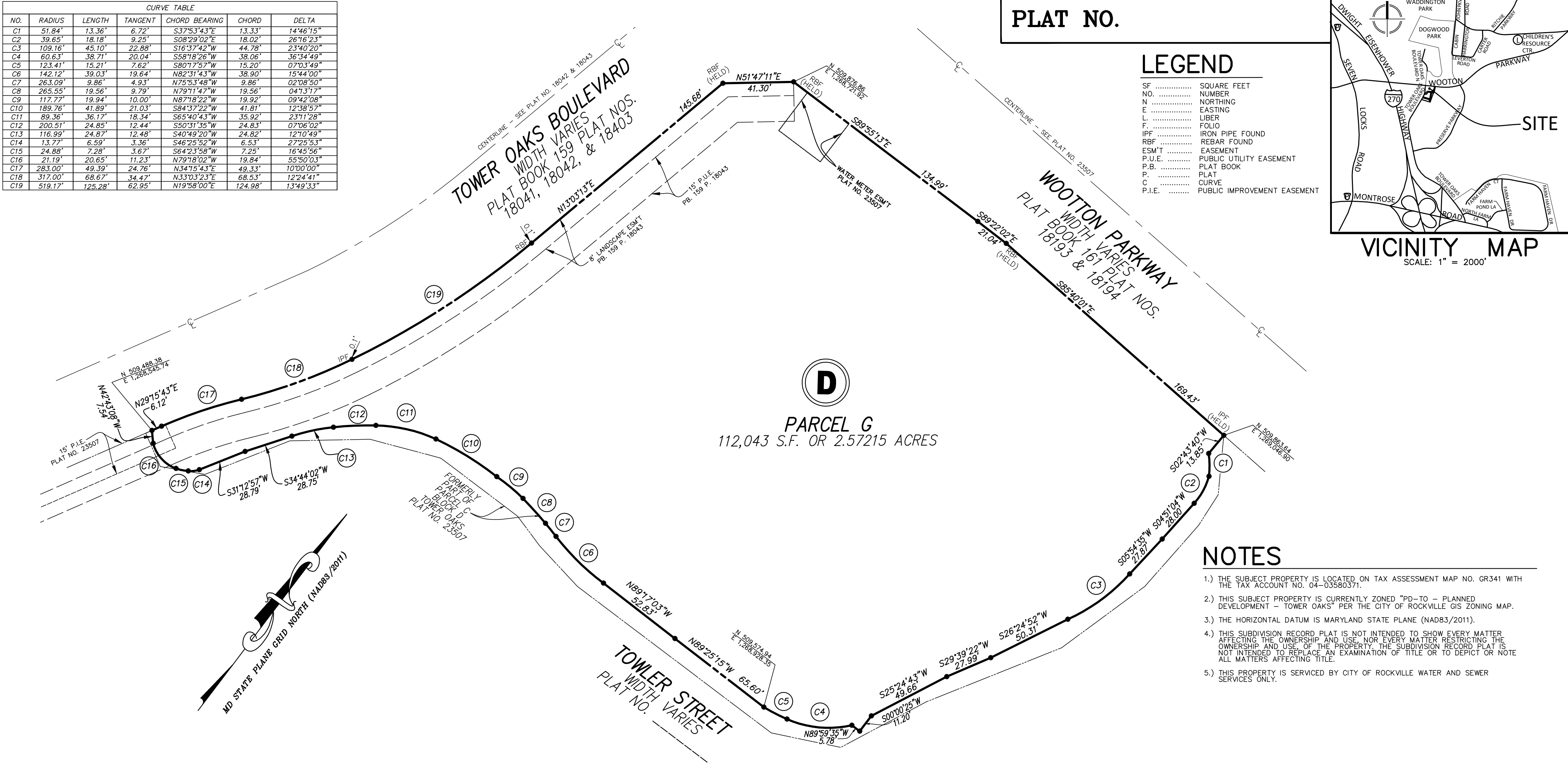


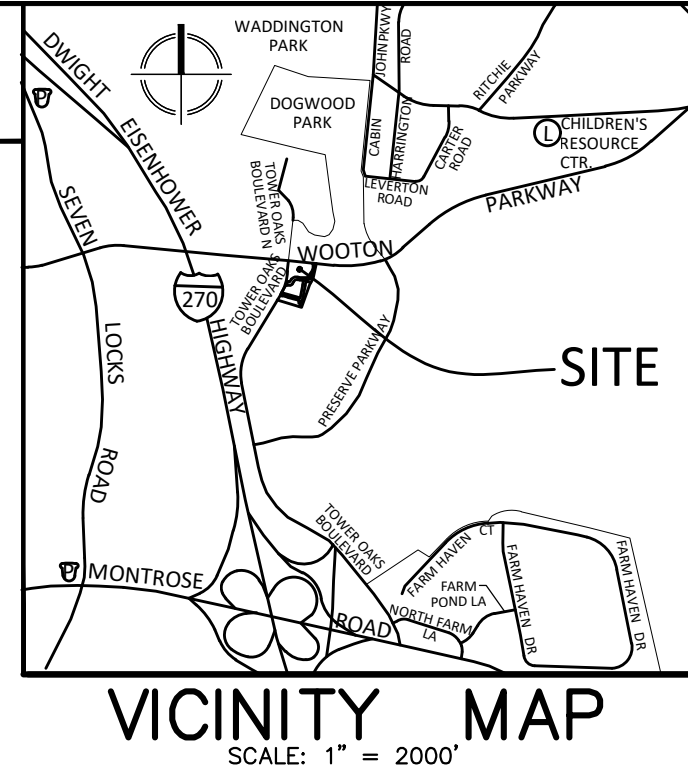
CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	51.84'	13.36'	6.72'	S37°53'43"E	13.33'	14°46'15"
C2	39.65'	18.18'	9.25'	S08°29'02"E	18.02'	26°16'23"
C3	109.16'	45.10'	22.88'	S16°37'42"W	44.78'	23°40'20"
C4	60.63'	38.71'	20.04'	S58°18'26"W	38.06'	36°34'49"
C5	123.41'	15.21'	7.62'	S80°17'57"W	15.20'	07°03'49"
C6	142.12'	39.03'	19.64'	N82°31'43"W	38.90'	15°44'00"
C7	263.09'	9.86'	4.93'	N75°53'48"W	9.86'	02°08'50"
C8	265.55'	19.56'	9.79'	N79°11'47"W	19.56'	04°13'17"
C9	117.77'	19.94'	10.00'	N87°18'22"W	19.92'	09°42'08"
C10	189.76'	41.89'	21.03'	S84°37'22"W	41.81'	12°38'57"
C11	89.36'	36.17'	18.34'	S65°40'43"W	35.92'	23°11'28"
C12	200.51'	24.85'	12.44'	S50°31'35"W	24.83'	07°06'02"
C13	116.99'	24.87'	12.48'	S40°49'20"W	24.82'	12°10'49"
C14	13.77'	6.59'	3.36'	S46°25'52"W	6.53'	27°25'53"
C15	24.88'	7.28'	3.67'	S64°23'58"W	7.25'	16°45'56"
C16	21.19'	20.65'	11.23'	N79°18'02"W	19.84'	55°50'03"
C17	283.00'	49.39'	24.76'	N34°15'43"E	49.33'	10°00'00"
C18	317.00'	68.67'	34.47'	N33°03'23"E	68.53'	12°24'41"
C19	519.17'	125.28'	62.95'	N19°58'00"E	124.98'	13°49'33"



PLAT NO.

LEGEND

- SF SQUARE FEET
- NO. NUMBER
- N NORTHING
- E EASTING
- L LIBER
- F FOLIO
- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- ESM'T EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.B. PLAT BOOK
- P. PLAT
- C CURVE
- P.I.E. PUBLIC IMPROVEMENT EASEMENT



PARCEL G
112,043 S.F. OR 2.57215 ACRES

NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GR341 WITH THE TAX ACCOUNT NO. 04-03580371.
- 2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "PD-TO - PLANNED DEVELOPMENT - TOWER OAKS" PER THE CITY OF ROCKVILLE GIS ZONING MAP.
- 3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/2011).
