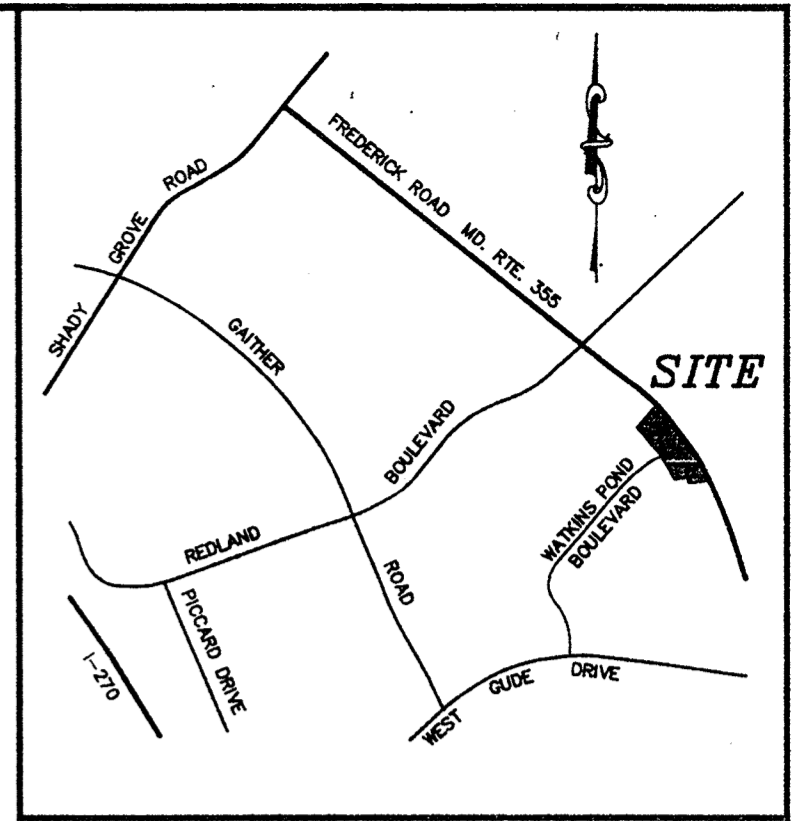


NOTES:

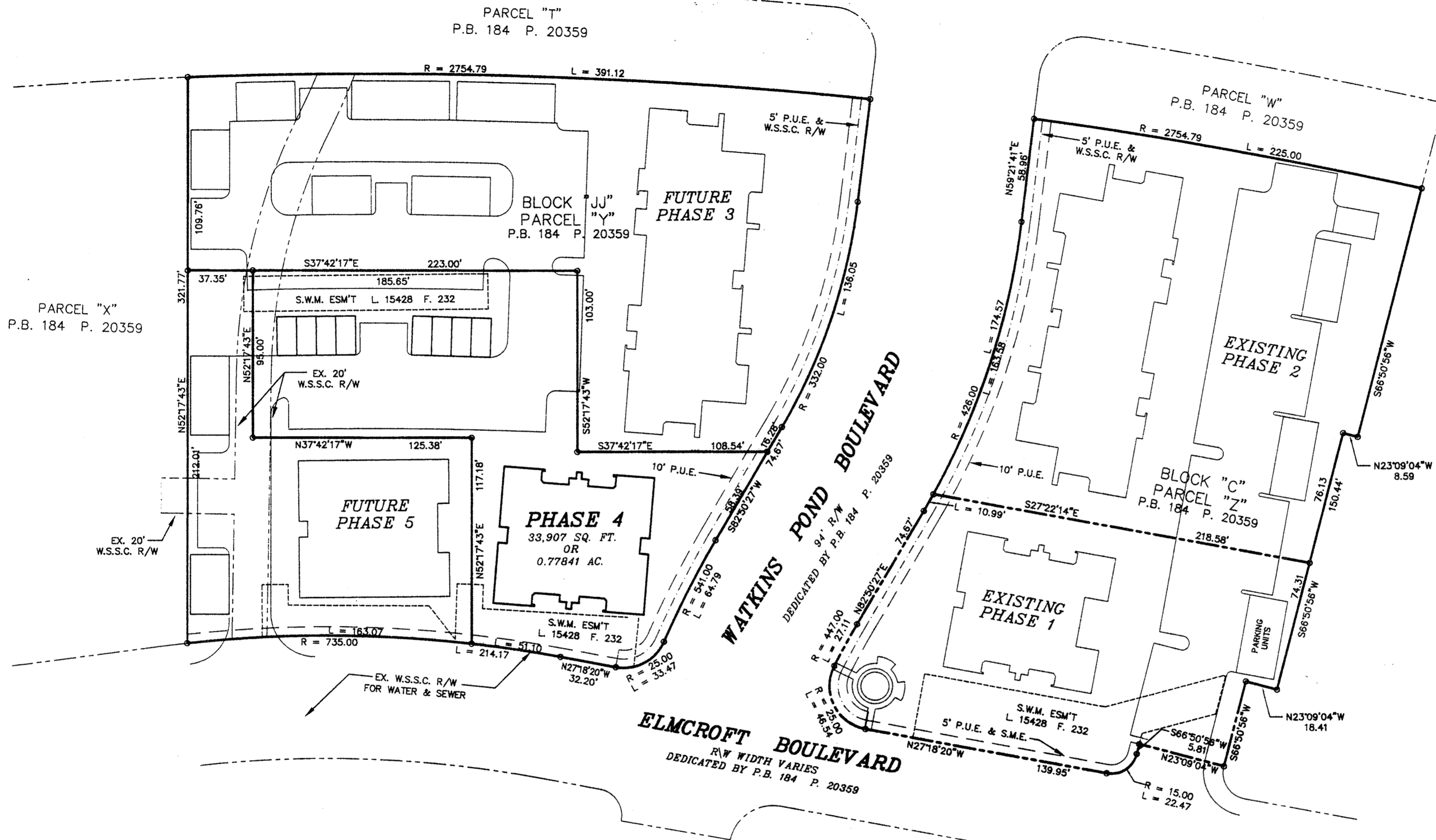
1. NO TITLE REPORT FURNISHED.

