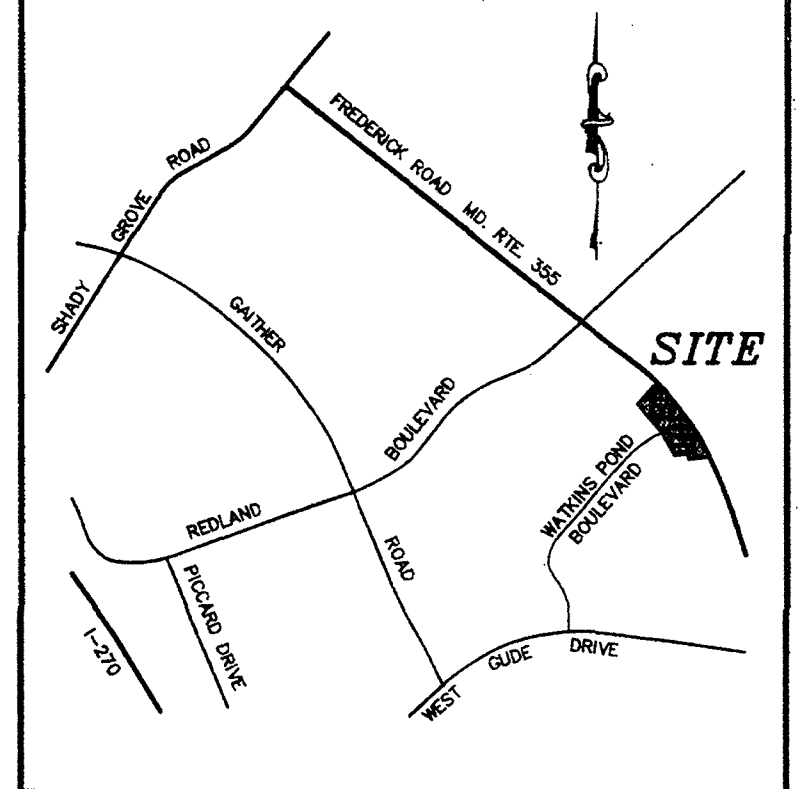


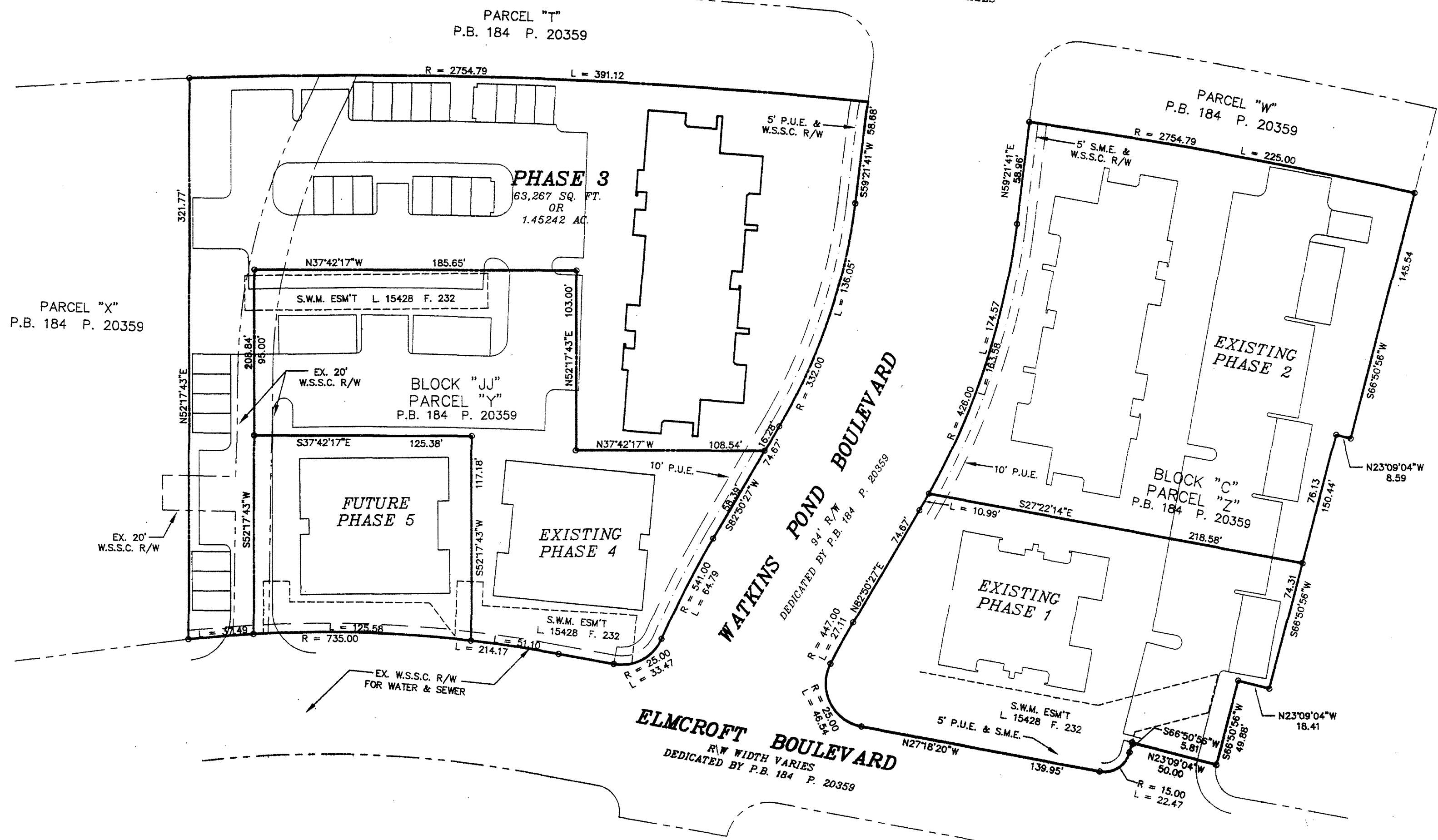
NOTES:
1. NO TITLE REPORT FURNISHED.

