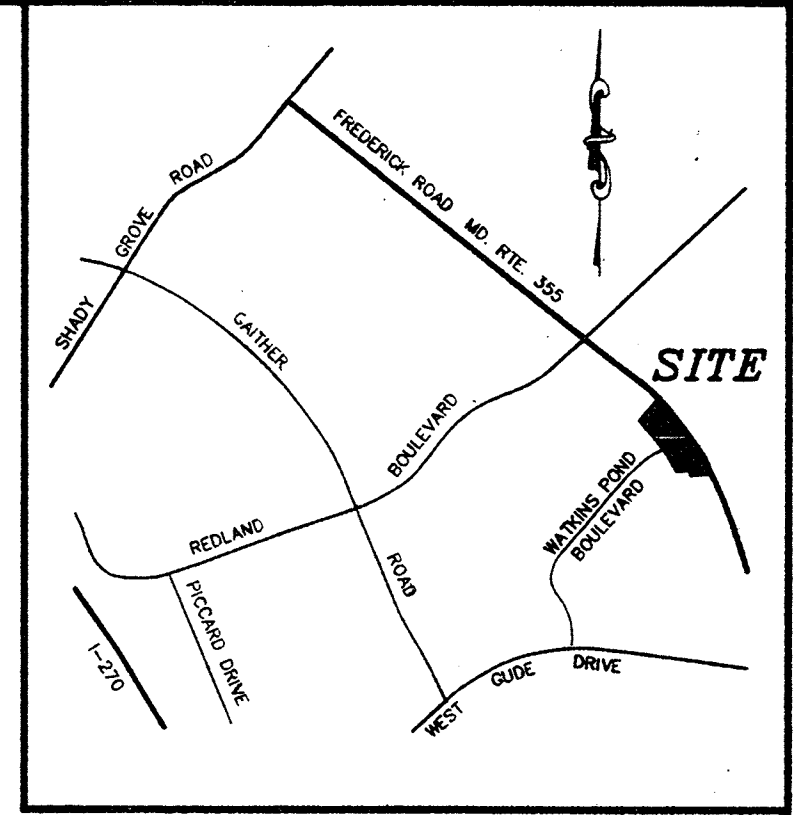


# PLAT NO 7512

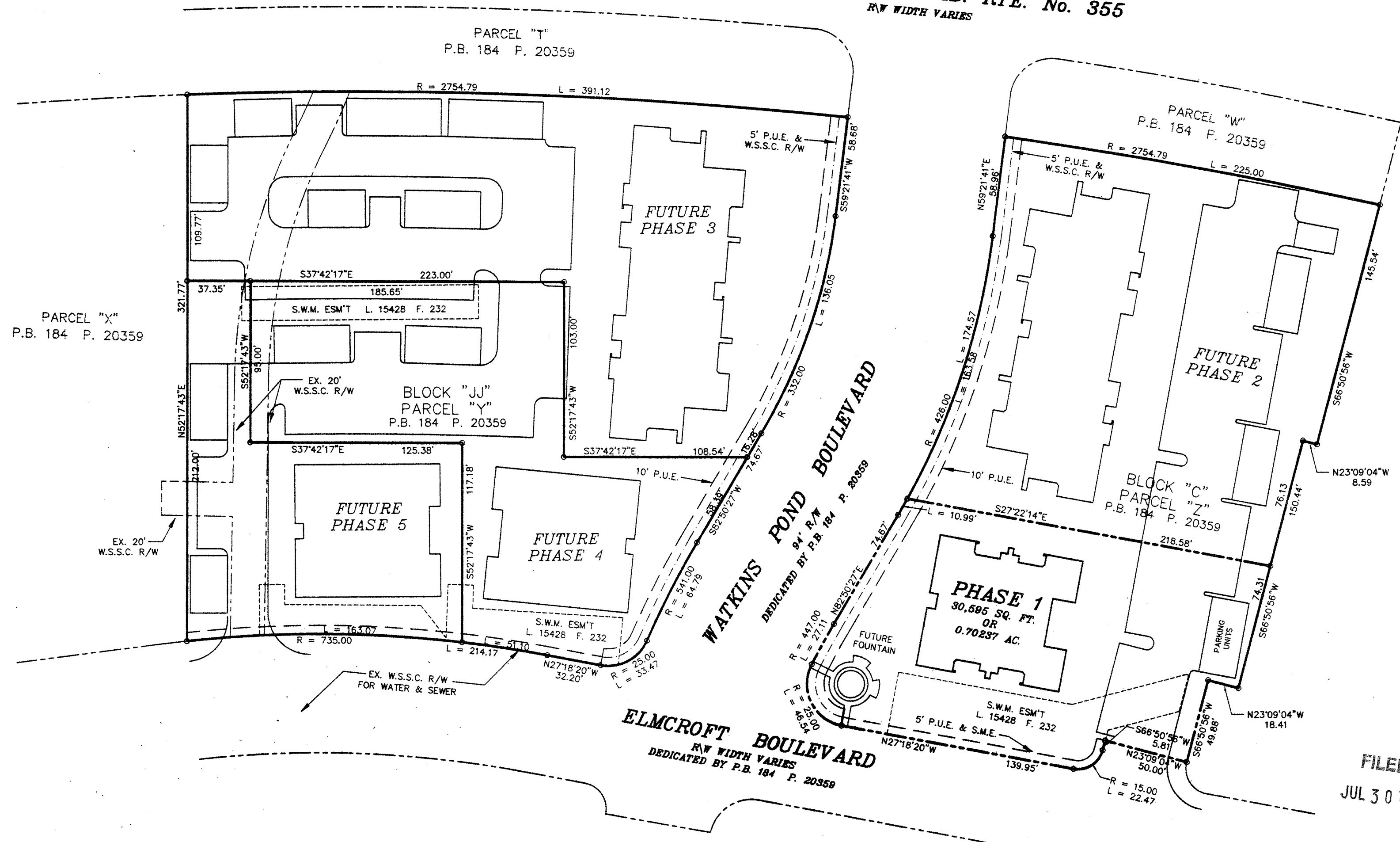
**NOTES:**

1. NO TITLE REPORT FURNISHED.

**FREDERICK ROAD - MD. RTE. No. 355**  
R/W WIDTH VARIES



**VICINITY MAP**  
SCALE: 1" = 2000'



N/F  
KING FARM ASSOC., L.L.C.  
L. 13746 F. 608

FILED  
JUL 30 1998

**OWNER'S CERTIFICATION & DEDICATION**

WE, KING PARTNERS LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, OWNERS OF THE LAND AND PREMISES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THESE PLATS AND PLANS OF CONDOMINIUM SUBDIVISION, PHASE 1, CONSISTING OF THREE (3) SHEETS PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF TITLE ELEVEN (11), REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND AS APENDED. THIS PROPERTY WAS CONVEYED TO KING PARTNERS LIMITED PARTNERSHIP, INC., A MARYLAND CORPORATION IN A DEED RECORDED IN LIBER 15428 AT FOLIO 232 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

KING PARTNERS LIMITED PARTNERSHIP  
BY: BA King Limited Partnership, General Partner  
BY: BA King Investment Company, General Partner

By: *[Signature]* 7/28/98  
AUTHORIZED OFFICER DATE

