MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
7-25-2013

MEMORANDUM

DATE: July 15, 2013

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner
D.A.R.C. Division
(301) 495-4522

William Mayah, Principal Planning Technician
D.A.R.C Division
(301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for July 25, 2013

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220120380 - 220120420 **Rock Spring Centre**
220111500 – 220111510, 220120450 – 220120490, (cont.)
220120640 – 220120670 **Clarksburg Village**
220121160 **Clarksburg Village**
220121890, 220130080 – 220130110 **Cabin Branch**
220131060 **Norwood**
220131190 **Bowie Mill Estates**
220131200 **R. Holt Easley's Subdivision – Silver Spring**

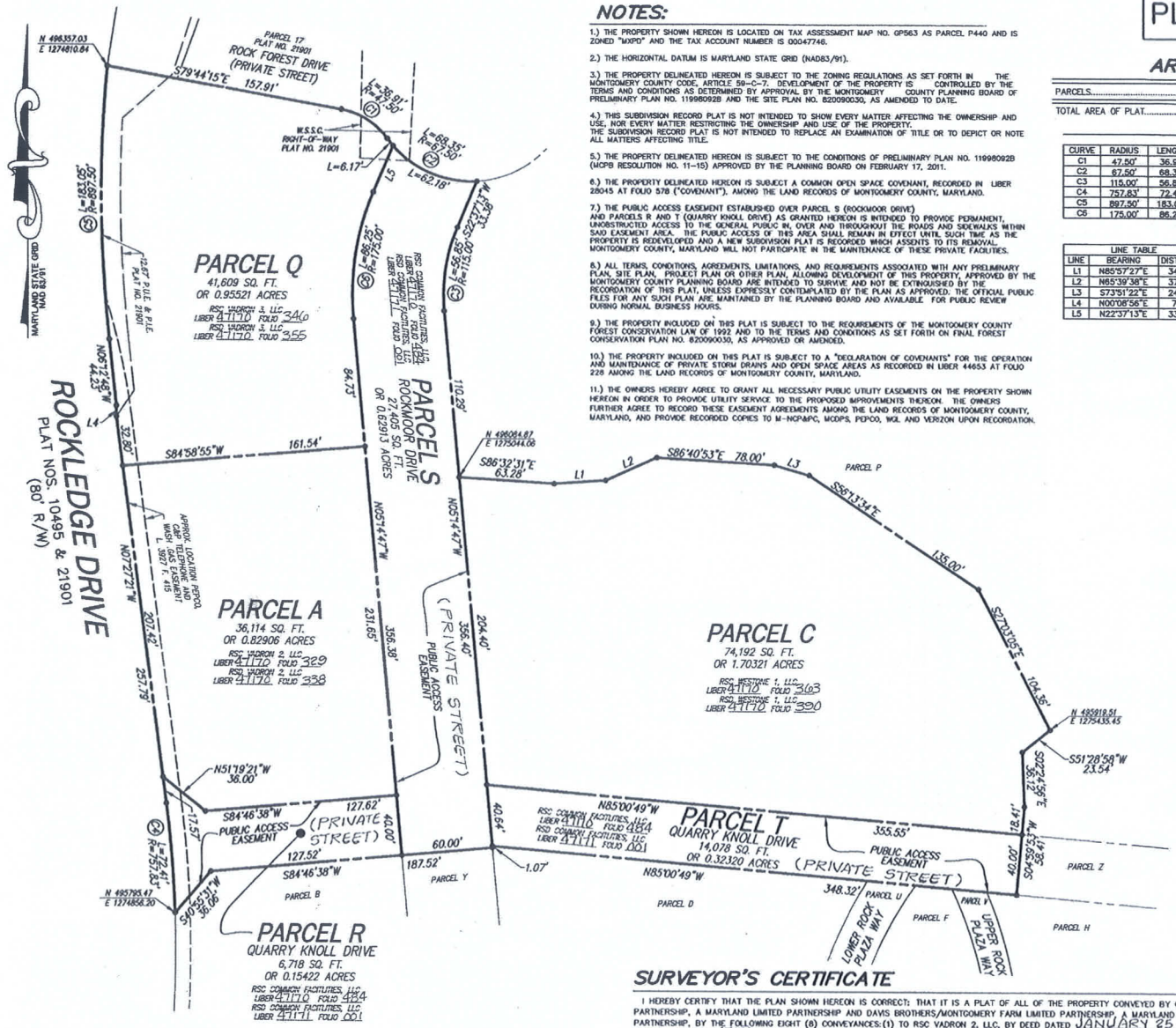
220131300 **Mallory Square**
220131310 **Brookmont, Section 1**

Plat Name: **Rock Spring Centre**
Plat #: **220120380 - 220120420**

Location: Located in the northwest quadrant of the intersection of Rock Spring Drive and Old Georgetown Road (MD 187).
Master Plan: North Bethesda/Garrett Park
Plat Details: MXPD zone; 27 parcels
Community Water, Community Sewer
Owner: Camalier Limited Partnership, et al

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 11998092B (MCPB Resolution No. 11-15) and with Site Plan No. 820090030 (Certified Site Plan dated May 14, 2012), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO. _____



NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. GP563 AS PARCEL P440 AND IS ZONED "WXPD" AND THE TAX ACCOUNT NUMBER IS 00047746.

2.) THE HORIZONTAL DATUM IS MARYLAND STATE GRID (NAD83/91).

3.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, ARTICLE 59-C-7. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 11998092B AND THE SITE PLAN NO. 820090030, AS AMENDED TO DATE.

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.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE CONDITIONS OF PRELIMINARY PLAN NO. 11998092B (MCPB RESOLUTION NO. 11-15) APPROVED BY THE PLANNING BOARD ON FEBRUARY 17, 2011.

6.) THE PROPERTY DELINEATED HEREON IS SUBJECT A COMMON OPEN SPACE COVENANT, RECORDED IN LIBER 28045 AT FOLIO 578 ("COVENANT"), AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

7.) THE PUBLIC ACCESS EASEMENT ESTABLISHED OVER PARCEL S (ROCKMOOR DRIVE) AND PARCELS R AND T (QUARRY KNOLL DRIVE) AS GRANTED HEREON IS INTENDED TO PROVIDE PERMANENT, UNOBSTRUCTED ACCESS TO THE GENERAL PUBLIC IN, OVER AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS TO ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

8.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD 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 BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

9.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820090030, AS APPROVED OR AMENDED.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AS RECORDED IN LIBER 44653 AT FOLIO 228 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

11.) THE OWNERS HEREBY AGREE TO GRANT ALL NECESSARY PUBLIC UTILITY EASEMENTS ON THE PROPERTY SHOWN HEREON IN ORDER TO PROVIDE UTILITY SERVICE TO THE PROPOSED IMPROVEMENTS THEREON. THE OWNERS FURTHER AGREE TO RECORD THESE EASEMENT AGREEMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND PROVIDE RECORDED COPIES TO M-NCPPC, MCDPS, PEPCO, WGL AND VERIZON UPON RECORDATION.

AREA TABULATION

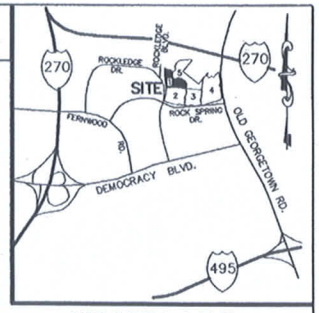
PARCELS	200,116 SQ. FT.	OR	4.59403 ACRES
TOTAL AREA OF PLAT	200,116 SQ. FT.	OR	4.59403 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	47.50'	36.91'	19.44'	S57°29'09"E	35.98'	44°30'59"
C2	67.50'	68.35'	37.43'	S64°13'51"E	65.47'	58°01'09"
C3	115.00'	56.85'	29.02'	S08°54'53"W	56.27'	28°19'24"
C4	757.83'	72.41'	36.23'	N04°43'08"W	72.38'	5°28'29"
C5	897.50'	183.05'	91.84'	N00°22'14"W	182.73'	11°41'09"
C6	175.00'	86.24'	44.02'	S08°52'18"W	85.37'	28°14'13"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N85°57'27"E	34.00'
L2	N85°39'38"E	37.00'
L3	S73°51'22"E	24.00'
L4	N00°08'56"E	7.11'
L5	N22°37'13"E	33.72'



VICINITY MAP

SCALE : 1" = 1000'

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ESTABLISH PUBLIC ACCESS EASEMENTS.

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 WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

AS TO: L 41710 AT F 329 RSC VADRON 2, LLC — ANNE D. CAMALIER, MANAGER — DATE 3/1/13 — WITNESS Robert L. Gorham

AS TO: L 41710 AT F 346 RSC VADRON 3, LLC — ANNE D. CAMALIER, MANAGER — DATE 3/1/13 — WITNESS Robert L. Gorham

AS TO: L 41710 AT F 363 RSC WESTONE 1, LLC — ANNE D. CAMALIER, MANAGER — DATE 3/1/13 — WITNESS Robert L. Gorham

AS TO: L 41710 AT F 484 RSC COMMON FACILITIES, LLC — ANNE D. CAMALIER, MANAGER — DATE 3/1/13 — WITNESS Robert L. Gorham

AS TO: L 41710 AT F 338 RSD VADRON 2, LLC — JOHN G. DAVIS, MANAGER — DATE 3/1/13 — WITNESS Robert L. Gorham

AS TO: L 41710 AT F 355 RSD VADRON 3, LLC — JOHN G. DAVIS, MANAGER — DATE 3/1/13 — WITNESS Robert L. Gorham

AS TO: L 41710 AT F 390 RSD WESTONE 1, LLC — JOHN G. DAVIS, MANAGER — DATE 3/1/13 — WITNESS Robert L. Gorham

AS TO: L 41711 AT F 001 RSD COMMON FACILITIES, LLC — JOHN G. DAVIS, MANAGER — DATE 3/1/13 — WITNESS Robert L. Gorham

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL OF THE PROPERTY CONVEYED BY CAMALIER LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND DAVIS BROTHERS/MONTGOMERY FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY THE FOLLOWING EIGHT (8) CONVEYANCES: (1) TO RSC VADRON 2, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 41710 AT FOLIO 329; (2) TO RSC VADRON 3, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 41710 AT FOLIO 346; (3) TO RSC WESTONE 1, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 41710 AT FOLIO 363; (4) TO RSC COMMON FACILITIES, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 41710 AT FOLIO 484; (5) TO RSD VADRON 2, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 41710 AT FOLIO 338; (6) TO RSD VADRON 3, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 41710 AT FOLIO 355; (7) TO RSD WESTONE 1, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 41710 AT FOLIO 390; (8) TO RSD COMMON FACILITIES, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 41711 AT FOLIO 001; ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —O— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 200,116 SQ. FT. OR 4.59403 ACRES OF LAND. THERE IS NO STREET DEDICATION BY THIS PLAT.

