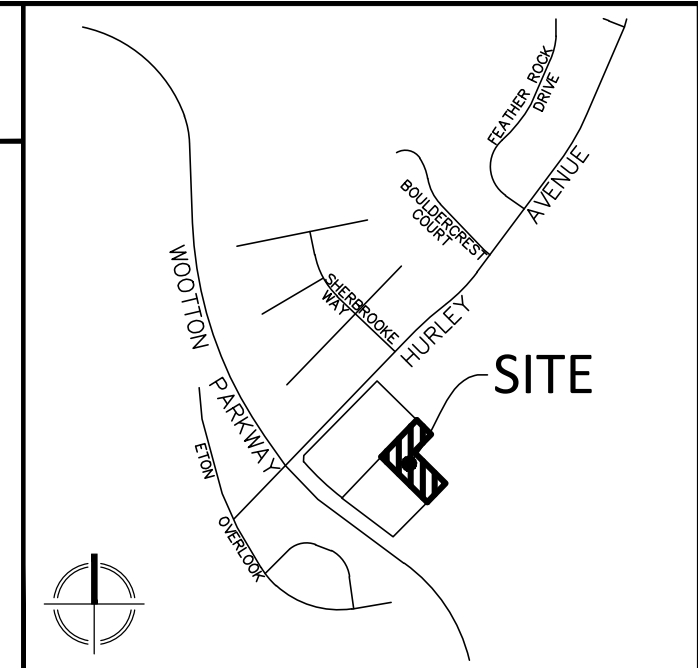
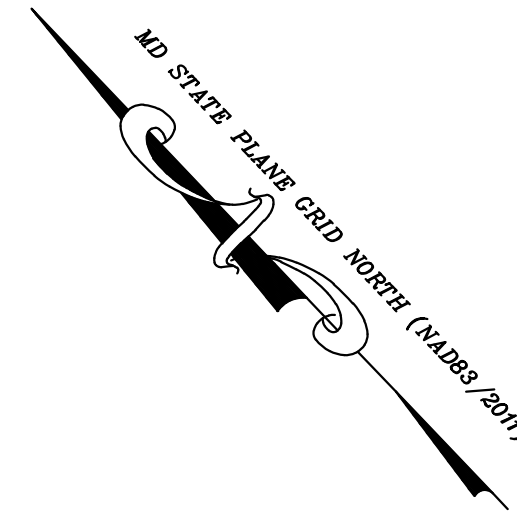


11 LOTS .....	9,653	SQ.FT. OR 0.2216 ACRES
4 PARCELS .....	23,373	SQ.FT. OR 0.5365 ACRES
<hr/>		
TOTAL AREA OF THIS PLAT .....	33,026	SQ.FT. OR 0.7582 ACRES

NO.	BEARING	LENGTH
L1	S89°26'53"W	10.53'
L2	S43°57'37"W	24.95'
L3	S46°02'23"E	9.64'
L4	N43°57'37"E	15.67'
L5	S46°02'23"E	3.66'
L6	S46°02'23"E	5.47'
L7	S46°02'19"E	1.17'
L8	S46°02'23"E	14.32'
L9	S89°26'53"W	16.29'

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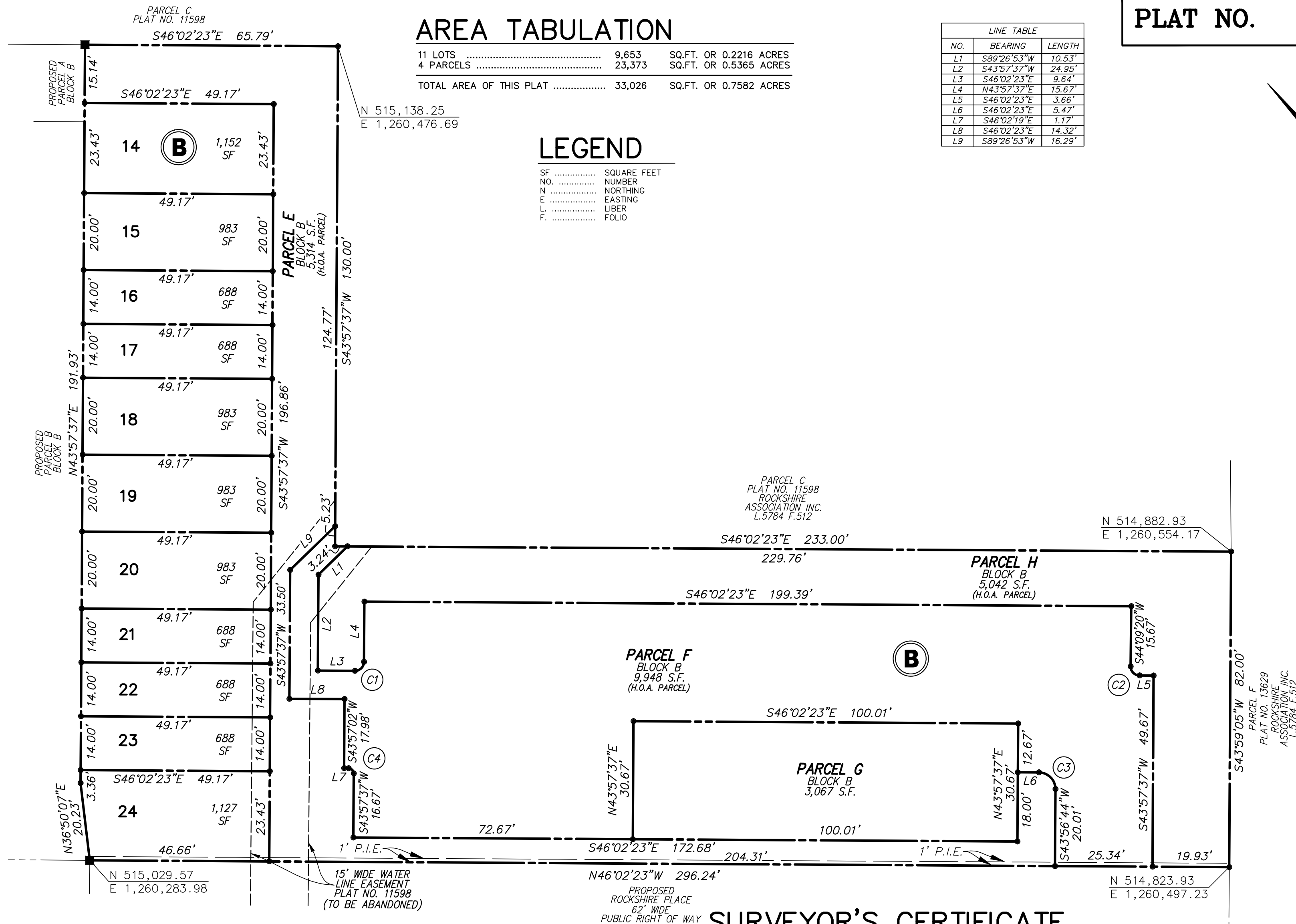
SCALE: 1" = 1000'

