CURVE DATA TABLE

NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	242.04	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

COORDINATE TABLE

NO.	NORTHING	EASTING
[illegible]	[illegible]	[illegible]

100 YEAR FLOOD PLAIN EASMT. TABLE

NO.	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

BALTIMORE COUNTY D & U EASEMENT TABLE

NO.	BEARING	DISTANCE
[illegible]	[illegible]	23.00'
[illegible]	[illegible]	20.00'
[illegible]	[illegible]	25.19'

STORM WATER MANAGAMENT EASEMENT TABLE

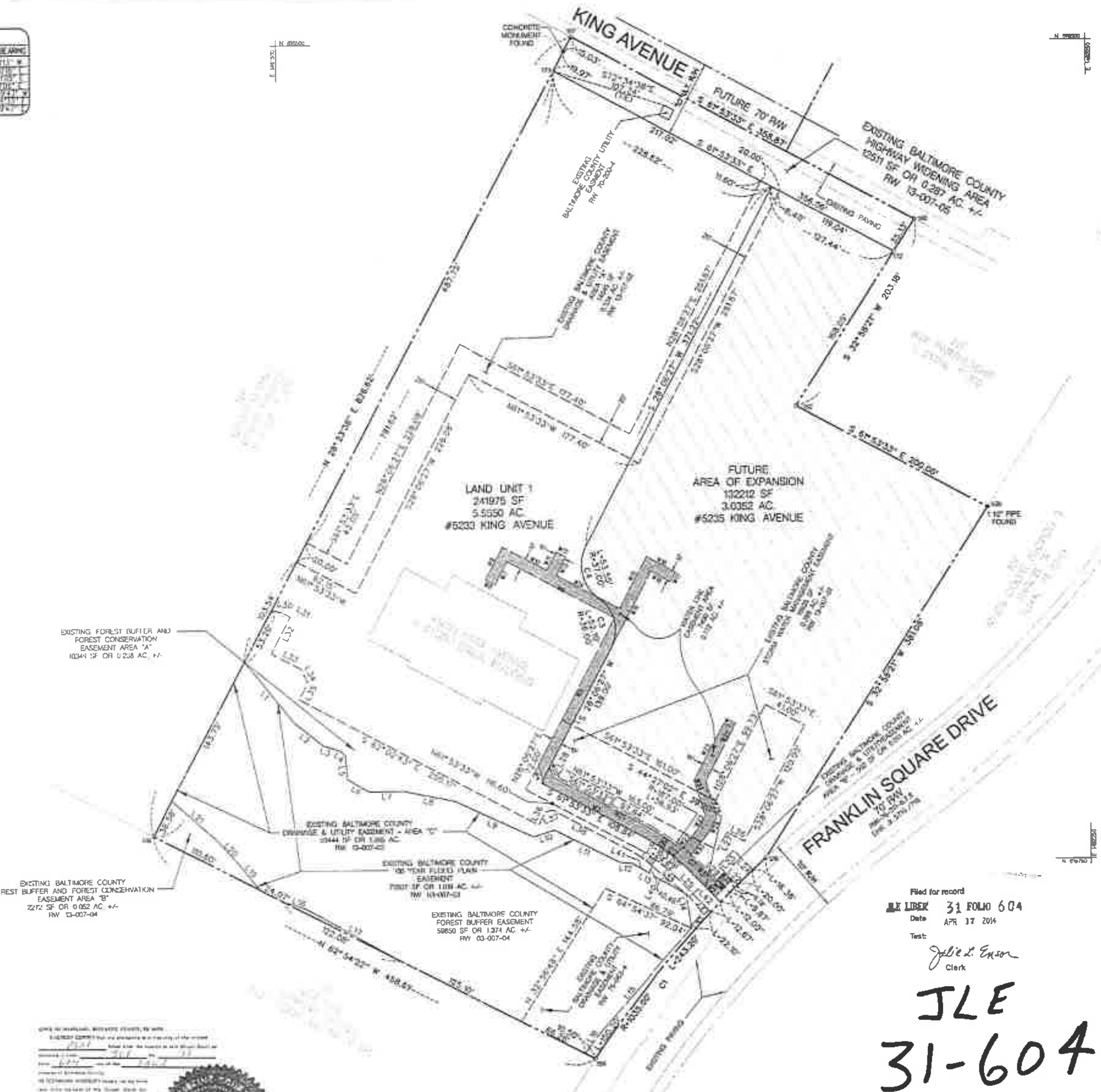
NO.	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

