PLAT NO.

OWNER'S DEDICATION

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

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, EXCEPT A CERTAIN DEED OF TRUST AND ASSIGNMENT OF LEASES AND RENTS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT BOOK 51265, PAGE 44, THE PARTIES OF INTEREST THERETO, HAVE INDICATED THEIR CONSENT BY CONSENT OF LIENHOLDER RECORDED SEPARATELY AMONG SAID LAND RECORDS.

MARSOL FORTUNE TERRACE LLC
DAFINK FORTUNE TERRACE LLC
SUFINK FORTUNE TERRACE LLC
SOLFAM FORTUNE TERRACE LLC
FORTUNE TERRACE INVESTMENT LLC
TASH DEVELOPMENT, LLC

DAVID B. FINK
AUTHORIZED SIGNATORY

WITNESS

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 MARSOL FORTUNE TERRACE LLC, DAFINK FORTUNE TERRACE LLC, SUFINK FORTUNE TERRACE LLC, SOLFAM FORTUNE TERRACE LLC, FORTUNE TERRACE INVESTMENT LLC, AND TASH DEVELOPMENT, LLC, FROM ALLAN J. RILEY, TRUSTEE FOR THE ALLAN J. RILEY MARITAL TRUST, BY DEED DATED MAY 17, 2001 AND RECORDED MAY 21, 2001 IN LIBER 19179 AT FOLIO 74, AND ALSO BEING PART OF LOT 23, BLOCK 'A', WHEEL OF FORTUNE, RECORDED AS PLAT NO. 11932 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.

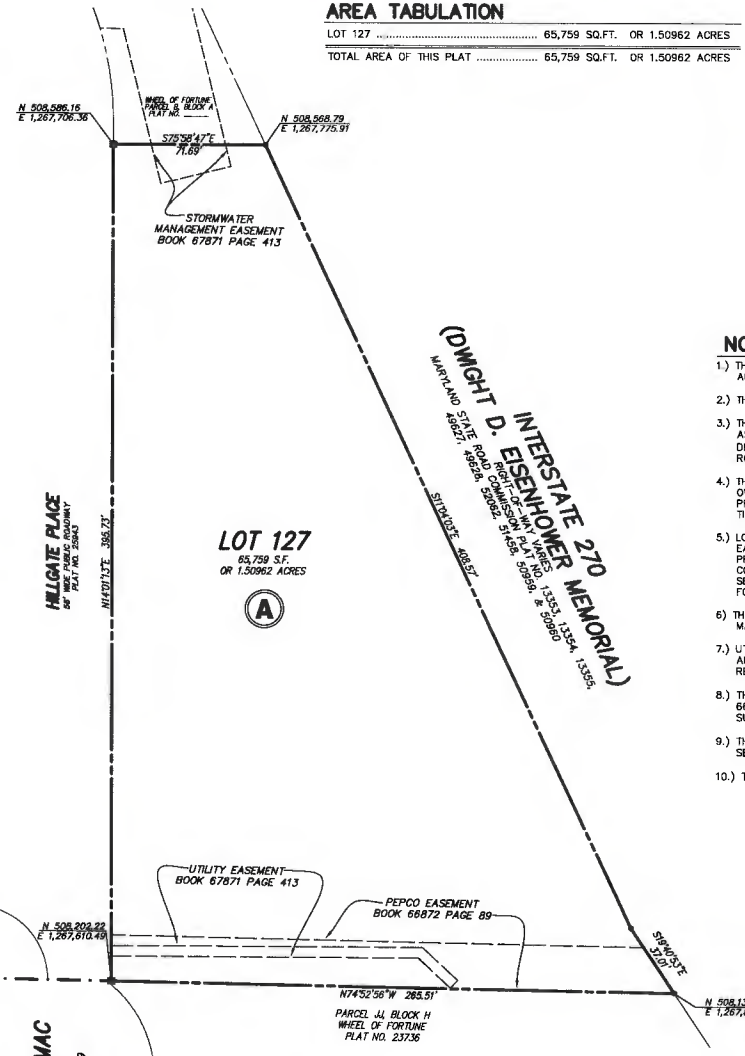
THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 65,759 SQUARE FEET OR 1.50962 ACRES OF LAND, OF WHICH NO PORTION IS DEDICATED TO PUBLIC USE.

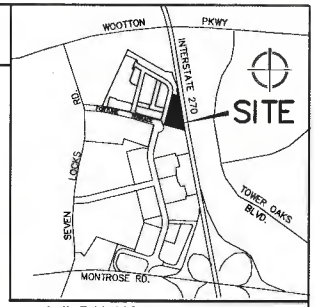
JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21846
LICENSE EXPIRES 05/31/2026

DATE

AREA TABULATION

LOT 127	65,759 SQ.FT.	OR 1.50962 ACRES
TOTAL AREA OF THIS PLAT	65,759 SQ.FT.	OR 1.50962 ACRES





VICINITY MAP
SCALE: 1" = 2000'

NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ123 WITH A TAX ACCOUNT NO. OF 04-01820676.

2.) THE OVERALL PROPERTY IS ZONED MXCD (MIXED-USE CORRIDOR DISTRICT).

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE COORDINATE SYSTEM (NAD83/91) AS BASED ON GPS OBSERVATIONS AND CHECKED WITH WSSC STATION 19936, BRASS DISK STAMPED "19936" IN CONCRETE ISLAND AT ROUTE 355 AND ROUTE 28 IN ROCKVILLE. NORTHING: 515229.678 EASTING: 1271022.532 ELEVATION: 439.302

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.) LOT 127, BLOCK A, SHOWN HEREON IS SUBJECT TO A STORMWATER MANAGEMENT EASEMENT RECORDED IN BOOK 66718 AT PAGE 87 AND ALSO SUBJECT TO ADDITIONAL PROPOSED STORMWATER EASEMENTS ASSOCIATED WITH THE STP AMENDMENT FOR NORTH CONDO BUILDING. MAINTENANCE AGREEMENTS ARE TO BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.

6) THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2020-00399 APPROVAL, AS MAY BE AMENDED.

7.) UTILITY EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.

8.) THIS PLAT IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66266 AT PAGE 372 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND SUBJECT TO A FOREST CONSERVATION PLAN.

9.) THE PROPERTY IS SUBJECT TO A WATER METER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT AND REFERENCED HEREIN.

10.) THIS PROPERTY IS SERVICED BY CITY OF ROCKVILLE PUBLIC WATER AND SEWER.

LEGEND:

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

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. _____

GRAPHIC SCALE

40 0 40 80 160

(IN FEET)
1 Inch = 40 ft.

PLAT 4
SUBDIVISION PLAT
LOT 127, BLOCK "A"
WHEEL OF FORTUNE
(BEING A RESUBDIVISION OF PART OF LOT 23, BLOCK "A" WHEEL OF FORTUNE, PLAT NUMBER 11932)
4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' 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.

PLT2025-00631

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