1.) THE SUBJECT PR

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FR562 WITH THE TAX ACCOUNT NO. 04-01779638.
- 2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "PD-RS - PLANNED DEVELOPMENT - ROCKSHIRE" 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 DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 5.) THIS PROPERTY IS SERVICED BY CITY OF ROCKVILLE WATER AND SEWER SERVICES ONLY.
- 6.) PARCELS E, F, AND H, 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 STP2024-00493 APPROVALS, AS MAY BE AMENDED.
- 8.) PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 9.) PARCELS F, C AND H, BLOCK B SHOWN HEREON ARE SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AGREEMENT TO BE MAINTAINED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 10.) PARCELS F AND E AND LOTS 14 THROUGH 24, BLOCK B SHOWN HEREON ARE 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.
- 11.) PARCELS F AND H, BLOCK B SHOWN HEREON ARE 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.
- 12.) PARCELS F AND G, BLOCK B, SHOWN HEREON ARE SUBJECT TO A LICENSE AGREEMENT FOR OFF-SITE RETAIL PARKING SPACES CONSISTENT WITH THE 16.03.J.C. CITY OF ROCKVILLE ZONING ORDINANCE TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 13.) PARCEL E, BLOCK B, SHOWN HEREON BENEFITS FROM A TEMPORARY CONSTRUCTION AND ACCESS AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 14.) LOT 24 AND PARCELS E, F, AND H, ARE SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT (SHOWN HEREON AS 1" P.I.E.) TO BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 15.) THE 15' WIDE WATER LINE EASEMENT SHOWN HEREON WILL BE ABANDONED BY SEPARATE DOCUMENT AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	2.33'	3.66'	2.33'	N88°57'37"E	3.30'	90°00'00"
C2	2.34'	3.66'	2.32'	N01°02'23"W	3.30'	89°43'04"
C3	4.33'	6.80'	4.32'	N01°04'46"W	6.12'	89°55'15"
C4	1.33'	2.09'	1.33'	N01°02'21"W	1.89'	89°59'56"

SF .....	SQUARE FEET
NO. ....	NUMBER
N .....	NORTHING
E .....	EASTING
L. ....	LIBER
F. ....	FOLIO



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

OWNER: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY COMMUNITY ASSOCIATED, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM ALBERT H. SMALL, ET AL, BY DEED DATED JUNE 13, 2019 AND RECORDED IN BOOK 58278 AT PAGE 498 AND BEING PART OF PARCEL A, ROCKSHIRE VILLAGE CENTER, RECORDED AS PLAT NO. 11598, ALL ABOVE AND BEING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 81

DATE	JOSHUA G. PRICE PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21846 LICENSE EXPIRES: MAY 31, 2026
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ROCKSHIRE VILLAGE  
LOTS 14-24, PARCELS E-H, BLOCK B  
(BEING A RESUBDIVISION OF PART OF PARCEL A,  
ROCKSHIRE VILLAGE CENTER, PLAT NO. 11598)  
CITY OF ROCKVILLE - 4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20'      DATE: MAY 2025



**VIKA MARYLAND, LLC**  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
301.916.4100 | [vika.com](http://vika.com)

*Our Site Set on the Future.*

PLT2025-00639

APPROVED \_\_\_\_\_

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CITY MANAGER

DATE RECORDED \_\_\_\_\_  
PLAT NO. \_\_\_\_\_

Age Group	No (%)	Yes (%)	Don't know (%)	Other (%)
20	10	10	10	1
0	10	10	10	1
10	10	10	10	1
20	10	10	10	1
40	10	10	10	1

( IN FEET )  
1 inch = 20 ft.

Community Planning & Development Services  
Received  
May 14, 2025