- 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 City of Rockville 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 commission and available for public review during normal business hours.
- 4. This plat is a resubdivision of Lot 2, Block "A", City Center, as shown on Plat No. 11941.
- This survey is in the Maryland Coordinate System [NAD83(2011), State Plane Coordinate System zone 1900 (MD), US Survey Feet] based on GPS observations processed by the National Geodetic Survey's Online Positioning User Service (OPUS Projects). Points measured include RCI control point 32002: North 519,335.825, East 1,268,848.866. The combined scale factor for the site is 0.99993981.
- 6. This plat will be subject to a City of Rockville Water Meter Easement to be created and recorded by separate documents among the Land Records of Montgomery County, Maryland following recordation of this plat.
- This plat will be subject to a Public Access Easement to be created and recorded by separate documents among the Land Records of Montgomery County, Maryland following recordation of this plat.
- 8. This plat will be subject to a Stormwater Management Easement to be created and recorded by separate documents among the Land Records of Montgomery County, Maryland following recordation of this plat.
- This plat will be subject to a Private Utility Easement to be created and recorded by separate documents among the Land Records of Montgomery County, Maryland following recordation of this plat.
- 10. This plat will be subject to a Forest Conservation Easement to be created and recorded by separate documents among the Land Records of Montgomery County, Maryland following recordation of this plat.

Curve Table							
Curve	Radius	Length	Tangent	Chord	Bearing	Delta	
C1	25.00'	14.25'	7.33'	14.06'	N10°32'21"W	32*39'53"	

LAND DEDICATED TO THE CITY OF ROCKVILLE						
FOR THE PURPOSES OF A PUBLIC ROAD						
1	S 04°26'57" W	0.36'				
2	S 03°22'31" W	41.90'				
3	S 03°54'13" W	48.96'				
(3	R=2,012.23'	L=283.67'				
(4)	CRD: N 06°03'37" W	92.52'				
5	S 86°26'07" E	15.63'				
DEDICATION AREA						

755 SQ.FT. OR 0.0173 ACRES± SHOWN THUS:

Surveyor's Certificate

I hereby certify that this Final Plat is correct, that it is a subdivision of all of the property acquired by Toll Mid-Atlantic LP Company, Inc., a Delaware corporation, from Rockville Joint Venture A L.C., a Maryland limited liability company, by deed dated April 28, 2025 among the Land Records of Montgomery County, Maryland, in Liber 69143 at Folio 50, also being all of Lot 2 as shown on a plat of subdivision titled, "Lot 2, Block "A," CITY CENTER" and recorded as Plat No. 11941; and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, as enacted or amended, have been complied with, and that once engaged as described in the Owner's Certificate hereon, all monuments shown thus □ and property markers shown thus ○ will be set at finished grade and as delineated hereon, in accordance with Chapter 25, Article 21, Section 25 of the Rockville City Code; and that the work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

The total plat area is 94,673 square feet or 2.1734 acres and the area of road dedication is 755 square feet or 0.0173 acres.

Chairman

For: Rodgers Consulting, Inc. By: Thomas L. Frazier, Jr. Professional Land Surveyor Maryland Registration No. 21097 (License Expiration Date: 7/26/27)

The City of Rockville Planning Commission Rockville, Maryland

Approved: Without Commitment as to Installation of Sewer, Water and Streets

City Manager

Date Recorded:

Plat No.: ___

Rebar Fd. (not held)

_N 519086.64 E 1268383.05

Proposed Stormwater -Management Easement

(To be Recorded,

See Note #8)

RODGERS CONSULTING 19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com

Community Planning & Development Services Received September 4, 2025

City of Rockville

Water Meter Easement

Wide Easement for access & public utilities

L.5145 F.364, Plat No. 11941

Public Access

Easement

(To be Recorded,

See Note #7)

Lot 3

93,918 Sq.Ft. or

2.1561 Acres

Proposed Private-Utility Easement (To be Recorded, See Note #9)

N85°13'46"W 337.83'

United States

Postal Service

L.12861 F.176

T.M.GR33 P.P601

(To be Recorded, See Note #6)

LINE OF DIVISION

RIGHT OF WAY LINE & DEDICATION LINE

Proposed Stormwater

Management

Easement —

(To be Recorded,

See Note #8)

Utility Easement (To be Recorded,

See Note #9)

N 519058.55 E 1268719.71

St ⊗

ington Public R/

LINE OF DIVISION

Proposed Public Access

Easement

(To be Recorded, See Note #7)

Cathay Bank L.63900 F.1

Part of Lot-1, Block-"A" Columbia Building Lot

Plat No. 7491

T.M.GR33 P.N533

__N 519364.36 E 1268407.30

Proposed Stormwater

Management Easement -

(To be Recorded, See Note #8)

Proposed Private

Utility Easement

(To be Recorded,

Proposed Stormwater Management Easement-(To be Recorded, See Note #8)

See Note #9)

Plat No.

BL Sta. 151+70 Limit of Denial of Vehicular Access

Sta. 149+45 Limit of nial of Vehicular Access

EXISTING RIGHT OF WAY LINE

Owner's Certificate

Vicinity Map: 1'' = 2,000'

We, Toll Mid-Atlantic LP Company, Inc., owners of the property shown and described hereon, consent to and adopt this plat of subdivision, establish the minimum building restriction lines, dedicate the additional right-of-way for Hungerford Drive, shown hereon, for public use, and will cause monumentation and pipes to be set as shown on the plat.

There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property except as shown hereon, and that party has indicated their assent to this plat by signing below.

Toll Mid-Atlantic LP Company, Inc., a Delaware corporation Witness:

Jeffery S. Driscoll VP Land Development

Area Tabulation:

Area of Lot: 93,918 sq.ft. or 2.1561 Acres Dedication: 755 sq.ft. or 0.0173 Acres Total Area of Plat: 94,673 sq.ft. or 2.1734 Acres Total No. of Lots: 1

SUBDIVISION RECORD PLAT Lot 3, Block "A" City Center

(Resubdivision of Lot 2, Block "A," City Center, Plat No. 11941) Rockville (4th) Election District Montgomery County, Maryland Scale: 1"= 50' May 2025

RCI Job No.: 0696R1