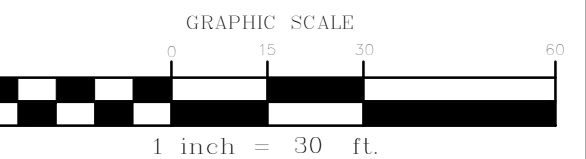
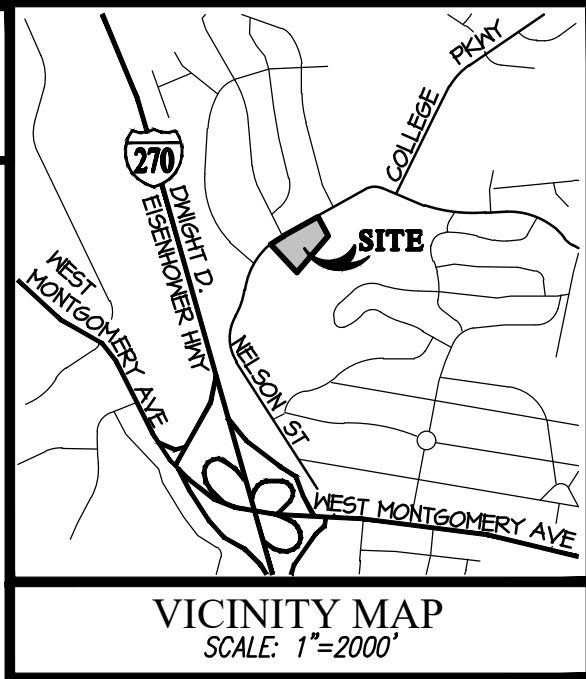
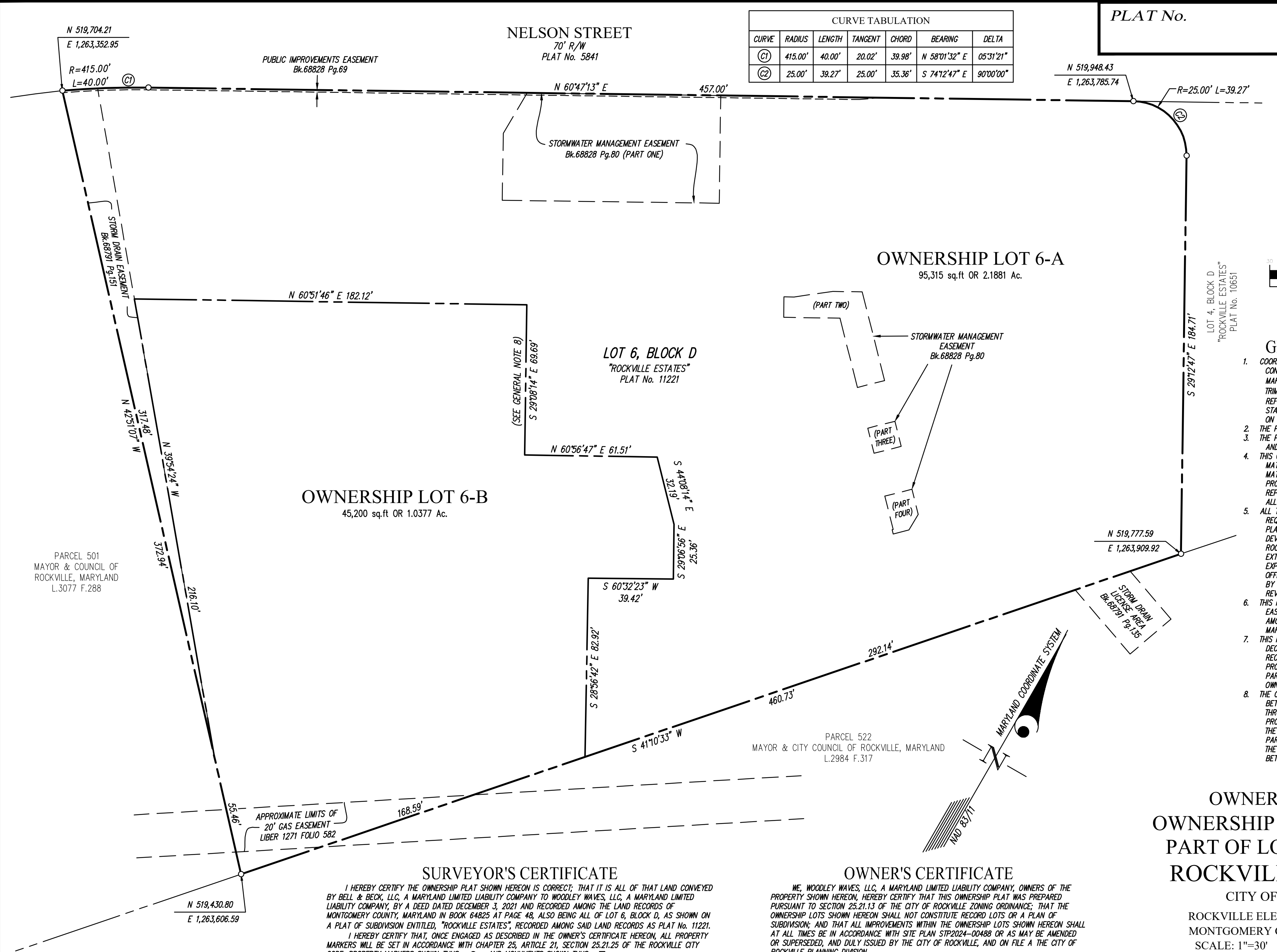


