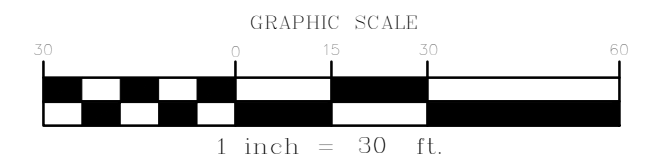
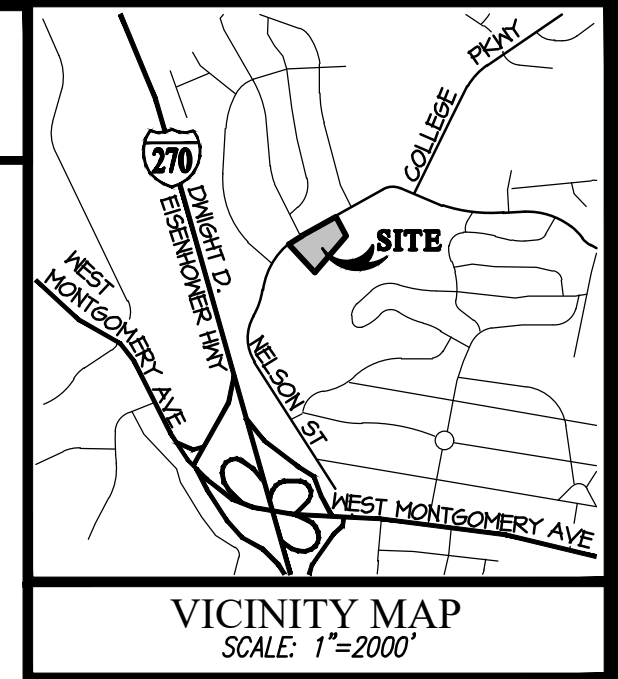


CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	415.00'	40.00'	20.02'	39.98'	N 58°01'32" E	053°12'
C2	25.00'	39.27'	25.00'	35.36'	S 74°12'47" E	90°00'00"

PLAT No.



LOT 4, BLOCK D  
"ROCKVILLE ESTATES"  
PLAT No. 10651

GENERAL NOTES:

1. COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNETGPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS), USING U.S.G.S. CORS STATIONS. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-90.
3. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
4. THIS OWNERSHIP PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THIS OWNERSHIP PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. 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 MONTGOMERY COUNTY PLANNING BOARD 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 BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS SUBJECT TO A FOREST AND TREE CONSERVATION EASEMENT AND DECLARATION OF COVENANTS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 66926 AT PAGE 364.

OWNERSHIP PLAT  
OWNERSHIP LOTS 6-A & 6-B  
PART OF LOT 6, BLOCK D  
ROCKVILLE ESTATES

CITY OF ROCKVILLE  
ROCKVILLE ELECTION DISTRICT No. 4  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=30'                      JULY 2025



3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

OWNERSHIP LOT 6-A

95,315 sq.ft OR 2.1881 Ac.

STORMWATER MANAGEMENT  
EASEMENT  
Bk.68828 Pg.80

(PART  
THREE)

(PART  
GROUP)

PARCEL 522  
MAYOR & CITY COUNCIL OF ROCKVILLE, MARYLAND  
L.2984 F.317

## OWNER'S CERTIFICATE

WE, WOODLEY WAVES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE OWNERSHIP MAP WAS PREPARED PURSUANT TO SECTION 21-202 OF THE CITY OF ROCKVILLE ZONING ORDINANCE, ESTABLISHES MINIMUM BUILDING RESTRICTION LINES; THAT THE OWNERSHIP LOTS SHOWN HEREON SHALL NOT CONSTITUTE RECORD LOTS OR A PLAN OF SUBDIVISION; AND THAT ALL IMPROVEMENTS WITHIN THE OWNERSHIP LOTS SHOWN HEREON SHALL AT ALL TIMES BE IN ACCORDANCE WITH SITE PLAN STP2024-00488 OR AS MAY BE AMENDED OR SUPERSEDED, AND DULY ISSUED BY THE CITY OF ROCKVILLE, AND ON FILE A THE CITY OF ROCKVILLE PLANNING DIVISION.

AS OWNER THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR.

THERE ARE NO SUITS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR: WOODLEY WAVES, LLC

BY: NAME DATE WITNESS

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE OWNERSHIP PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THAT LAND CONVEYED BY BELL & BUCK, LLC, A PRIVATE AND LIMITED LIABILITY COMPANY, TO ROCKVILLE, LLC, A Maryland Limited Liability Company, COMPLETED, DEED DATED DECEMBER 1, 2020, AND RECORDED AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 64825 AT PAGE 48, ALSO BEING ALL OF LOT 6, BLOCK D, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "ROCKVILLE ESTATES", RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 11221.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET 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 140,515 SQUARE FEET OR 3.2258 ACRES OF LAND.

FOR: GUTSCHICK, LITTLE & WEBER, P.A.  
WILLIAM E. GRUENINGER, III  
PROFESSIONAL LAND SURVEYOR  
MD. REGISTRATION No. 21542 (Exp./RENEWAL 12/21/2025)

DATE \_\_\_\_\_

PARCEL 501  
OR & COUNCIL OF  
VILLE, MARYLAND  
L.3077 F.288

APPROXIMATE LIMITS OF  
20' GAS EASEMENT -  
LIBER 1271 FOLIO 582

THE CITY OF ROCKVILLE PLANNING COMMISSION  
ROCKVILLE, MARYLAND

Approved \_\_\_\_\_  
DATE

WITHOUT COMMITMENT AS TO INSTALLATION OF SEWER, WATER AND STREETS

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CITY MANAGER