

P.U.E. LINE TABLE		
NO.	BEARING	LENGTH
P1	N70°40'23"E	15.28'
P2	N19°19'37"W	13.16'

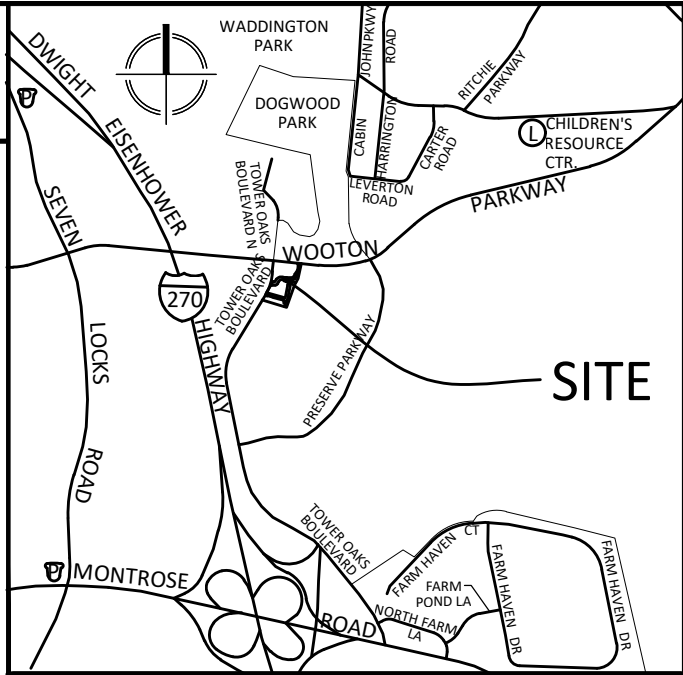
P.I.E LINE TABLE		
NO.	BEARING	LENGTH
L1	CB: S16°20'51"W	CD: 11.96'
	R: 74.72'	L: 11.97'
L2	S04°29'31"W	49.08'
	R: 254.88'	L: 53.89'
L3	CB: S10°05'43"W	CD: 53.78'
	R: 261.90'	L: 37.04'
L4	CB: S20°52'32"W	CD: 37.01'
	R: 261.90'	L: 37.04'
L5	S27°26'32"W	17.14'
	R: 130.18'	L: 36.42'
L6	CB: S31°24'54"W	CD: 36.42'
	R: 130.18'	L: 36.42'
L7	CB: S22°28'51"W	CD: 50.24'
	R: 175.63'	L: 50.41'
L8	S16°28'09"W	3.53'
	R: 261.90'	L: 37.04'
L9	S17°24'09"W	5.53'
	R: 278.08'	L: 39.61'
L10	CB: S22°03'10"W	CD: 39.57'
	R: 278.08'	L: 39.61'
L11	S32°05'35"W	19.08'
	R: 129.97'	L: 62.91'
L12	CB: S68°37'16"W	CD: 62.30'
	R: 129.97'	L: 62.91'
L13	N39°11'45"E	1.74'
	R: 129.97'	L: 62.91'
L14	N25°24'43"E	10.90'

CURVE TABLE					
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	20.00'	6.68'	3.37'	N69°39'08"W	6.65'
C2	82.00'	12.55'	6.29'	S34°18'48"W	12.53'
C3	63.01'	58.05'	31.27'	S56°19'23"W	56.02'
C4	211.21'	52.16'	26.21'	S89°47'42"W	52.03'
C5	129.61'	2.43'	1.22'	S84°18'44"W	2.43'
C6	252.88'	53.46'	26.83'	S10°05'14"W	53.36'
C7	259.90'	49.09'	24.62'	S22°13'51"W	49.02'
C8	1308.18'	41.00'	20.50'	S31°18'32"W	41.00'
C9	177.63'	50.98'	25.66'	S22°29'04"W	50.80'
C10	276.08'	48.49'	24.31'	S21°08'17"W	48.42'
C11	129.61'	67.69'	34.64'	S69°53'18"W	66.93'
C12	175.00'	37.97'	19.06'	N83°38'32"W	37.90'
C13	82.00'	103.96'	60.28'	S66°15'08"W	97.14'
C14	25.00'	39.21'	24.94'	S49°23'51"W	35.31'
C15	21.19'	20.65'	11.23'	S79°18'02"E	19.84'
C16	24.88'	7.28'	3.67'	N64°23'58"E	7.25'
C17	13.77'	6.59'	3.36'	N46°25'52"E	6.53'
C18	116.99'	24.87'	12.48'	N40°49'20"E	24.82'
C19	200.51'	24.85'	12.44'	N50°31'35"E	24.83'
C20	89.36'	36.17'	18.34'	N65°40'43"E	35.92'
C21	189.76'	41.89'	21.03'	N84°37'22"E	41.81'
C22	117.77'	19.94'	10.00'	S87°18'22"E	19.92'
C23	265.65'	19.56'	9.79'	S79°11'47"E	19.56'
C24	263.09'	9.86'	4.93'	S75°53'48"E	9.86'
C25	142.12'	39.03'	19.64'	S82°31'43"E	38.90'
C26	123.41'	15.21'	7.62'	N80°17'57"E	15.20'
C27	60.63'	38.71'	20.04'	N58°18'26"E	38.06'
C28	109.16'	45.10'	22.88'	N16°37'42"E	44.78'
C29	39.65'	18.18'	9.25'	N08°29'02"W	18.02'
C30	51.84'	1.336'	6.72'	N37°53'43"W	13.33'

PLAT NO.

