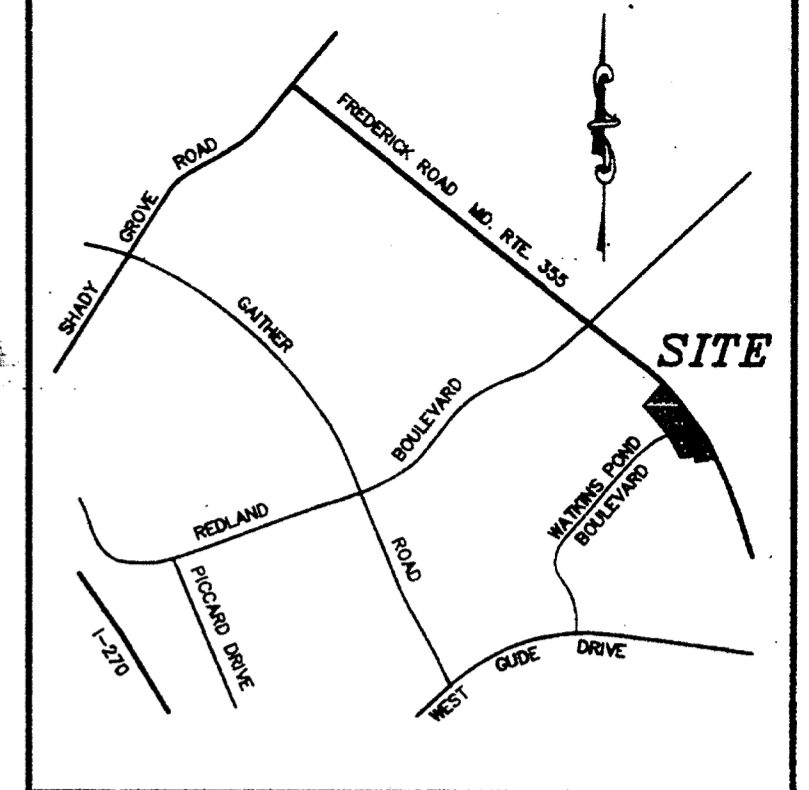


**NOTES:**

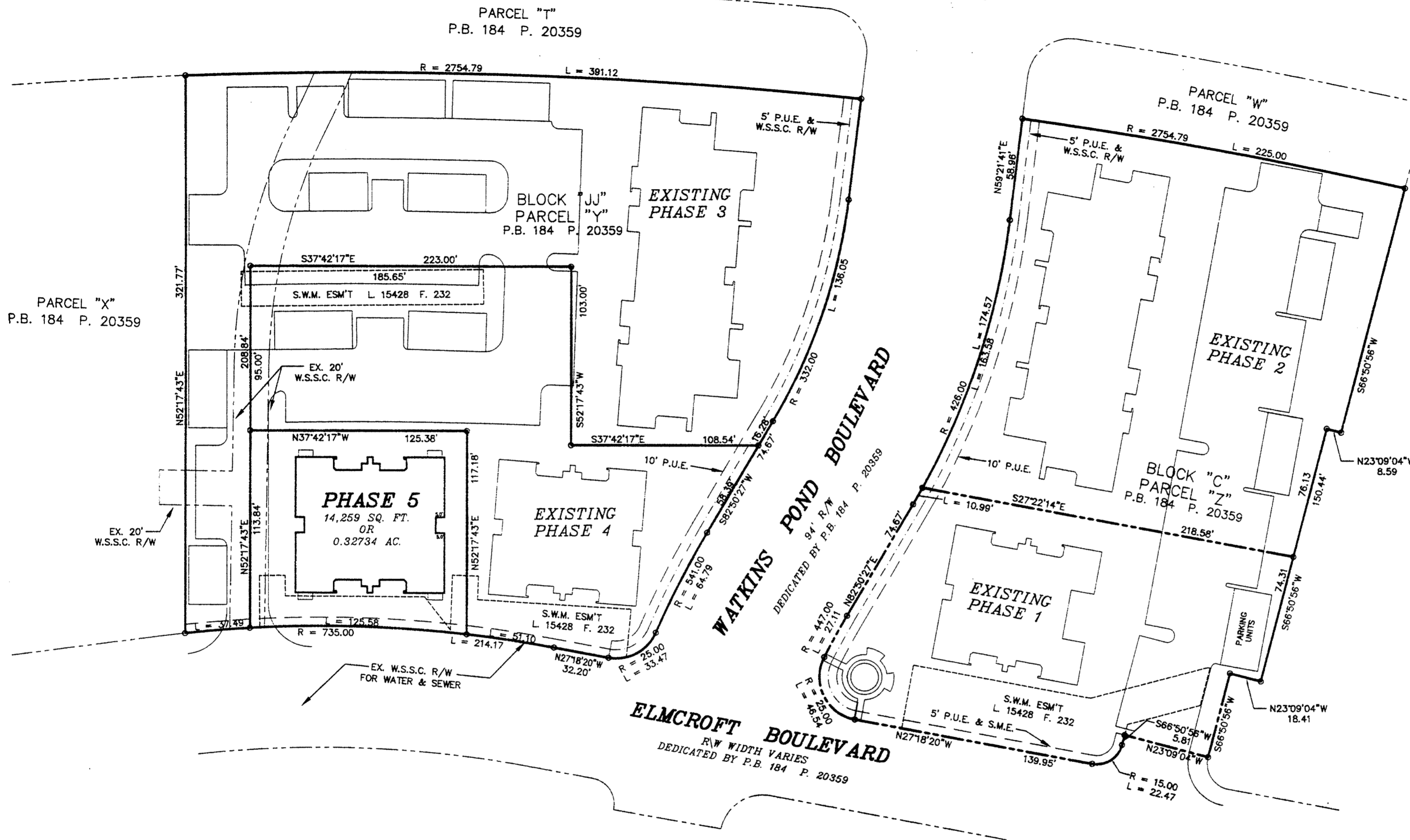
1. NO TITLE REPORT FURNISHED.