PLAT No 7593

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 4, 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. Covey* 12/21/98
CHARLES L. COVEY - VICE PRESIDENT DATE

NATIONS BANK
By: *Richard J. Hawjar* 12/22/98
RICHARD J. HAWJAR - TRUSTEE DATE

By: *Marc J. Blumenstein* 12/22/98
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 4, 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 4 IS 33,907 SQ. FT. OR 0.77841 ACRES OF LAND MORE OR LESS.

By: *Harry L. Jenkins* 12/18/98
HARRY L. JENKINS
PROPERTY LINE SURVEYOR
MD. REG. No. 1606 DATE



CONDOMINIUM PLAT
FLOOR PLAN & ELEVATIONS
PHASE 4

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: DEC. 1998

VKA PROJECT #V5978 SHEET 1 OF 3

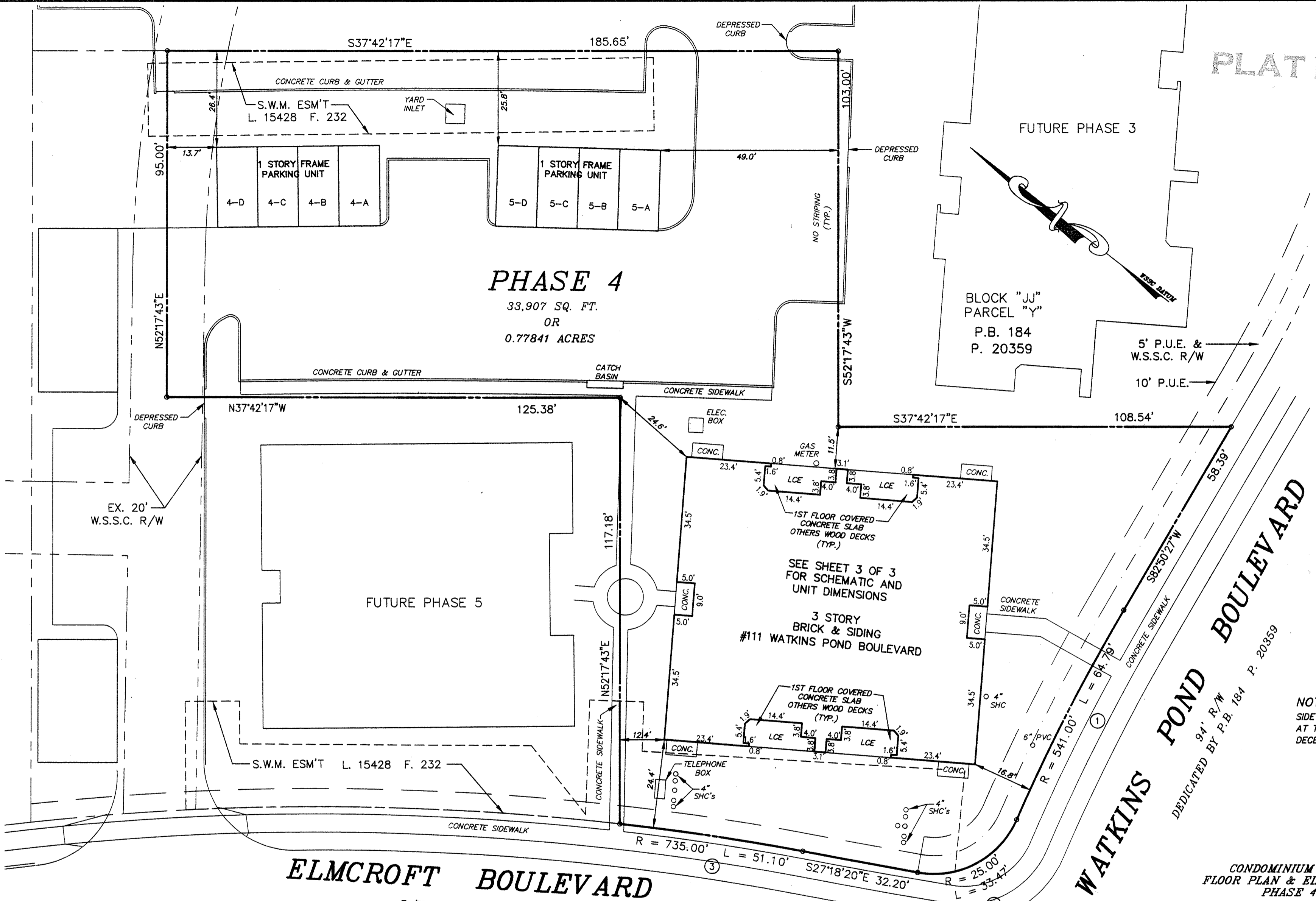


ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS

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

RECORDED: _____
PLAT BOOK: _____