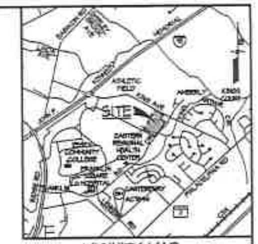
FOREST BUFFER & FOREST CONSERVATION EASEMENT TABLE

NO.	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

WATER LINE EASEMENT TABLE

NO.	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]





VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. THIS PLAT IS FOR LAND UNIT 1 OF THE LAND CONDOMINIUM KNOWN AS "KING AVENUE LAND CONDOMINIUM", WHICH LAND UNIT IS SUBJECT TO THE DECLARATION FOR KING AVENUE LAND CONDOMINIUM RECORDED OR INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND CONTEMPORANEOUSLY WITH THE RECORDING OF THIS LAND CONDOMINIUM PLAT.
2. LAND UNIT 1 AND THE FUTURE AREA OF EXPANSION IS SUBJECT TO THAT CERTAIN DECLARATION OF CROSS EASEMENTS RECORDED OR INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND FURTHER, SUBJECT TO THAT CERTAIN MASTER WATER METER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED OR INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.
3. THE LOWER BOUNDARY OF LAND UNIT 1 IS A HORIZONTAL PLANE LOCATED 50 FEET BELOW THE AVERAGE GROUND ELEVATION OF THAT UNIT. THE UPPER BOUNDARY OF LAND UNIT 1 IS A HORIZONTAL PLANE LOCATED 200 FEET ABOVE THE AVERAGE GROUND ELEVATION OF THAT UNIT.
4. THE COMMON ELEMENTS OF THE LAND CONDOMINIUM AREA ARE SET FORTH IN SECTION 2.5 OF THE CONDOMINIUM DECLARATION.
5. THE DECLARANT OR OFFICERS OF THE LAND CONDOMINIUM, AS DESCRIBED IN THE LAND CONDOMINIUM DECLARATION, MAY UNILATERALLY AMEND THIS CONDOMINIUM PLAT TO CORRECT ANY MATHEMATICAL MISTAKES, INCONSISTENCES OR ANY ERRONEOUS OR INCOMPLETE INFORMATION BASED UPON ANY OBJECTIVELY VERIFIABLE FACTS.
6. THE DECLARANT RESERVES THE RIGHT TO BUILD, COMPLETE OR NOT TO BUILD ANY IMPROVEMENTS ON THE LAND UNITS.
7. [ ] DENOTES FUTURE AREA OF EXPANSION.

OWNERS CERTIFICATION

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS LAND CONDOMINIUM PLAT PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF TITLE ELEVEN, REAL PROPERTY ARTICLE ET SEQ. OF THE ANNOTATED CODE OF MARYLAND, 2003 REPLACEMENT VOLUME, AND ASSENTS TO THE DESCRIBED PROPERTY BEING SUBJECTED TO SAID CONDOMINIUM.

BY: [signature] DATE
KING AVENUE LLC
JOSEPH MARANTO, VICE PRESIDENT, CIGNAL CORP, MANAGER OF KING AVENUE LLC

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND CONDOMINIUM PLAT, CONSISTING OF ONE (1) SHEET, IS CORRECT, THAT IT IS A LAND CONDOMINIUM PLAT OF A PORTION OF THE LANDS OF KING AVENUE LLC AS DESCRIBED IN DEED LIBER 24993, FOLIO 507 WHICH IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.

I FURTHER CRETIFY THAT IT IS HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE ELEVEN OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2003 REPLACEMENT VOLUME), AS AMENDED.

I FURTHER CERTIFY THAT THE PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE LAND CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

I FURTHER CERTIFY THAT THE LAND AREA DESIGNATED HEREON AS "LAND UNIT 1, #5233 KING AVENUE" IS 241,975 SQUARE FEET OR 5.5550 ACRES OF LAND.