**PLAT No 7665**

**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**  
**APR 23 1999**

**OWNER'S CERTIFICATION**

WE, KING PARTNERS LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, OWNERS OF THE LAND AND PREMISES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THESE PLANS AND PLANS OF CONDOMINIUM SUBDIVISION, PHASE 5, 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 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: *Thomas J. Bozzuto*  
THOMAS J. BOZZUTO  
NATIONS BANK  
PRESIDENT  
DATE 4/20/99

By: *Karen H. Morgan*  
KAREN H. MORGAN  
TRUSTEE  
DATE 4/22/99

By: *Beth Nalwayko*  
BETH NALWAYKO  
TRUSTEE  
DATE 4/22/99

By: *Beth Nalwayko*  
BETH NALWAYKO  
TRUSTEE  
DATE 4/22/99

**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 5, 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 5 IS 14,259 SQ. FT. OR 0.32734 ACRES OF LAND MORE OR LESS.

By: *Harry L. Jenkins*  
HARRY L. JENKINS  
PROPERTY LINE SURVEYOR  
MD. REG. No. 806  
DATE 4/19/99



CONDOMINIUM PLAT  
FLOOR PLAN & ELEVATIONS  
PHASE 5

**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: APRIL 1999

VKA PROJECT #V5978 SHEET 1 OF 3

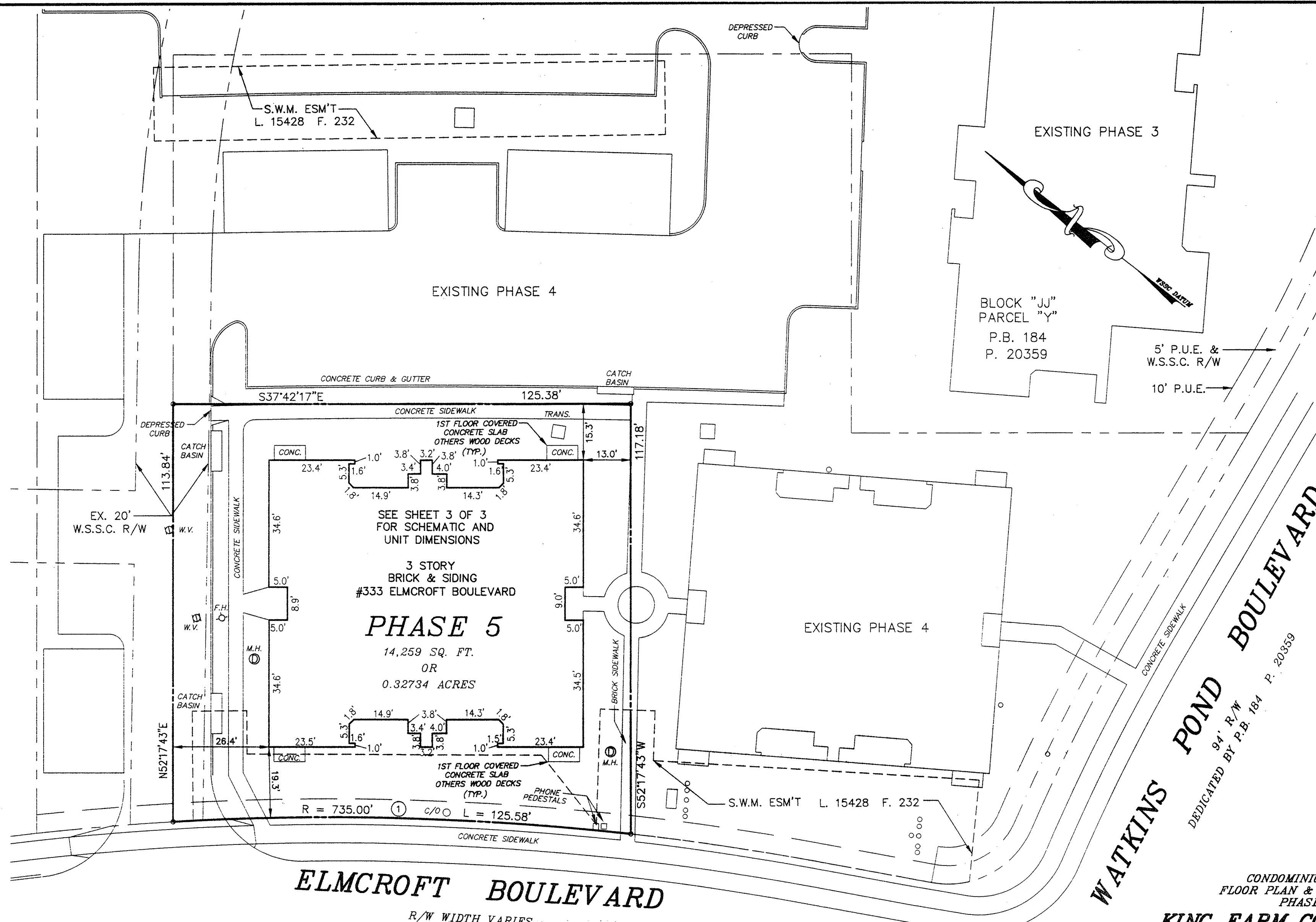


ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS

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

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MSA SSM 1264-334-1



3 STORY  
BRICK & SIDING  
#333 ELMCROFT BOULEVARD  
**PHASE 5**  
14,259 SQ. FT.  
OR  
0.32734 ACRES

**ELMCROFT BOULEVARD**

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

**CURVE TABLE**

	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
①	541.00'	06°51'42"	64.79'	32.43'	S79°24'37"W	64.75'
②	25.00'	76°43'03"	33.47'	19.79'	N65°39'43"W	31.03'
③	735.00'	03°59'01"	51.10'	25.56'	N29°17'36"W	51.09'

**LEGEND**

- CONC. = CONCRETE
- F.H. = FIRE HYDRANT
- TRANS. = TRANSFORMER
- M.H. = MANHOLE
- C/O = SEWER CLEANOUT
- LCE = LIMITED COMMON ELEMENT
- W.V. = WATER VALVE
- SQ. FT. = SQUARE FEET

**WATKINS POND BOULEVARD**  
DEDICATED BY P.B. 184 P. 20359

CONDOMINIUM PLAT  
FLOOR PLAN & ELEVATIONS  
PHASE 5  
**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" = 20' DATE: APRIL 1999  
VKA PROJECT #V5978 SHEET 2 OF 3

FILED  
APR 23 1999



VKA INCORPORATED  
4845 GOVERNOR'S WAY SUITE "L" ■ FREDERICK, MARYLAND 21704  
(301)662-5034 ■ FAX (301)620-7699  
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MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plats, MO) Plat 7666-7667, MSA S1264-334 Use available 10/17/2023 Printed 06/15/2017