PLAT: _____

PLAT NO 7594



PHASE 4
33,907 SQ. FT.
OR
0.77841 ACRES

BLOCK "J"
PARCEL "Y"
P.B. 184
P. 20359

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

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

CONDOMINIUM PLAT
FLOOR PLAN & ELEVATIONS
PHASE 4
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: DEC. 1998
VKA PROJECT #V5978 SHEET 2 OF 3

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
- 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: _____

VKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS
VKA INCORPORATED
4845 GOVERNOR'S WAY SUITE "L" ■ FREDERICK, MARYLAND 21704
(301)862-5034 ■ FAX (301)820-7899
FREDERICK, MD. McLEAN, VA.

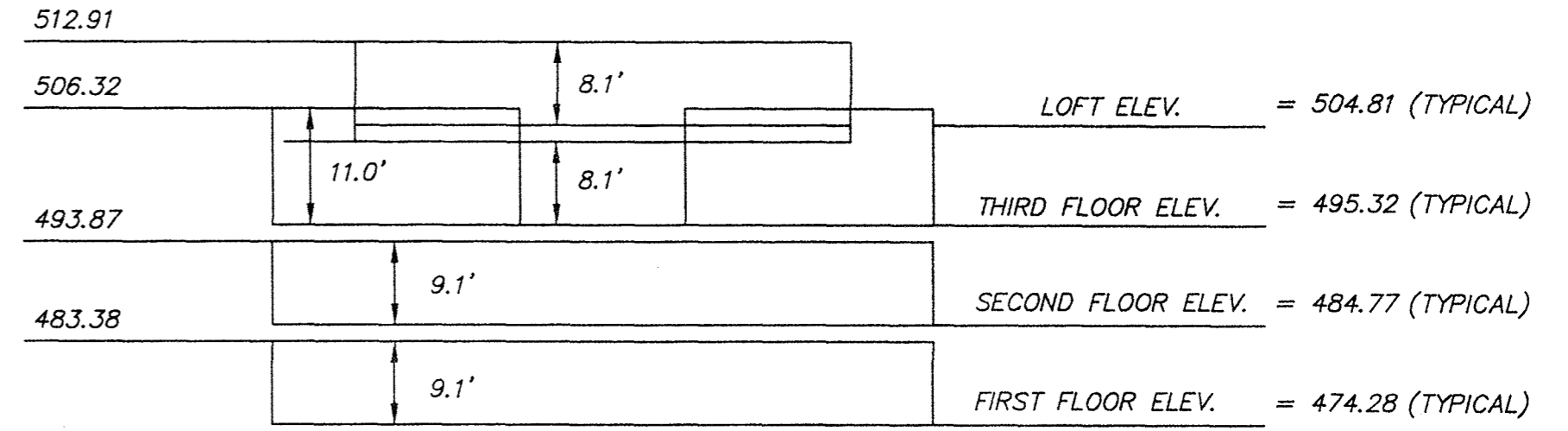
MSA SSU1264-38-2

MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plats, MO) Plat 7594-7595, MSA SSU1264-38. (Site available 11/28/2028 - Primary 06/06/2017 - Maryland State Archives)

