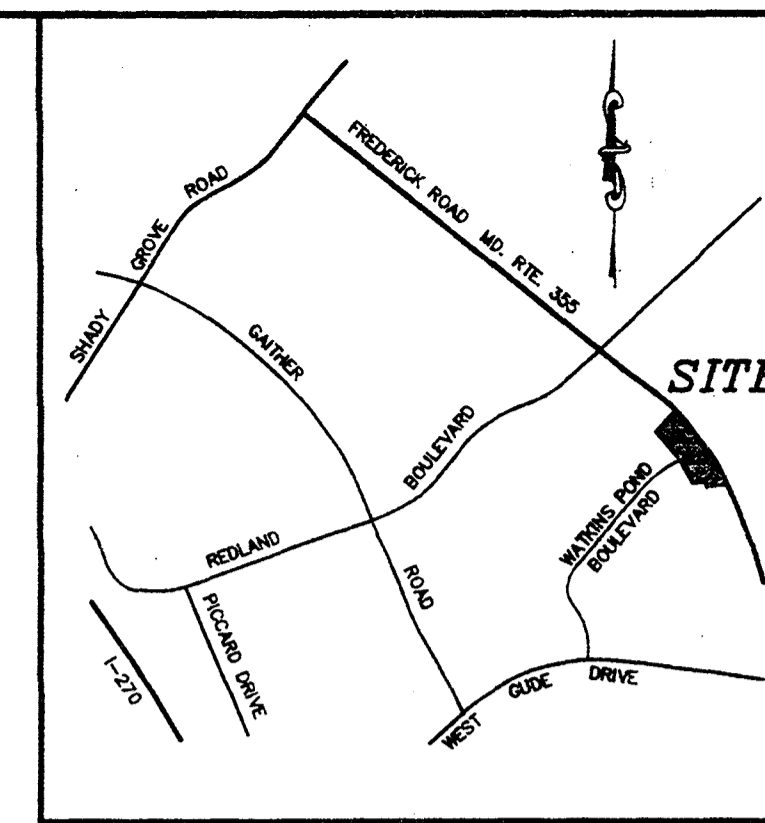


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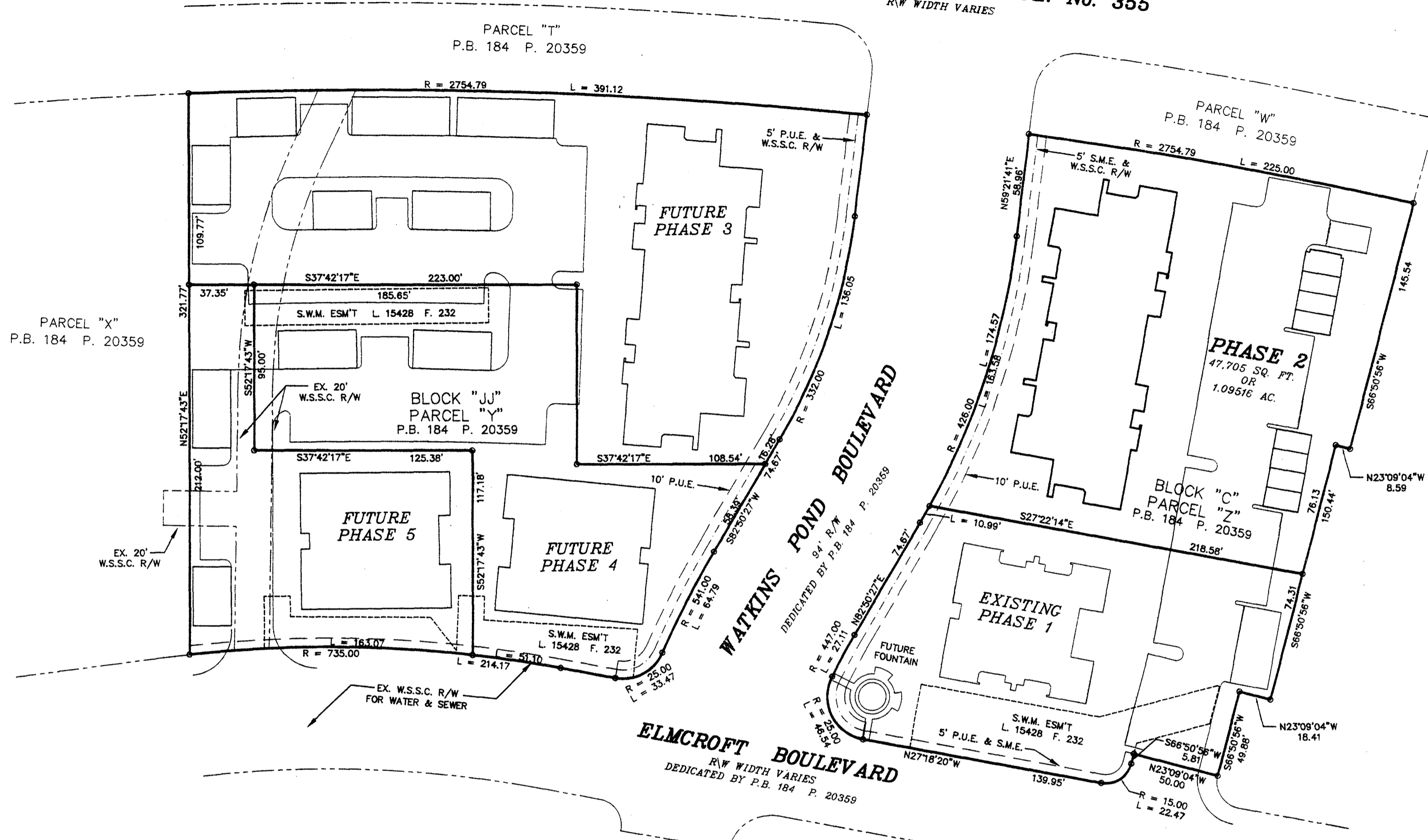
1. NO TITLE REPORT FURNISHED.

