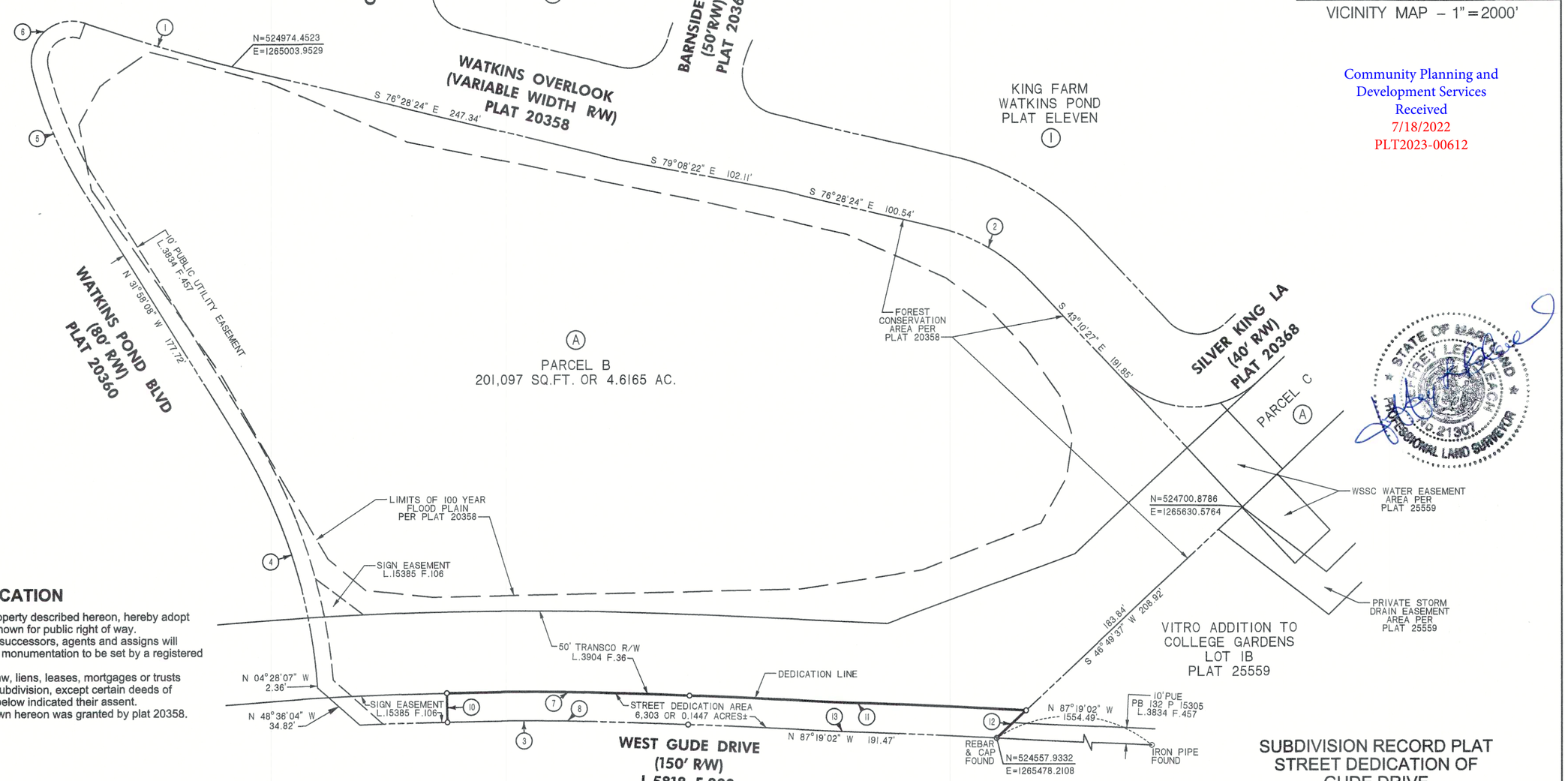
AREA TABULATION

PARCEL B	201,097 SQ.FT. OR 4.6165 ACRES
STREET DEDICATION	6,303 SQ.FT. OR 0.1447 ACRES
TOTAL AREA OF PLAT	194,794 SQ.FT. OR 4.4718 ACRES



VICINITY MAP – 1" = 2000'

Community Planning and Development Services
Received
7/18/2022
PLT2023-00612



OWNER'S DEDICATION

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicating the area shown for public right of way.

As owners of this subdivision, we , our successors, agents and assigns will cause corner merkers and any other required monumentation to be set by a registered Maryland Surveyor.

There are no recorded suits action at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except certain deeds of trust, and all parties in interest, thereto have below indicated their assent.

The forest conservation easement shown hereon was granted by plat 20358.

Date _____

By: _____ _____
Authorized Person Witness

We hereby assent to this plat of subdivision
Deed of Trust L.35480 F.493

Date _____

_____ _____
Authorized Person Witness

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

THE CITY OF ROCKVILLE PLANNING COMMISION
ROCKVILLE, MARYLAND

APPROVED - _____

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

_____ _____
CHAIRMAN CITY MANAGER

RECORDED _____
PLAT BOOK _____
PLAT _____

SUBDIVISION NOTES:

1. The purpose of this plat is to Re-Plat Parcel B, Block A, Plat One - King Farm: Watkins Pond as recoded in Montgomery County as Plat No. 20358, for the Street Dedication of 6,303 sq.ft. or 0.1447 acres of land for Public Right of Way.

2. The property is located on tax assessment map grid GS21. The property is zoned 0-3/CPD. Development is in accordance with the approved Concept Plan CPD95-0002 and approved Detailed Application CPD95-002A.

3. The horizontal survey datum is NAD 83/2011 NAVD 88. NGS OPUS solutions using GNSS data are:
PID=WM106 N 524581.64770 E 1264986.59400 ELEV 441.011 R/C
PID=WM107 N 525014.22560 E 1264875.54770 ELEV 439.133 R/C

4. This subdivision record 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 record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

5. 100 Year Flood Plain was taken from Stormwater Management Plans and a Flood Plain Study by Loiederman Associates, Inc. and approved by the City of Rockville on January 28, 1997.

6. No building permit or other permit for public improvements identified in Section 25-730 of the Rockville Zoning Ordinance will be issued for development on the property covered by this plat until all necessary performance bonds required by the City are posted. The provisions of this paragraph are not intended to waive or modify any other City requirement applicable to the developement of the property covered by this plat.

7. This property is not served by public water and sewer systems.

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief, that it is a Subdivision Plan of Parcel B, Block A - King Farm: Watkins Pond as shown on previously recorded Plat No. 20358.

Once engaged as described in the owners dedication hereon, all iron pipes marked will be set as delineated hereon.

The Street Dedication by this plat is 6,303 sq.ft. or 0.1447 acres of land. The remaining Total Acres of Parcel B, Block A is 201,097 sq.ft. or 4.6165 acres of land.

6/27/22
Date

Jeffrey L. Bleach
Professional Land Surveyor
Maryland Registration No 21307
Expiration Date: 6/26/24

STATE OF MARYLAND
JEFFREY LEE BLEACH
NO. 21307
PROFESSIONAL LAND SURVEYOR

SUBDIVISION RECORD PLAT
STREET DEDICATION OF
GUDE DRIVE
PARCEL B, BLOCK A

KING FARM: WATKINS POND

CITY OF ROCKVILLE
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50' JUNE 27, 2022

WALLACE MONTGOMERY
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www.WallaceMontgomery.com A Limited Liability Partnership

BY: $USERNAME$

PLOTTED: $DATETIME$
FILE: $FILE$