UPPER ELEVATIONS - TYPICAL

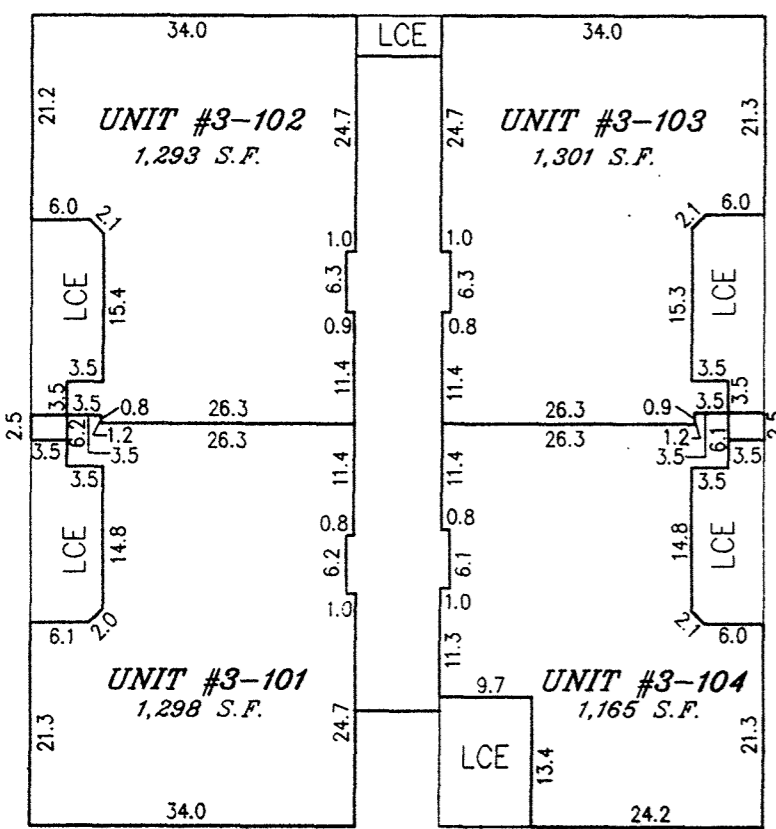
PLAT NO 7595

LOWER ELEVATIONS - TYPICAL

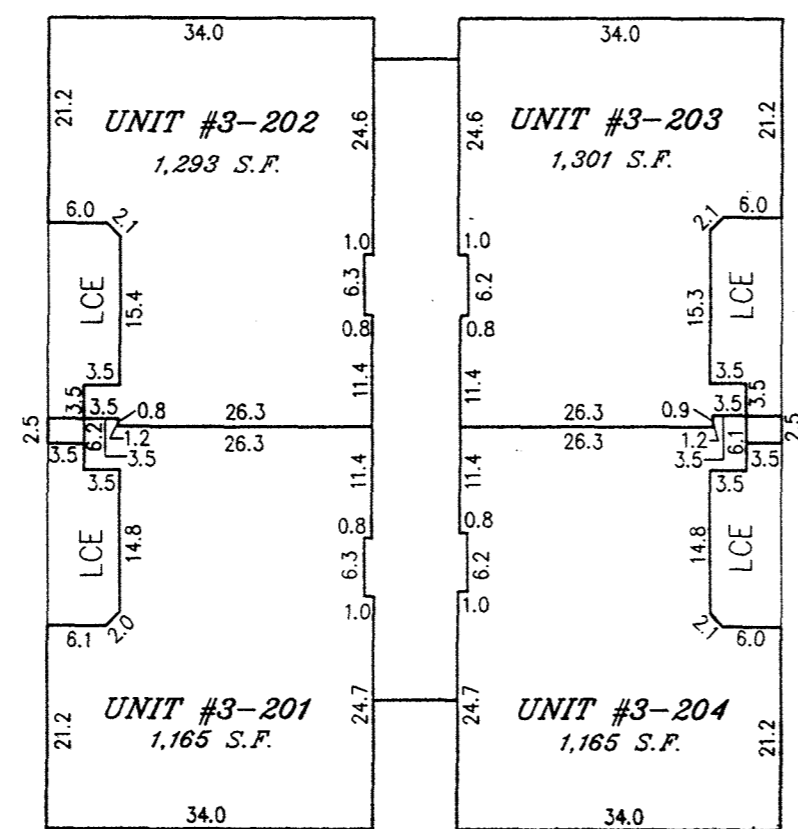


BUILDING ELEVATIONS
TYPICAL

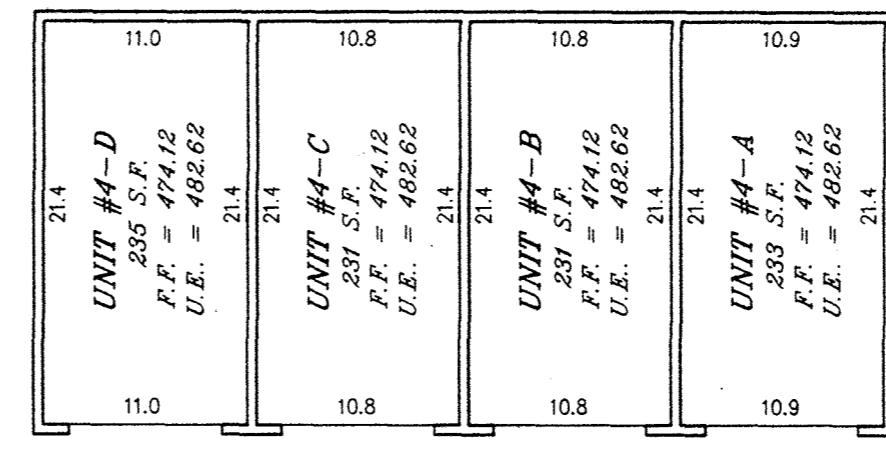
NOTES:
ELEVATIONS SHOWN HEREON ARE BASED ON W.S.S.C. DATUM.
S.F. = SQUARE FEET
F.F. = FINISHED FLOOR
U.E. = UPPER ELEVATION



