

General Notes

- The subject property is served by City of Rockville public water and sewer.
- 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 subject property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matter affecting title.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the City of Rockville are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the planning commission and available for public review during normal business hours.
- This plat is a resubdivision of Lot 2, Block "A", City Center, as shown on Plat No. 11941.
- This survey is in the Maryland Coordinate System [NAD83(2011), State Plane Coordinate System zone 1900 (MD), US Survey Feet] based on GPS observations processed by the National Geodetic Survey's Online Positioning User Service (OPUS Projects). Points measured include RCI control point 32002: North 519,335.825, East 1,268,848.866. The combined scale factor for the site is 0.99993981.
- This plat will be subject to a City of Rockville Drainage Easement to be created and recorded by separate documents among the Land Records of Montgomery County, Maryland following recordation of this plat.
- This plat will be subject to a Public Access Easement to be created and recorded by separate documents among the Land Records of Montgomery County, Maryland following recordation of this plat.
- This plat will be subject to a Storm Drain Easement to be created and recorded by separate documents among the Land Records of Montgomery County, Maryland following recordation of this plat.
- This plat will be subject to a Public Utility Easement to be created and recorded by separate documents among the Land Records of Montgomery County, Maryland following recordation of this plat.

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	25.00'	14.25'	7.33'	14.06'	N10°32'21"W	32°39'53"

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD		
①	S 04°26'57" W	0.36'
②	S 03°22'31" W	41.90'
③	S 03°54'13" W	48.96'
④	R=2,012.23' CRD: N 06°03'37" W	L=283.67' 92.52'
⑤	S 86°26'07" E	15.63'
DEDICATION AREA 755 SQ.FT. OR 0.0173 ACRES± SHOWN THUS: <div></div>		

Surveyor's Certificate

I hereby certify that this Final Plat is correct, that it is a subdivision of all of the property acquired by Toll Mid-Atlantic LP Company, Inc., a Delaware corporation, from Rockville Joint Venture A L.C., a Maryland limited liability company, by deed dated April 28, 2025 among the Land Records of Montgomery County, Maryland, in Liber 69143 at Folio 50, also being all of Lot 2 as shown on a plat of subdivision titled, "Lot 2, Block "A," CITY CENTER" and recorded as Plat No. 11941; and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, as enacted or amended, have been complied with, and that once engaged as described in the Owner's Certificate hereon, all monuments and property markers will be set at finished grade and as delineated hereon, in accordance with Chapter 25, Article 21, Section 25 of the Rockville City Code; and that the work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

The total plat area is 94,673 square feet or 2.1734 acres and the area of road dedication is 755 square feet or 0.0173 acres.

Date _____
For: Rodgers Consulting, Inc.
By: Thomas L. Frazier, Jr.
Professional Land Surveyor
Maryland Registration No. 21097
(License Expiration Date: 7/26/25)

