

AREA TABULATION

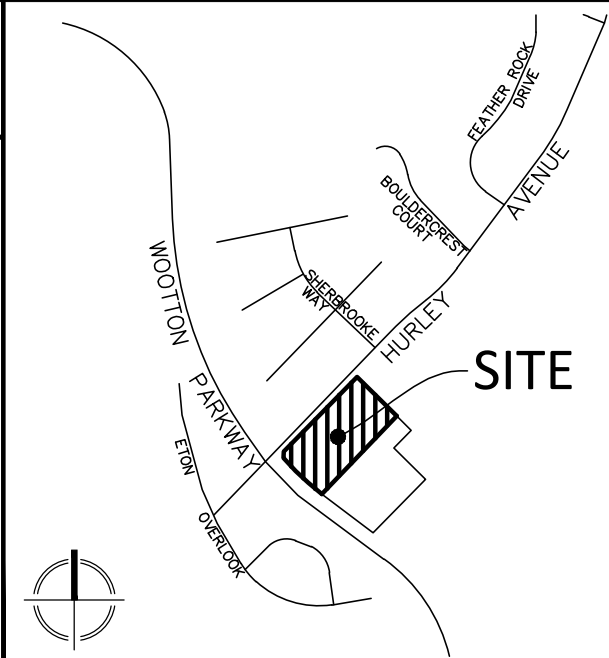
31 LOTS	108,906	SQ.FT. OR 2.5002 ACRES
8 PARCELS	60,346	SQ.FT. OR 1.3853 ACRES
STREET DEDICATION	20,700	SQ.FT. OR 0.4752 ACRES
TOTAL AREA OF THIS PLAT	189,952	SQ.FT. OR 4.3607 ACRES

LEGEND

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	N36°50'07"E	20.20'
L2	S51°05'07"W	20.20'
L3	N51°05'07"E	20.20'
L4	S55°25'49"E	9.05'
L5	S46°02'23"E	13.20'
L6	S36°50'07"W	20.20'

PLAT NO.



VICINITY MAP
SCALE: 1" = 1000'

NOTES

- 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 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, C, AND D, BLOCK A, AND PARCELS A, B, C, AND D, 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.) PARCEL C, BLOCK A AND PARCELS A, B, AND C, BLOCK B SHOWN HEREON 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.
- 10.) PARCELS B, BLOCK A, AND PARCELS A AND B, BLOCK B SHOWN HEREON ARE SUBJECT TO PUBLIC IMPROVEMENT EASEMENT (SHOWN HEREON AS 1' P.I.E.) TO BE CREATED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- 11.) PARCELS A AND B AND LOTS 1 THROUGH 18, BLOCK A, AND PARCELS A AND B AND LOTS 1 THROUGH 13, BLOCK B SHOWN HEREON ARE SUBJECT TO A WATER AND SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 12.) PARCEL A, 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.
- 13.) THE EASEMENT FOR PLANTING SCREEN RECORDED ON PLAT NO. 11598 AS SHOWN HEREON IS TO BE RELEASED BY THIS PLAT.
- 14.) PARCELS C AND D, BLOCK A, AND PARCELS C AND D, BLOCK B 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.

CURVE TABLE					
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	1340.00'	277.38'	139.19'	N47°23'21"W	276.88'
C2	18.83'	31.23'	20.57'	S03°33'38"E	27.78'
C3	487.33'	28.88'	14.45'	S52°48'26"E	28.88'
C4	57.51'	50.24'	26.85'	S04°44'47"E	48.66'
C5	29.33'	46.07'	29.33'	S01°02'23"E	41.48'
C6	18.33'	28.79'	18.33'	S88°57'37"W	25.92'
C7	10.00'	15.71'	10.00'	S88°57'37"W	14.14'
C8	10.00'	15.71'	10.00'	S01°02'23"E	14.14'
C9	29.33'	46.07'	29.33'	S50°44'06"E	4.80'
C10	30.67'	5.03'	2.52'	S50°44'06"E	5.02'
C11	29.33'	46.07'	29.33'	N01°02'23"W	41.48'
C12	29.33'	46.07'	29.33'	S88°57'37"W	41.48'
C13	512.67'	71.98'	36.05'	S50°03'43"E	71.92'

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE THE STREETS SHOWN HEREON TO PUBLIC USE. 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: _____ DATE: _____

NAME: _____



WITNESS: _____

BY: _____ DATE: _____

NAME: _____

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 PLAT OF PART OF THE PROPERTY ACQUIRED BY COMMUNITY ASSOCIATES, 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 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 PLAT OF SUBDIVISION IS 189,952 SQUARE FEET OR 4.3607 ACRES ACRES OF LAND, OF WHICH 20,700 SQUARE FEET OR 0.4752 IS DEDICATED TO PUBLIC USE.

DATE _____

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

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Community Planning & Development Services
Received
May 14, 2025

SUBDIVISION PLAT

ROCKSHIRE VILLAGE
LOTS 1-18, PARCELS A-D, BLOCK A
LOTS 1-13, PARCELS A-D, BLOCK B
AND STREET DEDICATION OF
ROCKSHIRE PLACE

(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" = 40' DATE: MAY 2025



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

Our Site Set on the Future.

PLT2025-00637

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. _____