PLAT NO
7564

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

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 2, CONSISTING OF THREE (3) SHEETS PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF TITLE ELEVEN (11), REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND AS APPENDED. 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: Marc J. Blumentstein 11-18-98
MARC J. BLUMENTSTEIN - TRUSTEE DATE

By: Richard J. Hawjar 11/18/98
RICHARD J. HAWJAR - TRUSTEE DATE

By: Charles D. Covel 11/18/98
CHARLES D. COVEL - VICE PRESIDENT 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 2, 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 2 IS 47,705 SQ. FT. OR 1.09516 ACRES OF LAND MORE OR LESS.

Harry L. Jenkins Nov. 17, 1998
HARRY L. JENKINS
PROPERTY LINE SURVEYOR
MD. REG. No. 606



CONDOMINIUM PLAT
FLOOR PLAN & ELEVATIONS
PHASE 2

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: NOV. 1998
VKA PROJECT #V5978 SHEET 1 OF 3



ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS
VKA INCORPORATED
4845 GOVERNOR'S WAY SUITE "L" FREDERICK, MARYLAND 21704
(301)662-5034 FAX (301)620-7699
FREDERICK, MD. McLEAN, VA.

MSA SSU 1264-308-1
315

MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plats, MO) Plat 7564-7566, MSA-1264-315, Data available 10/26/2017 10:19:19 AM. Printed 10/26/2017 10:19:19 AM. Maryland State Archives