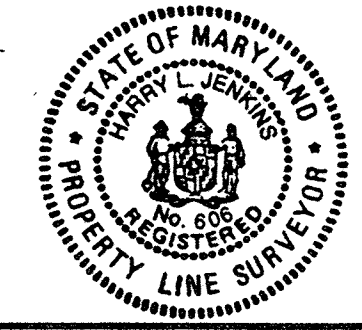
**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THESE CONDOMINIUM PLATS AND FLOOR PLANS CONSISTING OF THE (3) SHEETS ARE CORRECT; THAT THIS IS A CONDOMINIUM SUBDIVISION OF ONE (1) BUILDING AND OTHER IMPROVEMENTS SITUATED ON PHASE 1, PART OF THE PROPERTY OF KING PARTNERS LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, RECORDED IN LIBER 15428 AT FOLIO 232 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AS SET FORTH IN TITLE ELEVEN (11), REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND (1988 REAL VOL.) AS AMENDED.

I FURTHER CERTIFY THAT THE LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN ESTABLISHED BY ACCEPTABLE FIELD PRACTICE AND ARE AS SHOWN AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS NOTED.

I FURTHER CERTIFY THAT THESE CONDOMINIUM PLATS AND PLANS, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED, AND THAT THE LOCATION AND IDENTIFICATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM, AND I FURTHER CERTIFY THAT THE TOTAL AREA INCLUDED WITHIN THE BOUNDARIES OF THIS CONDOMINIUM SUBDIVISION PHASE 1 IS 30,595 SQ. FT. OR 0.70237 ACRES OF LAND, MORE OR LESS.