[signature] 3/25/14
DATE

CHARLES A. PHILLIPS, JR.
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND LICENSE NO. 463

Filed for record
JLE LIBER 31 FOLIO 604
Date APR 17 2014
Test: Julie L. Ensor
Clerk

JLE
31-604

Julie L. Ensor

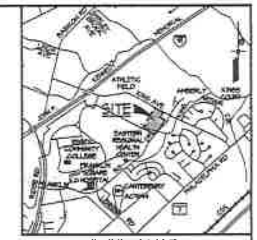
KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 Ridgebrook Road
Sparks, Maryland 21152

NO.	DATE	REVISIONS DESCRIPTION	BY

DATE	3/21/2014
SCALE	1"=50'
DESIGNED BY	
DRAWN BY	R.L.C.

PLAT OF
LAND UNIT 1 AND FUTURE AREA OF EXPANSION
KING AVENUE LAND CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO
KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 1 OF 1
KCI JOB NUMBER
29082375.C0



GENERAL NOTES:

1. EACH CONDOMINIUM UNIT IS DESIGNATED BY A NUMBER - 101, 112, 208 AND 305.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THAT CERTAIN CONDOMINIUM DECLARATION FOR KING AVENUE CONDOMINIUM INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND CONTEMPORANEOUSLY WITH THE RECORDING OF THIS CONDOMINIUM PLAT.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THAT CERTAIN DECLARATION OF CROSS EASEMENTS RECORDED OR INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND FURTHER SUBJECT TO THAT CERTAIN MASTER WATER METER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED OR INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.
4. THE GENERAL COMMON ELEMENTS SHALL CONSIST OF ALL THE LAND OTHER THAN THE UNITS.
5. THE DEVELOPER MAY UNILATERALLY AMEND THIS CONDOMINIUM PLAT TO CORRECT ANY MATHEMATICAL MISTAKES, INCONSISTENCIES, SCRIVENER ERRORS, ENGINEERING OR SURVEYING ERRORS, OR ANY ERRONEOUS OR INCOMPLETE INFORMATION BASED UPON ANY OBJECTIVELY VERIFIABLE FACT.
6. SEE SHEET 6 OF 6 FOR UNIT AREA TABLE.

CURVE DATA TABLE

NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

COORDINATE TABLE

NO.	NORTHING	EASTING
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

100 YEAR FLOOD PLAIN EASMT. TABLE

NO.	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	[illegible]	[illegible]
L18	[illegible]	[illegible]
L19	[illegible]	[illegible]
L20	[illegible]	[illegible]
L21	[illegible]	[illegible]

BALTIMORE COUNTY D & U EASEMENT TABLE

NO.	BEARING	DISTANCE
L22	[illegible]	[illegible]
L23	[illegible]	[illegible]
L24	[illegible]	[illegible]