RECORDED: _____
PLAT BOOK: _____
PLAT: _____

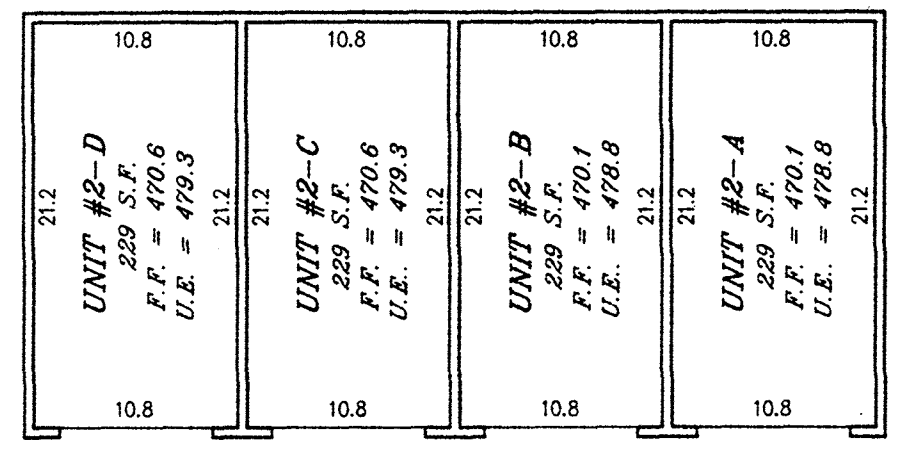
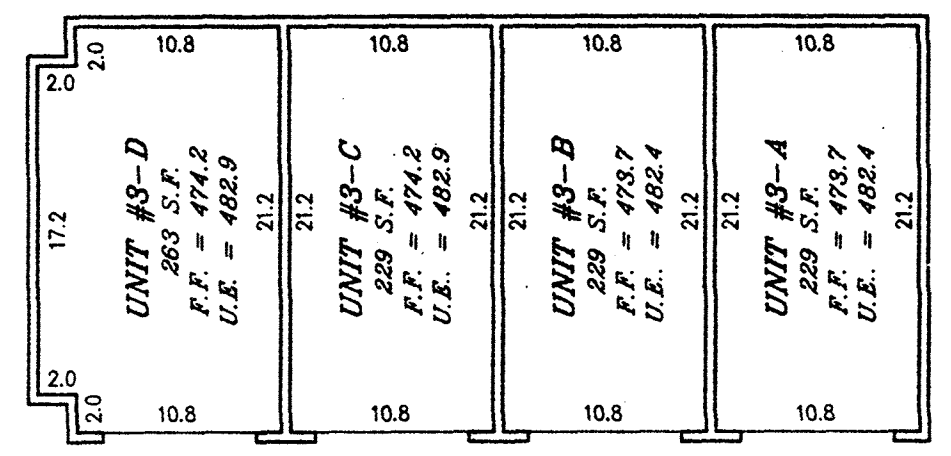
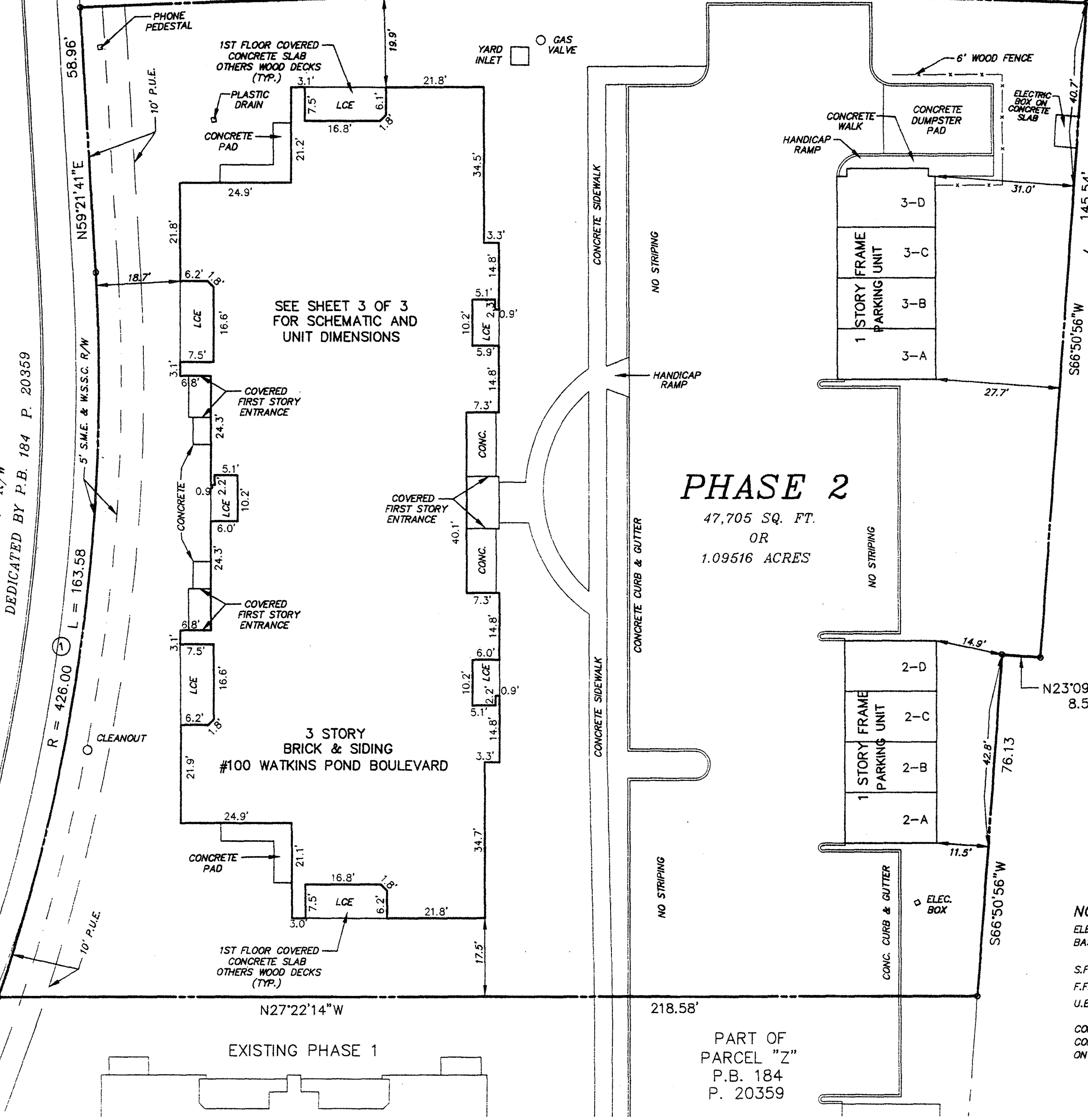
MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plats, MO) Plat 7564-7566, MSA 1264-315-2
