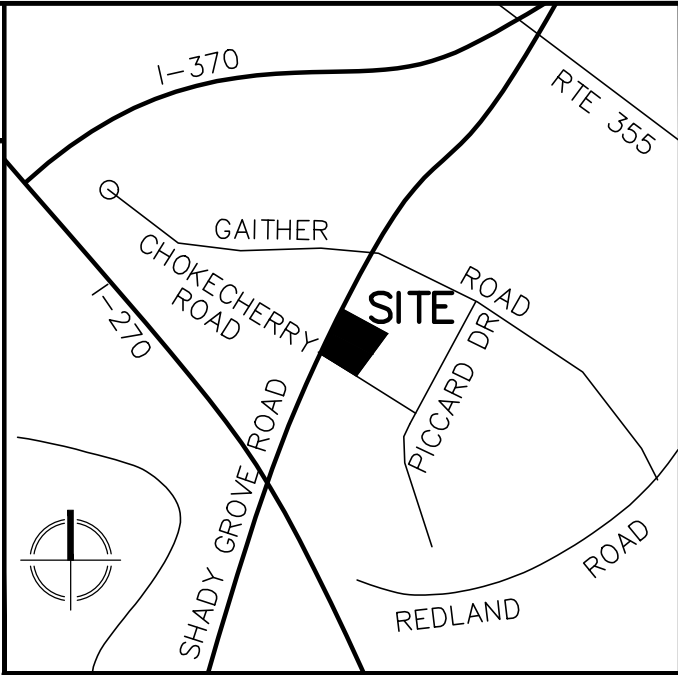
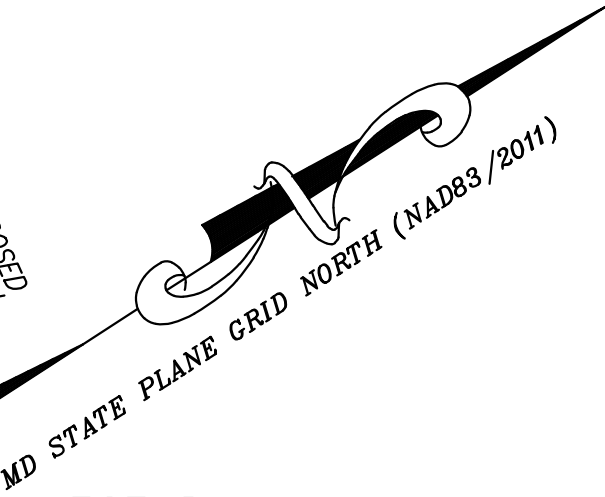


PLAT NO.

