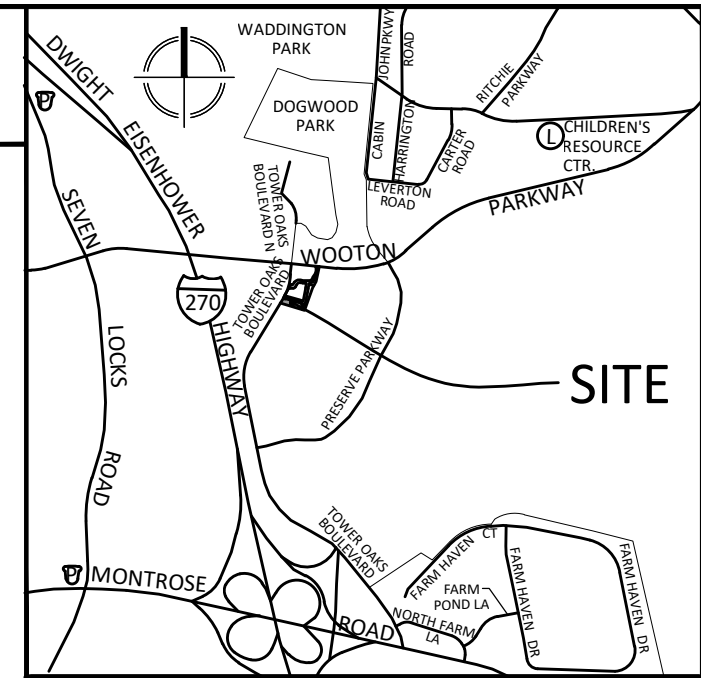


PLAT NO.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N62°13'20"W	4.35'
L2	N27°46'40"E	15.76'



# VICINITY MAP

SCALE: 1" = 2000'

## 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.) PARCEL A, BLOCK A, SHOWN HEREON IS 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.) PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 10.) LOTS 22 AND 23, BLOCK A, ARE 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.
- 11.) LOTS 18--29, BLOCK A, ARE SUBJECT TO A STORM DRAIN EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 12.) THIS PROPERTY IS SUBJECT TO A LICENSE AND MAINTENANCE AGREEMENT TO BE RECORDED BY A SEPARATE DOCUMENT FOLLOWING RECORDATION OF THIS PLAT.

## AREA TABULATION

12 LOTS .....	25,651	SQ.FT.	OR	0.5889	ACRES
1 PARCEL .....	414	SQ.FT.	OR	0.0095	ACRES
STREET DEDICATION .....	22,385	SQ.FT.	OR	0.5139	ACRES

TOTAL AREA OF THIS PLAT ..... 48,450 SQ.FT. OR 1.1123 ACRES

## SUBDIVISION PLAT

TOWER PRESERVE  
LOTS 18-29,  
PARCEL A, BLOCK A  
& STREET DEDICATION-  
ROSEFIELD LANE

(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" = 30'      DATE: DECEMBER 2024



**VIKA MARYLAND, LLC**  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
301.916.4100 | [vika.com](http://vika.com)

*Our Site Set on the Future.*

PLT2025-00629

## 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: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

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 BEING PART OF PARCEL 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 48,450 SQUARE FEET OR 1.1123 ACRES OF LAND, OF WHICH 22,385 SQUARE FEET OR 0.5139 ACRES IS DEDICATED TO PUBLIC USE.

DATE \_\_\_\_\_

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.