

NOTES

1. This property is served by public water and sewer services by the City of Rockville.
2. The property that is the subject of this record plat is in the R-60 zone as of the date of plat recordation.
3. OIPCS = Open Iron Pipe w/ Cap Set
OIPF = Open Iron Pipe Found
RBF = Rebar Found
4. The property shown hereon is located on Tax Map GR342.
5. The property shown hereon is located on W.S.S.C. 200-foot sheet 218NW07.
6. This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 24031C0334D, flood zone "X".
7. 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 this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

OWNERS' CERTIFICATE

We, Church of God - Iglesia De Dios of Rockville, Inc., owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

We further dedicate to public use the 323.2 square feet of land shown hereon adjacent to the Alley Right-of-Way.

We further grant a 10-foot Public Utility Easement, shown hereon as "10' P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

I as representative for the trust, my successors and assigns, will cause all property corner markers and other monumentation to be set by a registered Maryland land surveyor, in accordance with section 25.21.25 of the zoning ordinance of the City of Rockville, Maryland.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

Date Santiago Rodriguez Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief; that it is a resubdivision of all of the lands conveyed by Pleasant Grove Free Methodist Church of Rockville, a Maryland religious corporation unto Church of God - Iglesia De Dios of Rockville, Inc., a Maryland religious corporation, by a deed dated February 27, 2024, and recorded March 29, 2024 in Book 67863 at Page 1; also being a resubdivision of Lot 8 and Lot 9, Block 1, Janeta, as recorded in Plat Book A, Plats 10 and 11, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 29,088 square feet, 646.4 square feet of which is dedicated to public use, and all pipes and monuments marked thus  shall be set at finished grade in accordance with Chapter 25, Article 21, Section 25.21.25 of the Rockville City Code.

Date Jeffrey Allen Hammond
Professional Land Surveyor
MD Reg. No. 21515
Expiration Date: 07/13/2027

PLAT TABULATION

Number of Lots 1
Number of Parcels 0
Area of Lot(s) 28,764.8 sq. ft.
Area of Parcel(s) 0 sq. ft.
Area of Street Dedication 323.2 sq. ft.
Total Area 29,088 sq. ft.
(0.67 Acres)

CITY OF ROCKVILLE PLANNING COMMISSION

Approved: _____

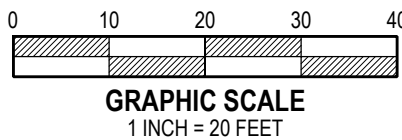
CHAIR CITY MANAGER
WITHOUT COMMITMENT AS TO INSTALLATION OF WATER, SEWER AND STREETS

Recorded _____

Plat No. _____

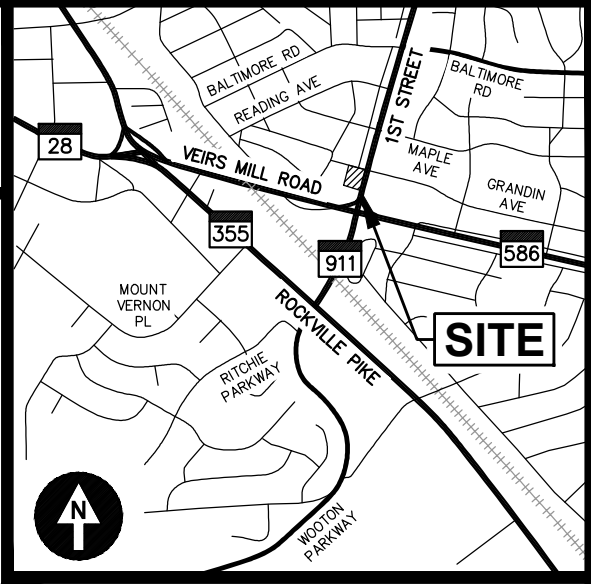


10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 office
www.casengineering.com
info@casengineering.com