STORM WATER MANAGAMENT EASEMENT TABLE

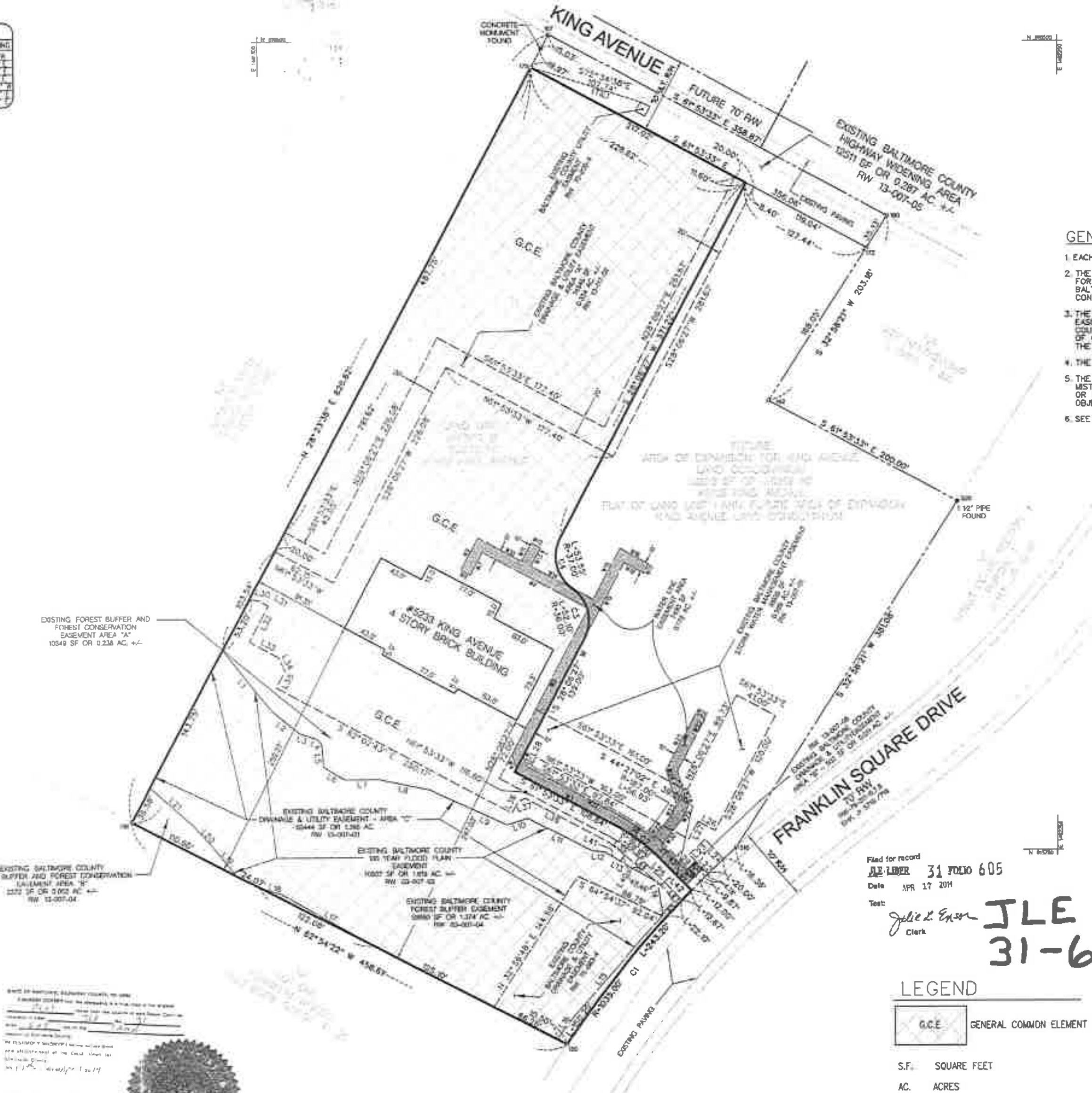
NO.	BEARING	DISTANCE
L25	[illegible]	[illegible]
L26	[illegible]	[illegible]
L27	[illegible]	[illegible]
L28	[illegible]	[illegible]
L29	[illegible]	[illegible]

FOREST BUFFER & FOREST CONSERVATION EASEMENT TABLE

NO.	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

WATER LINE EASEMENT TABLE

NO.	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]



Filed for record JLE LIBER 31 FOLIO 605
Date APR 17 2014
Test: Julie L. Ensor, Clerk

JLE
31-605

LEGEND

G.C.E.	GENERAL COMMON ELEMENT
S.F.	SQUARE FEET
AC.	ACRES

OWNERS CERTIFICATION

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS CONDOMINIUM PLAT PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE MARYLAND CONDOMINIUM ACT, REAL PROPERTY ARTICLE, TITLE 11-101 ET. SEQ. OF THE ANNOTATED CODE OF MARYLAND, AND ASSENTS TO THE DESCRIBED PROPERTY BEING SUBJECTED TO SAID CONDOMINIUM.

KING AVENUE LLC
BY: CIGNAL CORP, ITS MANAGER
BY: JOSEPH V. MARANTO, VICE PRESIDENT

DATE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT, CONSISTING OF SIX (6) SHEETS, SHOWING THE LAND AND BUILDINGS, AS CONSTRUCTED, IS CORRECT. THAT IT IS A CONDOMINIUM PLAT FOR UNIT 101, UNIT 112, UNIT 208, UNIT 308 AND THE GENERAL COMMON ELEMENTS OF 5233 KING AVENUE CONDOMINIUM.

THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2003 REPLACEMENT VOLUME), AS AMENDED.

I FURTHER CERTIFY THAT THE PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

I FURTHER CERTIFY THAT THE REAL PROPERTY SHOWN HEREON COMPRISING THE CONDOMINIUM LAND IS ALL OF LAND UNIT 1 AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LAND UNIT 1 AND FUTURE AREA OF EXPANSION KING AVENUE LAND CONDOMINIUM" AND IS COMPRISED OF 241,975 SQUARE FEET OR 5.5550 ACRES OF LAND, MORE OR LESS.

