## Community Planning & Development Serv PLAT No. **NOTES** September 17, 2025 1. This property is served by public water and sewer services by the City of Rockville. The property that is the subject of this record plat is in the R-60 zone as of the date of plat OIPCS = Open Iron Pipe w/ Cap Set OIPF = Open Iron Pipe Found RBF = Rebar Found The property shown hereon is located on Tax Map GR342. The property shown hereon is located on W.S.S.C. 200-foot sheet 218NW07. This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number EXISTING CENTERLINE OF R/W 24031C0334D, flood zone "X". 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 GRANDIN AVENUE affecting title. (66' RIGHT-OF-WAY) **VICINITY MAP** (PER PLAT BOOK A, PLAT 10) **OWNERS' CERTIFICATE** N 515,156.81 N 515,113.75 SCALE: 1" = 2000' E 1,273,069.74 E 1,273,225.50 5 70°10'00" E 161.60' 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 (HELD FOR restriction lines. We further dedicate to public use the 323.2 square feet of land shown hereon adjacent to the Alley Right-of-Way. 101 P.U.E. 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 LOT 10 shown hereon, except as indicated below. 28,764.8 S.F. LOT 7, BLOCK I JANETA LIBER 49745, FOLIO 155 Santiago Rodriguez Witness PLAT BOOK A, PLATS 10 AND 11 **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 STRE 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 CHURCH OF GOD - IGLESIA DE DIOS OF ROCKVILLE, INC. LOTS 8 AND 9, BLOCK I 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 JANETA BOOK 67863, PAGE I PLAT BOOK A, PLATS 10 AND 11 to public use, and all pipes and monuments marked thus ——o—— shall be set at finished grade in accordance with Chapter 25, Article 21, Section 25.21.25 of the Rockville City Code. Jeffrey Allen Hammond Professional Land Surveyor MD Reg. No. 21515 Expiration Date: 07/13/2027 FORMERLY FORMERLY LOT 8, BLOCK LOT 9, BLOCK

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 \_\_\_\_\_

N 19°50'00" E\_

RIGHT-OF-WAY



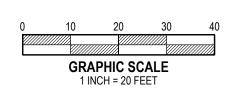
EXISTING CENTERLINE OF R/W

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

info@casengineering.com

ALLEY

(16' RIGHT-OF-WAY) (PER PLAT BOOK A, PLAT 10)



N 514,942.10 E 1,273,177.92

> 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