

P.I.E. LINE TABLE		
NO.	BEARING	DISTANCE
P1	N31°40'07"W	23.94'
P2	N31°48'43"W	13.67'
P3	R=20.00'	L=4.41'
	CB=S38°07'34"E	CD=4.40'
P4	N44°26'26"W	4.70'
P5	R=20.00'	L=4.45'
	CB=N38°04'03"W	CD=4.44'
P6	N31°41'40"W	24.22'
P7	N32°18'46"W	26.57'
P8	N31°24'03"W	7.13'
P9	R=50.00'	L=4.07'
P10	CB=N33°45'01"W	CD=4.07'
	N36°05'04"W	6.78'
P11	R=21.00'	L=1.52'
	CB=S22°14'37"E	CD=1.52'
P12	N20°10'15"W	1.35'
P13	R=89.00'	L=53.56'
	CB=S37°24'43"E	CD=52.76'

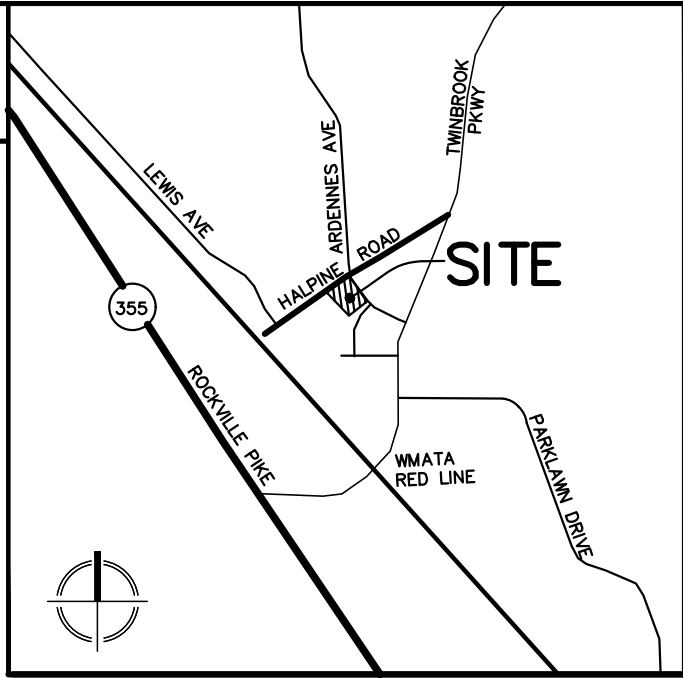
CURVE TABLE							
NO	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA	
C1	25.00'	38.74'	24.48'	S76°10'46"E	34.98'	88°47'23"	
C2	635.00'	99.22'	49.71'	S36°15'38"E	99.12'	08°57'10"	
C3	1740.00'	60.30'	30.15'	N58°26'00"E	60.30'	01°59'08"	
C4	437.36'	30.25'	15.13'	N32°01'09"W	30.24'	03°57'45"	
C5	413.36'	28.48'	14.24'	N31°58'49"W	28.47'	03°56'50"	
C6	23.00'	11.46'	5.85'	N21°20'45"W	11.35'	28°33'24"	
C7	23.00'	12.57'	6.45'	N51°16'53"W	12.41'	31°18'52"	
C8	641.00'	98.95'	49.57'	N36°12'23"W	98.85'	08°50'41"	

Community Planning & Development Services  
Received  
November 24, 2025

PLAT NO. \_\_\_\_\_

## AREA TABULATION

2 LOTS .....	34,445 SQ.FT. OR 0.7908 ACRES
PARCEL A-1 .....	29,401 SQ.FT. OR 0.0749 ACRES
STREET DEDICATION .....	1,735 SQ.FT. OR 0.0398 ACRES
TOTAL AREA OF THIS PLAT .....	65,581 SQ.FT. OR 1.5055 ACRES



VICINITY MAP  
SCALE: 1" = 2000'

## OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND WILL DEDICATE THE AREA SHOWN HEREON FOR PUBLIC STREET PURPOSES (A PORTION OF ARDENNES AVENUE).  
FURTHERMORE, WE AS OWNERS 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 CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.  
FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, A "10' PUBLIC UTILITY EASEMENT" DESIGNATED HEREON AS "P.U.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE  
THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

OWNER:  
PULTE HOME COMANY, LLC,  
A MICHIGAN LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