- 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.) THIS PROPERTY IS SERVICED BY CITY OF ROCKVILLE WATER AND SEWER SERVICES ONLY.

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. 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 SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY EXCEPT FOR A DEED OF TRUST TO JPMORGAN CHASE BANK, N.A. RECORDED IN BOOK 68234 AT PAGE 254 AMONG THE LAND RECORD OF MONTGOMERY COUNTY, MARYLAND.

OWNER: 2000 TOWER OAKS BOULEVARD, LLC

BY: _____ DATE: _____
NAME: _____
TITLE: _____

WITNESS: _____
BY: _____ DATE: _____
NAME: _____

JPMORGAN CHASE BANK, N.A.

BY: _____ DATE: _____
NAME: _____
TITLE: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY 2000 TOWER OAKS BOULEVARD, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM TOWER-DAWSON, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 20, 2006 AND RECORDED IN LIBER 33515 AT FOLIO 491 AND ALSO BEING PART OF PARCEL C, BLOCK D, TOWER OAKS, RECORDED AS PLAT NO. 23507 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 AND MONUMENTS 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 OF THIS PLAT OF SUBDIVISION IS 112,043 SQUARE FEET OR 2.57215 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: _____
JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2026

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND
APPROVED _____
WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS
CHAIR _____ CITY MANAGER _____

DATE RECORDED _____
PLAT NO. _____

Community Planning & Development Services
Received
February 27, 2025

SUBDIVISION PLAT

TOWER OAKS
PARCEL G, BLOCK D

(BEING A RESUBDIVISION OF PART OF PARCEL C, BLOCK D, TOWER OAKS, PLAT NO 23507)
CITY OF ROCKVILLE - 4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: FEBRUARY 2025

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.