

OWNER'S CERTIFICATE

We, D.R. Horton, Inc., a Delaware corporation and 22 West Jefferson St LLC, a Maryland limited liability company, owners of the property shown hereon, hereby adopt this plat of subdivision; establish the minimum building restriction lines; dedicate the dedication area for MD 28 – West Jefferson Street as shown hereon to the State of Maryland for the purposes of a public road.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except certain deeds of trust and the parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

Date Sassan Gharai, 22 West Jefferson St LLC

Date Name (D.R. Horton), Title

We, Capital Bank, N.A. holders of the Deed of Trust dated April 29, 2025 and recorded April 30, 2025 in Book 69118 Page 85 hereby assent to this plat of subdivision.

Date Name, Title

LEGEND:

B. = Book
Ex. = Existing
F. = Folio
L. = Liber
P. = Page

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°03'59" W	7.00'
L2	S 01°23'55" E	7.00'

R/W = Right-of-Way

- = Iron Pipe/Rebar To Be Set
- = Property Corner

PLAT TABULATION

Lots = 1
Area of Lots = 53,058 sq. ft.
Area of Street Dedication = 1,479 sq. ft.
Total Area = 54,537 square feet or 1.25199 acres

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD		
LINE	COURSE	DISTANCE
①	N 01°03'59" W	7.00'
②	N 88°36'05" E	211.26'
③	S 01°23'55" E	7.00'
④	S 88°36'05" W	211.30'
DEDICATION AREA 1,479 SQ.FT. OR 0.034 ACRES ± SHOWN THUS: 		

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED: _____ DATE _____

WITHOUT COMMITMENT AS TO INSTALLATION OF SEWER, WATER AND STREETS

CHAIRMAN

CITY MANAGER

N.Y.M. LI REVOCABLE TRUST
L.41518 F.129
PART 2

DATE RECORDED: _____

PLAT No.: _____

FORMERLY
EXHIBIT C,
PART OF CHURCH STREET
L.34023 F.216

MAYOR AND COUNCIL
L.34023 F.216
EXHIBIT A

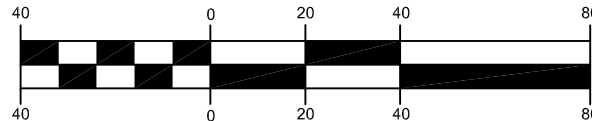
MAYOR AND COUNCIL OF ROCKVILLE
L.6568 F.427

THE VESTRY OF PRINCE GEORGE'S
PARISH IN MONTGOMERY COUNTY
L.5365 F.608

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.



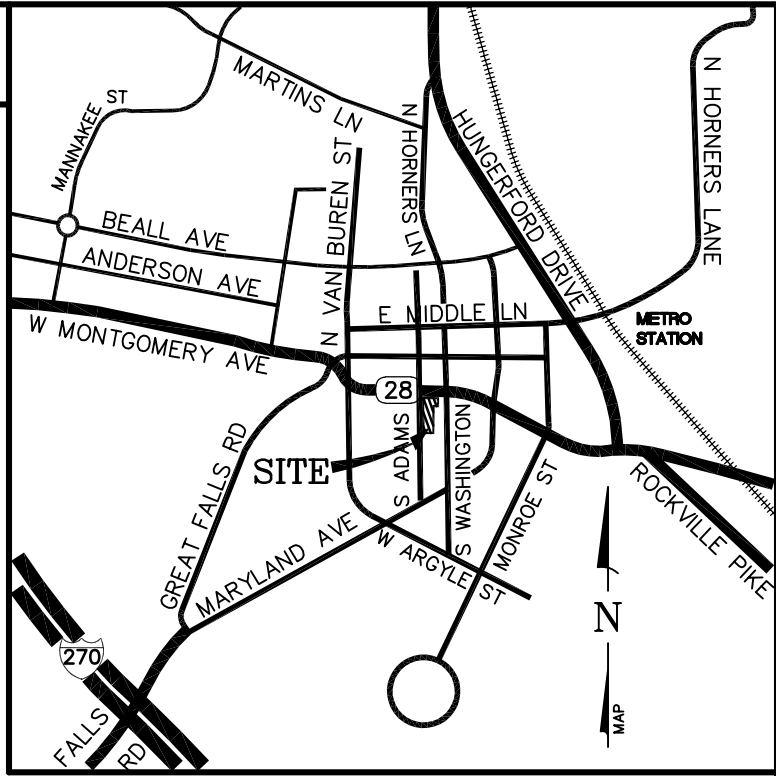
PLAT No.