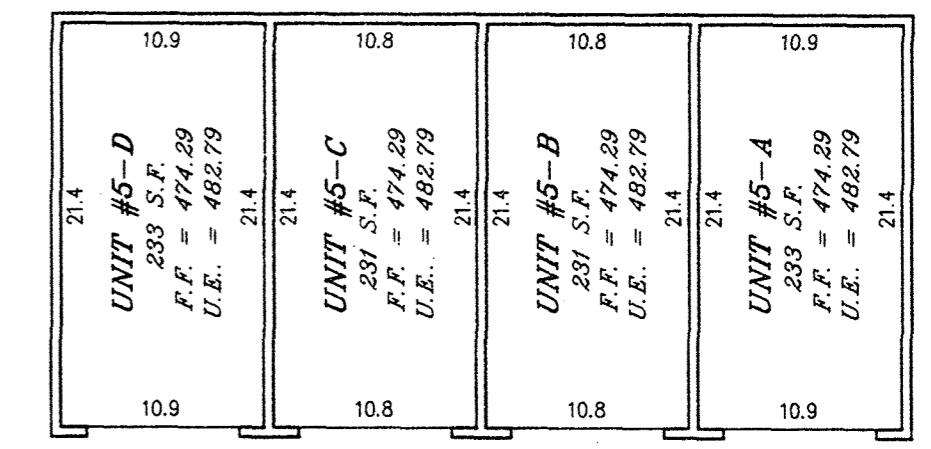
FRONT
FIRST FLOOR



FRONT
SECOND FLOOR



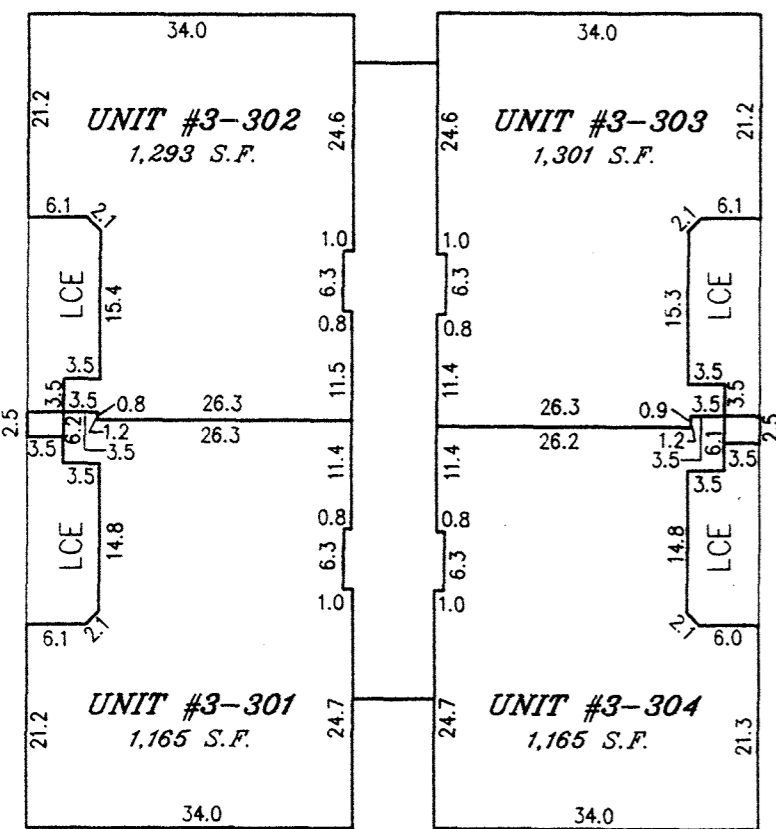
FRONT



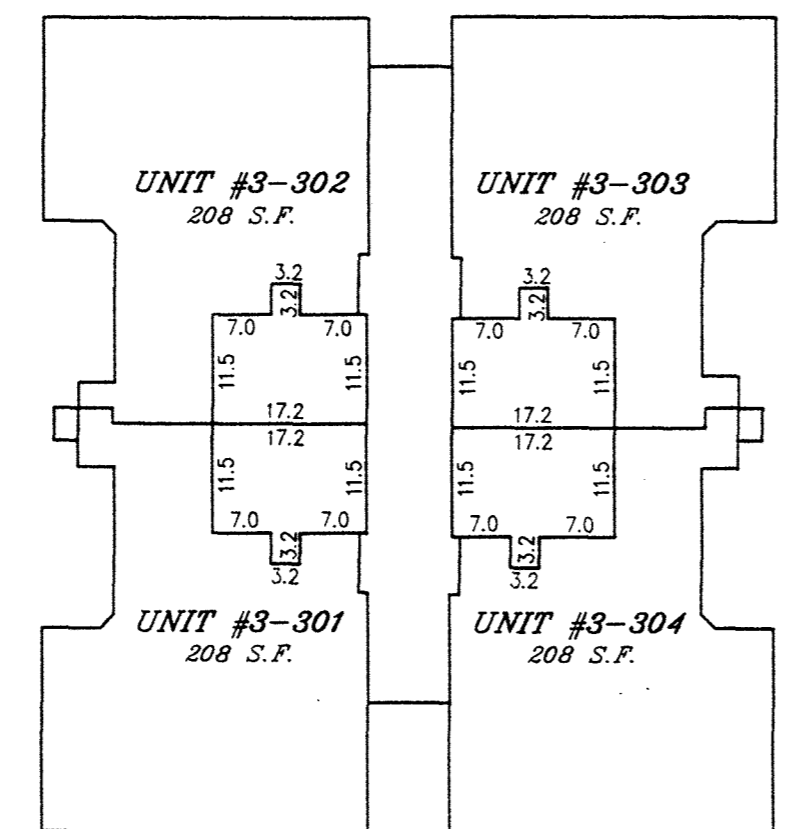
FRONT

PARKING UNITS

SCALE: 1" = 10'



FRONT
THIRD FLOOR



FRONT
THIRD FLOOR
(LOFT)

BUILDING #3

111 WATKINS POND BOULEVARD

UNIT No.	TOTAL SQ. FT.
#3-101	1,165
#3-102	1,293
#3-103	1,301
#3-104	1,165
#3-201	1,165
#3-202	1,293
#3-203	1,301
#3-204	1,165
#3-301	1,373
#3-302	1,501
#3-303	1,509
#3-304	1,373

CONDOMINIUM PLAT
FLOOR PLAN & ELEVATIONS
PHASE 4
KING FARM CONDOMINIUM
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VKA PROJECT #V5978 SHEET 3 OF 3



ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS

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MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plats, MO) Plat 7595-7595, MSA SSU 1264-38-3

RECORDED: _____
PLAT BOOK: _____
PLAT: _____

MSA SSU 1264-38-3