 Maryland State Archives
 Digitized by 1947/1719, Printed 10/15/2017

WATKINS POND BOULEVARD

N/F
PARCEL "W"
P.B. 184 P. 20359

PLAT NO
7565

R = 2754.79 L = 225.00



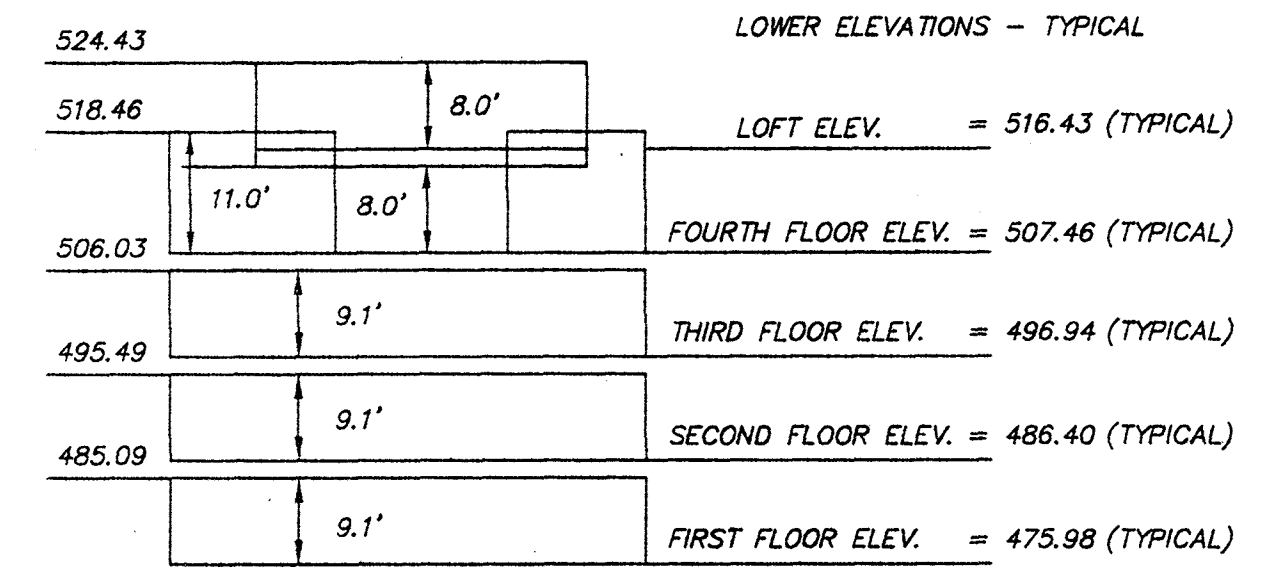
PARKING UNITS
SCALE: 1" = 10'

