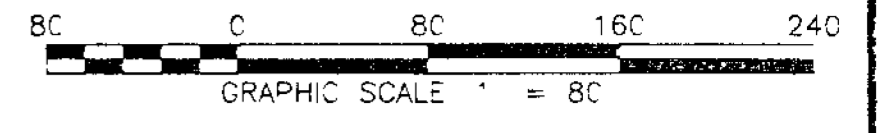


CURVE DATA						
NC	RADIUS	ARC	DELTA	TANGENT	CHD BEARING	DIST
1	72.00'	96.30	78°37'45"	56.89'	S49°26'55"E	89.28'
2	33.00'	24.67	42°50'00"	12.94	S66°20'47"E	24.10'
3	261.00'	224.38	49°15'26"	119.65	S20°18'04"E	217.54'
4	285.00'	80.88	16°15'37"	40.77	S12°27'27"W	80.61'
5	315.00'	89.40	16°15'38"	45.00	S12°27'27"W	89.10'
6	5919.58'	150.94	01°27'39"	75.47	N23°46'22"W	150.94'
7	5879.58'	410.74	04°00'09"	205.45	N27°06'53"W	410.65'
8	125.00'	49.09	22°30'00"	24.86	S33°45'00"W	48.77'
9	175.00'	309.25	101°15'00"	213.24	S73°07'30"W	270.55'
10	125.00'	73.63	33°45'00"	37.92	N73°07'30"W	72.57'
11	175.00'	73.94	24°12'30"	37.53	N77°53'45"W	73.39'
12	125.00'	52.81	24°12'30"	26.81	S77°53'45"E	52.42'
13	175.00'	103.08	33°45'00"	53.09	S73°07'30"E	101.60'
14	125.00'	220.89	101°15'00"	152.31	N73°07'30"E	193.25'
15	175.00'	68.72	22°30'00"	34.81	N33°45'00"E	68.28'

EASEMENT DATA											
NC	BEARING	DIST	NC	BEARING	DIST	NC	BEARING	DIST	NC	BEARING	DIST
C1	N47°31'46"E	17.26	C26	S61°47'45"W	33.12	C51	S69°05'40"E	4.80	C76	S88°25'38"E	68.31
C2	N76°34'30"E	35.66	C27	S23°49'10"E	27.87	C52	S81°03'08"E	123.14	C77	S13°36'14"W	32.56
C3	N70°26'30"E	37.27	C28	S12°56'58"W	76.14	C53	S24°23'35"W	20.19	C78	S19°56'23"W	16.47
C4	N63°46'40"E	25.61	C29	S80°46'08"W	11.90	C54	S87°44'00"W	8.96	C79	S88°57'30"W	16.74
C5	N58°03'02"E	35.81	C30	S49°33'53"W	18.69	C55	N71°03'2"W	26.34	C80	S59°57'17"W	28.45
C6	N50°35'55"E	43.29	C31	S34°10'30"W	17.22	C56	S44°59'11"W	23.01	C81	S32°33'4"W	16.44
C7	N42°02'16"E	35.88	C32	S21°25'10"W	54.43	C57	S27°07'37"W	18.13	C82	N74°19'04"W	4.54
C8	N30°47'02"E	30.86	C33	S44°14'17"W	29.23	C58	S15°27'27"W	25.32	C83	N68°23'24"W	4.04
C9	N18°30'20"E	55.44	C34	N85°40'22"W	230.34	C59	N89°32'42"W	16.72	C84	N59°11'02"W	63.55
C10	N04°56'38"E	30.84	C35	S88°43'02"E	38.10	C60	N88°16'43"W	42.37	C85	N76°45'5"W	19.10
C11	N41°31'11"E	19.08	C36	N11°56'39"E	34.03	C61	S76°55'54"W	1.65	C86	S80°07'47"W	14.97
C12	N42°41'43"W	21.81	C37	N67°59'59"E	9.87	C62	N61°02'56"W	9.99	C87	S86°40'32"W	44.65
C13	N09°13'06"W	59.33	C38	N17°17'33"E	33.76	C63	N72°20'04"W	3.44	C88	S62°20'13"E	60.62
C14	N22°17'01"W	46.79	C39	S45°46'33"E	73.89	C64	N55°23'51"W	19.03	C89	S57°46'36"E	31.72
C15	N1°02'26"W	26.86	C40	S02°09'05"E	61.42	C65	S87°4'12"W	37.94	C90	N27°31'17"E	22.61
C16	N20°08'01"E	28.24	C41	N78°58'40"W	55.09	C66	N80°56'46"W	35.16	C91	N62°18'57"E	43.04
C17	S64°17'47"E	12.05	C42	N82°37'45"W	70.40	C67	N88°20'20"W	48.52	C92	S39°07'51"E	7.52
C18	N25°36'15"E	19.27	C43	N61°03'08"W	3.41	C68	S79°43'01"W	51.03	C93	S2°04'18"E	99.80
C19	S6°03'08"E	13.85	C44	N89°45'54"E	90.76	C69	N67°45'02"W	36.62	C94	S19°33'50"E	64.85
C20	S62°37'46"E	134.64	C45	S70°52'17"E	46.09	C70	N14°12'52"W	3.19	C95	S89°09'48"W	33.29
C21	S41°35'26"W	57.85	C46	S07°52'12"W	17.40	C71	N87°07'51"E	59.00	C96	N78°12'38"W	34.92
C22	S48°08'55"E	25.04				C72	S76°07'57"E	20.11			
C23	S24°28'26"E	36.24				C73	N61°54'58"E	4.30			
C24	S19°22'2"E	37.62				C74	N04°45'40"E	8.94			
C25	S4°5'51"W	34.45				C75	N89°45'54"E	11.48			



