

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION.

FURTHER, WE GRANT TO THE CITY OF ROCKVILLE, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED

THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY 2250 TOWER OAKS BOULEVARD, LLC, A MARYLAND

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.

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25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 92,893 SQUARE FEET OR 2.1325 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

BY: | NAME: | | DATE: | DATE:

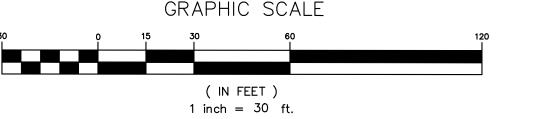
THE CITY OF ROCKVILLE PLANNING COMMISSION ROCKVILLE, MARYLAND

APPROVED \_\_\_\_\_\_\_

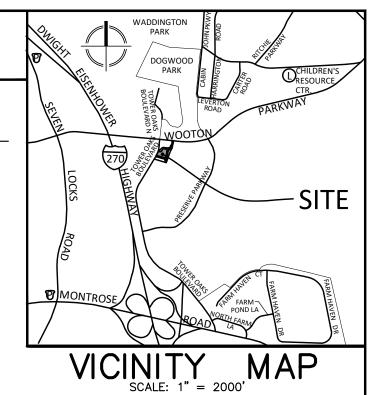
WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CITY MANAGER

DATE RECORDED \_\_\_\_\_\_ Community Planning & Development Services
Received
February 4, 2025



LEGEND



## **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.) PARCELS A, B, AND C, BLOCK B, SHOWN HEREON ARE 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
- 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 21, 25, 41, AND 42, PARCELS A AND C, BLOCK B, 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.) PARCEL B, BLOCK B IS SUBJECT TO A PUBLIC ACCESS EASEMENT RECORDED I BOOK AT PAGE \_\_\_\_ AMONG THE LAND RECORDS OF MONTGOMERY
- 12.) PARCEL A, BLOCK B IS SUBJECT TO A WATER AND SEWER EASEMENT EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 13.) PARCEL A, BLOCK B 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.

## AREA TABULATION

 45 LOTS
 54,692
 SQ.FT. OR 1.2555 ACRES

 3 PARCELS
 38,201
 SQ.FT. OR 0.8770 ACRES

 TOTAL AREA OF THIS PLAT
 92,893
 SQ.FT. OR 2.1325 ACRES

## SUBDIVISION PLAT

## TOWER PRESERVE LOTS 9-53 AND PARCELS A, B, & C, BLOCK B

(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: JANUARY 2025



VIKA MARYLAND, LLC 20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com

Our Site Set on the Future.

PLT2025-00628

CHAIR