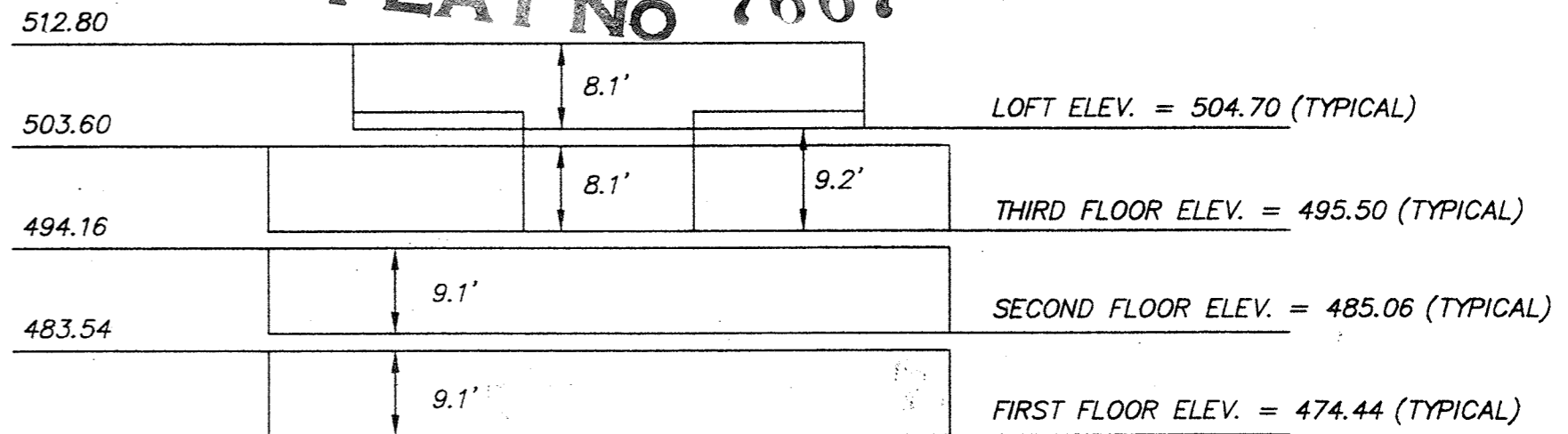
MSA SSM 1264-334-2

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

UPPER ELEVATIONS - TYPICAL

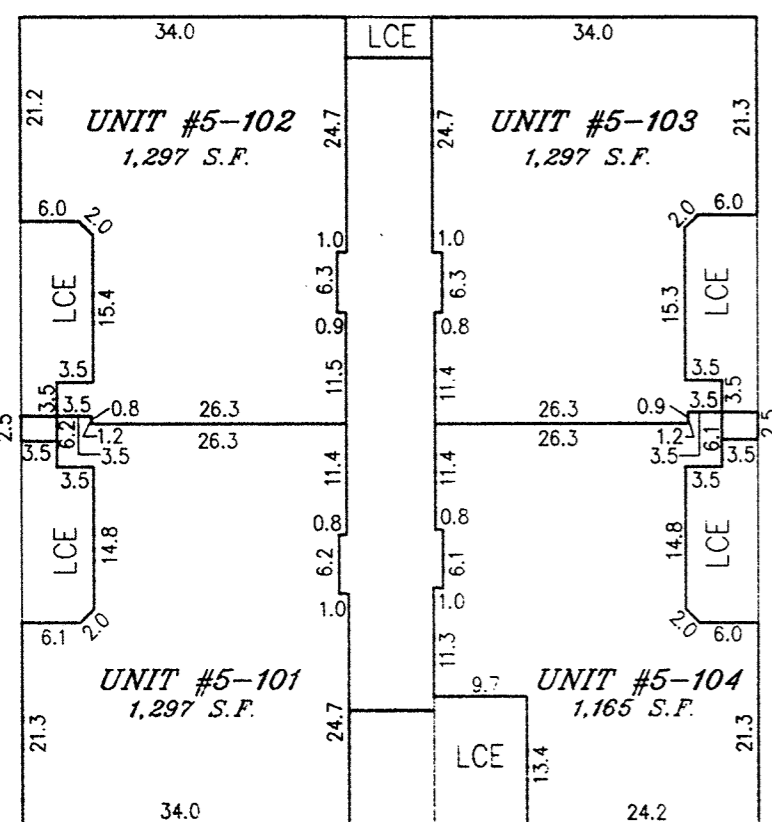
PLAT NO 6667  
PLAT NO 7667

LOWER ELEVATIONS - TYPICAL