FEB. 22, 2013
DATE

David F. Unger II
DAVID F. UNGER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21236
LICENSE EXPIRE: 1/16/2015

GRAPHIC SCALE

80 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DATE: _____

PLAT NO.: _____

FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

DIRECTOR

SUBDIVISION RECORD PLAT

ROCK SPRING CENTRE

PARCELS A, C, Q, R, S AND T

ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: FEBRUARY 22, 2013

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA

K/5001-9999/5805/CADD/VIKA SURVEYS/5805 RECORD PLATS.DWG

NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. GP563 AS PARCEL P440 AND IS ZONED "MXPD" AND THE TAX ACCOUNT NUMBER IS 00047746.

2.) THE HORIZONTAL DATUM IS MARYLAND STATE GRID (NAD83/91).

3.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, ARTICLE 59-C-7. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 119980928 AND THE SITE PLAN NO. 820090030, AS AMENDED TO DATE.

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.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE CONDITIONS OF PRELIMINARY PLAN NO. 119980928 (MCPB RESOLUTION NO. 11-15) APPROVED BY THE PLANNING BOARD ON FEBRUARY 17, 2011.

6.) THE PROPERTY DELINEATED HEREON IS SUBJECT A COMMON OPEN SPACE COVENANT, RECORDED IN LIBER 28045 AT FOLIO 578 ("COVENANT"), AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

7.) THE PUBLIC ACCESS EASEMENT ESTABLISHED OVER PARCEL Y (ROCKMOOR DRIVE) AND PARCEL U (LOWER ROCK PLAZA WAY) AND PARCEL V (UPPER ROCK PLAZA WAY) AS GRANTED HEREON IS INTENDED TO PROVIDE PERMANENT, UNOBSTRUCTED ACCESS TO THE GENERAL PUBLIC IN, OVER AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS TO ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

8.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL FILES FOR ANY SUCH PLAN(S) ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.

9.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820090030, AS APPROVED OR AMENDED.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AS RECORDED IN LIBER 44653 AT FOLIO 228 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PLAT NO. _____

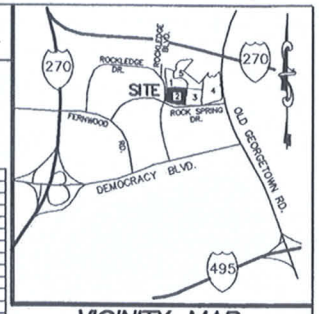
AREA TABULATION

PARCELS	243,287 SQ. FT.	OR	5.58510 ACRES
STREET DEDICATION	855 SQ. FT.	OR	0.01963 ACRES
TOTAL AREA OF PLAT	244,142 SQ. FT.	OR	5.60473 ACRES

= AREA DEDICATED TO PUBLIC USE

CURVE TABLE

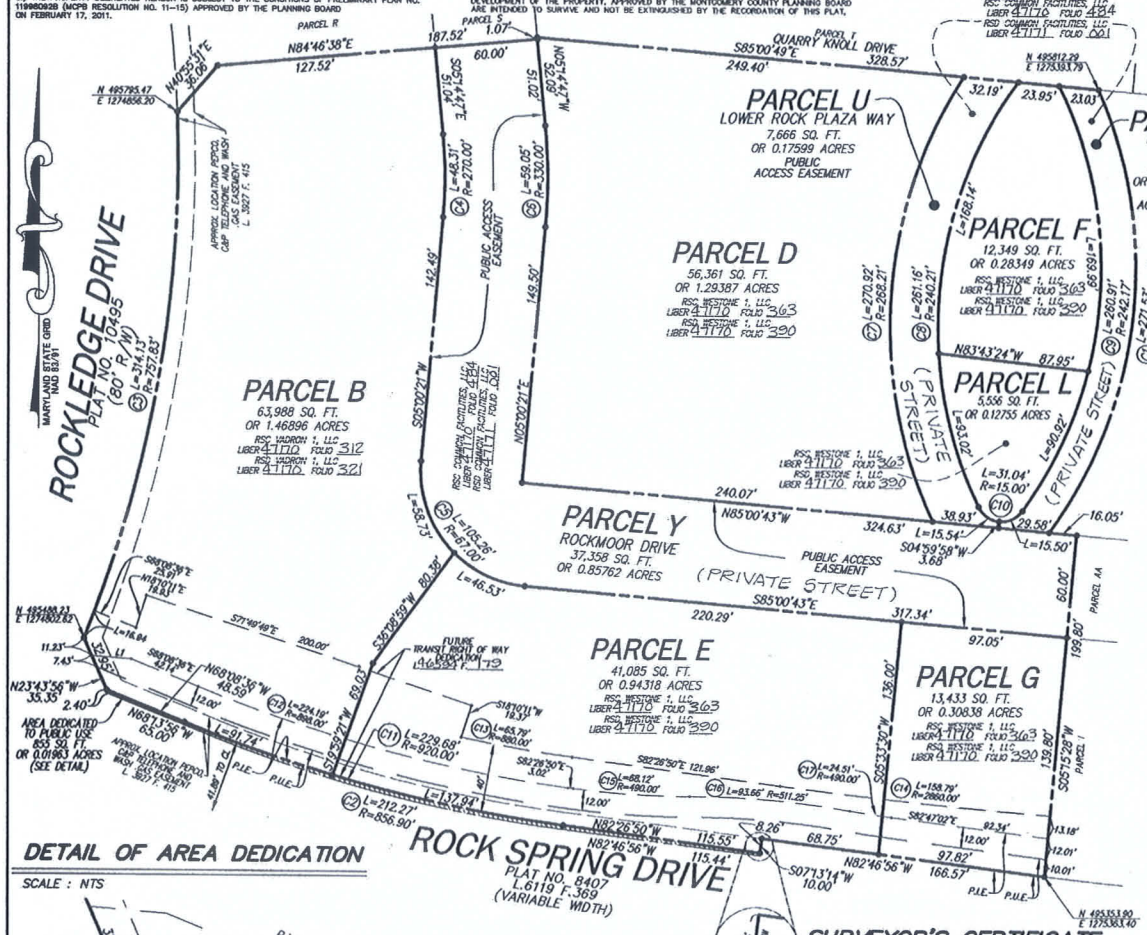
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	262.17'	271.53'	149.36'	S06°12'30"W	259.55'	59°20'32"
C2	856.90'	212.27'	106.66'	N75°41'06"W	211.73'	14°11'36"
C3	757.83'	314.13'	159.35'	N09°33'35"E	311.88'	23°44'58"
C4	270.00'	48.31'	24.22'	S00°07'13"E	48.25'	10°15'08"
C5	67.00'	105.26'	67.02'	N40°00'13"W	94.77'	90°01'07"
C6	330.00'	59.05'	29.60'	N00°07'13"W	58.97'	10°15'08"
C7	268.21'	270.92'	148.29'	S03°31'23"W	259.54'	57°52'25"
C8	240.21'	261.16'	145.17'	N05°13'50"E	248.49'	62°17'35"
C9	242.17'	260.91'	144.73'	S04°46'20"W	248.47'	61°43'49"
C10	15.00'	31.04'	25.24'	N85°02'54"W	25.79'	118°33'42"
C11	920.00'	229.68'	115.44'	N75°17'43"W	229.08'	14°18'14"
C12	898.00'	224.19'	112.68'	S75°14'43"E	223.60'	14°18'14"
C13	880.00'	65.79'	32.91'	S80°18'19"E	65.78'	4°17'02"
C14	2860.00'	158.79'	79.41'	S84°02'16"E	158.77'	3°10'52"
C15	490.00'	68.12'	34.12'	S86°25'48"E	68.06'	7°97'56"
C16	511.25'	93.66'	46.96'	S85°09'52"E	93.53'	10°29'48"
C17	490.00'	24.51'	12.26'	S81°20'57"E	24.51'	2°51'58"



VICINITY MAP

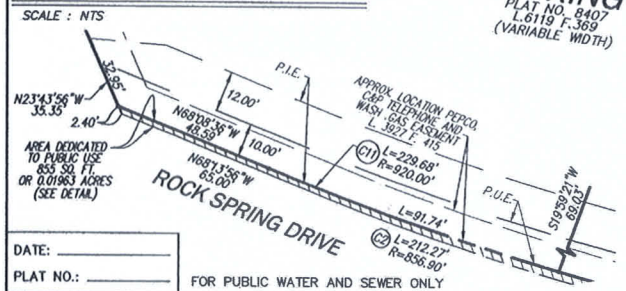
SCALE : 1" = 2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°20'40"E	22.99'



DETAIL OF AREA DEDICATION

SCALE : NTS



DATE: _____

PLAT NO.: _____ FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

DIRECTOR

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ESTABLISH THE PUBLIC ACCESS EASEMENTS, PUBLIC IMPROVEMENT EASEMENT (PIE) AND DEDICATE THE STREET AS SHOWN HEREON TO PUBLIC USE.