CHARLES A. PHILLIPS, JR.
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND LICENSE NO. 463

3/26/14
DATE

Julie L. Ensor

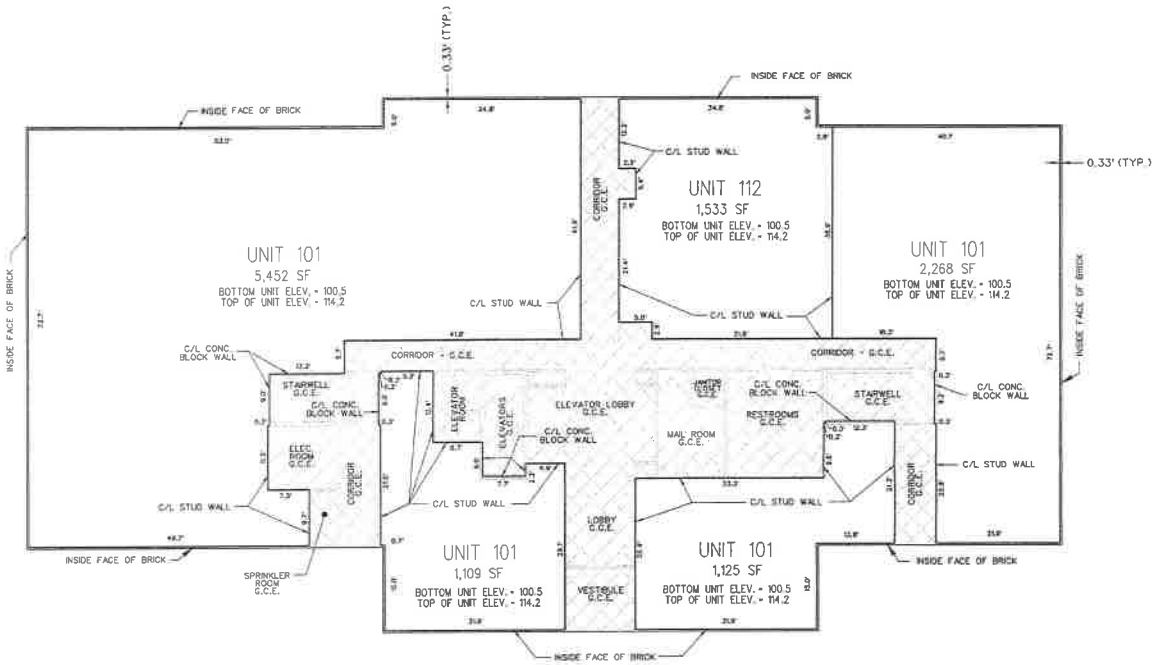
KCI TECHNOLOGIES
Engineers, Planners, Scientists, Construction Managers
936 Ridgebrook Road, Sparks, Maryland 21152

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 3/11/2014
SCALE 1"=50'
DESIGNED BY
DRAWN BY R.L.C.

PLAT OF CONDOMINIUM SUBDIVISION
UNITS 101, 112, 208, 308 AND GENERAL COMMON ELEMENTS
BUILDING LOCATION PLAN
5233 KING AVENUE CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 1 OF 6
KCI JOB NUMBER 01082375.C0



Filed for record
JLE LIBER 31 FOLIO 606
Date APR 17 2014
Test:
Julie L. Enson
Clerk