By: *[Signature]* 7/28/98  
HARRY L. JENKINS  
PROPERTY LINE SURVEYOR  
MD. REG. No. 006 DATE



**CONDOMINIUM PLAT  
FLOOR PLAN & ELEVATIONS  
PHASE 1  
KING FARM CONDOMINIUM  
BEING PART OF  
PARCEL "Z", BLOCK "C"  
KING FARM WATKINS POND**

RECORDED IN PLAT BOOK 184 PAGE 20359  
CITY OF ROCKVILLE  
ELECTION DISTRICT No. 4  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: JULY 1998  
VIKA PROJECT #V5978 SHEET 1 OF 3



ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS

VIKA INCORPORATED  
4845 GOVERNOR'S WAY SUITE "L" ■ FREDERICK, MARYLAND 21704  
(301)862-5034 ■ FAX (301)620-7899  
FREDERICK, MD. McLEAN, VA.

RECORDED: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_  
PLAT: \_\_\_\_\_

MSA SSU1264-290-1  
297

MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plats, MO) Plat 7512-7514, MSA\_S 194-297, Date Releasable 1998/07/30, Printed On 06/15/2017

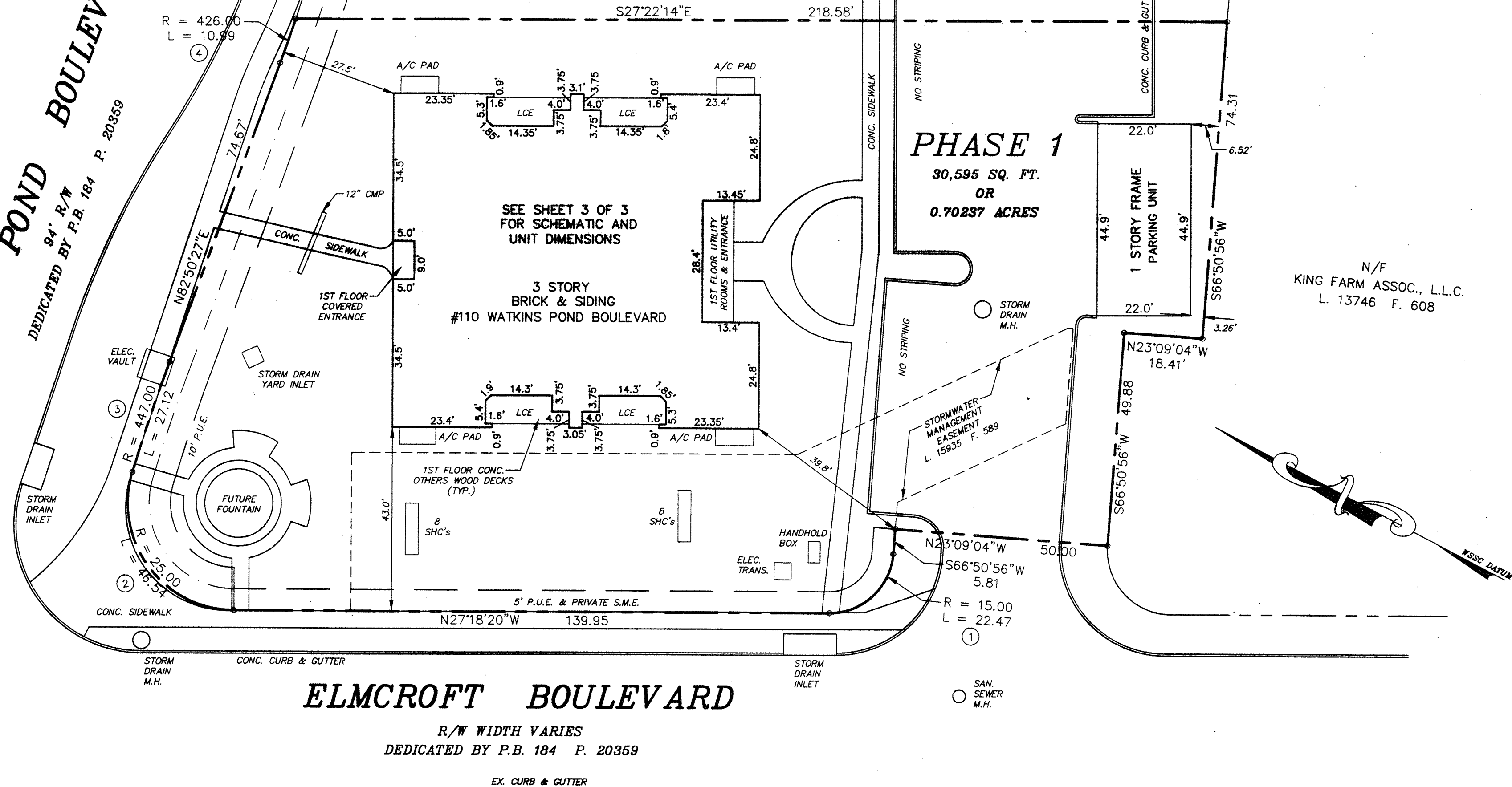


PLAT No 7513

WATKINS POND BOULEVARD  
 94' R/W  
 DEDICATED BY P.B. 184 P. 20359

FUTURE PHASE 2

PART OF  
 PARCEL "Z"  
 P.B. 184  
 P. 20359



**PHASE 1**  
 30,595 SQ. FT.  