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 WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT TO MONTGOMERY COUNTY, MARYLAND AND THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, A FUTURE TRANSIT RIGHT OF WAY DEDICATION IN, ON, AND OVER THE LAND HEREON AS SHOWN ON THIS RECORD PLAT AS SHOWN HEREON, FUTURE TRANSIT RIGHT OF WAY DEDICATION WITH SAID TERMS AN PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANTS OF FUTURE TRANSIT RIGHT OF WAY DEDICATION" DATED FEBRUARY 19 2013, RECORDED IN LIBER 40939 AT FOLIO 172, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS TEN FOOT WIDE PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, AND EASEMENT IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS "PUBLIC IMPROVEMENTS EASEMENT" AND SHOWN HEREON AS P.I.E. WITH TERMS AND PROVISIONS OF SAID GRANT BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENT EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 46125 AT FOLIO 201.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

AS TO: 47170 AT F 312 RSC VADRON 1, LLC — ANNE D. CAMALIER, MANAGER — DATE 3/1/13 — WITNESS

AS TO: 47170 AT F 363 RSC WESTONE 1, LLC — ANNE D. CAMALIER, MANAGER — DATE 3/1/13 — WITNESS

AS TO: 47170 AT F 484 RSC COMMON FACILITIES, LLC — ANNE D. CAMALIER, MANAGER — DATE 3/1/13 — WITNESS

AS TO: 47170 AT F 321 RSD VADRON 1, LLC — JOHN G. DAVIS, MANAGER — DATE 3/1/13 — WITNESS

AS TO: 47170 AT F 390 RSD WESTONE 1, LLC — JOHN G. DAVIS, MANAGER — DATE 3/1/13 — WITNESS

AS TO: 47171 AT F 001 RSD COMMON FACILITIES, LLC — JOHN G. DAVIS, MANAGER — DATE 3/1/13 — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF ALL OF THE PROPERTY CONVEYED BY CAMALIER LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND DAVIS BROTHERS/MONTGOMERY FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY THE FOLLOWING SIX (6) CONVEYANCES: (1) TO RSC VADRON 1, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 47170 AT FOLIO 312; (2) TO RSC WESTONE 1, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 47170 AT FOLIO 363; (3) TO RSC COMMON FACILITIES, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 47170 AT FOLIO 484; (4) TO RSD VADRON 1, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 47170 AT FOLIO 321; (5) TO RSD WESTONE 1, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 47170 AT FOLIO 390; (6) TO RSD COMMON FACILITIES, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 47171 AT FOLIO 001 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —O— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 244,142 SQ. FT. OR 5.60473 ACRES OF LAND. THE TOTAL AREA OF STREET DEDICATION IS 855 SQ. FT. OR 0.01963 ACRE OF LAND.

FEB. 22, 2013 — DATE

David F. Unger II

DAVID F. UNGER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21236
LICENSE EXPIRE: 1/16/2015

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SUBDIVISION RECORD PLAT

ROCK SPRING CENTRE
PARCELS B, D, E, F, G, L, U, V, AND Y

ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

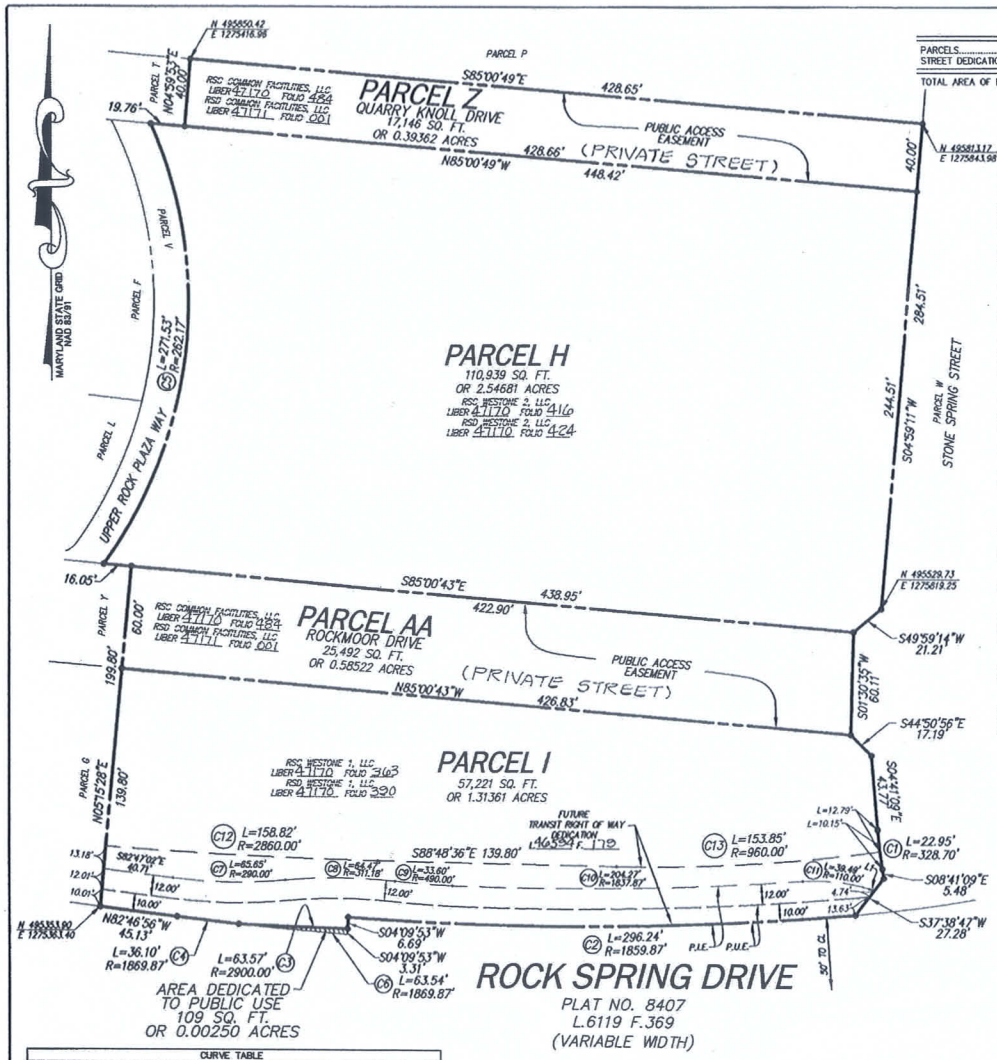
SCALE: 1" = 50' DATE: FEBRUARY 22, 2013

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA

X:\5001-9999\5805\CADD\VIKA SURVEYS\5805 RECORD PLAT.DWG

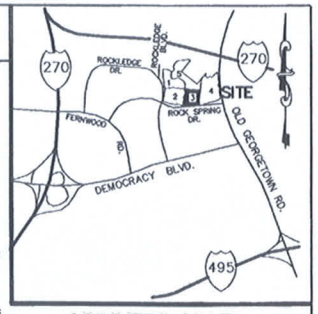


AREA TABULATION

PARCELS	210,798 SQ. FT.	OR	4.83926 ACRES
STREET DEDICATION	109 SQ. FT.	OR	0.00250 ACRES
TOTAL AREA OF PLAT	210,907 SQ. FT.	OR	4.84176 ACRES

= AREA DEDICATED TO PUBLIC USE

PLAT NO. _____



VICINITY MAP
SCALE : 1" = 1000'

NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. GP563 AS PARCEL P440 AND IS ZONED "MXPD" AND THE TAX ACCOUNT NUMBER IS 00047746.

2.) THE HORIZONTAL DATUM IS MARYLAND STATE GRID (NAD83/91).

3.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, ARTICLE 59-C-7. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 11998092B AND THE SITE PLAN NO. 820090030, AS AMENDED TO DATE.

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.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE CONDITIONS OF PRELIMINARY PLAN NO. 11998092B (MCPB RESOLUTION NO. 11-15) APPROVED BY THE PLANNING BOARD ON FEBRUARY 17, 2011.

6.) THE PROPERTY DELINEATED HEREON IS SUBJECT A COMMON OPEN SPACE COVENANT, RECORDED IN LIBER 28045 AT FOLIO 578 ("COVENANT"), AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

7.) THE PUBLIC ACCESS EASEMENT ESTABLISHED OVER PARCEL AA (ROCKMOOR DRIVE) AND PARCEL Z (QUARRY KNOLL DRIVE) AS GRANTED HEREON IS INTENDED TO PROVIDE PERMANENT, UNOBSTRUCTED ACCESS TO THE GENERAL PUBLIC IN, OVER AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS TO ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

8.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL FILES FOR ANY SUCH PLAN(S) ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.

9.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820090030, AS APPROVED OR AMENDED.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AS RECORDED IN LIBER 44653 AT FOLIO 228 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ESTABLISH THE PUBLIC ACCESS EASEMENTS, PUBLIC IMPROVEMENT EASEMENT (PIE) AND DEDICATE THE STREET AS SHOWN HEREON TO PUBLIC USE.

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 WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT TO MONTGOMERY COUNTY, MARYLAND AND THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN FUTURE TRANSIT RIGHT OF WAY DEDICATION IN, ON, AND OVER THE LAND HEREON AS SHOWN ON THIS RECORD PLAT AS SHOWN HEREON, FUTURE TRANSIT RIGHT OF WAY DEDICATION WITH SAID TERMS AN PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANTS OF FUTURE TRANSIT RIGHT OF WAY DEDICATION" DATED FEBRUARY 14, 2013, RECORDED IN LIBER 46284 AT FOLIO 179, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, AND EASEMENT IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS "PUBLIC IMPROVEMENTS EASEMENT" AND SHOWN HEREON AS P.I.E. WITH TERMS AND PROVISIONS OF SAID GRANT BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENT EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 46182 AT FOLIO 001

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS TEN FOOT WIDE PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

AS TO: L 47170 AT F 363	RSC WESTONE 1, LLC	ANNE D. CAMALIER, MANAGER	3/1/13 DATE	ROBERT L. BORHAM WITNESS
AS TO: L 47170 AT F 416	RSC WESTONE 2, LLC	ANNE D. CAMALIER, MANAGER	3/1/13 DATE	ROBERT L. BORHAM WITNESS
AS TO: L 47170 AT F 484	RSC COMMON FACILITIES, LLC	ANNE D. CAMALIER, MANAGER	3/1/13 DATE	ROBERT L. BORHAM WITNESS
AS TO: L 47170 AT F 390	RSD WESTONE 1, LLC	JOHN G. DAVIS, MANAGER	3/1/13 DATE	ROBERT L. BORHAM WITNESS
AS TO: L 47170 AT F 424	RSD WESTONE 2, LLC	JOHN G. DAVIS, MANAGER	3/1/13 DATE	ROBERT L. BORHAM WITNESS
AS TO: L 47171 AT F 001	RSD COMMON FACILITIES, LLC	JOHN G. DAVIS, MANAGER	3/1/13 DATE	ROBERT L. BORHAM WITNESS