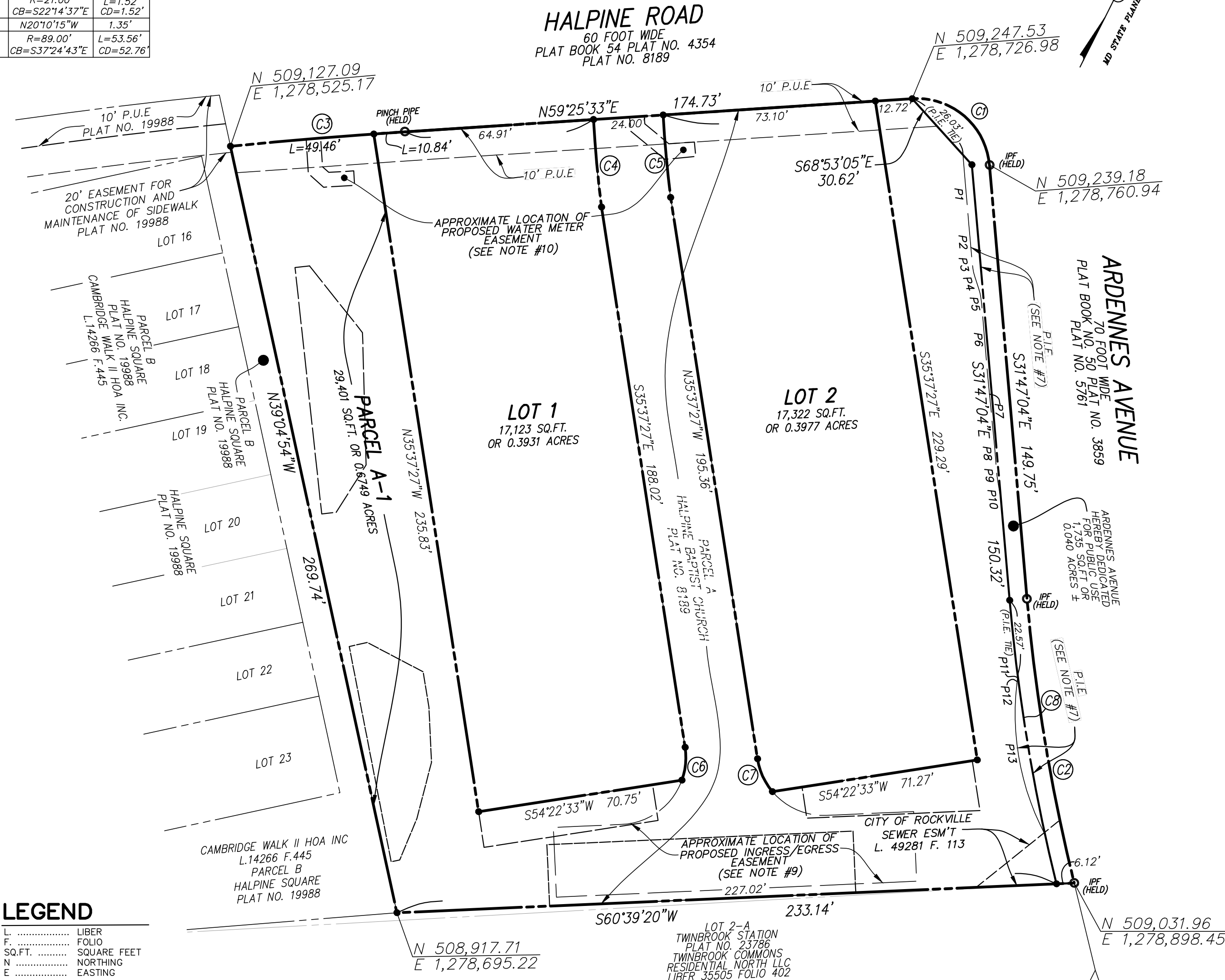
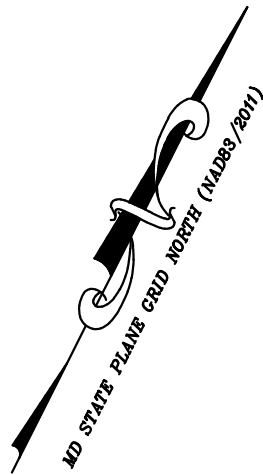
## NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ563 WITH TAX ACCOUNT NOS. OF 04-00146900, ZONED RF-FZ AS OF DATE OF RECORDATION OF THIS PLAT.
- 2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NAD83/2011.
- 3.) 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.
- 4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE CITY OF ROCKVILLE MAYOR AND COUNCIL AND PLANNING COMMISSION 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.
- 5.) THE PROPERTY IS SERVED BY CITY OF ROCKVILLE WATER AND SEWER ONLY.
- 6.) PARCEL A-1 SHOWN HEREON 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.
- 7.) PARCEL A-1 SHOWN HEREON IS SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT (SHOWN HEREON AS P.I.E.) TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 8.) THE SUBJECT PROPERTY 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.) PARCEL A-1 SHOWN HEREON IS SUBJECT TO AN ACCESS EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 10.) PARCEL A-1 AND LOT 2 SHOWN HEREON ARE SUBJECT TO A WATER METER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

## 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 RESUBDIVISION OF THE PART OF THE LAND ACQUIRED BY PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FROM TWINBROOK COMMUNITY CHURCH, A MARYLAND NON-PROFIT CORPORATION, DATED OCTOBER 1, 2025 AND RECORDED IN BOOK 69704 AT PAGE 255, AND ALSO BEING PARCEL A, HALPINE BAPTIST CHURCH, RECORDED IN PLAT BOOK 80 AS PLAT NO. 8189 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE 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 PLAN OF SUBDIVISION IS 65,581 SQ.FT. OR 1.5055 ACRES SQUARE FEET LAND, OF WHICH 1,735 SQ. FT OR 0.0398 ACRES IS DEDICATED TO PUBLIC USE.



### LEGEND

L ..... LIBER  
F ..... FOLIO  
SQ.FT. .... SQUARE FEET  
N ..... NORTHING  
E ..... EASTING

### GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

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. \_\_\_\_\_

DATE \_\_\_\_\_

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

## SUBDIVISION RECORD PLAT

## METROPLACE AT TWINBROOK

### LOTS 1, 2 AND PARCEL A-1 & STREET DEDICATION

(BEING A RESUBDIVISION OF PARCEL A,  
HALPINE BAPTIST CHURCH, PLAT NUMBER 8189)  
4TH ELECTION DISTRICT  
CITY OF ROCKVILLE

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: NOVEMBER 13, 2025



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

Our Site Set on the Future. PLT2025-00642