 OR  
 0.70237 ACRES

N/F  
 KING FARM ASSOC., L.L.C.  
 L. 13746 F. 608

**ELMCROFT BOULEVARD**

R/W WIDTH VARIES  
 DEDICATED BY P.B. 184 P. 20359

EX. CURB & GUTTER

**CURVE TABLE**

	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
①	15.00'	85°50'51"	22.47'	13.95'	N70°13'42"W	20.43'
②	25.00'	106°40'15"	46.54'	33.58'	N26°01'47"E	40.11'
③	447.00'	3°28'33"	27.12'	13.56'	N81°06'11"E	27.11'
④	426.00'	359°28'41"	10.99'	5.50'	N82°06'07"E	10.99'

**LEGEND**

- CONC. = CONCRETE
- ELEC. = ELECTRIC
- TRANS. = TRANSFORMER
- M.H. = MANHOLE
- SHC = SEWER HOUSE CONNECTION
- LCE = LIMITED COMMON ELEMENT
- A/C = AIR CONDITIONER
- SQ. FT. = SQUARE FEET

RECORDED: \_\_\_\_\_  
 PLAT BOOK: \_\_\_\_\_  
 PLAT: \_\_\_\_\_

FILED  
 JUL 30 1998

CONDOMINIUM PLAT  
 FLOOR PLAN & ELEVATIONS  
 PHASE 1  
**KING FARM CONDOMINIUM**  
 BEING PART OF  
 PARCEL "Z", BLOCK "C"  
**KING FARM WATKINS POND**  
 RECORDED IN PLAT BOOK 184 PAGE 20359  
 CITY OF ROCKVILLE  
 ELECTION DISTRICT No. 4  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' DATE: JULY 1998  
 VIK PROJECT #V5978 SHEET 2 OF 3