S:\Survey Drawings\231000\PLATS\231000_PL01.dwg
PLOTED: 9/4/2025 8:54 AM, LAST SAVED: 9/4/2025 8:53 AM, PLOTTED BY: Morgan Bell



- GENERAL NOTES:**
- COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNETGPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS), USING U.S.G.S. CORS STATIONS. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
 - THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-90.
 - THE PROPERTY IS SERVED BY CITY OF ROCKVILLE PUBLIC WATER AND SEWER SYSTEMS ONLY.
 - THIS OWNERSHIP PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THIS OWNERSHIP 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 CITY OF ROCKVILLE AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - THIS PLAT IS SUBJECT TO A FOREST AND TREE CONSERVATION EASEMENT AND DECLARATION OF COVENANTS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 68791 AT PAGE 128.
 - THIS PLAT IS SUBJECT TO A CERTAIN OWNERSHIP PLAT DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THE OWNERSHIP PLAT PROVIDING FOR CERTAIN UTILITY, ACCESS AND SHARED PARKING EASEMENTS, AND OTHER TERMS RELATED TO THE OWNERSHIP LOTS ON THE RECORD LOT.
 - THE COMMON LINE WITH DIRECTION S 29°08'14" E 69.69', BETWEEN OWNERSHIP LOTS 6A AND 6B IS AN OWNERSHIP LINE THROUGH A BUILDING PARTITIONING THE PART OF THE PROPOSED BUILDING UNDER SITE PLAN STP2024-0488 FOR THE USE OF THE OWNER OF OWNERSHIP LOT 6B AND THE PART FOR THE USE OF THE OWNER OF OWNERSHIP LOT 6A. THE PROPOSED BUILDING INCLUDES A COMMON DEMISING WALL BETWEEN THE TWO USES ALONG THE COMMON LINE.

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

Approved _____
DATE _____

WITHOUT COMMITMENT AS TO INSTALLATION OF SEWER, WATER AND STREETS

CHAIR _____ CITY MANAGER _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE OWNERSHIP PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THAT LAND CONVEYED BY BELL & BECK, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO WOODLEY WAVES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED DECEMBER 3, 2021 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 64825 AT PAGE 48, ALSO BEING ALL OF LOT 6, BLOCK D, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "ROCKVILLE ESTATES", RECORDED AMONG SAID LAND RECORDS AS PLAT No. 11221.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE. PROPERTY MARKERS SHOWN THUS —○— AND MONUMENTS SHOWN THUS —□—

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 140,515 SQUARE FEET OR 3.2258 ACRES OF LAND.

FOR: GUTSCHICK, LITTLE & WEBER, P.A.
WILLIAM E. GRUENINGER, III
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION No. 21542 (Exp./RENEWAL 12/21/2025)

DATE _____

OWNER'S CERTIFICATE

WE, WOODLEY WAVES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THIS OWNERSHIP PLAT WAS PREPARED PURSUANT TO SECTION 25.21.13 OF THE CITY OF ROCKVILLE ZONING ORDINANCE; THAT THE OWNERSHIP LOTS SHOWN HEREON SHALL NOT CONSTITUTE RECORD LOTS OR A PLAN OF SUBDIVISION; AND THAT ALL IMPROVEMENTS WITHIN THE OWNERSHIP LOTS SHOWN HEREON SHALL AT ALL TIMES BE IN ACCORDANCE WITH SITE PLAN STP2024-00488 OR AS MAY BE AMENDED OR SUPERSEDED, AND DULY ISSUED BY THE CITY OF ROCKVILLE, AND ON FILE AT THE CITY OF ROCKVILLE PLANNING DIVISION.

AS OWNER THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR.

THERE ARE NO SUITS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR: WOODLEY WAVES, LLC

BY: NAME _____ DATE _____ WITNESS _____

OWNERSHIP PLAT
OWNERSHIP LOTS 6-A & 6-B
PART OF LOT 6, BLOCK D
ROCKVILLE ESTATES

CITY OF ROCKVILLE

ROCKVILLE ELECTION DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' SEPTEMBER 2025

GLW
PLANNING | ENGINEERING | SURVEYING

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PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186