JLE
31-606

LEGEND

G.C.E. GENERAL COMMON ELEMENT

S.F. SQUARE FEET

ELEV. ELEVATION

Julie L. Enson
Clerk of the Circuit Court of Baltimore County

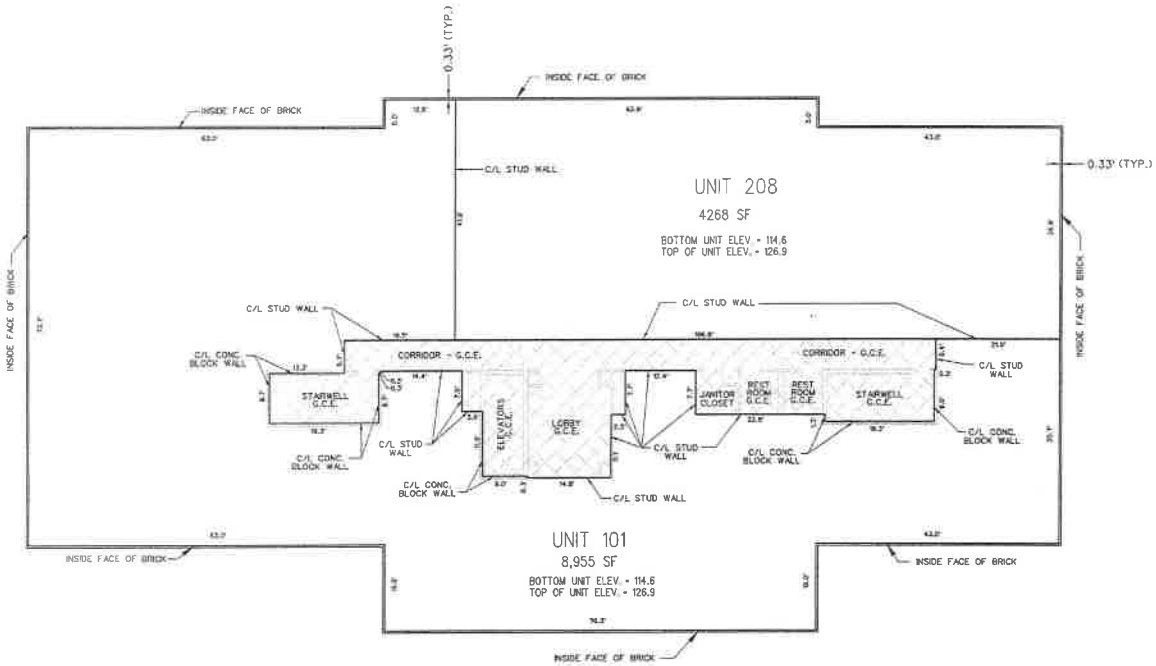
KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
936 Beaumont Road
Sparks, Maryland 21152
Telephone: (410) 316-7800
Fax: (410) 316-7808

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 12/13/13
SCALE 1"=10'
DESIGNED BY
DRAWN BY R.L.C.

PLAT OF CONDOMINIUM SUBDIVISION
UNITS 101, 112, 208 AND 308 AND GENERAL COMMON ELEMENTS
FIRST FLOOR
5233 KING AVENUE CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO
KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 2 OF 5
KCI JOB NUMBER 01082375.C0



Filed for record
JLE LIBER 31 FOLIO 607
Date APR 17 2014
Test:
Julie L. Enson
Clerk

JLE
31-607

LEGEND

G.C.E. GENERAL COMMON ELEMENT

S.F. SQUARE FEET

ELEV. ELEVATION

Julie L. Enson
Clerk of the Circuit Court of Baltimore County

KCI TECHNOLOGIES

Engineers
Planners
Surveyors
Construction Managers

REVISIONS			
NO.	DATE	DESCRIPTION	BY

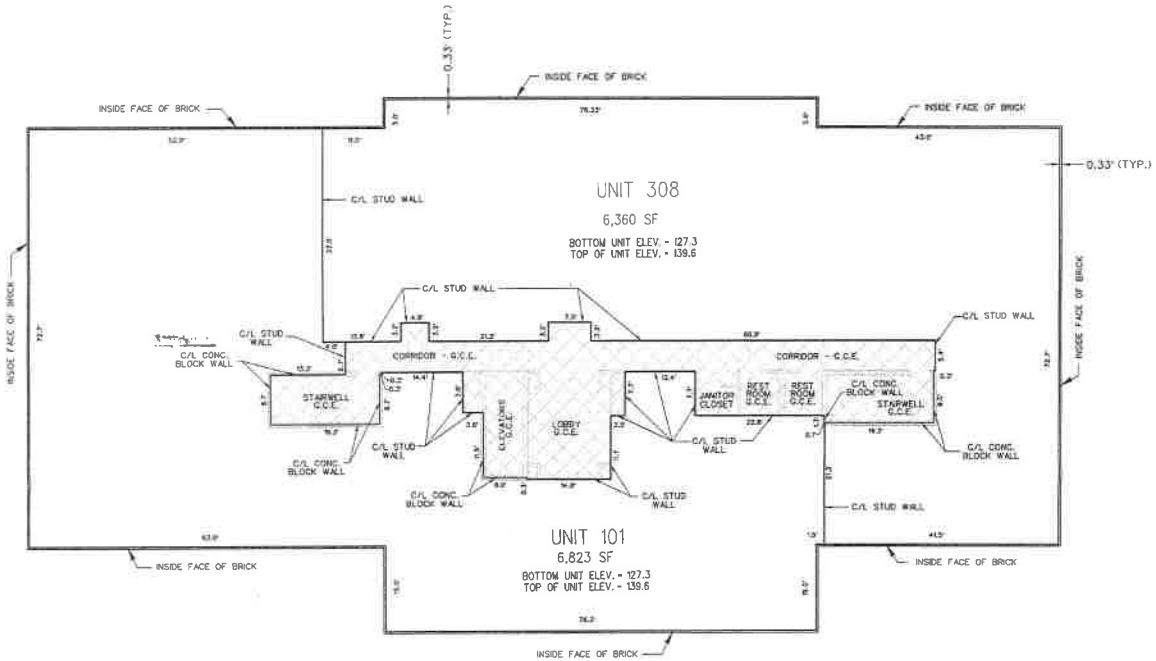
DATE 12/13/13
SCALE 1" = 10'
DESIGNED BY
DRAWN BY R.L.C.