PLAT No 7618

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 3, 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 15804 AT FOLIO 310 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: *Charles L. Covell* 2/26/99
CHARLES L. COVELL - VICE PRESIDENT DATE

NATIONS BANK
By: *Richard J. Hajjar* 3/2/99
RICHARD J. HAJJAR - TRUSTEE DATE

By: *Marc J. Blumenstein* 3/2/99
MARC J. BLUMENSTEIN - TRUSTEE DATE

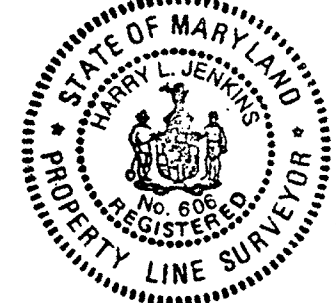
SURVEYOR'S CERTIFICATION

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 3, PART OF THE PROPERTY OF KING PARTNERS LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, RECORDED IN LIBER 15804 AT FOLIO 310 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 3 IS 63,267 SQ. FT. OR 1.45242 ACRES OF LAND MORE OR LESS.

By: *Harry L. Jenkins* 2/26/99
HARRY L. JENKINS
PROPERTY LINE SURVEYOR
MD. REG. No. 806 DATE

FILED
MAR 15, 1999



CONDOMINIUM PLAT
FLOOR PLAN & ELEVATIONS
PHASE 3
KING FARM CONDOMINIUM
BEING PART OF
PARCEL "Y", 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: FEB. 1999
VKA PROJECT #V5978 SHEET 1 OF 3



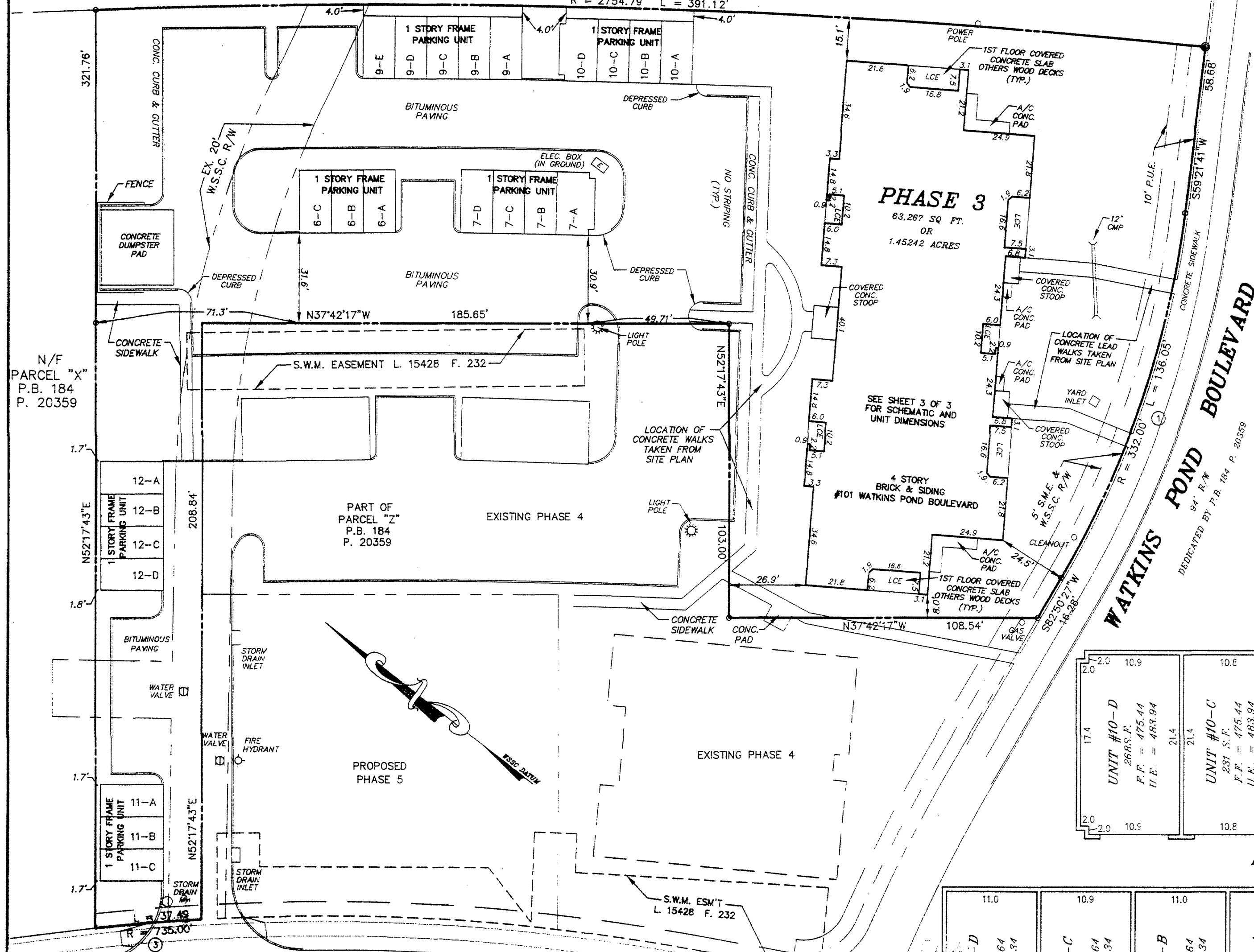
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS

VKA INCORPORATED
4845 GOVERNOR'S WAY SUITE "L" FREDERICK, MARYLAND 21704
(301)662-5034 FAX (301)620-7699
FREDERICK, MD. McLEAN, VA.

RECORDED: _____
PLAT BOOK: _____
PLAT: _____

PLAT NO 7619

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



NOTES:
ELEVATIONS SHOWN HEREON ARE
BASED ON W.S.S.C. DATUM.
S.F. = SQUARE FEET
F.F. = FINISHED FLOOR
U.E. = UPPER ELEVATION

UNIT #6-C 235 S.F. F.F. = 474.21 U.E. = 482.71	UNIT #6-B 231 S.F. F.F. = 474.21 U.E. = 482.71	UNIT #6-A 235 S.F. F.F. = 474.21 U.E. = 482.971
---------------------------------------------------------	---------------------------------------------------------	----------------------------------------------------------

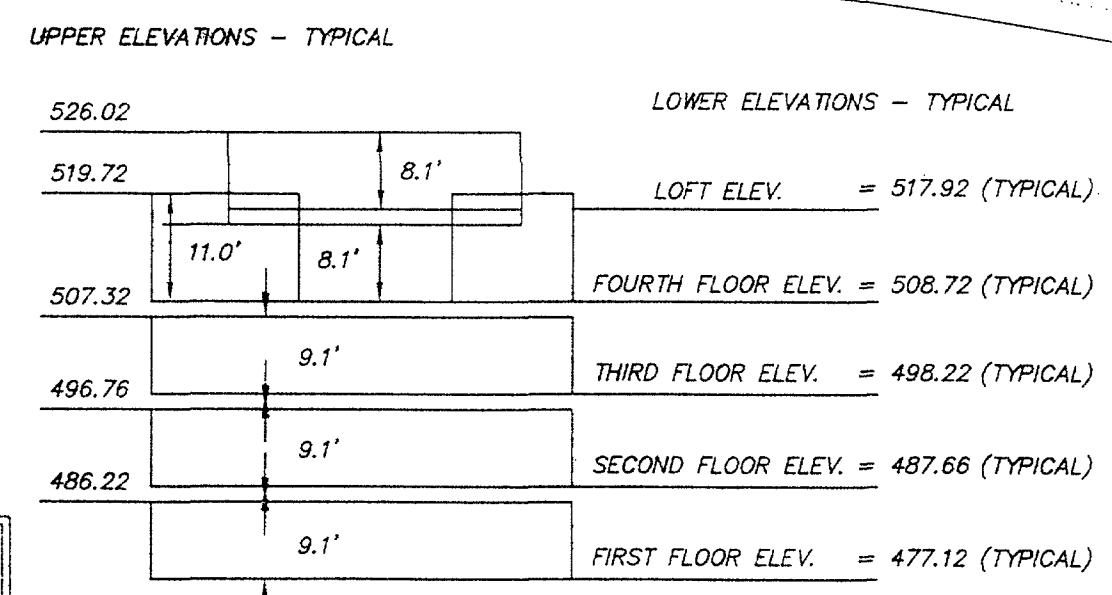
UNIT #7-D 235 S.F. F.F. = 474.04 U.E. = 482.54	UNIT #7-C 231 S.F. F.F. = 474.04 U.E. = 482.54	UNIT #7-B 237 S.F. F.F. = 474.04 U.E. = 482.54	UNIT #7-A 270 S.F. F.F. = 474.04 U.E. = 482.54
---------------------------------------------------------	---------------------------------------------------------	---------------------------------------------------------	---------------------------------------------------------