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	328.70'	22.95'	11.48'	S06°41'09"E	22.94'	4°00'01"
C2	1859.87'	296.24'	148.43'	S89°36'06"W	295.93'	9°07'34"
C3	2900.00'	63.57'	31.79'	N87°50'56"W	63.56'	1°15'21"
C4	1869.87'	36.10'	18.05'	N83°20'07"W	36.10'	1°06'22"
C5	262.17'	271.53'	149.36'	N06°12'30"E	259.55'	59°20'32"
C6	1869.87'	63.54'	31.77'	N84°51'43"W	63.54'	1°56'49"
C7	290.00'	65.65'	32.98'	S89°09'01"E	65.51'	12°58'17"
C8	311.18'	64.47'	32.35'	S89°42'02"E	64.36'	11°52'15"
C9	490.00'	33.60'	16.81'	S85°43'47"E	33.59'	3°55'44"
C10	1837.87'	204.27'	102.24'	N89°07'18"E	204.16'	6°22'05"
C11	110.00'	39.49'	19.96'	S83°46'42"E	39.28'	20°34'04"
C12	2860.00'	158.82'	79.43'	S87°13'09"E	158.80'	3°10'54"
C13	960.00'	153.85'	77.09'	N86°35'56"E	153.68'	9°10'56"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S73°29'40"E	2.96'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF ALL OF THE PROPERTY CONVEYED BY CAMALIER LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND DAVIS BROTHERS/MONTGOMERY FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY THE FOLLOWING SIX (6) CONVEYANCES: (1) TO RSC WESTONE 1, LLC, BY DEED DATE JANUARY 25 2013, AND RECORDED IN LIBER 47170 AT FOLIO 363; (2) TO RSC WESTONE 2, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 47170 AT FOLIO 416; (3) TO RSC COMMON FACILITIES, LLC, BY DEED DATED JANUARY 25 2013, AND RECORDED IN LIBER 47170 AT FOLIO 484; (4) TO RSD WESTONE 1, LLC, BY DEED DATE FEBRUARY 26 2013, AND RECORDED IN LIBER 47170 AT FOLIO 390; (5) TO RSD WESTONE 2, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 47170 AT FOLIO 424; (6) TO RSD COMMON FACILITIES, LLC, BY DEED DATED FEBRUARY 26 2013, AND RECORDED IN LIBER 47171 AT FOLIO 001. ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —O— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 210,907 SQ. FT. OR 4.84176 ACRES OF LAND. THE TOTAL AREA OF STREET DEDICATION IS 109 SQ. FT. OR 0.00250 ACRE OF LAND.

FEB. 22, 2013
DATE

David F. Unger II

DAVID F. UNGER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21236
LICENSE EXPIRE: 1/16/2015

DATE: _____

PLAT NO.: _____

FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

DIRECTOR

SUBDIVISION RECORD PLAT

ROCK SPRING CENTRE

PARCELS AA, H, I, & Z

ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: FEBRUARY 22, 2013

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA

K:\5001-9999\5805\CAD0\VIKA SURVEYS\5805 RECORD PLATS.DWG

PLAT NO. _____

NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. GP563 AS PARCEL P440 AND IS ZONED "IMXPD" AND THE TAX ACCOUNT NUMBER IS 00047746.

2.) THE HORIZONTAL DATUM IS MARYLAND STATE GRID (NAD83/91).

3.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, ARTICLE 59-C-7. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 119980928 AND THE SITE PLAN NO. 820080030, AS AMENDED TO DATE.

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.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE CONDITIONS OF PRELIMINARY PLAN NO. 119980928 (MCPB RESOLUTION NO. 11-15) APPROVED BY THE PLANNING BOARD ON FEBRUARY 17, 2011.

6.) THE PROPERTY DELINEATED HEREON IS SUBJECT A COMMON OPEN SPACE COVENANT, RECORDED IN LIBER 28045 AT FOLIO 578 ("COVENANT"), AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

7.) THE PUBLIC ACCESS EASEMENT ESTABLISHED OVER PARCEL W (STONE SPRING LANE) AND PARCEL X (ROCKMOOR DRIVE) AS GRANTED HEREON IS INTENDED TO PROVIDE PERMANENT, UNOBSTRUCTED ACCESS TO THE GENERAL PUBLIC IN, OVER AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS TO ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

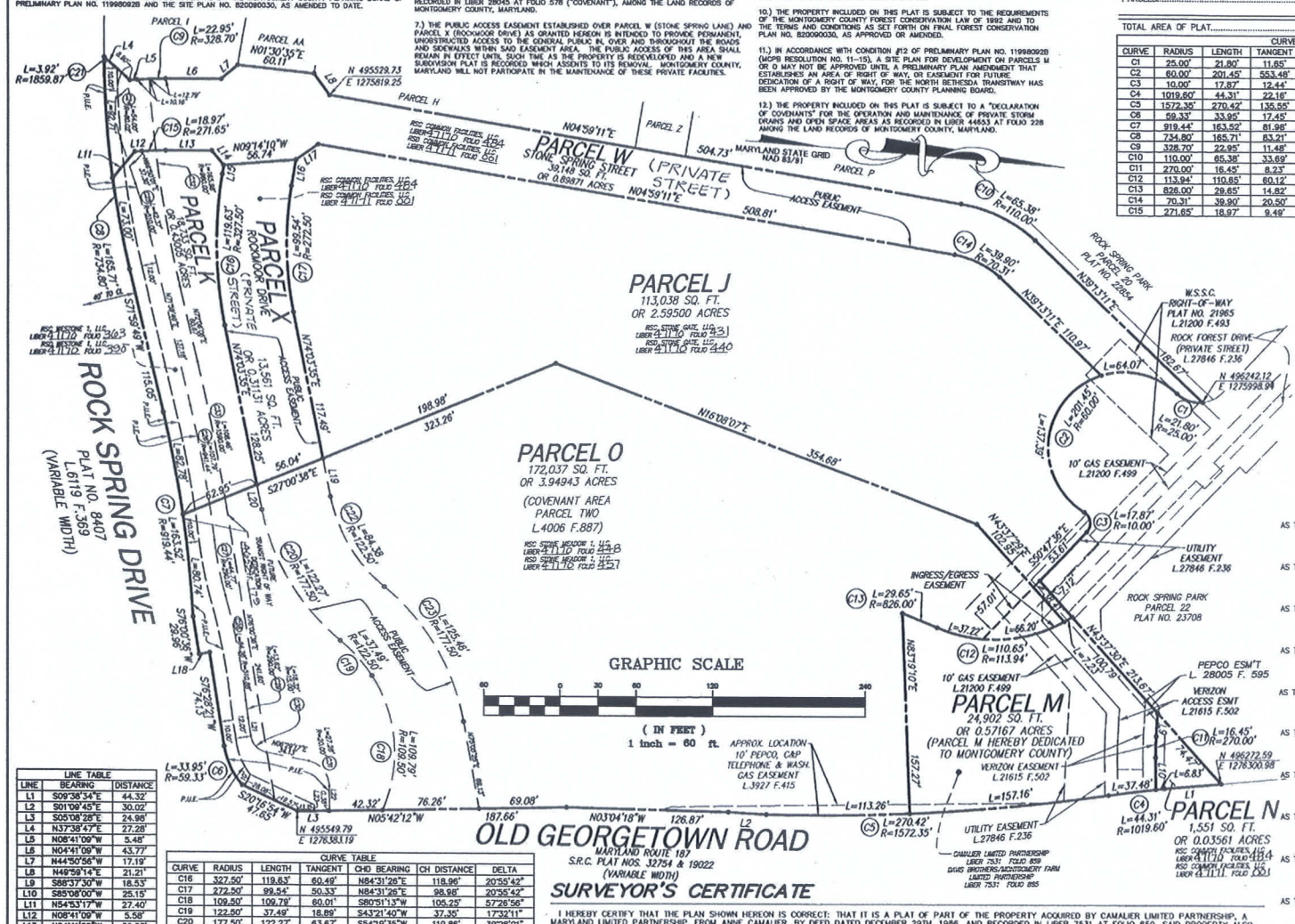
8.) PARCEL M IS HEREBY DEDICATED TO MONTGOMERY COUNTY AND IS SUBJECT TO PUBLIC RECREATION USE PER COUNTY COUNCIL RESOLUTION 13-865.

9.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL FILES FOR ANY SUCH PLAN(S) ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820090030, AS APPROVED OR AMENDED.

11.) IN ACCORDANCE WITH CONDITION #12 OF PRELIMINARY PLAN NO. 119980928 (MCPB RESOLUTION NO. 11-15), A SITE PLAN FOR DEVELOPMENT ON PARCELS M OR O MAY NOT BE APPROVED UNTIL A PRELIMINARY PLAN AMENDMENT THAT ESTABLISHES AN AREA OF RIGHT OF WAY, OR EASEMENT FOR FUTURE DEDICATION OF A RIGHT OF WAY, FOR THE NORTH BETHESDA TRANSITWAY HAS BEEN APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.

12.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AS RECORDED IN LIBER 44653 AT FOLIO 228 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°38'34"E	44.32'
L2	S01°09'45"E	30.02'
L3	S05°08'28"E	24.98'
L4	N37°38'47"E	27.28'
L5	N08°41'09"W	5.48'
L6	N04°41'09"W	43.77'
L7	N44°50'56"W	17.19'
L8	N49°59'14"E	21.21'
L9	S88°37'30"W	18.53'
L10	S85°08'00"W	25.15'
L11	N54°53'17"W	27.40'
L12	N08°41'09"W	5.58'
L13	N04°41'09"W	36.23'
L14	N45°09'04"E	14.97'
L15	N85°00'43"W	7.15'
L16	S85°00'43"E	21.09'
L17	S40°00'46"W	21.21'
L18	S13°59'24"E	8.20'
L19	N74°03'35"E	30.87'
L20	S74°03'35"W	20.11'
L21	N76°28'21"E	14.63'
L22	N84°38'44"E	19.41'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C16	327.50'	119.83'	60.49'	N84°31'26"E	118.96'	20°55'42"
C17	272.50'	99.54'	50.33'	N84°31'26"E	98.98'	20°55'42"
C18	109.50'	109.79'	60.01'	S80°51'13"W	105.25'	57°26'56"
C19	122.50'	37.49'	18.89'	S43°21'40"W	37.35'	17°32'11"
C20	177.50'	122.27'	63.67'	S54°19'35"W	119.86'	39°28'01"
C21	1859.87'	3.92'	1.96'	S84°58'41"W	3.92'	0°07'15"
C22	122.50'	84.38'	43.94'	N54°19'35"E	82.72'	39°28'01"
C23	177.50'	125.46'	65.48'	S54°30'30"W	122.86'	40°29'51"
C24	80.02'	54.00'	28.07'	N86°10'09"E	52.96'	38°40'02"
C25	510.00'	42.37'	21.20'	N69°37'01"E	42.36'	4°45'35"
C26	941.44'	107.79'	53.95'	N75°16'36"E	107.73'	6°33'35"
C27	290.00'	44.77'	22.43'	N74°06'03"E	44.73'	8°50'43"
C28	510.88'	84.26'	42.23'	N74°26'14"E	84.18'	9°27'06"
C29	290.00'	13.62'	6.81'	N77°49'04"E	13.62'	2°41'26"
C30	15.00'	18.32'	10.50'	N41°28'49"E	17.20'	69°59'04"
C31	20.00'	27.28'	16.24'	N45°34'00"E	25.22'	78°09'28"
C32	960.00'	165.98'	83.20'	N77°03'17"E	165.77'	9°54'22"
C33	1590.00'	108.46'	54.25'	N74°03'21"E	108.44'	3°54'30"