PLAT TOTALS	
NUMBER OF PARCELS	2
AREA OF LOTS & PARCELS	13.39184 Ac.
AREA OF STREET DEDICATION	1.06075 Ac.
TOTAL AREA THIS PLAT	14.45259 Ac.

OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION DEDICATE THE STREETS TO PUBLIC USE AND GRANT TO THE CITY OF ROCKVILLE, MARYLAND, ITS SUCCESSORS AGENTS AND ASSIGNS TEMPORARY SLOPE EASEMENTS 25 FEET WIDE ACROSS ALL PARCELS ADJACENT TO THE STREETS AND PARALLEL TO ALL TOWER OAKS DRIVE RIGHT OF WAY LINES AS REQUIRED BY CITY ORDINANCE SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ADJUTING RIGHTS OF WAY HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE CITY OF ROCKVILLE, MARYLAND.

FURTHER WE GRANT TO POTOMAC ELECTRIC POWER COMPANY BELL ATLANTIC TELEPHONE COMPANY OF MARYLAND WASHINGTON GAS LIGHT COMPANY AND TO EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AN EASEMENT IN ON AND OVER THE LAND HEREON DESCRIBED AS A TEN FOOT WIDE PUBLIC UTILITY EASEMENT DESIGNATED HEREON AS "P U E" WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND IN LIBER 3834 AT FOLIO 457 SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER WE GRANT TO THE CITY OF ROCKVILLE MARYLAND ITS SUCCESSORS AGENTS AND ASSIGNS STORM DRAIN SEWER AND WATER EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION RECONSTRUCTION MAINTENANCE AND OPERATION OF STORM DRAINAGE SANITARY SEWER AND WATER SYSTEMS.

FURTHER WE GRANT TO THE CITY OF ROCKVILLE MARYLAND ITS SUCCESSORS AGENTS AND ASSIGNS FOREST CONSERVATION EASEMENTS AS SHOWN HEREON ACCORDING TO THE TERMS AND CONDITIONS OF THE FOREST CONSERVATION INSPECTION AND MAINTENANCE AGREEMENT RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER AT FOLIO.

FURTHER WE GRANT TO THE CITY OF ROCKVILLE MARYLAND ITS SUCCESSORS AGENTS AND ASSIGNS FOREST CONSERVATION EASEMENT IN ON AND OVER THE LAND DESIGNATED HEREON AS "F C E" IF ANY WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 17878 AT FOLIO 907.

FURTHER WE GRANT TO THE CITY OF ROCKVILLE MARYLAND THE FOREST CONSERVATION EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THAT CERTAIN FOREST CONSERVATION EASEMENT RECORDED IN LIBER 17878 AT FOLIO 914.

FURTHER WE AS THE OWNERS OF THIS SUBDIVISION OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR.

THERE ARE NO RECORDED SUITS ACTIONS AT LAW LIENS LEASES MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

TOWER-DAWSON LIMITED PARTNERSHIP
 BY TOWER MD HOLDINGS LLC ITS MANAGING GENERAL PARTNER
Stephen A. Abrahamson
 DARY M. ABRAHAMSON MANAGER WITH SS WITN. DATE 2-14-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A SUBDIVISION OF PART OF THE LAND DESCRIBED IN A CONVEYANCE FROM WESTMONT ASSOCIATES A VIRGINIA LIMITED PARTNERSHIP TO TOWER-DAWSON LIMITED PARTNERSHIP A MARYLAND LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 12 1988 AND RECORDED IN LIBER 7393 AT FOLIO 617 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON ALL PROPERTY MARKERS IRON PIPES SHOWN THUS ——— AND CONCRETE MONUMENTS SHOWN THUS ——— WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.