UNIT #9-E 235 S.F. F.F. = 475.47 U.E. = 483.97	UNIT #9-D 229 S.F. F.F. = 475.47 U.E. = 483.97	UNIT #9-C 231 S.F. F.F. = 475.47 U.E. = 483.97	UNIT #9-B 231 S.F. F.F. = 475.47 U.E. = 483.97	UNIT #9-A 231 S.F. F.F. = 475.47 U.E. = 483.97
---------------------------------------------------------	---------------------------------------------------------	---------------------------------------------------------	---------------------------------------------------------	---------------------------------------------------------

UNIT #10-D 268 S.F. F.F. = 475.44 U.E. = 483.94	UNIT #10-C 231 S.F. F.F. = 475.44 U.E. = 483.94	UNIT #10-B 231 S.F. F.F. = 475.44 U.E. = 483.94	UNIT #10-A 235 S.F. F.F. = 475.44 U.E. = 483.94
----------------------------------------------------------	----------------------------------------------------------	----------------------------------------------------------	----------------------------------------------------------

UNIT #11-C 233 S.F. F.F. = 475.57 U.E. = 482.27	UNIT #11-B 231 S.F. F.F. = 475.57 U.E. = 482.27	UNIT #11-A 235 S.F. F.F. = 475.57 U.E. = 482.27
----------------------------------------------------------	----------------------------------------------------------	----------------------------------------------------------

UNIT #12-D 235 S.F. F.F. = 473.64 U.E. = 482.34	UNIT #12-C 233 S.F. F.F. = 473.64 U.E. = 482.34	UNIT #12-B 235 S.F. F.F. = 473.64 U.E. = 482.34	UNIT #12-A 235 S.F. F.F. = 473.64 U.E. = 482.34
----------------------------------------------------------	----------------------------------------------------------	----------------------------------------------------------	----------------------------------------------------------



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	332.00'	23°28'46"	136.05'	68.99'	S71°06'04"W	135.10'
②	2754.79'	08°08'05"	391.12'	195.89'	S35°51'11"E	390.78'
③	735.00'	02°55'21"	37.49'	18.75'	N42°32'09"W	37.48'

**CONDOMINIUM PLAT
FLOOR PLAN & ELEVATIONS
PHASE 3
KING FARM CONDOMINIUM
BEING PART OF
PARCEL "Y", 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" = 30' DATE: FEB. 1999
VIKA PROJECT #V5978 SHEET 2 OF 3