PLAT OF CONDOMINIUM SUBDIVISION
UNITS 101, 112, 208 AND 308 AND GENERAL COMMON ELEMENTS
SECOND FLOOR

5233 KING AVENUE CONDOMINIUM

PORTION OF 8.8773 AC. PROPERTY CONVEYED TO
KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 3 OF 6
KCI JOB NUMBER 01082375.C0



Filed for record
JLE LIBER 31 FOLIO 608
Date APR 17 2014
Test:
Julie L. Enson
Clerk

JLE
31-608

LEGEND

C.C.E. GENERAL COMMON ELEMENT

S.F. SQUARE FEET

ELEV. ELEVATION

Julie L. Enson

KCI TECHNOLOGIES

Engineers
Planners
Surveyors
Construction Managers

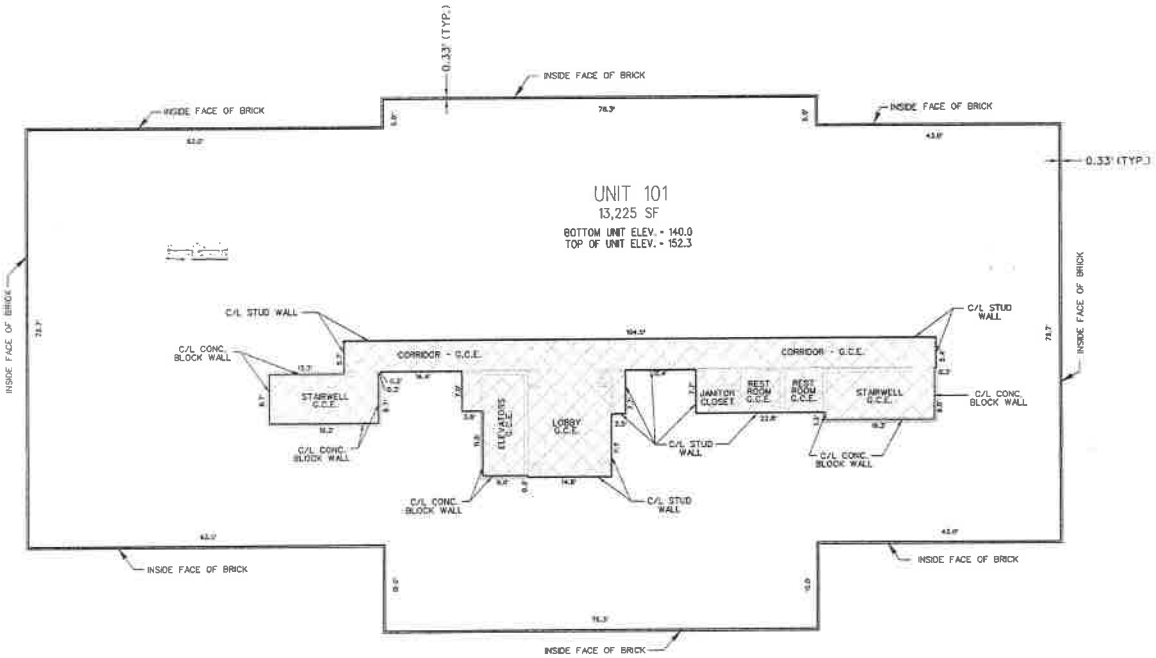
936 Ridgebrook Road
Sparks, Maryland 21152
Telephone (410) 316-7800
Fax (410) 316-7816

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 12/13/13
SCALE 1"=10'
DESIGNED BY
DRAWN BY R.L.C.