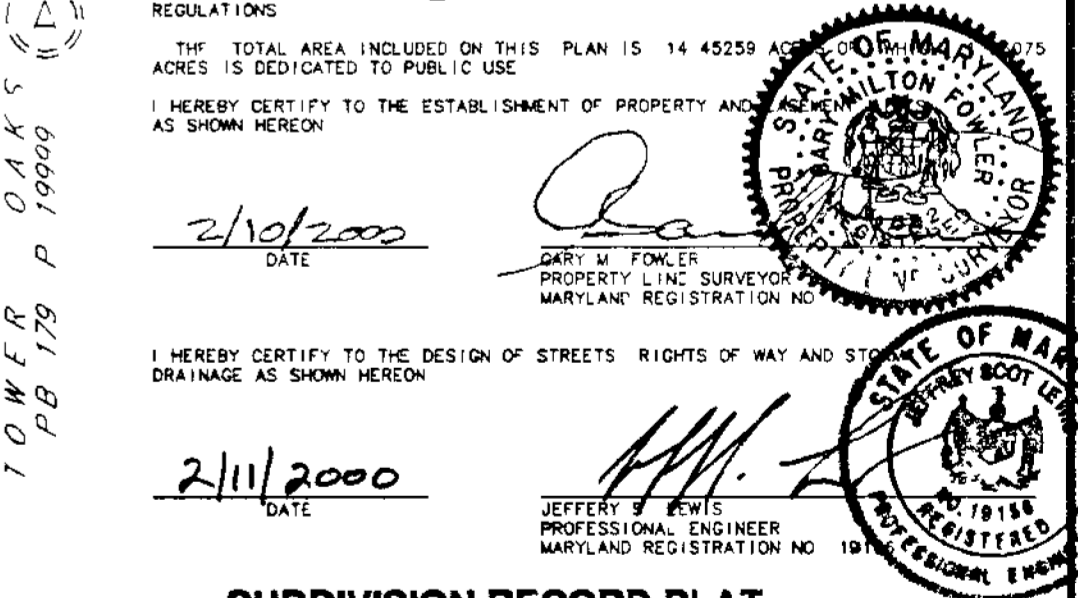
THE TOTAL AREA INCLUDED ON THIS PLAN IS 14.45259 ACRES OF WHICH 1.06075 ACRES IS DEDICATED TO PUBLIC USE.

I HEREBY CERTIFY TO THE ESTABLISHMENT OF PROPERTY AND CONCRETE MONUMENTS AS SHOWN HEREON.

2/10/2000
 DATE
 DARY M. FOWLER
 PROFESSIONAL ENGINEER
 MARYLAND REGISTRATION NO. 19118

I HEREBY CERTIFY TO THE DESIGN OF STREETS RIGHTS OF WAY AND STORM DRAINAGE AS SHOWN HEREON.