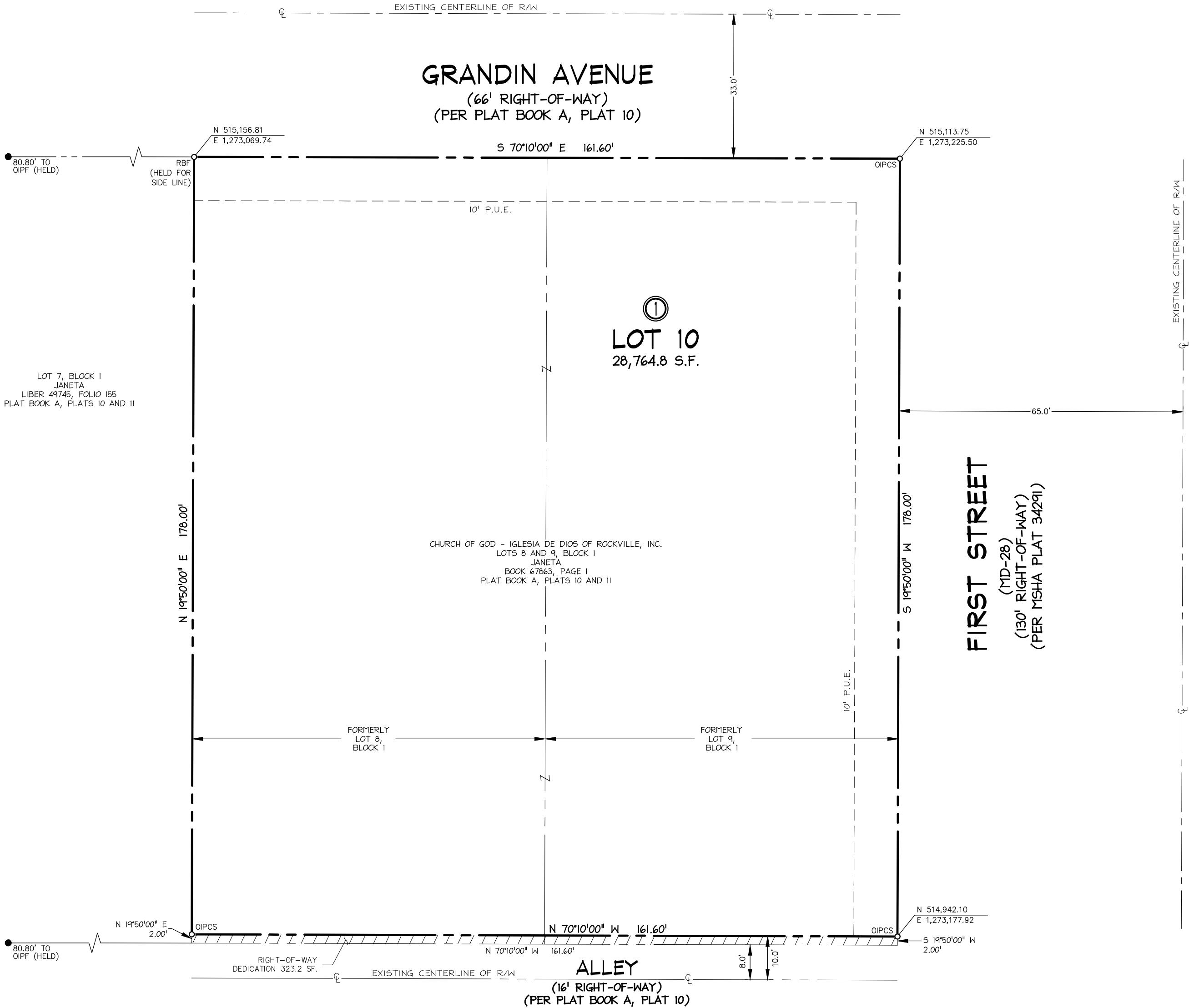


Community Planning & Development Services
Received
September 17, 2025

PLAT No. _____



VICINITY MAP
SCALE: 1" = 2000'



SUBDIVISION RECORD PLAT

LOT 10, BLOCK 1

(BEING A RESUBDIVISION OF LOT 8 AND LOT 9, BLOCK 1, JANETA)

ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' AUGUST, 2025