FOR PUBLIC WATER AND SEWER ONLY

DATE: _____

PLAT NO.: _____

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR SECRETARY – TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

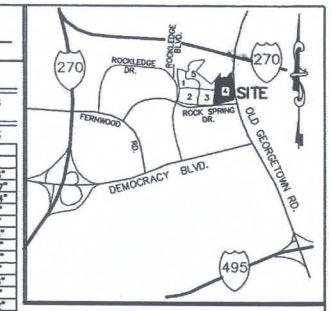
DIRECTOR

AREA TABULATION

PARCELS..... 382,970 SQ. FT. OR 8.79178 ACRES

TOTAL AREA OF PLAT..... 382,970 SQ. FT. OR 8.79178 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	25.00'	21.80'	11.85'	S14°14'36"W	21.12'	49°57'53"
C2	60.00'	201.45'	553.48'	S56°58'33"E	119.30'	192°22'27"
C3	10.00'	17.87'	12.44'	N78°00'10"E	15.59'	102°23'44"
C4	1019.60'	44.31'	22.16'	S11°40'39"E	44.31'	2°29'25"
C5	1572.35'	270.42'	135.55'	S07°59'45"E	270.09'	9°51'15"
C6	59.33'	33.95'	17.45'	S60°04'40"W	33.49'	32°47'16"
C7	919.44'	163.52'	81.98'	S77°05'31"W	163.31'	10°11'25"
C8	734.80'	165.71'	83.21'	S78°27'26"W	165.36'	12°55'17"
C9	328.70'	22.95'	11.48'	N06°41'09"W	22.94'	4°00'01"
C10	110.00'	65.38'	33.69'	N21°13'31"E	64.43'	34°03'26"
C11	270.00'	16.45'	8.23'	S86°52'45"W	16.45'	3°29'30"
C12	113.94'	110.85'	60.12'	N09°23'23"W	106.35'	55°38'32"
C13	826.00'	29.65'	14.82'	N17°23'42"E	29.64'	2°03'23"
C14	70.31'	39.90'	20.50'	N21°20'34"E	39.37'	32°31'02"
C15	271.65'	18.97'	9.49'	N06°41'09"W	18.96'	4°00'01"



VICINITY MAP

SCALE : 1" = 1000'

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ESTABLISH THE PUBLIC ACCESS EASEMENT.

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 WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, AND EASEMENT IN, ON, AND OVER THE LAND HEREIN IDENTIFIED AS "PUBLIC IMPROVEMENTS EASEMENT" AND SHOWN HEREON AS P.I.E. WITH TERMS AND PROVISIONS OF SAID GRANT BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENT EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 42624 AT FOLIO 207.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS TEN FOOT WIDE PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT PARCEL M SHOWN HEREON TO MONTGOMERY COUNTY PER COUNTY COUNCIL RESOLUTION 13-865 AND WITH TERMS AND PROVISIONS FOR SUCH A GRANT BEING SET FORTH IN A CERTAIN DOCUMENT TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT TO MONTGOMERY COUNTY, MARYLAND AND THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN FUTURE TRANSIT RIGHT OF WAY DEDICATION IN, ON, AND OVER THE LAND HEREON AS SHOWN ON THIS RECORD PLAT AS SHOWN HEREON, FUTURE TRANSIT RIGHT OF WAY DEDICATION WITH SAID TERMS AN PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANTS OF FUTURE TRANSIT RIGHT OF WAY DEDICATION" DATED FEBRUARY 19, 2013, RECORDED IN LIBER 42624 AT FOLIO 132, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY GRANT AN INGRESS/EGRESS EASEMENT IN, ON AND OVER A PORTION OF PARCEL O AND PARCEL J, AS SHOWN HEREON, FOR THE BENEFIT AND USE OF PARCEL M.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

AS TO: L. 7531 AT F. 859	CAMALIER LIMITED PARTNERSHIP	ANNE D. CAMALIER, MANAGER	DATE	WITNESS
AS TO: L 47170 AT F 363	RSC WESTONE 1, LLC	ANNE D. CAMALIER, MANAGER	DATE	WITNESS
AS TO: L 47170 AT F 431	RSC STONE GATE, LLC	ANNE D. CAMALIER, MANAGER	DATE	WITNESS
AS TO: L 47170 AT F 448	RSC STONE MEADOW 1, LLC	ANNE D. CAMALIER, MANAGER	DATE	WITNESS
AS TO: L 47170 AT F 484	RSC COMMON FACILITIES, LLC	ANNE D. CAMALIER, MANAGER	DATE	WITNESS
AS TO: L. 7531 AT F. 865	DAVIS BROTHERS/ MONTGOMERY FARM LIMITED PARTNERSHIP	JOHN G. DAVIS, MANAGER	3/1/13	
AS TO: L 47170 AT F 390	RSD WESTONE 1, LLC	JOHN G. DAVIS, MANAGER	3/1/13	
AS TO: L 47170 AT F 440	RSD STONE GATE, LLC	JOHN G. DAVIS, MANAGER	3/1/13	
AS TO: L 47170 AT F 457	RSD STONE MEADOW 1, LLC	JOHN G. DAVIS, MANAGER	3/1/13	
AS TO: L 47171 AT F 001	RSD COMMON FACILITIES, LLC	JOHN G. DAVIS, MANAGER	3/1/13	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY CAMALIER LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, FROM ANNE CAMALIER, BY DEED DATED DECEMBER 29TH, 1986, AND RECORDED IN LIBER 7531 AT FOLIO 859, SAID PROPERTY ALSO BEING PART OF THE PROPERTY ACQUIRED BY DAVIS BROTHERS/MONTGOMERY FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, FROM ANNE CAMALIER, BY DEED DATED DECEMBER 29TH, 1986, AND RECORDED IN LIBER 7531 AT FOLIO 865, AND ALSO BEING ALL OF THE PROPERTY CONVEYED BY CAMALIER LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND DAVIS BROTHERS/MONTGOMERY FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY THE FOLLOWING EIGHT (8) CONVEYANCES:(1) TO RSC WESTONE 1, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 41170 AT FOLIO 363;(2) TO RSC STONE GATE, LLC BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 41170 AT FOLIO 431;(3) TO RSC STONE MEADOW 1, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 41170 AT FOLIO 448;(4) TO RSC COMMON FACILITIES, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 41170 AT FOLIO 484;(5) TO RSD WESTONE 1, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 41170 AT FOLIO 390;(6) TO RSD STONE GATE, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 41170 AT FOLIO 440;(7) TO RSD STONE MEADOW 1, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 41170 AT FOLIO 457;(8) TO RSD COMMON FACILITIES, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 41171 AT FOLIO 001 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —O— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 382,970 SQ. FT. OR 8.79178 ACRES OF LAND. THERE IS NO STREET DEDICATION ON THIS PLAT.

FEB. 22, 2013
DATE

DAVID F. UNGER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21236
LICENSE EXPIRE: 1/16/2015

SUBDIVISION RECORD PLAT

ROCK SPRING CENTRE

PARCELS J, K, O, M, N, W AND X

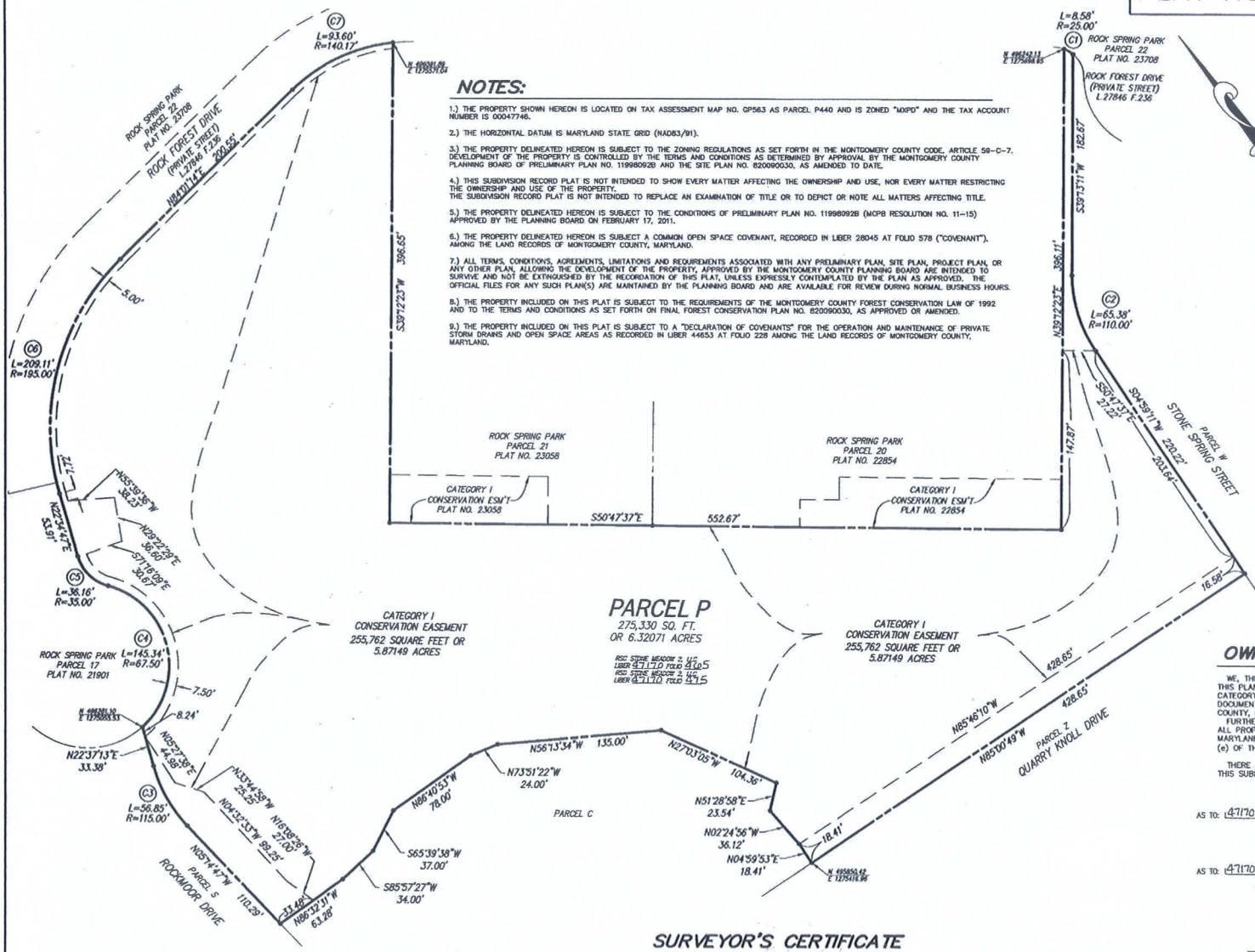
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 60' DATE: FEBRUARY 22, 2013

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA

K/5001-9999/5805/CADD/VIKA SURVEYS/5805 RECORD PLATS.DWG

PLAT NO. _____



NOTES:

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. GP563 AS PARCEL P440 AND IS ZONED "MXPD" AND THE TAX ACCOUNT NUMBER IS 00047746.

