

PLAT NO.

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE RIGHT OF WAY SHOWN HEREON TO PUBLIC USE.

FURTHERMORE, AS OWNER OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED ON THIS PLAT.

BXP SHADY GROVE LOT 5 LLC

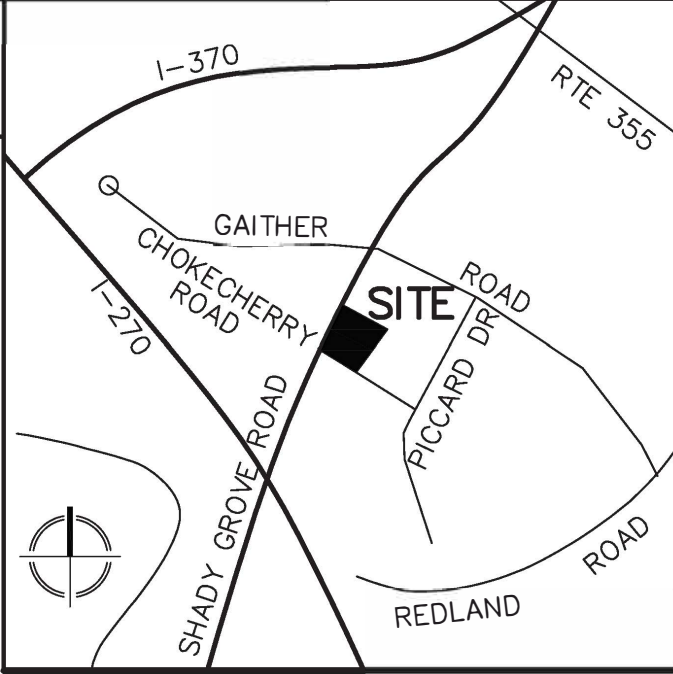
NAME: AUTHORIZED SIGNATORY DATE WITNESS

BXP SHADY GROVE LOT 6 LLC

NAME: AUTHORIZED SIGNATORY DATE WITNESS

BXP SHADY GROVE LOT 8 LLC

NAME: AUTHORIZED SIGNATORY DATE WITNESS



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FS562 WITH TAX ACCOUNT NOS. OF 04-00154317 (LOT 5), 04-00145038 (LOT 8), AND 04-00145040 (LOT 6).
- 2.) THE OVERALL PROPERTY IS CURRENTLY ZONED MXE (MIXED-USE EMPLOYMENT DISTRICT).
- 3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NAD 83/2011.
- 4.) THIS SUBDIVISION 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 PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 5.) PARCEL A, BLOCK B IS SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 6.) UTILITY EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- 7.) THIS PLAT IS SUBJECT TO A FOREST CONSERVATION EASEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT, SUBJECT TO A FOREST CONSERVATION PLAN.
- 8.) THIS PROPERTY IS SERVICED BY WSSC WATER AND SEWER.
- 9.) PARCELS A AND B, BLOCK B, SHOWN HEREON IS TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOLLOWING RECORDATION OF THIS PLAT.
- 10.) PARCEL A, BLOCK B IS SUBJECT TO A PUBLIC ACCESS EASEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 11.) LOTS 1-56 AND PARCELS A-B, BLOCK B, ARE SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT (SHOWN HEREON AS 1' P.I.E.) TO BE CREATED AND RECORDED BY SEPARATE DOCUMENT AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY BXP SHADY GROVE LOT 6 LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM GROVE ROCKVILLE 31 II LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 15, 2021 AND RECORDED IN BOOK 63755 AT PAGE 338 AND ALSO BEING PART OF LOT 6, DANAC TECHNOLOGICAL PARK, RECORDED IN PLAT BOOK 83 AS PLAT NO. 8640 AND ALSO BEING PART OF THE PROPERTY ACQUIRED BY BXP SHADY GROVE LOT 8 LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM GROVE ROCKVILLE 31 IV LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 15, 2021 AND RECORDED IN BOOK 63755 AT PAGE 350 AND ALSO BEING PART OF LOT 8, DANAC TECHNOLOGICAL PARK, RECORDED IN PLAT BOOK 90 AS PLAT NO. 9700 AND ALSO BEING PART OF THE PROPERTY ACQUIRED BY BXP SHADY GROVE LOT 5 LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM GROVE ROCKVILLE 31 LLC, BY DEED DATED AUGUST 15, 2021 AND RECORDED IN BOOK 63755 AT PAGE 332 AND ALSO BEING PART OF LOT 5, DANAC TECHNOLOGICAL PARK, RECORDED IN PLAT BOOK 82 AS PLAT NO. 8512, 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 PLAN OF SUBDIVISION IS 121,265 SQUARE FEET OR 2.7839 ACRES OF LAND, 35,950 SQUARE FEET OR 0.8253 ACRES OF WHICH IS DEDICATED TO PUBLIC USE.