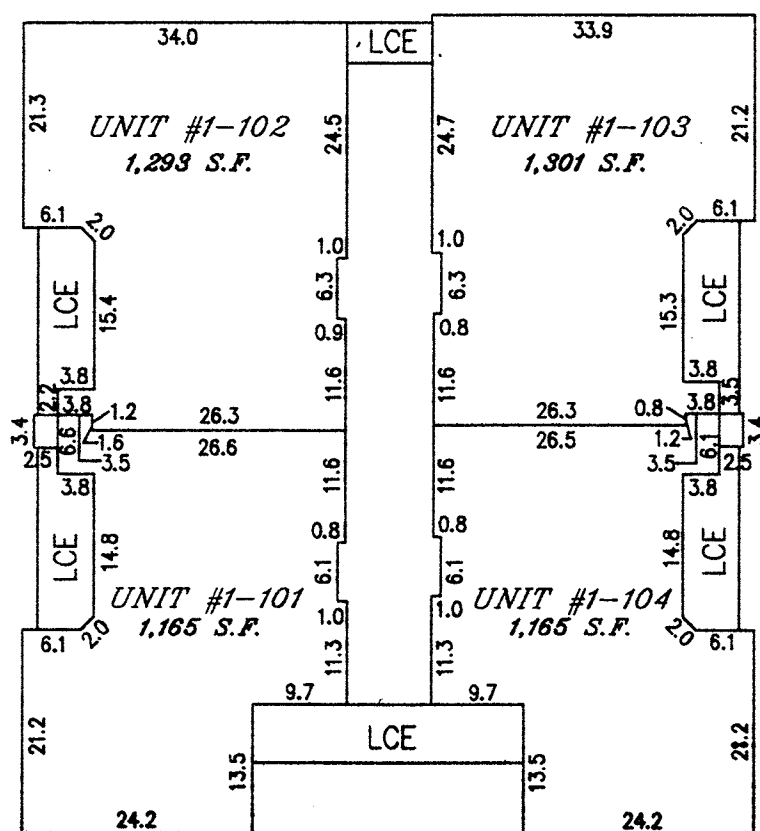


ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS

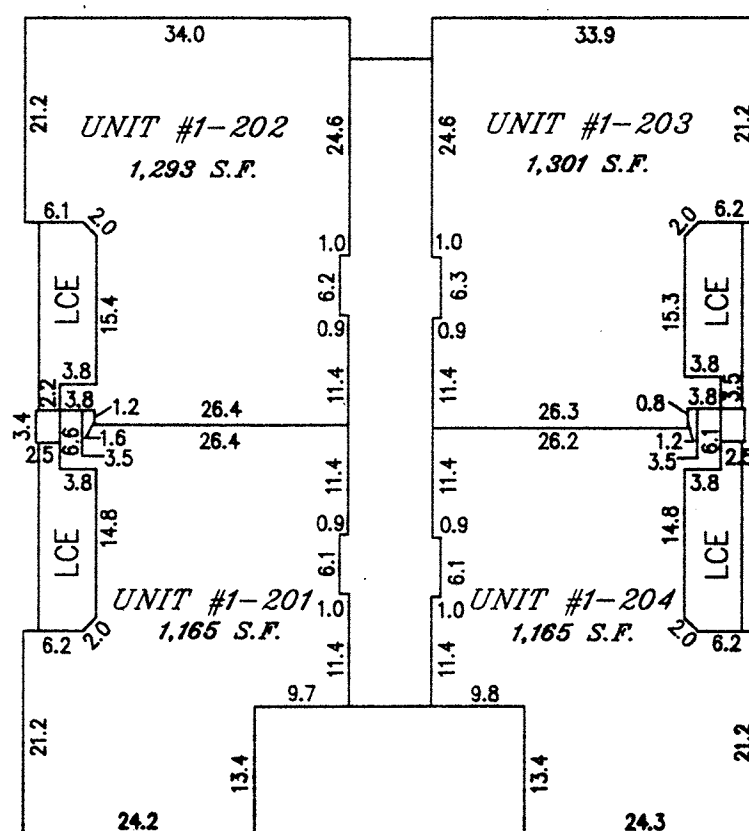
VIKA INCORPORATED  
 4845 GOVERNOR'S WAY SUITE "L" ■ FREDERICK, MARYLAND 21704  
 (301)862-5034 ■ FAX (301)820-7699  
 FREDERICK, MD. McLEAN, VA.

msa ssu 1264-240-2  
 297

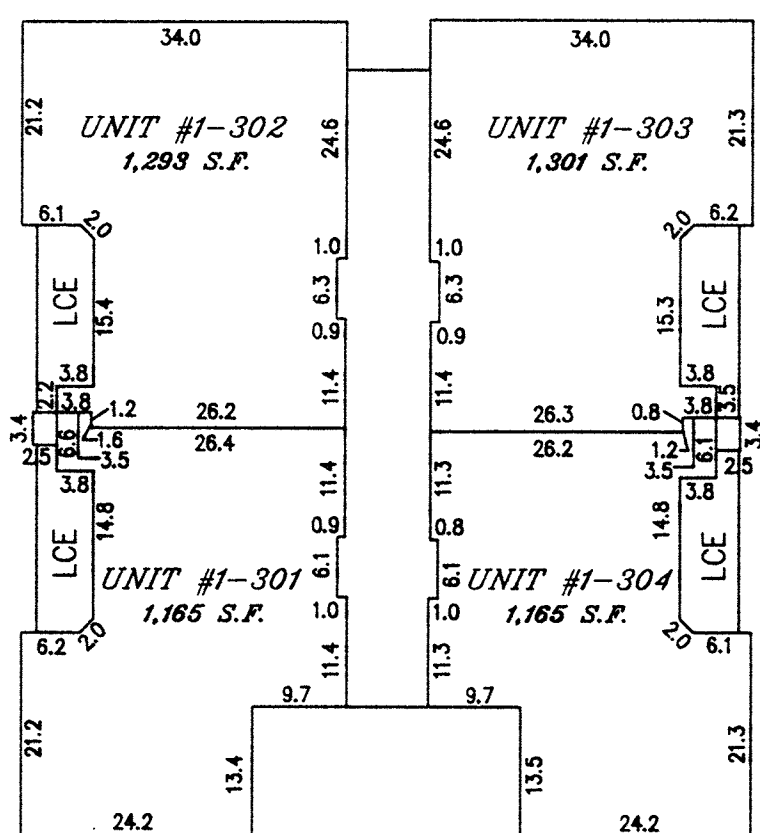
MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plans, MO) Plat 7512-7514, MSA\_S 194\_297, Date 19980710, Printed 06/12/2017  
 Maryland State Archives