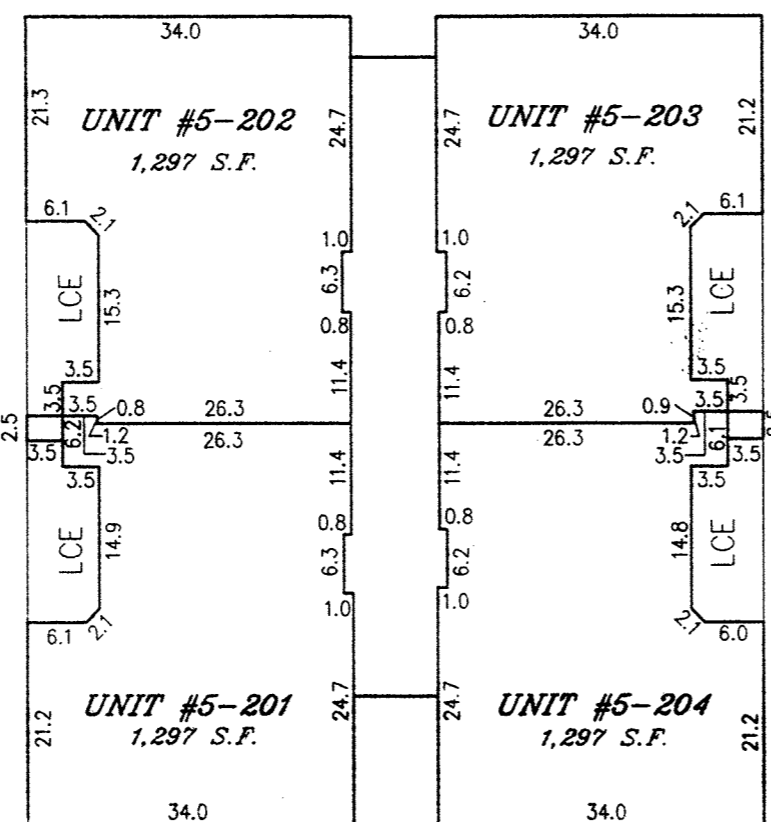


**BUILDING ELEVATIONS**  
TYPICAL

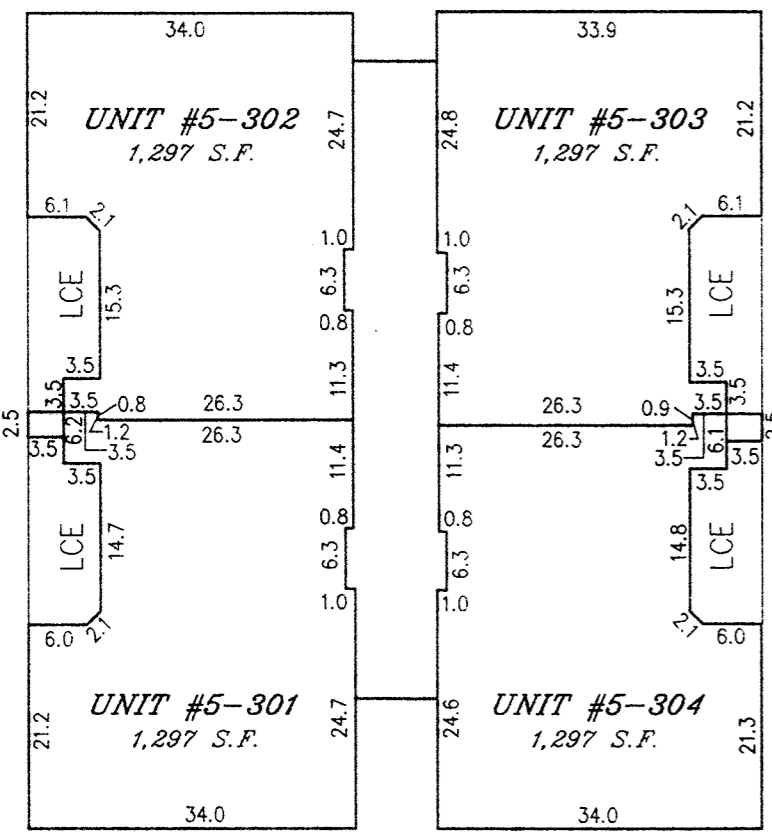
**NOTES:**  
ELEVATIONS SHOWN HEREON ARE BASED ON W.S.S.C. DATUM.  
S.F. = SQUARE FEET  
F.F. = FINISHED FLOOR  
U.E. = UPPER ELEVATION



