

#### 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 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

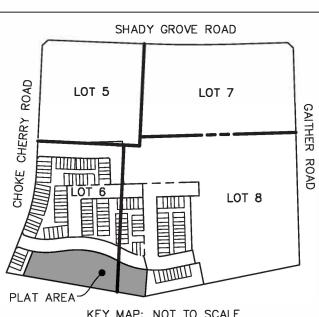
I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL ACCORDANCE WITH CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 77,127 SQUARE FEET OR 1.77059 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

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

CHAIR

DATE



PLAT NO.

### KEY MAP: NOT TO SCALE THE CITY OF ROCKVILLE PLANNING COMMISSION ROCKVILLE, MARYLAND APPROVED WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS DATE RECORDED

CITY MANAGER

#### **NOTES:**

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FS562 WITH TAX ACCOUNT NOS. OF 04-00145038 (LOT 8) AND 04-00145040 (LOT 6).
- 2.) THE OVERALL PROPERTY IS 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 A 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.) PARCEL A, BLOCK A IS 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.
- 7.) UTILITY EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- 8.) 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.
- 9.) THIS PROPERTY IS SERVICED BY WSSC WATER AND SEWER.
- 10.) THIS PROPERTY IS SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT (1' P.I.E.) TO BE RECORDED BY A SEPARATE DOCUMENT FOLLOWING RECORDATION OF THIS PLÁT.

#### 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 6 LLC		
NAME: AUTHORIZED SIGNATORY	DATE	WITNESS
BXP SHADY GROVE LOT 8 LLC		
NAME: AUTHORIZED SIGNATORY	DATE	WITNESS

LEGEND:	
SF L	LIBER
F N	FOLIO NORTHING
E	EASTING
ESMT	EASEMENT

GRAPHIC SCALE ( IN FEET ) 1 inch = 40 ft.

ASSOCIATION ACRES

## SUBDIVISION PLAT

# SHADY GROVE NEIGHBORHOOD CENTER

PLAT 1 PARCEL A, BLOCK A (BEING A RESUBDIVISION OF PART OF LOT 6 & LOT 8,

DANAC TECHNOLOGICAL PARK)
4TH ELECTION DISTRICT
CITY OF ROCKVILLE MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 40' DATE: JULY, 2025



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

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