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a resubdivision of all of the land conveyed by The Vestry of Prince George's Parish in Montgomery County, Maryland (sometimes referred to as Christ Church, Prince George's Parish), a corporation and body politic, to 22 West Jefferson St LLC, a Maryland limited liability company by a Special Warranty Deed dated December 14, 2021 and recorded among the Land Records of Montgomery County, Maryland, in Book 64873 at Page 72; that it is also a resubdivision of all of the land conveyed by 22 West Jefferson St LLC, a Maryland limited liability company to D.R. Horton, Inc., a Delaware corporation by a Special Warranty Deed April 30, 2025 and recorded among the Land Records of Montgomery County, Maryland, in Book 69256 at Page 193; said property being also a resubdivision of Lot 15, Block 2 as delineated on a plat of subdivision entitled "ORIGINAL TOWN OF ROCKVILLE" as recorded among said Land Records as Plat No. 26030.

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that, once engaged as described in the owner's certification hereon, all monuments and property corners will be set at finished grade, in accordance with Chapter 25, Article 21, Section 25.21.25 of the Rockville City Code. I hereby certify that this document was prepared by me or under my responsible charge. The total area included on this plat is 54,537 square feet or 1.25199 acres of land, of which 1,479 sq. ft. or 0.03395 acres are dedicated to public use.

Macris, Hendricks & Glascock, P.A.
By: Wayne F. Aubertin
Professional Land Surveyor
MD. Reg. No. 21330
License Expires: January 7, 2027



TAX MAP No. GR32 WSSC 218 NW 07

VICINITY MAP
SCALE 1" = 2000'

Notes:

- The property is served by City of Rockville public water and sewer systems only.
- 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.
- 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.
- This plat is limited to uses and conditions as required by Preliminary Plan entitled "ORIGINAL TOWN OF ROCKVILLE".
- All existing improvements and structures to remain will not be impacted by resubdivision.
- This plat is subject to an Amended Parking Agreement and Cross Easement between 22 West Jefferson Street, LLC and The Vestry of Prince George's Parish in Montgomery County and recorded among the Land Records of Montgomery County, Maryland in Book 64889 and Page 143.
- This plat is subject to a Forest Conservation Easement recorded among the Land Records of Montgomery County, Maryland in Book 67448 and Page 16.
- This plat is subject to a Water, Sewer, Storm Drain & Storm Water Management Access Easement recorded among the Land Records of Montgomery County, Maryland in Book 67502 and Page 200.
- This plat is subject to a Utility Easement granted to Pepco and recorded among the Land Records of Montgomery County, Maryland in Deed Book 67764 and Page 381.
- This plat is subject to the terms and conditions of a Declaration of Covenants, recorded in Book 67979 and Page 167, for the purpose of creating a condominium regime for 22 West Jefferson St. LLC.
- This plat is subject to a Stormwater Management Easement and Stormwater Management Inspection and Maintenance Covenant recorded among the Land Records of Montgomery County, Maryland in Deed Book 69108 and Page 116.
- This plat is subject to a Temporary Access and Construction Easement recorded among the Land Records of Montgomery County, Maryland in Book 69256 and Page 201.
- This plat is subject to a Public Access Easement to be created and recorded by separate document among the Land Records of Montgomery County, Maryland.

SUBDIVISION RECORD PLAT
LOT 16, BLOCK 2
(A RESUBDIVISION OF LOT 15, BLOCK 2)
ORIGINAL TOWN OF ROCKVILLE
ELECTION DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' SEPTEMBER, 2025



MHG

Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

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