The City of Rockville Planning Commission
Rockville, Maryland

Approved: _____

Without Commitment as to Installation of Sewer, Water and Streets

Chairman

City Manager

Date Recorded: _____

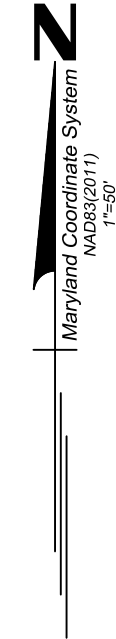
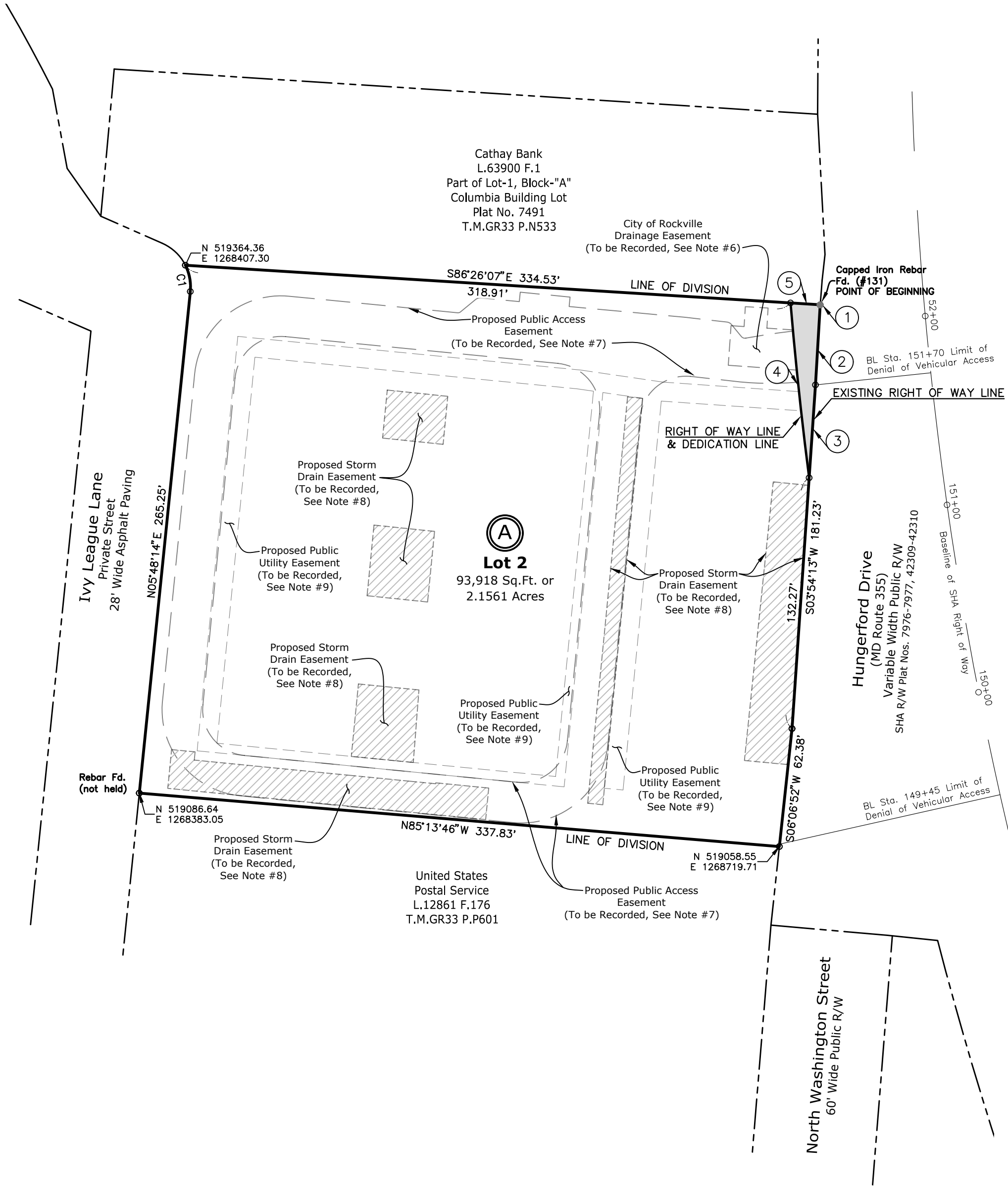
Plat No.: _____

RODGERS
CONSULTING

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Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com

Community Planning & Development Services
Received
June 30, 2025

Plat No.



Owner's Certificate

We, Toll Mid-Atlantic LP Company, Inc., owners of the property shown and described hereon, consent to and adopt this plat of subdivision, establish the minimum building restriction lines, dedicate the road shown hereon (Hungerford Drive) for public use, and will cause monumentation and pipes to be set as shown on the plat.

There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property except as shown hereon, and that party has indicated their assent to this plat by signing below.

Date: _____

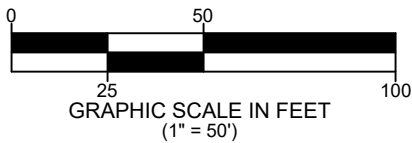
Toll Mid-Atlantic LP Company, Inc.,
a Delaware corporation

Witness: _____

By: Jeffery S. Driscoll
VP Land Development

Area Tabulation:

Area of Lot:	93,918 sq.ft. or	2.1561 Acres
Dedication:	755 sq.ft. or	0.0173 Acres
Total Area of Plat:	94,673 sq.ft. or	2.1734 Acres
Total No. of Lots:	1	



SUBDIVISION RECORD PLAT

Lot 2, Block "A"
City Center
(Resubdivision of Lot 2, Block "A,"
City Center, Plat No. 11941)
Rockville (4th) Election District
Montgomery County, Maryland
Scale: 1"= 50' May 2025

RCI Job No.: 0696R1