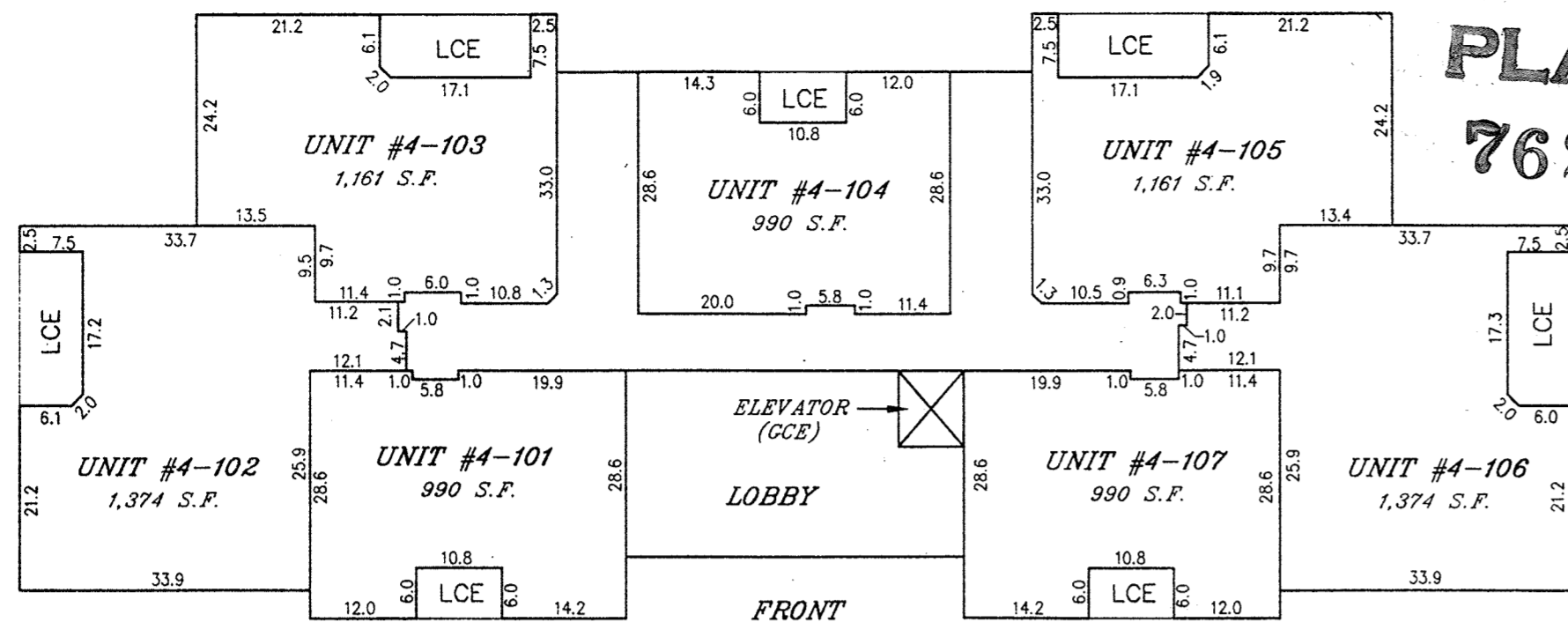


ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS

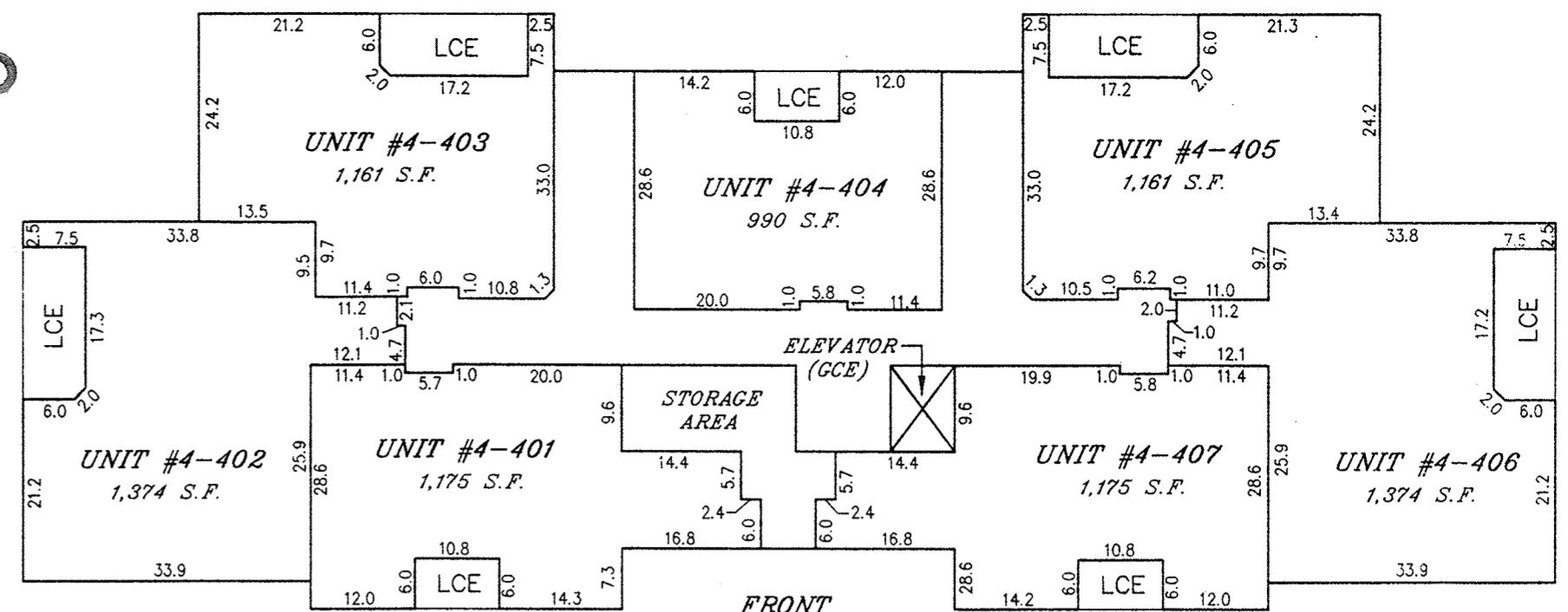
VIKA INCORPORATED
4845 GOVERNOR'S WAY SUITE "L" FREDERICK, MARYLAND 21704
(301)662-5034 FAX (301)620-7699
FREDERICK, MD. McLEAN, VA.