2.) THE HORIZONTAL DATUM IS MARYLAND STATE GRID (NAD83/91).

3.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, ARTICLE 59-C-7. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 119980928 AND THE SITE PLAN NO. 820090030, AS AMENDED TO DATE.

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.

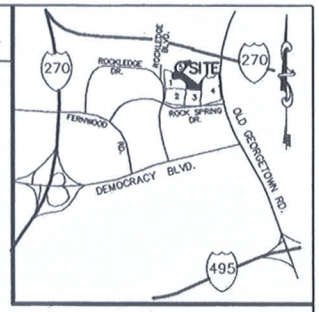
5.) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE CONDITIONS OF PRELIMINARY PLAN NO. 119980928 (MCPB RESOLUTION NO. 11-15) APPROVED BY THE PLANNING BOARD ON FEBRUARY 17, 2011.

6.) THE PROPERTY DELINEATED HEREON IS SUBJECT A COMMON OPEN SPACE COVENANT, RECORDED IN LIBER 28045 AT FOLIO 578 ("COVENANT"), AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

7.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL FILES FOR ANY SUCH PLAN(S) ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.

8.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 820090030, AS APPROVED OR AMENDED.

9.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AS RECORDED IN LIBER 44653 AT FOLIO 228 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



VICINITY MAP

SCALE : 1" = 1000'

AREA TABULATION

PARCEL	275,330 SQ. FT.	OR	6.32071 ACRES
TOTAL AREA OF PLAT	275,330 SQ. FT.	OR	6.32071 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	25.00'	8.58'	4.33'	S20°34'39"E	8.54'	19°39'29"
C2	110.00'	65.38'	33.69'	S21°13'31"W	64.43'	34°03'28"
C3	115.00'	56.85'	28.02'	N08°54'53"E	56.27'	28°18'24"
C4	67.50'	145.34'	125.28'	N25°04'29"E	118.85'	123°22'10"
C5	35.00'	36.16'	19.88'	N07°00'54"W	34.57'	59°11'23"
C6	195.00'	209.11'	115.88'	N53°17'59"E	199.23'	61°26'30"
C7	140.17'	93.60'	48.62'	S76°50'56"E	91.87'	38°15'40"

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT THE CATEGORY I FOREST CONSERVATION EASEMENT AS SHOWN HEREON, SUBJECT TO THE TERMS OF THE DOCUMENT RECORDED IN LIBER 13178 AT FOLIO 412, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

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 WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

AS TO: 47170 AT F 465 RSC STONE MEADOW 2, LLC — ANNE D. CAMALIER, MANAGER — DATE — WITNESS

AS TO: 47170 AT F 475 RSD STONE MEADOW 2, LLC — JOHN G. DAVIS, MANAGER — 3/1/13 DATE — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL OF THE PROPERTY CONVEYED BY CAMALIER LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND DAVIS BROTHERS/MONTGOMERY FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY THE FOLLOWING TWO (2) CONVEYANCES: (1) TO RSC STONE MEADOW 2, LLC, BY DEED DATED JANUARY 25, 2013, AND RECORDED IN LIBER 47170 AT FOLIO 465; (2) TO RSD STONE MEADOW 2, LLC, BY DEED DATED FEBRUARY 26, 2013, AND RECORDED IN LIBER 47170 AT FOLIO 475; ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —O— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 275,330 SQ. FT. OR 6.32071 ACRES OF LAND. THERE IS NO STREET DEDICATION ON THIS PLAT.

FEB. 22, 2013 — DATE

DAVID F. UNGER II
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21236
LICENSE EXPIRE: 1/16/2015

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DATE: _____

PLAT NO.: _____

FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — SECRETARY – TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

DIRECTOR

SUBDIVISION RECORD PLAT

ROCK SPRING CENTRE

PARCEL P

ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: FEBRUARY 22, 2013

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
20251 CENTURY BOULEVARD–SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

K/5001-9999/5805/5400/VIKA SURVEYS/5805 RECORD PLATS.DWG

RECORD PLAT REVIEW SHEET

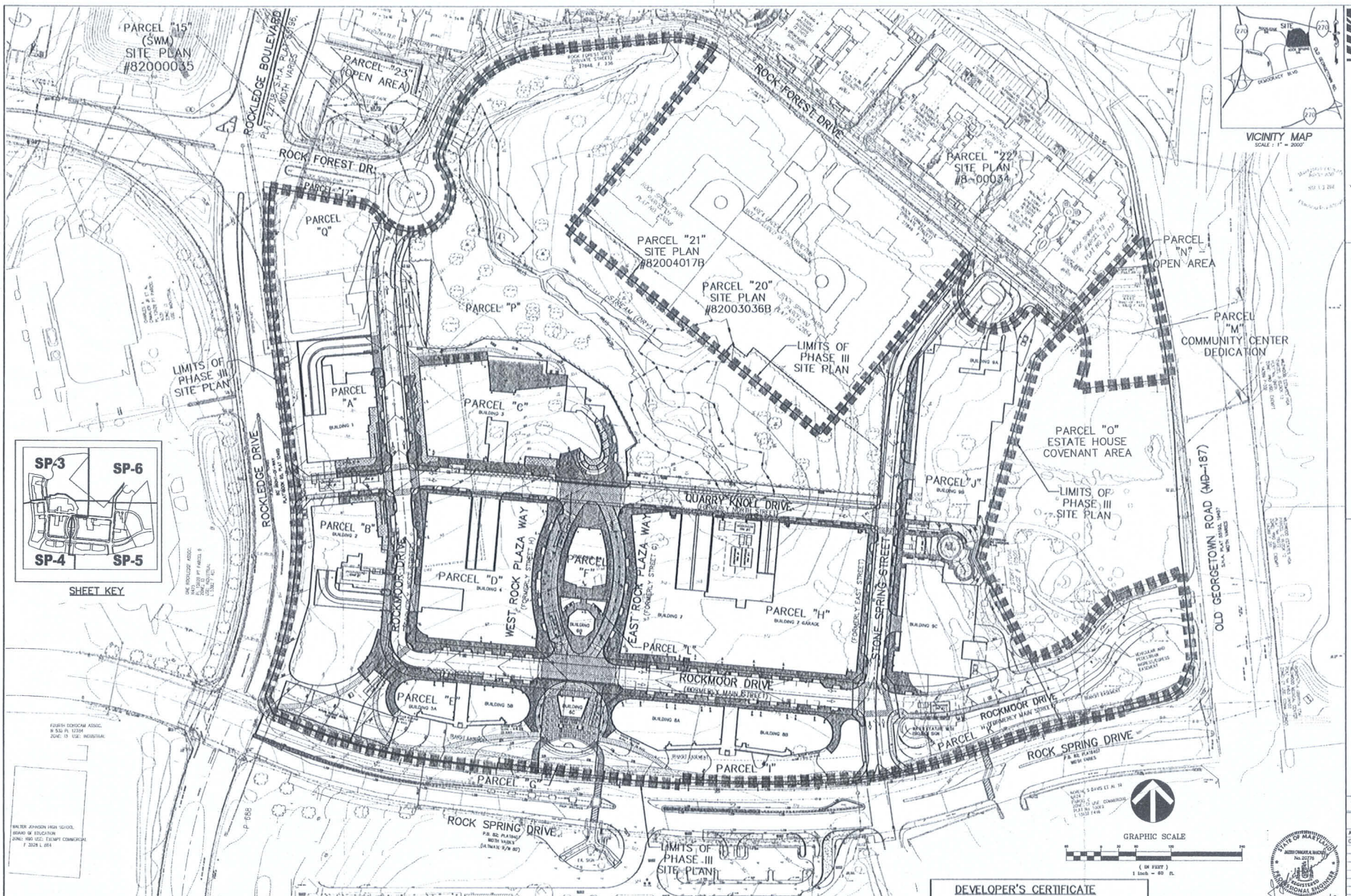
Plat Name: Rock Spring Center Plat Number: 220120380 - 420
Plan Name: Rock Spring Centre Plan Number: 119980092B
Plat Submission Date: 10-13-2011
DRD Plat Reviewer: S. Smith
DRD Prelim Plan Reviewer: N. Braunstein Checked: SJS Date 3-14-13

Background Review:
Signed Preliminary Plan – Date 12-9-11 Checked: Initial SJS Date 5-24-12
Planning Board Resolution No. 11-15 Resolution Mailing Date 3-30-2011
Site Plan Required? Yes X No ____ Verified By: SJS (initial)
Site Plan Name: Rock Spring Centre Site Plan Number: 820090030
Site Plan Signature Set – Date May 14, 2012 Checked: Initial SJS Date 1-23-2013
Planning Board Resolution No. 11-16
Site Plan Reviewer Check: Initial — Date —

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
Coordinates ✓ Plan # ✓ Road/Alley Widths ok Easements ✓ Open Space ✓
Non-standard BRLs ok Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A
TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10-20-11	11-4-11	11-3-2011	No Revisions
Research	Bobby Fleury			10-25-11	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				Check Street Names ✓

Final DRD Review:	Initial	Date
Consultant Notified (Final Mark-up):	SJS	3/14/2013
Final Mylar & DXF/DWG Received:	SJS	7-10-2013
Final Mylar Review Complete:	SJS	7-10-2013
Board Approval of Plat:		
Plat Agenda:	SJS	7/25/2013
Planning Board Approval:		
Chairman's Signature:		
MCDPS Approval of Plat:		
Consultant Pick-up for DPS Signature:		
Final Mylar for Reproduction Rec'd:		
Plat Reproduction:		
Addressing:		
File Card Update:		
Final Zoning Book Check:		
Update Address Books with Plat #:		No.
Update Plat Books for Resubdivision:		
Complete Reproduction:		
Notify Consultant to Seal Plats:		
Surveyor's Seal Complete:		
Sent to Courthouse for Recordation:		
Recordation Info Entered into Hansen		



DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of Site Plan approval No. 820090030, including Approved Conditions, Development Program, and Certified Site Plan.