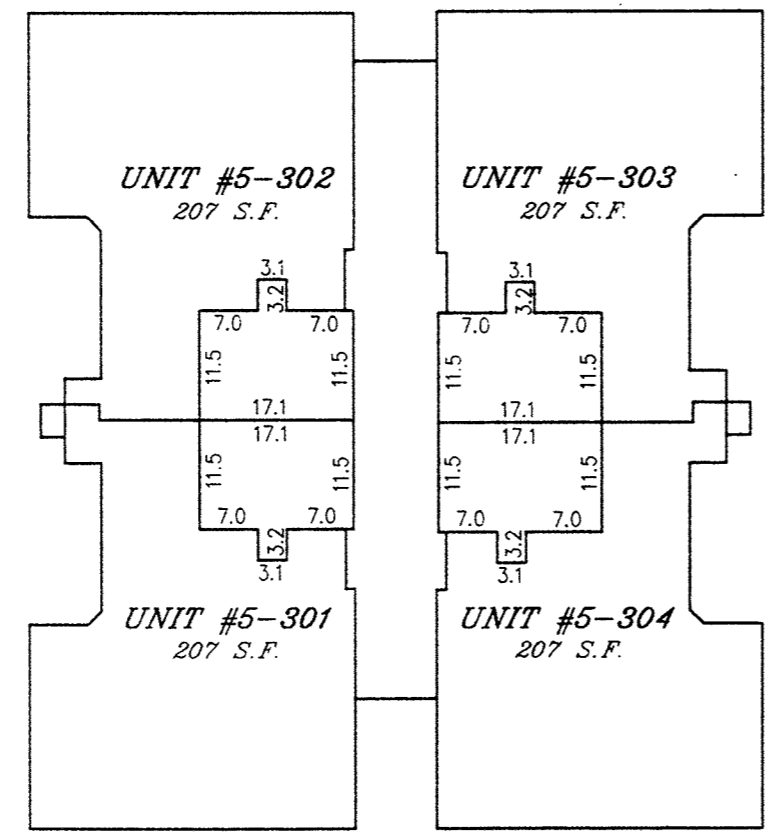
FRONT  
FIRST FLOOR



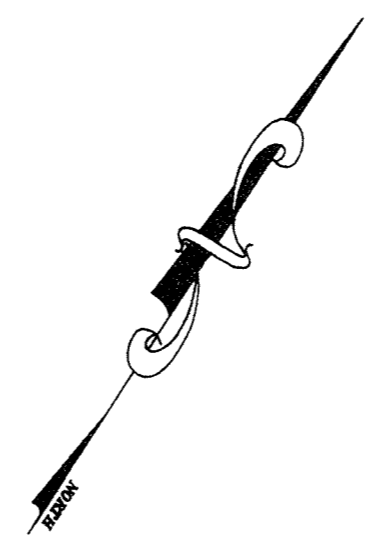
FRONT  
SECOND FLOOR



FRONT  
THIRD FLOOR



FRONT  
THIRD FLOOR  
(LOFT)



**BUILDING #5**  
# 333 ELMCROFT BOULEVARD

UNIT No.	TOTAL SQ. FT.
#5-101	1,297
#5-102	1,297
#5-103	1,297
#5-104	1,165
#5-201	1,297
#5-202	1,297
#5-203	1,297
#5-204	1,297
#5-301	1,504
#5-302	1,504
#5-303	1,504
#5-304	1,504

FILED  
APR 23 1999

CONDOMINIUM PLAT  
FLOOR PLAN & ELEVATIONS  
PHASE 5  
**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" = 20' DATE: APRIL 1999  
VKA PROJECT #V5978 SHEET 3 OF 3



ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS

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(301)662-5034 ■ FAX (301)620-7699  
FREDERICK, MD. McLEAN, VA.

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

MSA SSM 1264-334-3

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