MSA SSU 1264-325-2

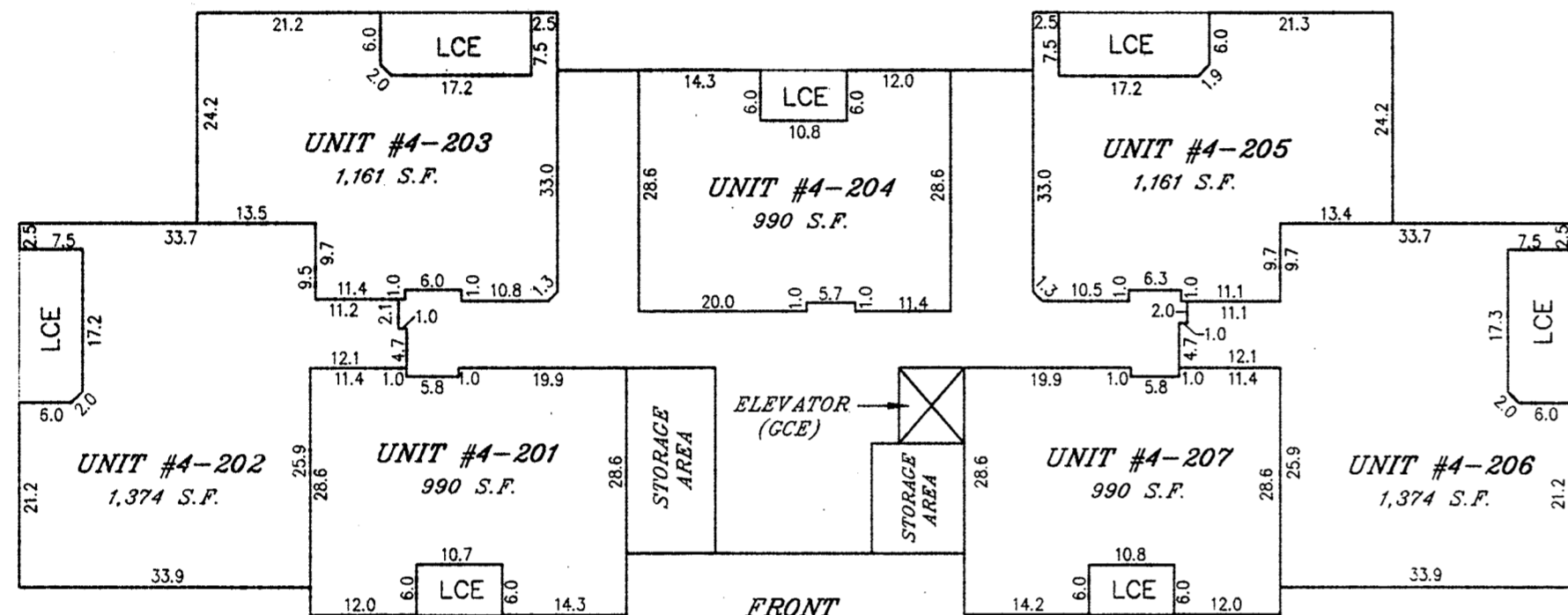
PLAT No 7620



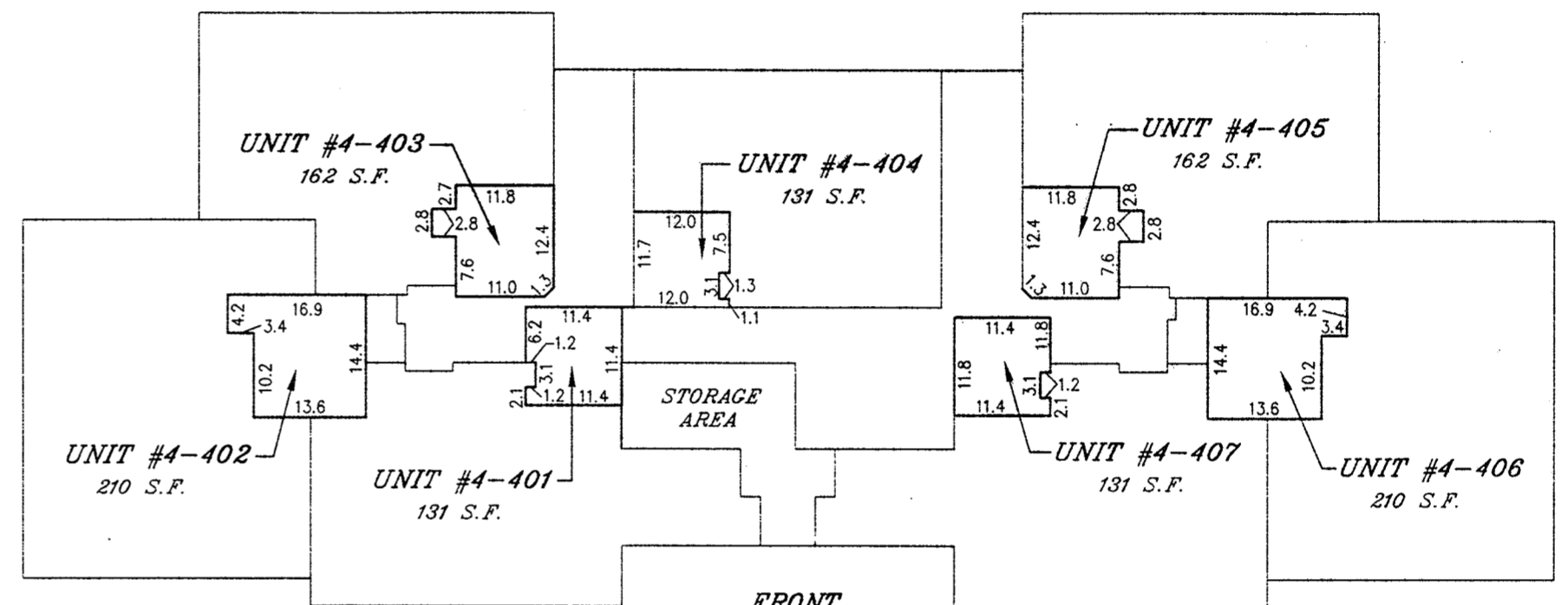