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

PHASE 2

47,705 SQ. FT.
OR
1.09516 ACRES

UPPER ELEVATIONS - 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

CONCRETE SIDEWALKS WERE UNDER
CONSTRUCTION AT TIME OF SURVEY
ON NOVEMBER 17, 1998.

CONDOMINIUM PLAT
FLOOR PLAN & ELEVATIONS
PHASE 2
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: NOV. 1998
 VIKI PROJECT #V5978 SHEET 2 OF 3

LEGEND

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

CURVE TABLE

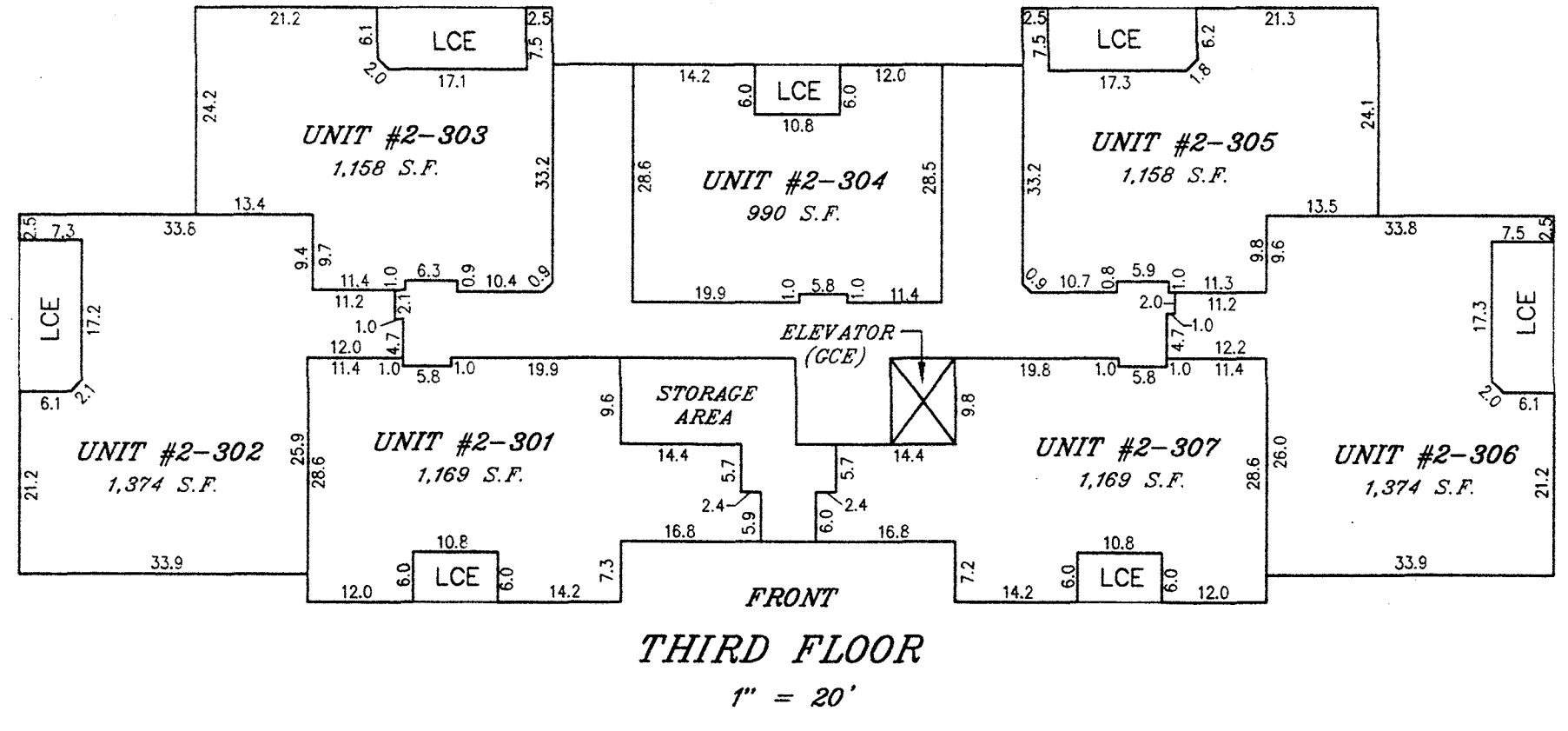
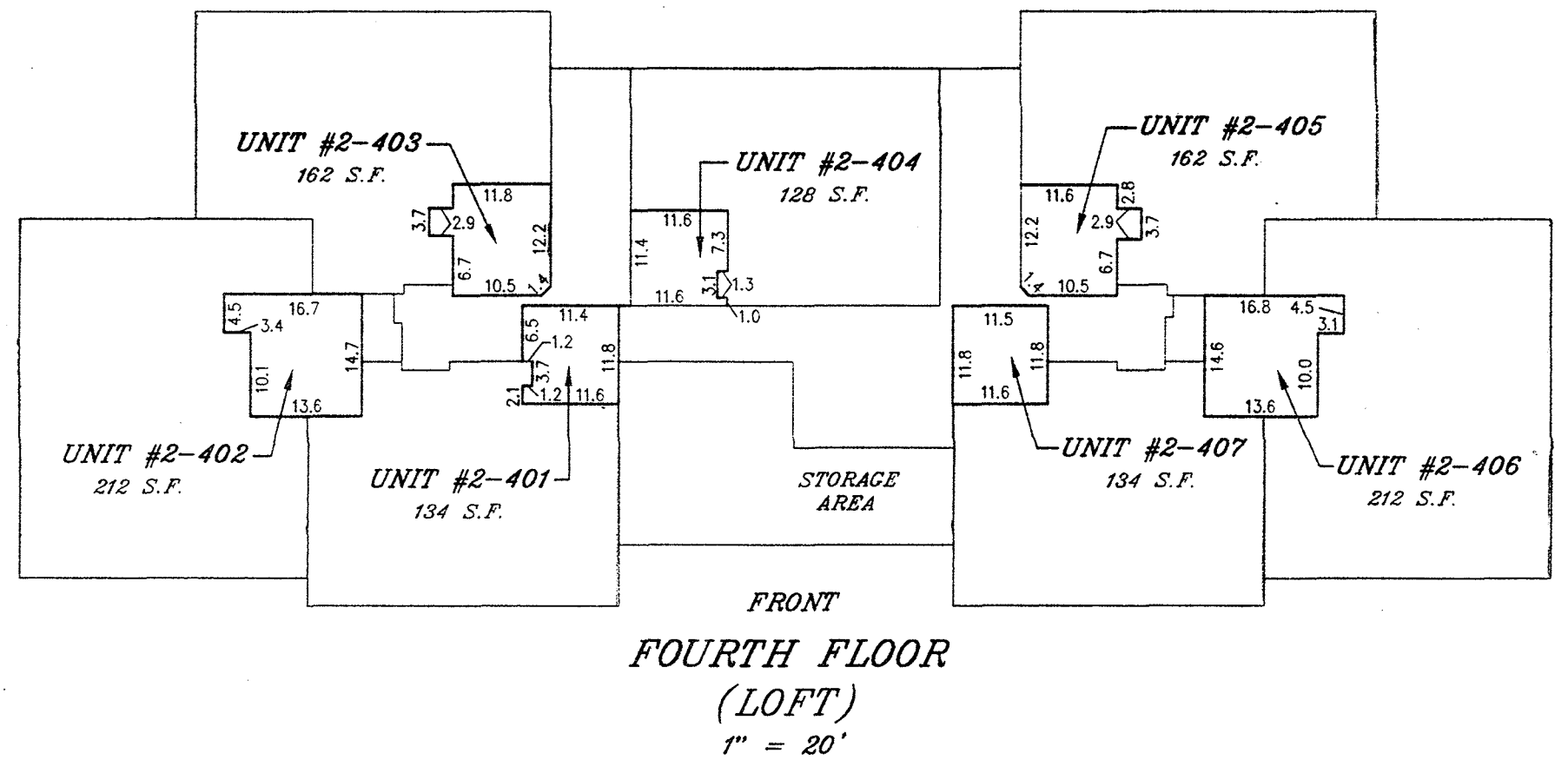