PLAT OF CONDOMINIUM SUBDIVISION
UNITS 101, 112, 208 AND 308 AND GENERAL COMMON ELEMENTS
THIRD FLOOR
5233 KING AVENUE CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO
KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 4 OF 5
FILE/JOB NUMBER
01082375.CO



Filed for record
JLE LIBER 31 FOLIO 609
Date APR 17 2014
Test:
Clerk

JLE
31-609

LEGEND

G.C.E. GENERAL COMMON ELEMENT

S.F. SQUARE FEET

ELEV. ELEVATION

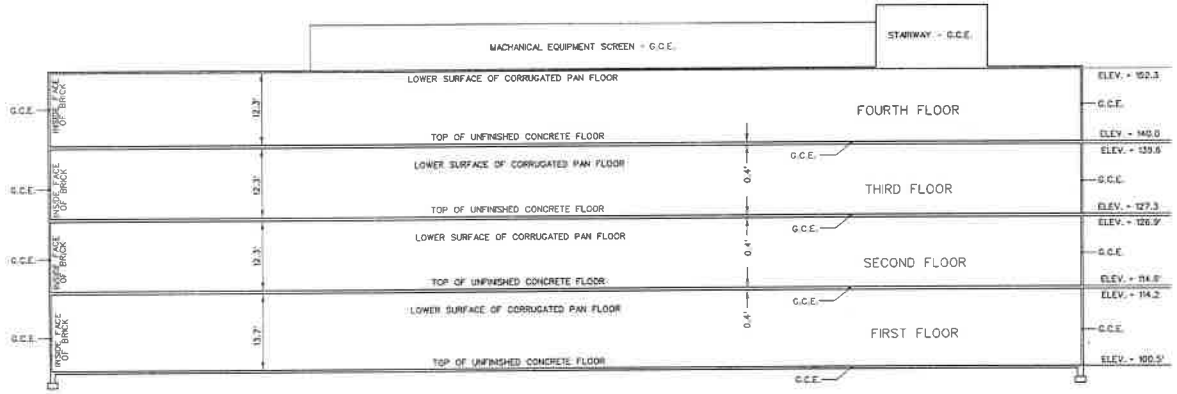
KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
936 RUSSWINKLE ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7860

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE: 12/13/13
SCALE: 1"=10'
DESIGNED BY
DRAWN BY: R.L.C.

PLAT OF CONDOMINIUM SUBDIVISION
UNITS 101, 102, 305 AND 306 AND GENERAL COMMON ELEMENTS
FOURTH FLOOR
5233 KING AVENUE CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO
KING AVENUE LLC BY DEED LIBER 24993 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 5 OF 8
REF. JOB NUMBER: 01082375.CO



BUILDING SECTION - ELEVATIONS
NOT TO SCALE

UNIT AREA TABLE	
UNIT NO.	SQUARE FOOTAGE
101	18,957 SF
112	1,337 SF
208	2,488 SF
308	6,360 SF

Filed for record
JLE LIBER 31 FOLIO 610
Date APR 17 1911
Test:
Clerk

JLE
31-610

LEGEND

G.C.E. GENERAL COMMON ELEMENT

ELEV. ELEVATION

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
936 RUSSWINKLE ROAD
SPARKS, MARYLAND 21152
TELEPHONE (410) 316-7800
FAX (410) 316-7801

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 12/13/13
SCALE N/A
DESIGNED BY
DRAWN BY R.L.C.

PLAT OF CONDOMINIUM SUBDIVISION
UNITS 101, 112, 208 AND 308 AND GENERAL COMMON ELEMENTS
BUILDING SECTION - ELEVATIONS - UNIT AREA TABLE
5233 KING AVENUE CONDOMINIUM
PORTION OF 8.8773 AC. PROPERTY CONVEYED TO
KING AVENUE LLC BY DEED LIBER 24983 / 507
14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 6 OF 6
KCI JOB NUMBER 01082375.00