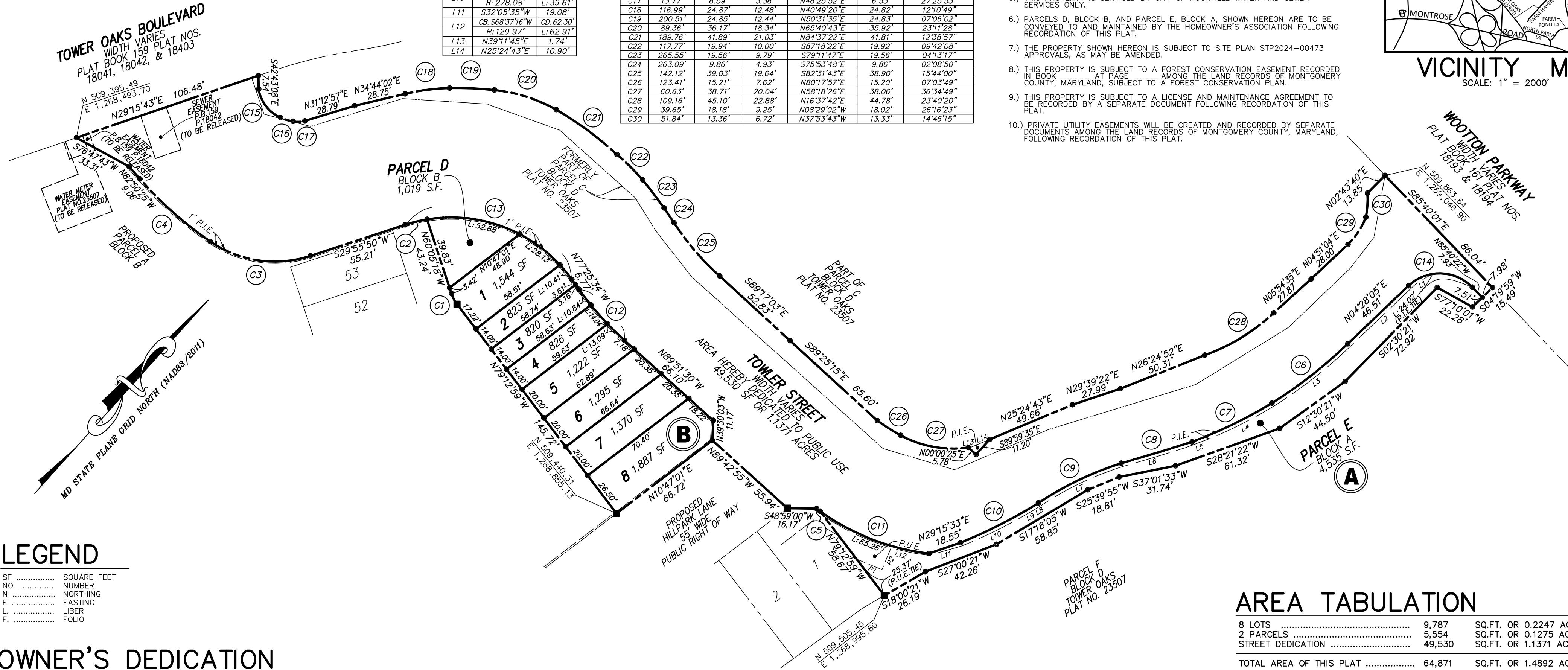
NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ343 WITH THE TAX ACCOUNT NO. 04-03580382.
- 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.
- 6.) PARCELS D, BLOCK B, AND PARCEL E, BLOCK A, SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOLLOWING RECORDATION OF THIS PLAT.
- 7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2024-00473 APPROVALS, AS MAY BE AMENDED.
- 8.) THIS PROPERTY IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED IN BOOK _____ AT PAGE _____ AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO A FOREST CONSERVATION PLAN.
- 9.) THIS PROPERTY IS SUBJECT TO A LICENSE AND MAINTENANCE AGREEMENT TO BE RECORDED BY A SEPARATE DOCUMENT FOLLOWING RECORDATION OF THIS PLAT.
- 10.) PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.



VICINITY MAP

SCALE: 1" = 2000'



LEGEND

SF SQUARE FEET
NO. NUMBER
N NORTHING
E EASTING
L LIBER
F FOLIO

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "PUE.", 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 TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

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, 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 SHOWN HEREON.

OWNER: _____

BY: _____ DATE: _____

NAME: _____

TITLE: _____

WITNESS: _____

BY: _____

NAME: _____ DATE: _____

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 4, 2025

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 2250 TOWER OAKS BOULEVARD, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM 2400 TOWER OAKS BOULEVARD, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 1, 2022 AND RECORDED IN BOOK 66096 AT PAGE 447, AND PART OF THE PROPERTY ACQUIRED BY 2000 TOWER OAKS BOULEVARD, 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 BEING PART OF PARCELS C AND D, 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 64,871 SQUARE FEET OR 1.4892 ACRES OF LAND, OF WHICH 49,530 SQUARE FEET OR 1.1371 ACRES IS DEDICATED TO PUBLIC USE.

DATE

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

AREA TABULATION

8 LOTS	9,787	SQ.FT. OR 0.2247 ACRES
2 PARCELS	5,554	SQ.FT. OR 0.1275 ACRES
STREET DEDICATION	49,530	SQ.FT. OR 1.1371 ACRES
TOTAL AREA OF THIS PLAT	64,871	SQ.FT. OR 1.4892 ACRES

SUBDIVISION PLAT

TOWER PRESERVE

LOTS 1-8, PARCEL E, BLOCK A, PARCEL D, BLOCK B, & STREET DEDICATION- TOWLER STREET

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



VIKA MARYLAND, LLC
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Our Site Set on the Future.

PLT2025-00627