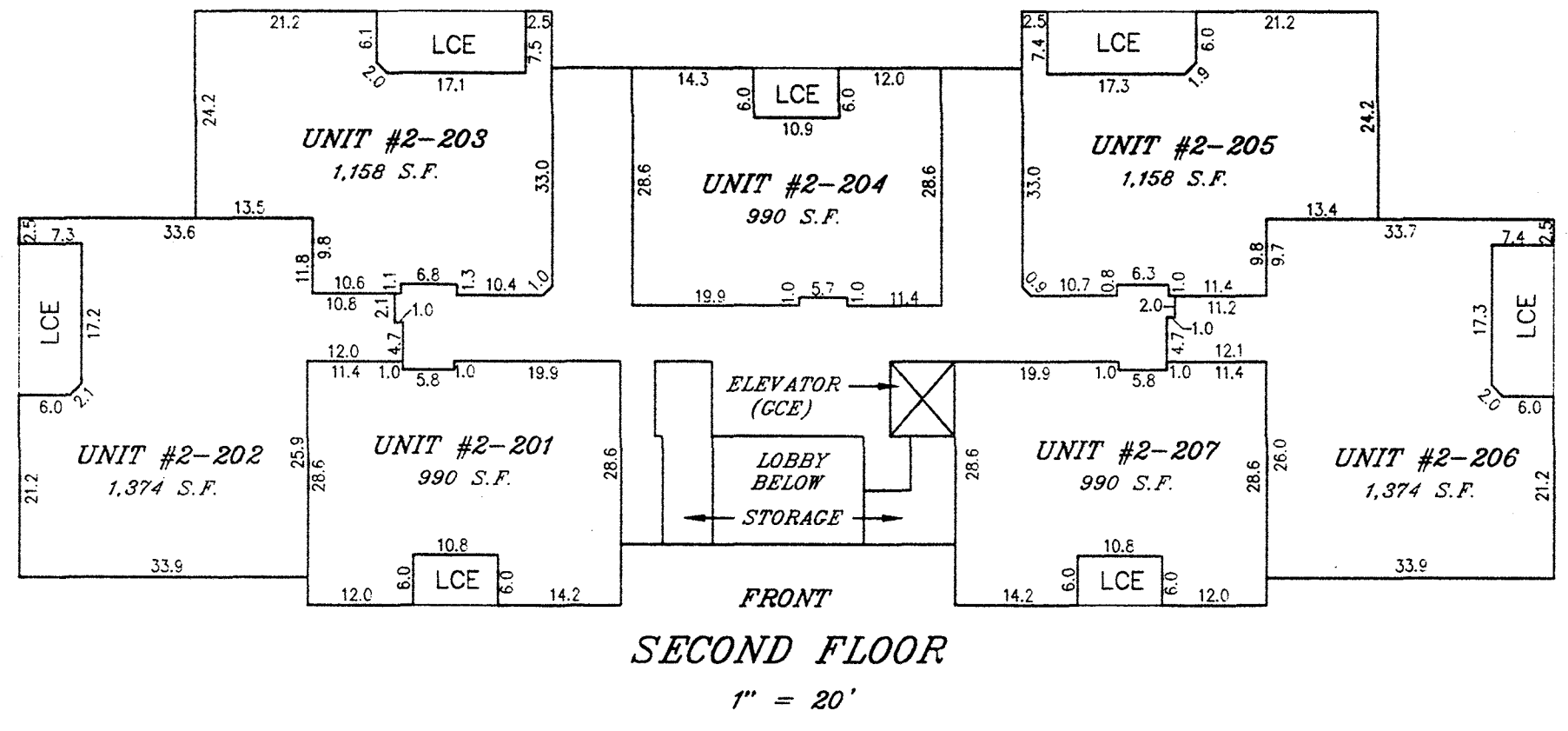
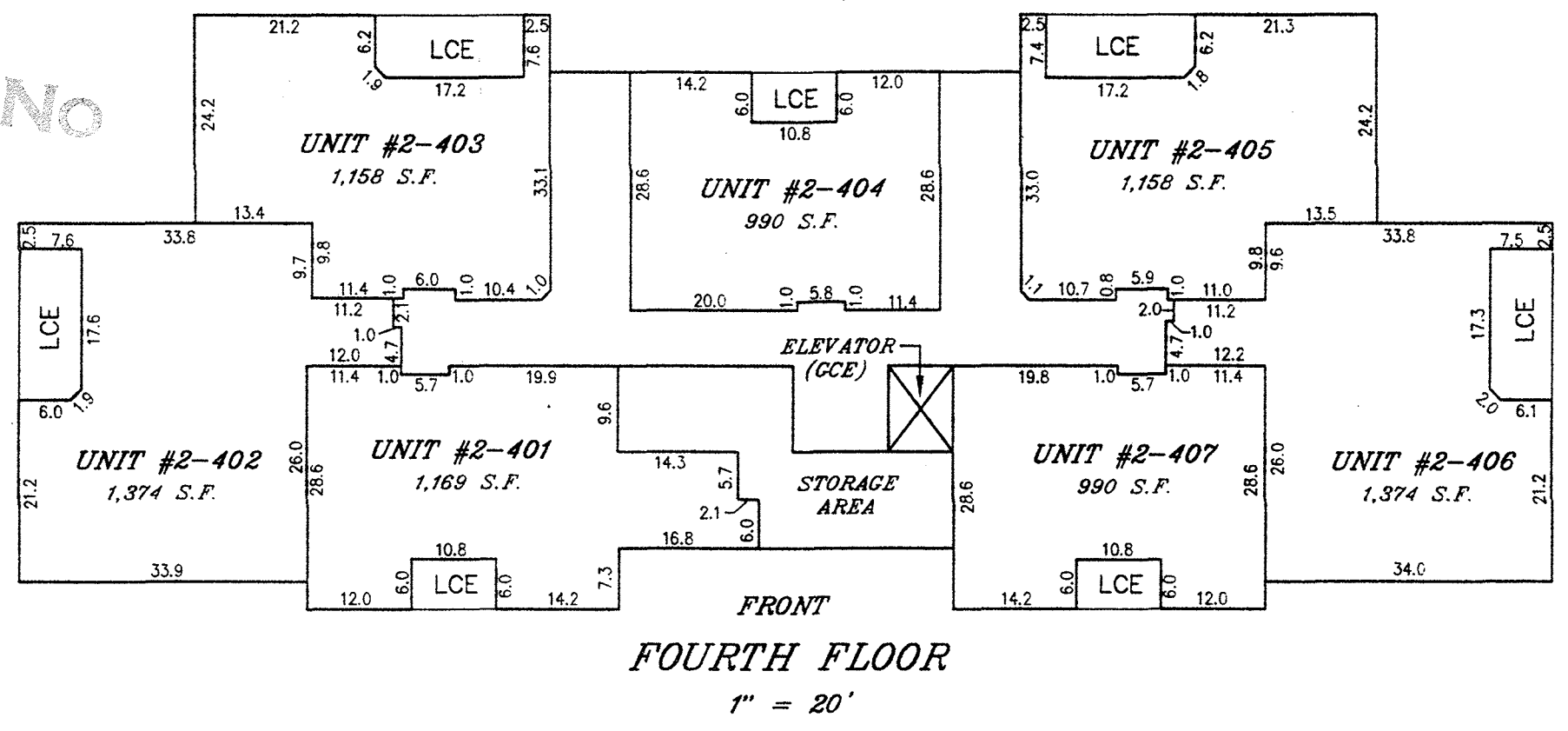
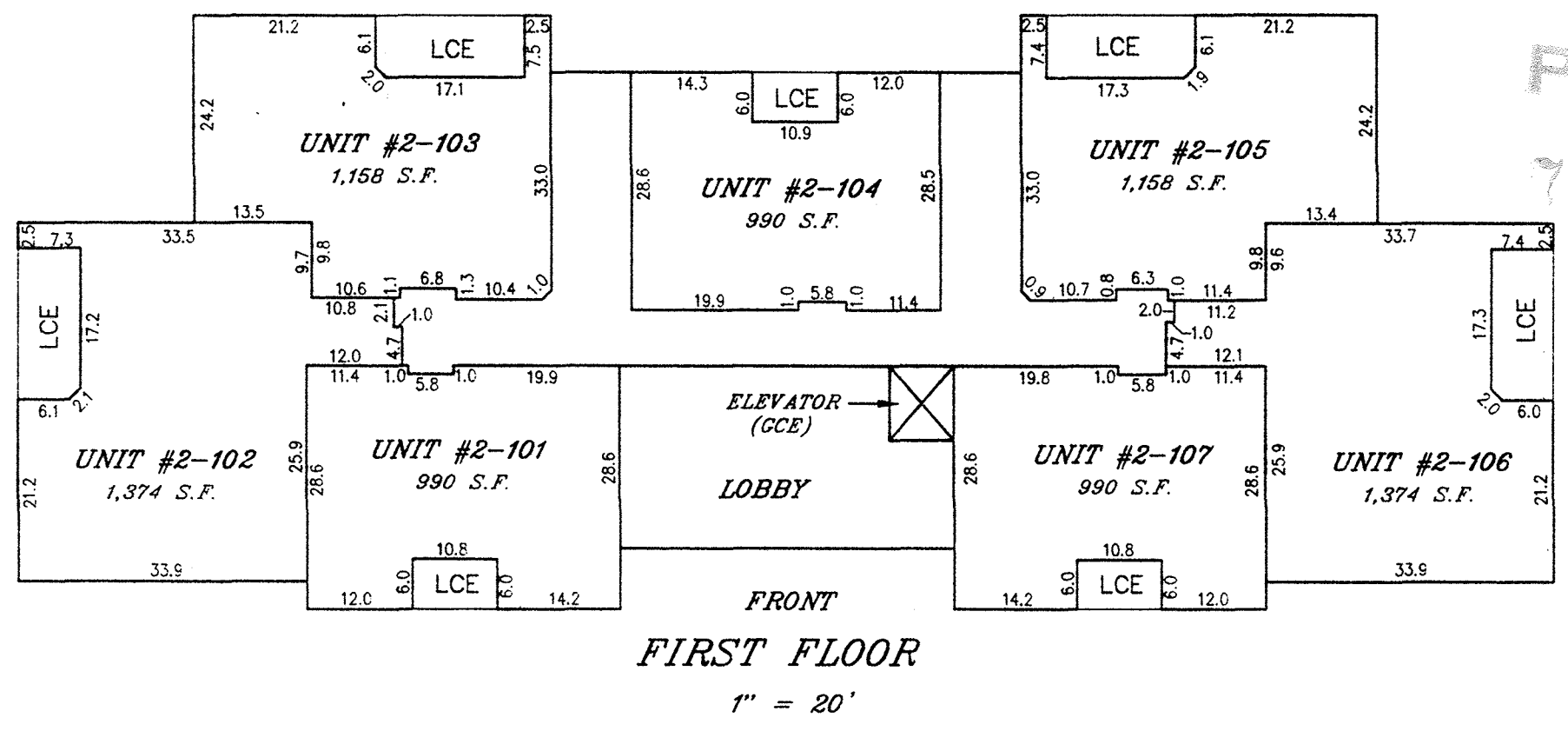
	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
①	426.00'	22°00'06"	163.58'	82.81'	N70°21'43"E	162.58'
②	2754.79'	04°40'47"	225.00'	112.57'	S27°29'34"E	224.94'