2/11/2000
 DATE
 JEFFERY S. LEWIS
 PROFESSIONAL ENGINEER
 MARYLAND REGISTRATION NO. 19118



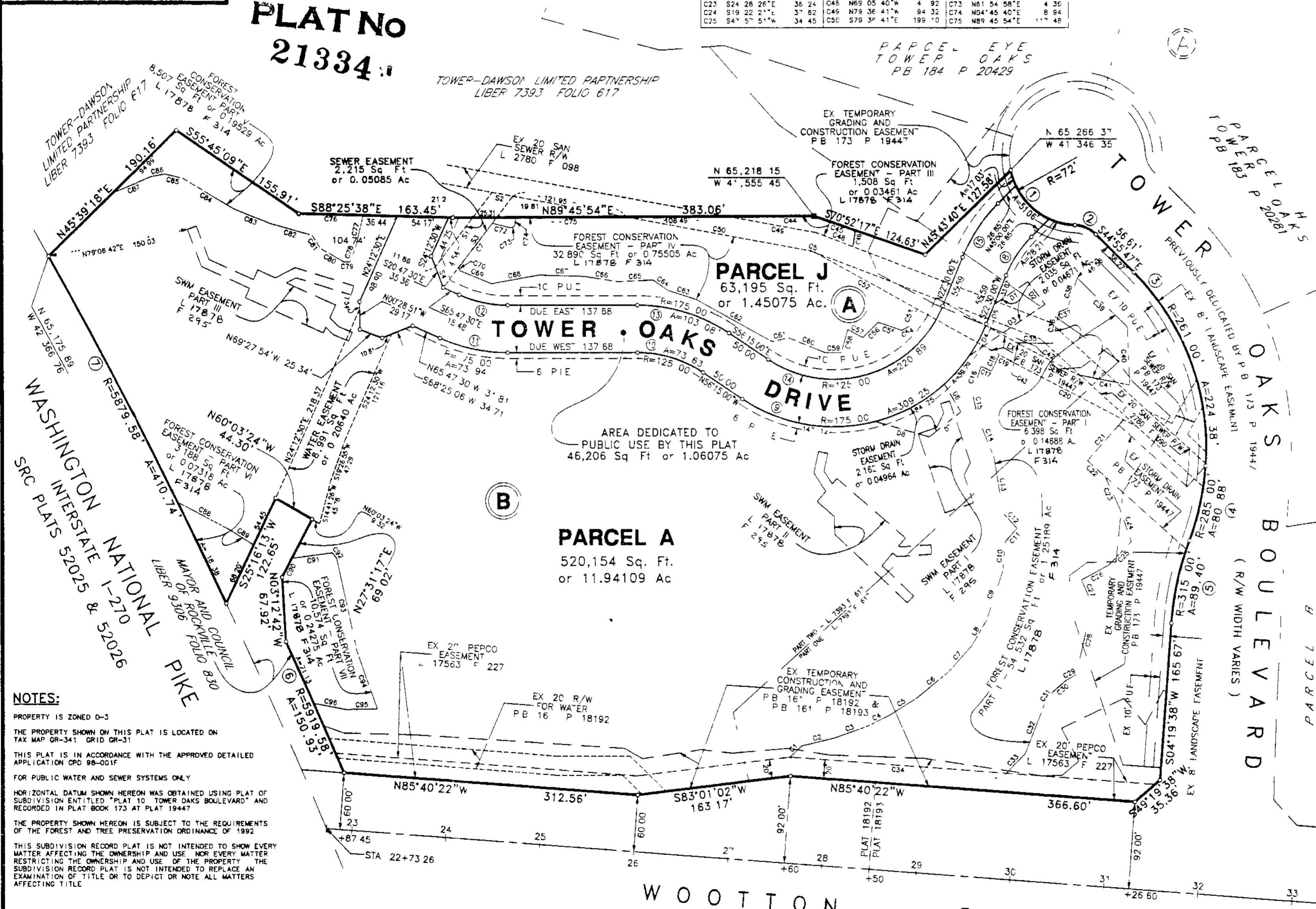
**SUBDIVISION RECORD PLAT
 PARCEL J, BLOCK A and
 PARCEL A, BLOCK B
 TOWER OAKS**

CITY OF ROCKVILLE
 ROCKVILLE ELECTION DISTRICT NO. 4
 MONTGOMERY COUNTY, MARYLAND

FOWLER ASSOCIATES, INC.
 Civil Engineers • Land Surveyors • Planners
 255 North Washington Street
 Suite 300, Rockville, Md 20850
 Phone: (301) 782-2377

SCALE 1"=80'

JANUARY, 2000



NOTES:
 PROPERTY IS ZONED O-3
 THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP OR-341 GRID GR-31
 THIS PLAT IS IN ACCORDANCE WITH THE APPROVED DETAILED APPLICATION OPD 98-001F
 FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
 HORIZONTAL DATUM SHOWN HEREON WAS OBTAINED USING PLAT OF SUBDIVISION ENTITLED "PLAT TO TOWER OAKS BOULEVARD" AND RECORDED IN PLAT BOOK 173 AT PLAT 19447
 THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE FOREST AND TREE PRESERVATION ORDINANCE OF 1992
 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

CITY OF ROCKVILLE PLANNING COMMISSION
 ROCKVILLE, MARYLAND

Approved JANUARY 10, 2000
 DATE
 WITHOUT COMMITMENT AS TO THE INSTALLATION OF WATER, SEWER AND STREETS
Rodney A. Mitchell FOR CHAIR
W. Mahoney CITY MANAGER

RECORDED _____
 PLAT BOOK _____
 PLAT NO. _____

WOOTTON PARKWAY
 FORMERLY RITCHIE PARKWAY
 PLATS ONE AND TWO
 PB 161 P 18192 AND PB 161 P. 18193
 FILED
 MAR 1 2000