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21846
LICENSE EXPIRES 05/31/2026

DATE

SUBDIVISION PLAT

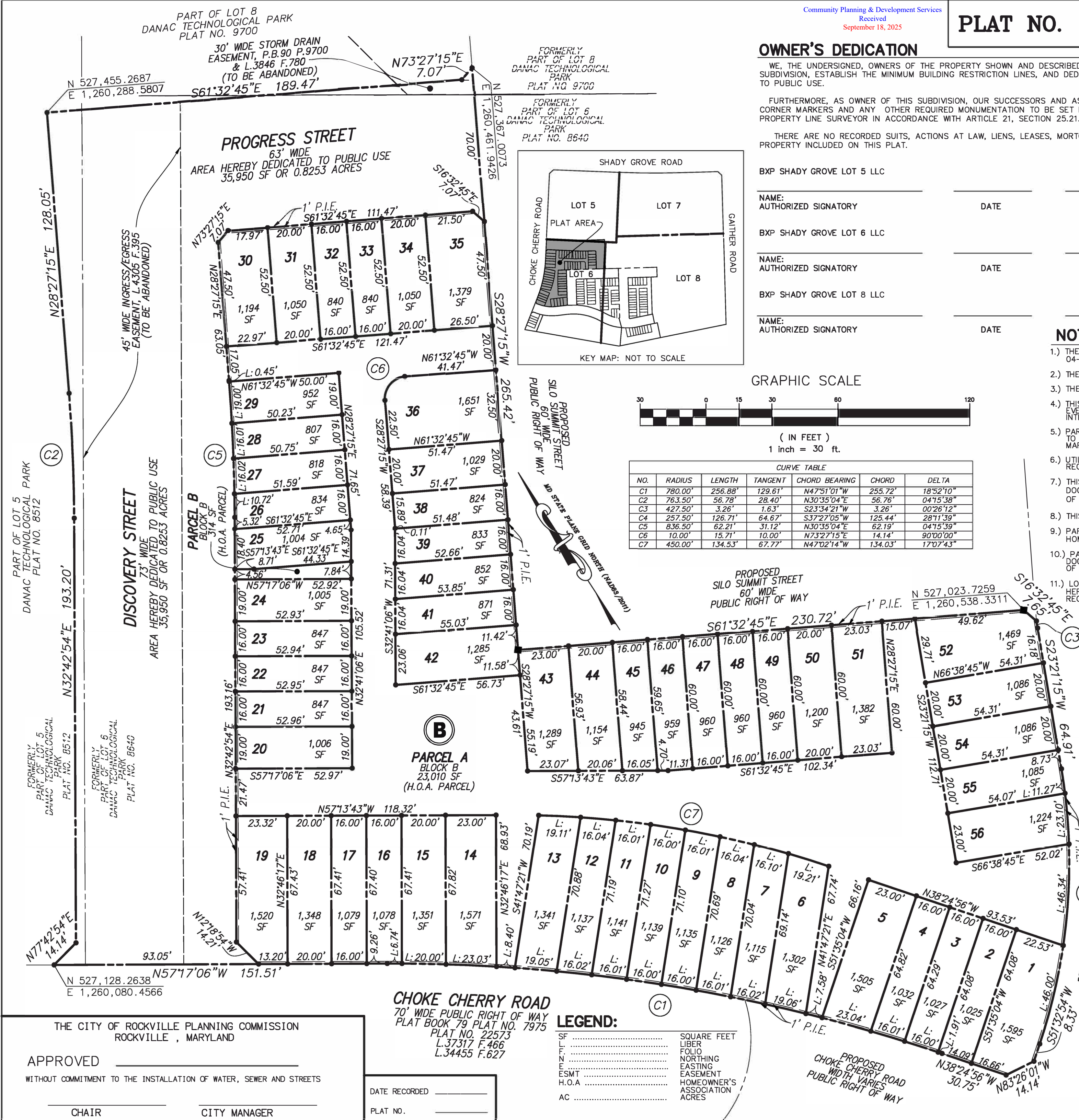
SHADY GROVE
NEIGHBORHOOD CENTER

PLAT 3

LOTS 1-56, PARCELS A & B, BLOCK B
DISCOVERY STREET & PROGRESS STREET
(BEING A RESUBDIVISION OF PART OF LOTS 5, 6, & 8,
DANAC TECHNOLOGICAL PARK)
4TH ELECTION DISTRICT, CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: AUGUST, 2025

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PLT2025-00634



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. _____

LEGEND:

SF	SQUARE FEET
LIBER	LIBER
FOLIO	FOLIO
NORTH	NORTH
EASTING	EASTING
EASEMENT	EASEMENT
H.O.A.	HOMEOWNER'S ASSOCIATION
AC	ACRES

CHOKE CHERRY ROAD
70' WIDE PUBLIC RIGHT OF WAY
PLAT BOOK 79 PLAT NO. 7975
PLAT NO. 22573
L.37317 F.466
L.34455 F.627