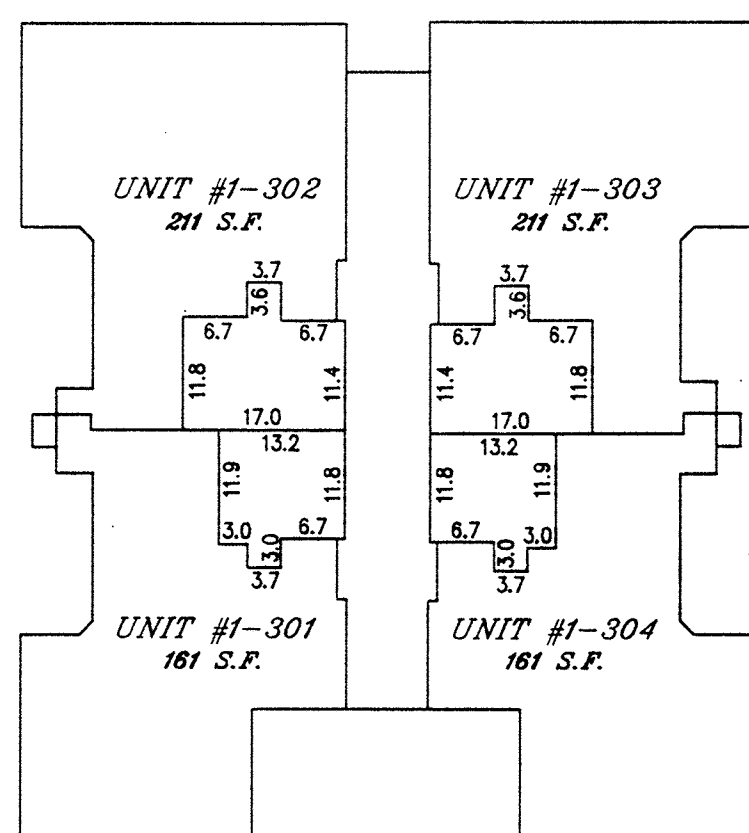
FRONT  
FIRST FLOOR



FRONT  
SECOND FLOOR

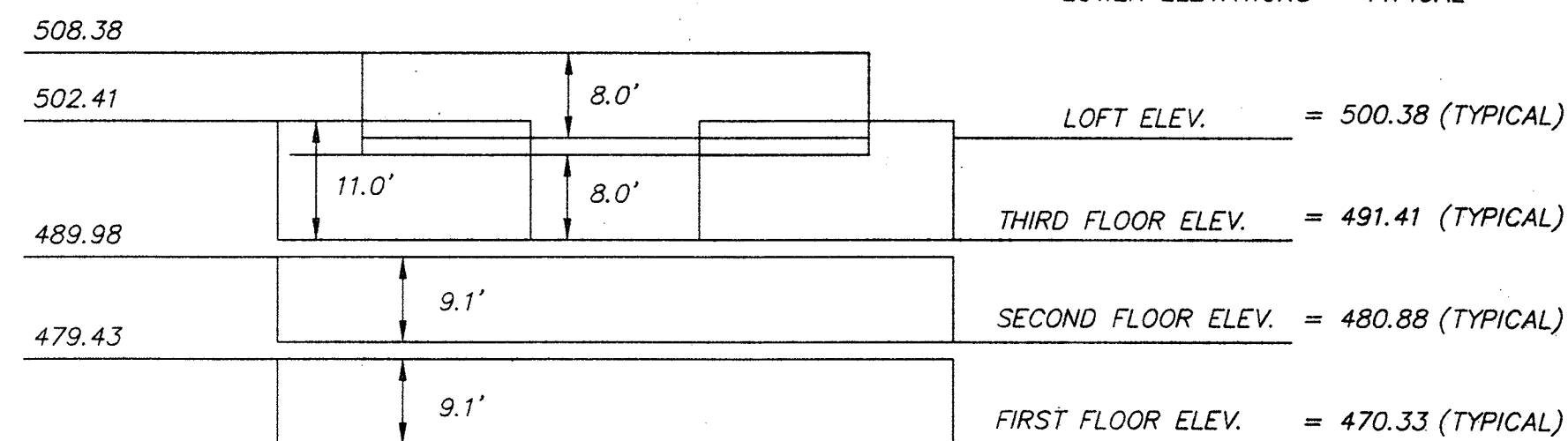


FRONT  
THIRD FLOOR



FRONT  
THIRD FLOOR  
(LOFT)

UPPER ELEVATIONS - TYPICAL



LOWER ELEVATIONS - TYPICAL

LOFT ELEV. = 500.38 (TYPICAL)  
 THIRD FLOOR ELEV. = 491.41 (TYPICAL)  
 SECOND FLOOR ELEV. = 480.88 (TYPICAL)  
 FIRST FLOOR ELEV. = 470.33 (TYPICAL)

BUILDING ELEVATIONS  
TYPICAL

NOTES:

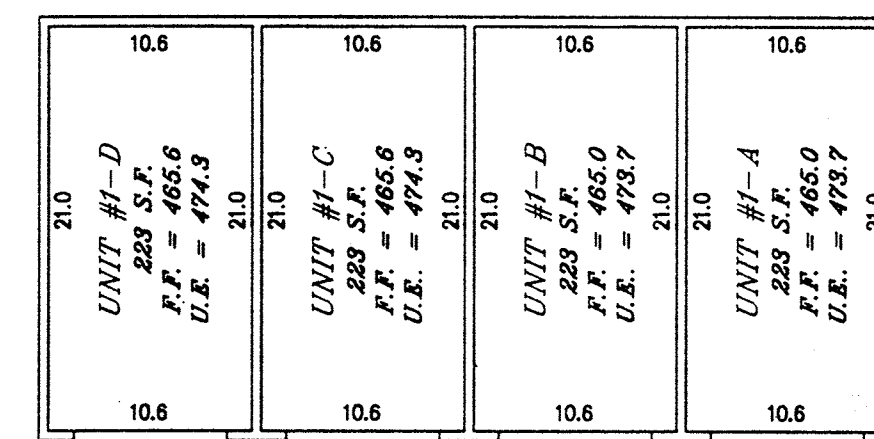
ELEVATIONS SHOWN HEREON ARE BASED ON W.S.S.C. DATUM.

S.F. = SQUARE FEET  
 F.F. = FINISHED FLOOR  
 U.E. = UPPER ELEVATION

BUILDING #1

# 110 WATKINS POND BOULEVARD

UNIT No.	TOTAL SQ. FT.
#1-101	1,165
#1-102	1,293
#1-103	1,301
#1-104	1,165
#1-201	1,165
#1-202	1,293
#1-203	1,301
#1-204	1,165
#1-301	1,326
#1-302	1,504
#1-303	1,512
#1-304	1,326



FRONT  
PARKING UNITS

SCALE: 1" = 10'

CONDOMINIUM PLAT  
 FLOOR PLAN & ELEVATIONS  
 PHASE 1  
**KING FARM CONDOMINIUM**  
 BEING PART OF  
 PARCEL "Z", BLOCK "C"  
**KING FARM WATKINS POND**

RECORDED IN PLAT BOOK 184 PAGE 20359  
 CITY OF ROCKVILLE  
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 VIKI PROJECT #V5978 SHEET 3 OF 3

FILED  
 JUL 30 1998



ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS

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MSA 550 1204-300-3  
 297

RECORDED: \_\_\_\_\_  
 PLAT BOOK: \_\_\_\_\_  
 PLAT: \_\_\_\_\_