FIRST FLOOR
1" = 20'



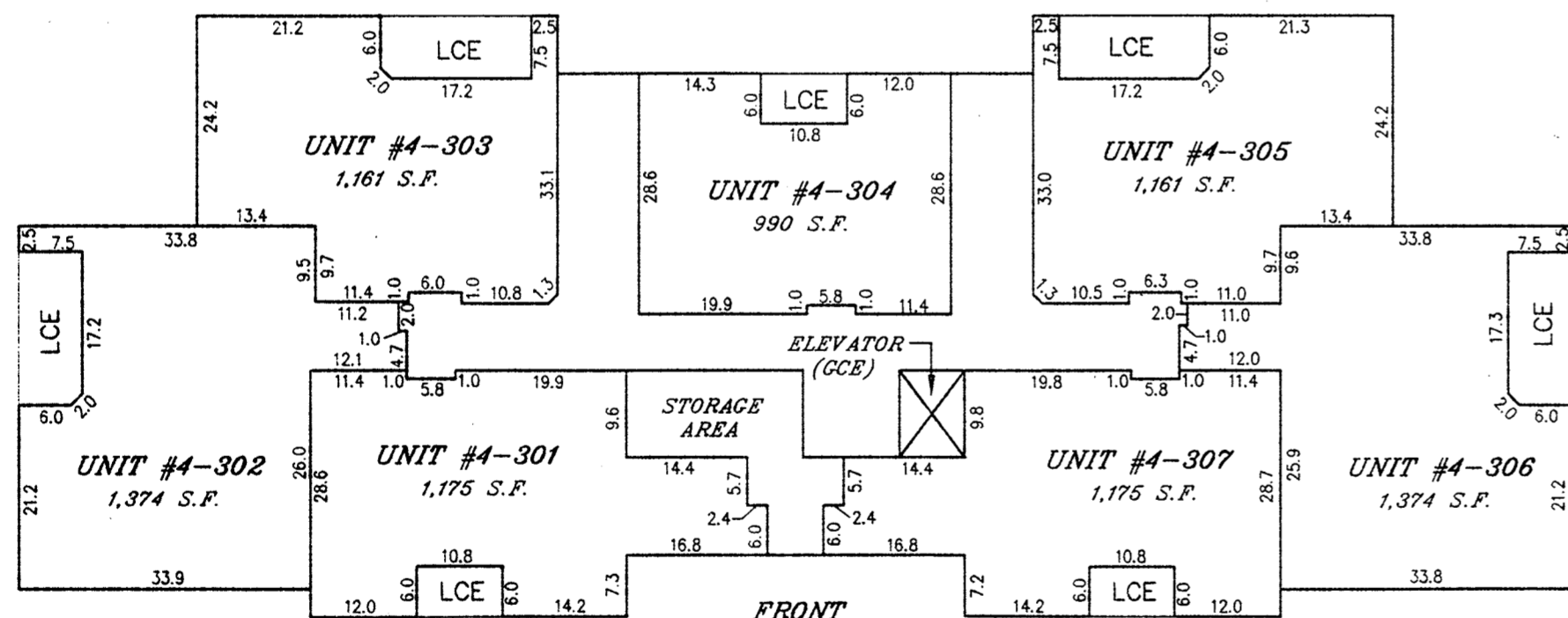
FOURTH FLOOR
1" = 20'