Developer's Name: CAMALIER LIMITED PARTNERSHIP, a Maryland Limited Partnership
Company

By: Camalier Investment LLC, a Maryland limited liability company, its General Partner

By: Charles A. Camalier, II — Name — 03/01/12 — Date

Developer's Name: DAVIS BROTHERS MONTGOMERY FARM LIMITED PARTNERSHIP, a Maryland Limited Partnership
Company

By: DBMF, Inc., a Maryland corporation, General Partner

By: Floyd E. Davis, II — Name — 03/01/12 — Date

M-NCPPC APPROVAL STAMP

Certified Site Plan
File No. 820090030
Montgomery County Planning Board

Rose Krasnow — Chair or Designee — 5-14-12 — Date

MONTGOMERY COUNTY PLANNING DEPARTMENT

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.miss811.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The developer must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The developer is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA, INCORPORATED
20251 CENTURY BOULEVARD, GERMANTOWN, MD. 20874
(301) 916-4960 ■ FAX: (301) 916-2262
VIENNA, VA. ■ GERMANTOWN, MD ■ MCLEAN, VA.

SITE PLAN
ROCK SPRING CENTRE–PHASE III
ELECTION DISTRICT NO. 4
MONTGOMERY COUNTY, MD.

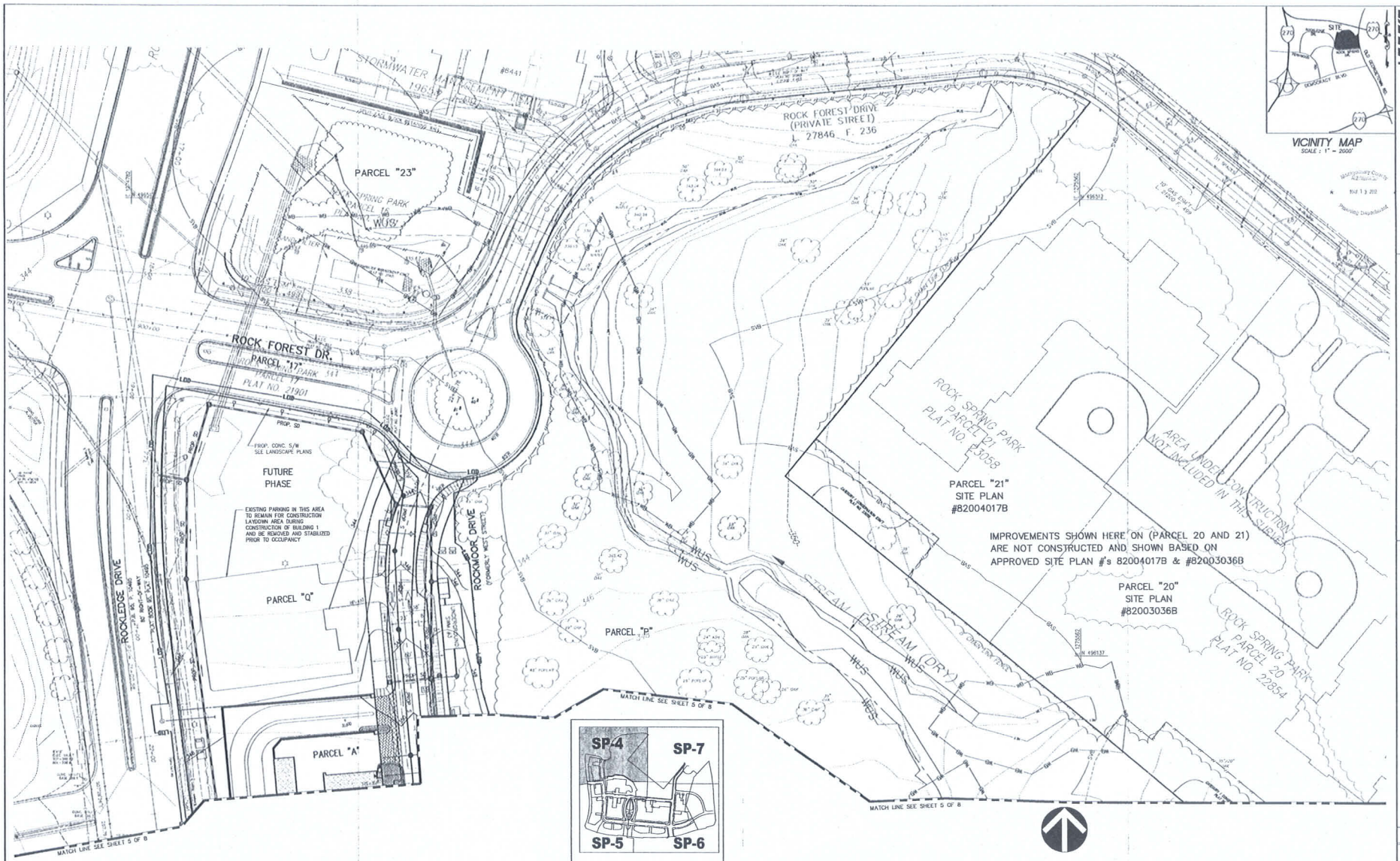
COMPOSITE SITE PLAN

VIKA REVISIONS
RESPONSE TO DRC COMMENTS 7/23/10
ADDRESS CSP COMMENTS 02/29/12

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
RUSSELL E. WANDAM LICENSE No. 20778
EXPIRATION DATE: MARCH 22, 2013

STATE OF MARYLAND — RUSSELL E. WANDAM — No. 20778 — REGISTERED PROFESSIONAL ENGINEER — 2/29/12

DATE	JULY, 2010
DES. JOM	DWN. DT
SCALE: 1"=60'	
PROJECT/FILE NO. 5805V	
SHEET NO. 3 OF 8	



VICINITY MAP
SCALE : 1" = 2000'

SHEET KEY

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET
- EXISTING TREE
- 350 — PROPOSED 10' CONTOUR
- 348 — PROPOSED 2' CONTOUR
- 8"W — PROPOSED WATER LINE
- 8"S — PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- SVB — STREAM VALLEY BUFFER
- WB — WETLAND BUFFER
- WET — LIMITS OF WETLAND
- LOD — PROPOSED OVERALL LIMITS OF DISTURBANCE
- BT — BOTTOM ELEVATION OF BIORETENTION POND
- PROPOSED LIGHTS
- 4 — PARKING LABELS
- TRANSFORMER
- NO PARKING ANY TIME
- RESTRICTED PARKING (NO PARKING LOADING HOURS)
- PROPOSED R/W TAKING ON ROCK SPRING DR. (TO BE FINALIZED AT RECORD PLAT)
- PROPOSED R/W DEDICATION ON ROCK SPRING DR. (TO BE FINALIZED AT RECORD PLAT)
- PROPOSED LIGHTS

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.miss811.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The contractor must notify all public utility owners and underground facilities in the area of proposed excavation at the time shown on the notice issued by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of Site Plan approval No. 820090030 , including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: CAMALIER LIMITED PARTNERSHIP, a Maryland Limited Partnership
Company

By: Camalier Investment LLC, a Maryland limited liability company, Its General Partner

By: _____ 03/09/12
Name: Charles A. Camalier,III Date:

Developer's Name: DAVIS BROTHERS MONTGOMERY FARM LIMITED PARTNERSHIP, a Maryland Limited Partnership
Company

By: DBMF, Inc., a Maryland corporation, General Partner

By: _____ 03/02/12
Name: Floyd "E. Davis,III Date:

M-NCPPC APPROVAL STAMP

Certified Site Plan
File No. 820090030
Montgomery County Planning Board

Ben Ronan 5-14-12
Chair or Designee Date

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

STATE OF MARYLAND
ACCOTONGBILA MOTEN
No. 20776
REGISTERED PROFESSIONAL ENGINEER
2/23/12

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA, INCORPORATED
20251 CENTURY BOULEVARD, SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX: (301)916-2262
GERMANTOWN, MD MCLEAN, VA

SITE PLAN
ROCK SPRING CENTRE–PHASE III
ELECTION DISTRICT NO. 4
MONTGOMERY COUNTY, MD.