RECORDED: _____
 PLAT BOOK: _____
 PLAT: _____

VIKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ■ ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
 VIKA INCORPORATED
 4845 GOVERNOR'S WAY SUITE "L" ■ FREDERICK, MARYLAND 21704
 (301)682-5034 ■ FAX (301)620-7699
 FREDERICK, MD. McLEAN, VA.

MSA SSU 1264-315-2
315

PLAT NO
7566



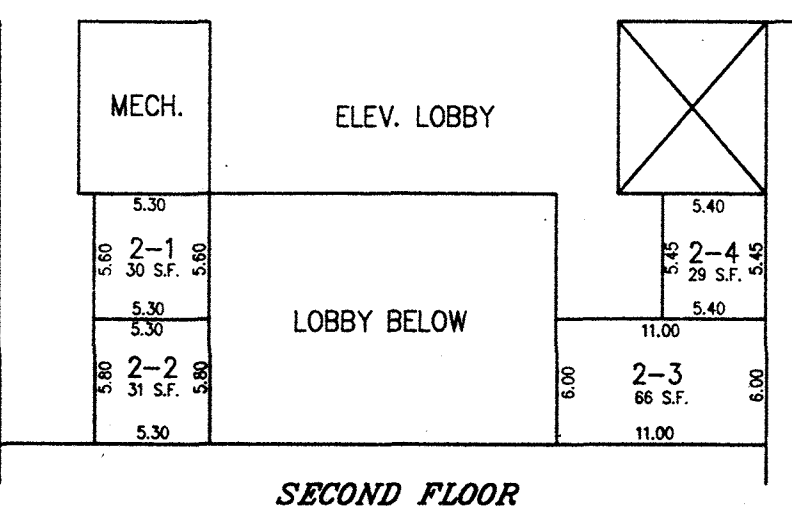
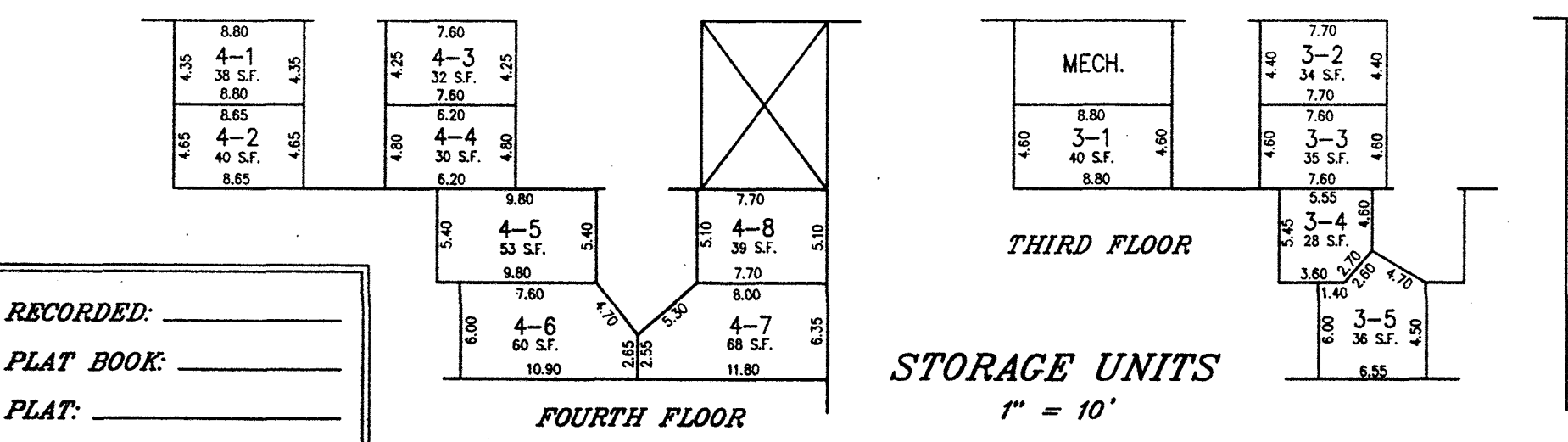
BUILDING #2
100 WATKINS POND BOULEVARD

UNIT No.	TOTAL SQ. FT.	UNIT No.	TOTAL SQ. FT.
#2-101	990	#2-301	1,169
#2-102	1,374	#2-302	1,374
#2-103	1,158	#2-303	1,158
#2-104	990	#2-304	990
#2-105	1,158	#2-305	1,158
#2-106	1,374	#2-306	1,374
#2-107	990	#2-307	1,169
#2-201	990	#2-401	1,303
#2-202	1,374	#2-402	1,586
#2-203	1,158	#2-403	1,320
#2-204	990	#2-404	1,118
#2-205	1,158	#2-405	1,320
#2-206	1,374	#2-406	1,586
#2-207	990	#2-407	1,124

BUILDING #2
INTERIOR STORAGE UNITS

UNIT No.	TOTAL SQ. FT.	UNIT No.	TOTAL SQ. FT.
#2-1	30	#4-1	38
#2-2	31	#4-2	40
#2-3	66	#4-3	32
#2-4	29	#4-4	30
#3-1	40	#4-5	53
#3-2	34	#4-6	60
#3-3	35	#4-7	68
#3-4	28	#4-8	39
#3-5	36		

CONDOMINIUM PLAT
FLOOR PLAN & ELEVATIONS
PHASE 2
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: AS SHOWN DATE: NOV. 1998
VKA PROJECT #V5978 SHEET 3 OF 3



RECORDED: _____
PLAT BOOK: _____
PLAT: _____

VKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS
VKA INCORPORATED
4845 GOVERNOR'S WAY SUITE 110 FREDERICK, MARYLAND 21704
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MSO SSU 1264-308-3
315

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