SECOND FLOOR
1" = 20'



FOURTH FLOOR (LOFT)
1" = 20'



THIRD FLOOR
1" = 20'

BUILDING #4

101 WATKINS POND BOULEVARD

UNIT No.	TOTAL SQ. FT.	UNIT No.	TOTAL SQ. FT.
#4-101	990	#4-301	1,175
#4-102	1,374	#4-302	1,374
#4-103	1,161	#4-303	1,161
#4-104	990	#4-404	990
#4-105	1,161	#4-305	1,161
#4-106	1,374	#4-306	1,374
#4-107	990	#4-307	1,175
#4-201	990	#4-401	1,306
#4-202	1,374	#4-402	1,584
#4-203	1,161	#4-403	1,323
#4-204	990	#4-404	1,121
#4-205	1,161	#4-405	1,323
#4-206	1,374	#4-406	1,584
#4-207	990	#4-407	1,306

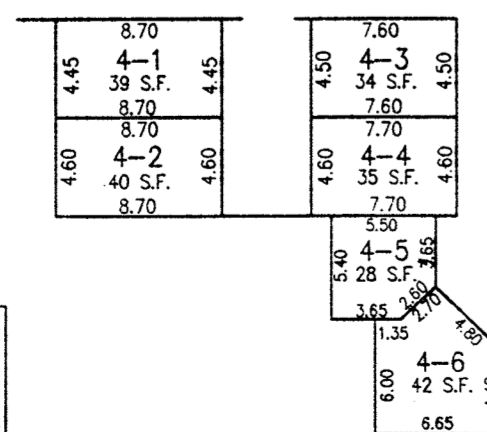
BUILDING #4 INTERIOR STORAGE UNITS

UNIT No.	TOTAL SQ. FT.	UNIT No.	TOTAL SQ. FT.
#2-1	24	#4-1	39
#2-2	31	#4-2	40
#2-3	31	#4-3	34
#2-4	68	#4-4	35
#3-1	40	#4-5	28
#3-2	34	#4-6	42
#3-3	35		
#3-4	28		
#3-5	42		

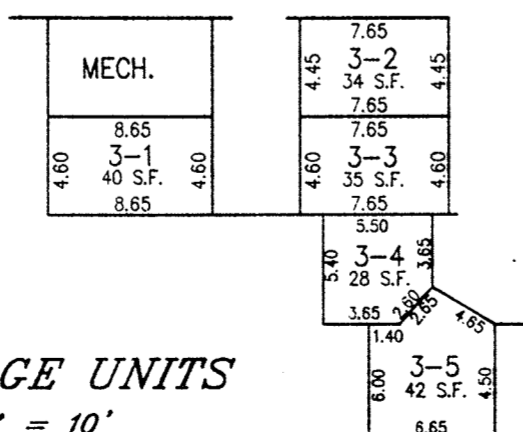
KING FARM CONDOMINIUM BEING PART OF PARCEL "Y", BLOCK "C" KING FARM, WATKINS POND

RECORDED IN PLAT BOOK 184 PAGE 20359
CITY OF ROCKVILLE
ELECTION DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEB. 1999
VIKA PROJECT #V5978 SHEET 3 OF 3

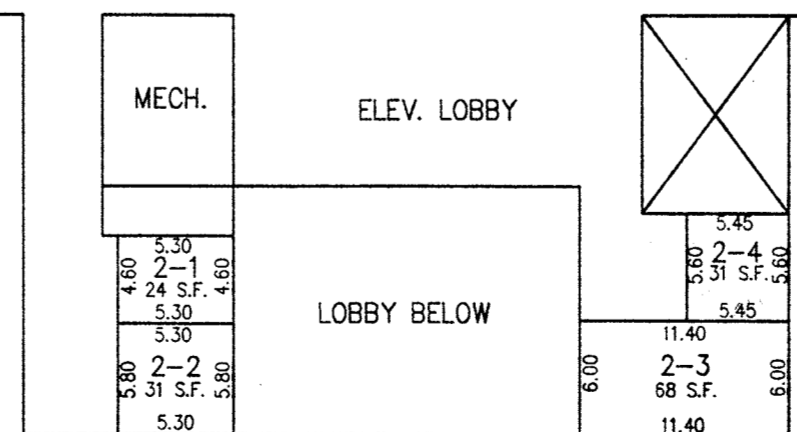
FILED
MAR 15 1999



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

RECORDED: _____
PLAT BOOK: _____
PLAT: _____

VIKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS
VIKA INCORPORATED
4845 GOVERNOR'S WAY SUITE "L" ■ FREDERICK, MARYLAND 21704
(301)662-5034 ■ FAX (301)620-7899
FREDERICK, MD. McLEAN, VA.

MYA SSM 126A-3253