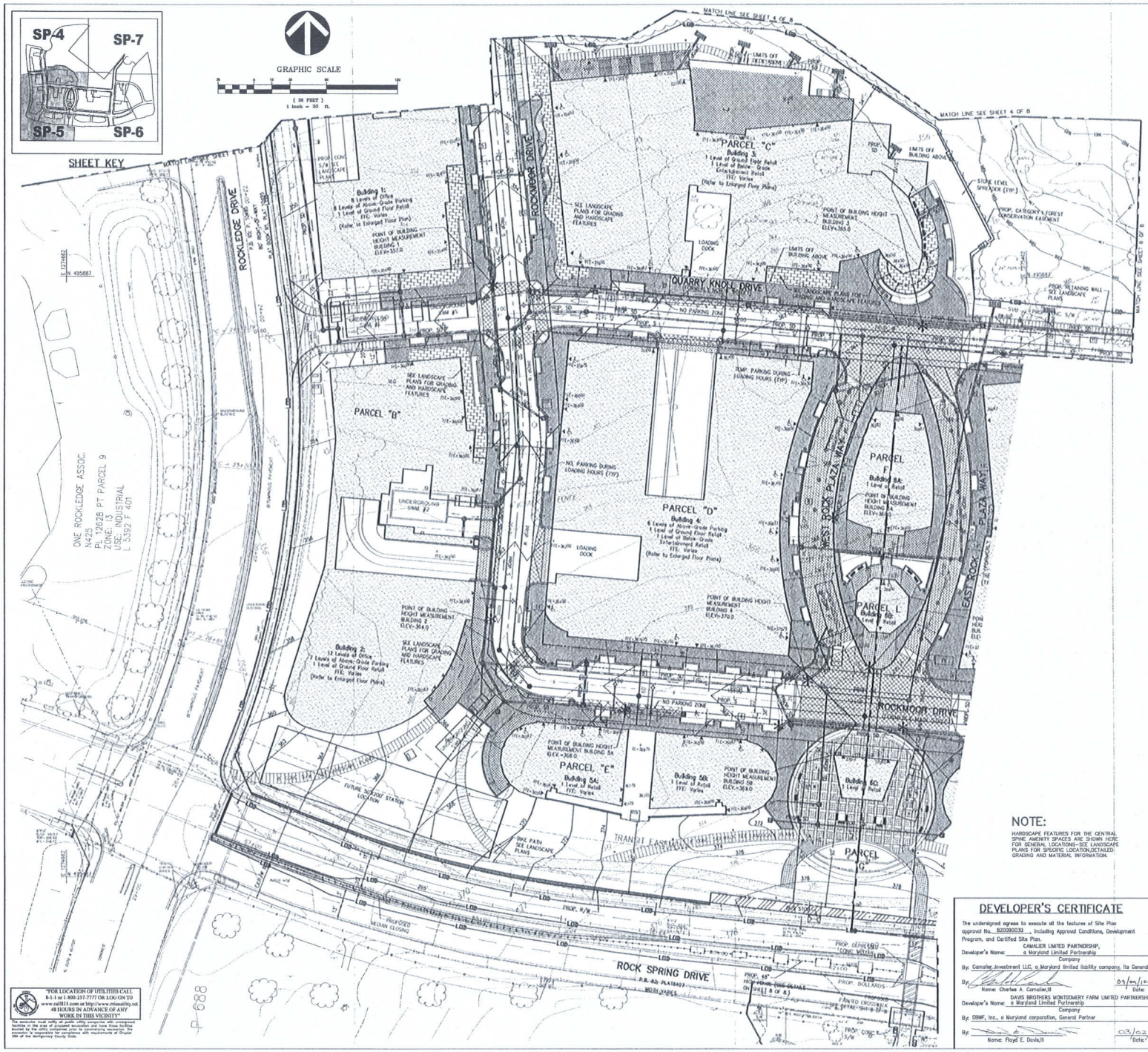
SITE PLAN

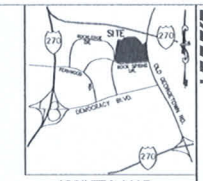
VIKA REVISIONS

RESPONSE TO DRC COMMENTS 7/23/10
ADDRESS CSP COMMENTS 02/29/12

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JUDITH C. MARCHAN LICENSE No. 20776
EXPIRATION DATE: MARCH 23, 2014

DATE	JULY, 2010
DES. JCM	DWN. DT
SCALE:	1"=30'
PROJECT/FILE NO.	5805V
SHEET NO.	4 OF 8





VICINITY MAP
SCALE : 1" = 2000'

LEGEND

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET
- EXISTING TREE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- STREAM VALLEY BUFFER
- WETLAND BUFFER
- LIMITS OF WETLAND
- PROPOSED OVERALL LIMITS OF DISTURBANCE
- BOTTOM ELEVATION OF BIORETENTION POND
- PROPOSED LIGHTS
- PARKING LABELS
- TRANSFORMER PAD
- TRANSFORMER VAULT
- NO PARKING ANY TIME
- RESTRICTED PARKING (NO PARKING LOADING HOURS)
- PROPOSED R/W TAKING ON ROCK SPRING DR (TO BE FINALIZED AT RECORD PLAT)
- PROPOSED R/W DEDICATION ON ROCK SPRING DR (TO BE FINALIZED AT RECORD PLAT)
- PROPOSED LIGHTS

NOTE:

HARDSCAPE FEATURES FOR THE CENTRAL SPINE AMENITY SPACES ARE SHOWN HERE FOR GENERAL LOCATIONS–SEE LANDSCAPE PLANS FOR SPECIFIC LOCATIONS.DETAILED GRADING AND MATERIAL INFORMATION.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of Site Plan approval No. 820090030, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: CAMALIER LIMITED PARTNERSHIP, a Maryland Limited Partnership
Company
By: Camalier Investment LLC, a Maryland limited liability company, Its General Partner
By: 03/02/12
Name: Charles A. Camalier,III Date:

Developer's Name: DAVIS BROTHERS MONTGOMERY FARM LIMITED PARTNERSHIP, a Maryland Limited Partnership
Company
By: DBMF, Inc., a Maryland corporation, General Partner
By: 03/02/12
Name: Floyd E. Davis,II Date:

M-NCPPC APPROVAL STAMP

Certified Site Plan
File No. 820090030
Montgomery County Planning Board

5-14-12
Chair or Designee Date

MONTGOMERY COUNTY PLANNING DEPARTMENT

STATE OF MARYLAND
JOHN CONGER, II
No. 28770
REGISTERED PROFESSIONAL ENGINEER
2/29/12

VIKA

VIKA, INCORPORATED
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
20251 CENTURY BOULEVARD, SUITE 400
GERMANTOWN, MD 20874
2291 WOODLAWN DRIVE, SUITE 100
HANOVER, MD 21076
8229 BOLTON STREET
MCLEAN, VA

SITE PLAN
ROCK SPRING CENTRE–PHASE III
ELECTION DISTRICT NO. 4
MONTGOMERY COUNTY, MD.

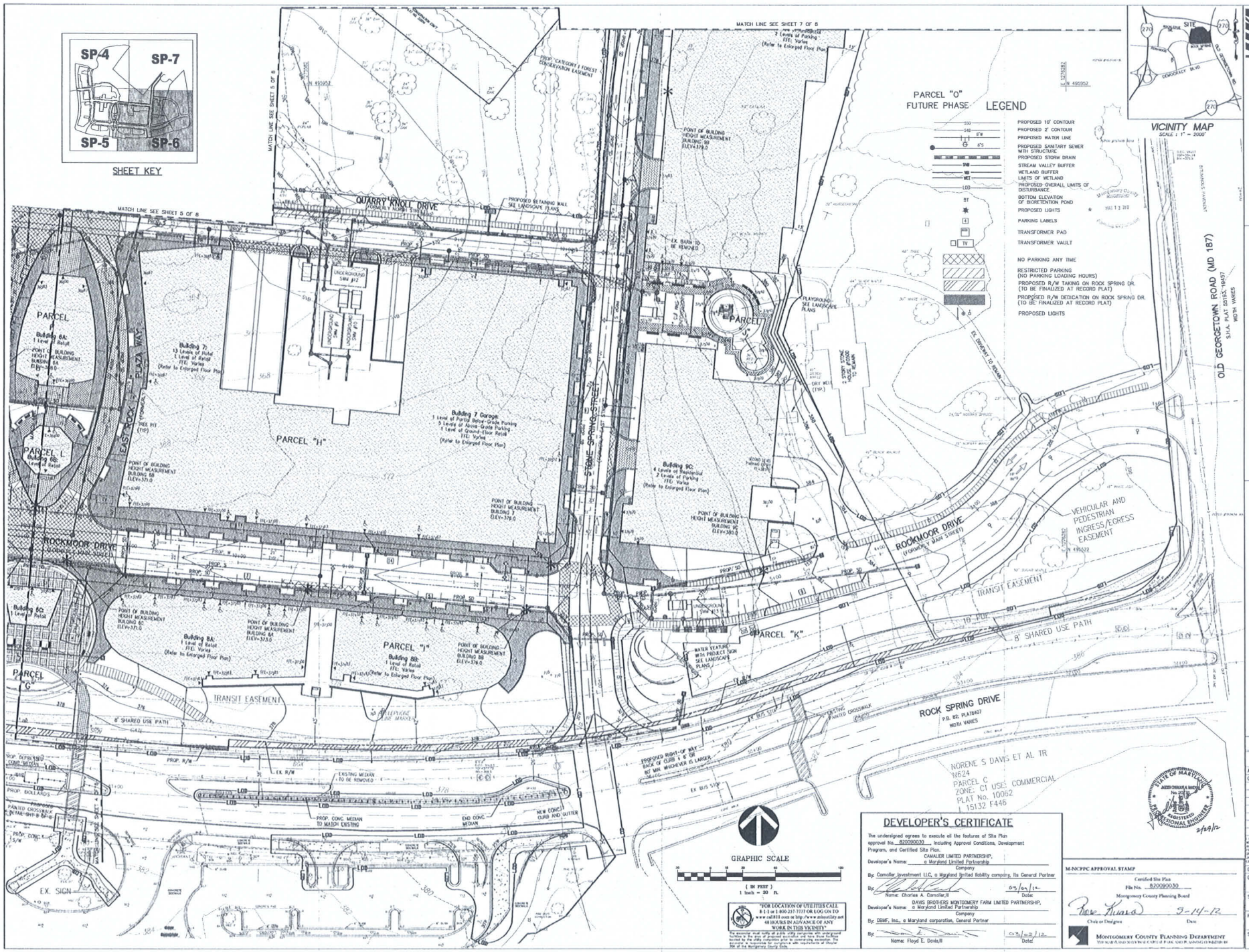
SITE PLAN

VIKA REVISIONS

RESPONSE TO DRC COMMENTS 7/23/10
ADDRESS CSP COMMENTS 02/29/12

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JOHN C. WINCHER LICENSE No. 22778
EXPIRATION DATE MARCH 31, 2013

DATE	JULY, 2010
DES. JCM	DWN. DT
SCALE: 1"=30'	
PROJECT/FILE NO. 5805V	
SHEET NO. 5 OF 8	



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VIKA INCORPORATED
20251 CENTURY BOULEVARD, SUITE 400 ■ GERMANTOWN, MD 20874
(301) 916-4960 ■ FAX (301) 916-2262
GERMANTOWN, MD MCLEAN, VA

SITE PLAN
ROCK SPRING CENTRE–PHASE III
ELECTION DISTRICT NO. 4
MONTGOMERY COUNTY, MD.

SITE PLAN

VIKA REVISIONS

RESPONSE TO DRC COMMENTS 7/23/10
ADDRESS CSP COMMENTS 02/29/12

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
JUSTIN C. WARDER LICENSE No. 30173
EXPIRATION DATE: MARCH 20, 2013

DATE	JULY, 2010
DES. JCM	DWN. DT
SCALE: 1"=30'	
PROJECT/FILE NO. 5805V	
SHEET NO. 6 OF 8	