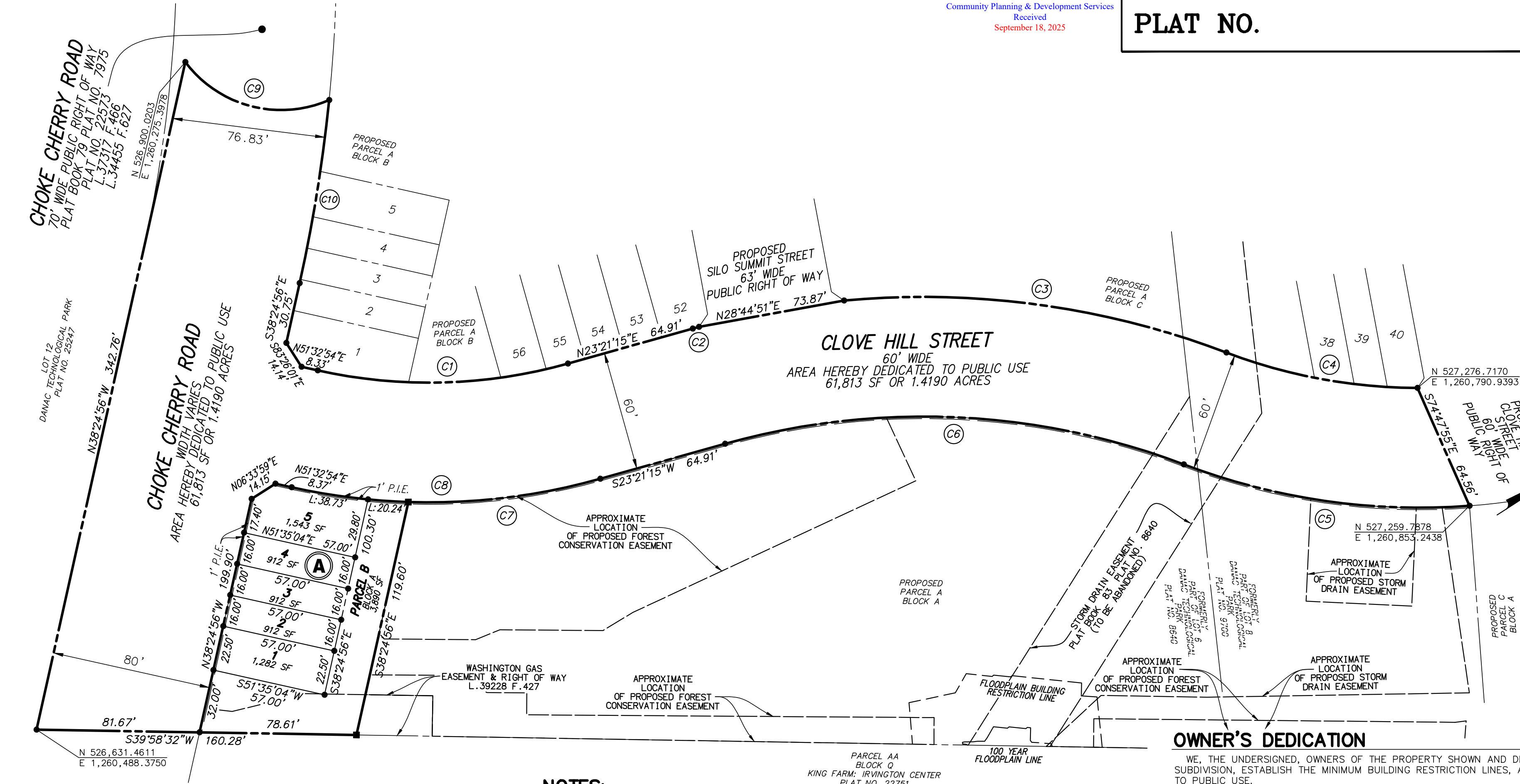


VICINITY MAP
SCALE: 1" = 2000'



LEGEND:

SF SQUARE FEET
L.F. LIBER
F. FOLIO
N NORTHING
E EASTING
ESMT EASEMENT
H.O.A. HOMEOWNER'S
AC ASSOCIATION
ACRES



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.) UTILITY EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- 6.) 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.
- 7.) THIS PROPERTY IS SERVICED BY WSSC WATER AND SEWER.
- 8.) PARCEL B, BLOCK A, SHOWN HEREON IS TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOLLOWING RECORDATION OF THIS PLAT.
- 9.) PARCEL B, BLOCK A IS SUBJECT TO A PUBLIC ACCESS EASEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 10.) LOTS 1-5 AND PARCEL B, BLOCK A, ARE SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT (SHOWN HEREON AS 1' P.I.E.) TO BE CREATED AND RECORDED BY SEPARATE DOCUMENT AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

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: _____ DATE: _____ WITNESS: _____
AUTHORIZED SIGNATORY

BXP SHADY GROVE LOT 8 LLC

NAME: _____ DATE: _____ WITNESS: _____
AUTHORIZED SIGNATORY

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 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 71,264 SQUARE FEET OR 1.6360 ACRES OF LAND, 61,813 SQUARE FEET OR 1.4190 ACRES OF WHICH IS DEDICATED TO PUBLIC USE.

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

DATE

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED _____

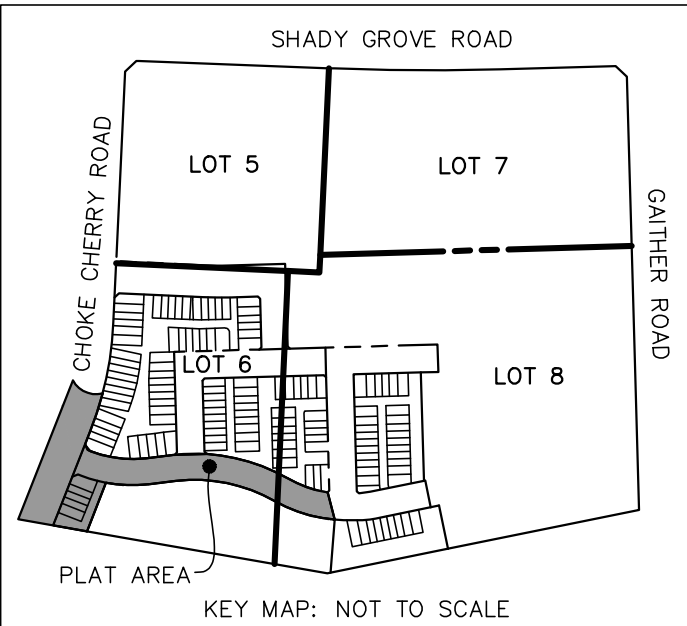
WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR

CITY MANAGER

DATE RECORDED _____

PLAT NO. _____



CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	257.50'	126.71'	64.67'	N37°27'05"E	125.44'	28°11'39"
C2	427.50'	3.26'	1.63'	N23°34'21"E	3.26'	00°26'12"
C3	427.50'	194.97'	99.21'	N46°46'10"E	193.28'	26°07'49"
C4	272.50'	97.88'	49.47'	N49°32'42"E	97.35'	20°34'46"
C5	332.50'	145.77'	74.08'	S47°16'31"W	144.61'	25°07'08"
C6	367.50'	233.99'	121.11'	S41°35'40"W	230.06'	36°28'50"
C7	317.50'	97.26'	49.01'	S32°07'48"W	96.88'	17°33'05"
C8	317.50'	156.24'	79.73'	N37°27'05"E	154.66'	28°11'39"
C9	60.00'	80.40'	47.54'	N53°48'34"E	74.52'	76°46'40"
C10	780.00'	93.00'	46.55'	S41°49'52"E	92.94'	06°49'52"

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

SUBDIVISION PLAT

SHADY GROVE
NEIGHBORHOOD CENTER

PLAT 2

LOTS 1-5, PARCEL B, BLOCK A
CLOVE HILL STREET & CHOKE CHERRY ROAD
(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: AUGUST, 2025

Vika MARYLAND, LLC
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301.916.4100 | vika.com
Our Site Set on the Future.

PLT2025-00633