

4. There shall be no inhabitable buildings in the area south of the I.W.S.C. Sanitary Sewer Right of Way recorded in Liber 457, Folio 404 of the Land Records of Montgomery County, Maryland, without prior approval of a site plan by the Montgomery County Planning Board.

**PLAT NO. 14472**

**FLOOD PLAN - PAR. E**

NO.	BEARING	DIST.
1	N 89° 50' 00" E	20.00
2	N 89° 50' 00" E	20.00
3	N 89° 50' 00" E	20.00
4	N 89° 50' 00" E	20.00
5	N 89° 50' 00" E	20.00
6	N 89° 50' 00" E	20.00
7	N 89° 50' 00" E	20.00
8	N 89° 50' 00" E	20.00
9	N 89° 50' 00" E	20.00
10	N 89° 50' 00" E	20.00
11	N 89° 50' 00" E	20.00
12	N 89° 50' 00" E	20.00
13	N 89° 50' 00" E	20.00
14	N 89° 50' 00" E	20.00
15	N 89° 50' 00" E	20.00
16	N 89° 50' 00" E	20.00
17	N 89° 50' 00" E	20.00
18	N 89° 50' 00" E	20.00
19	N 89° 50' 00" E	20.00
20	N 89° 50' 00" E	20.00
21	N 89° 50' 00" E	20.00
22	N 89° 50' 00" E	20.00
23	N 89° 50' 00" E	20.00
24	N 89° 50' 00" E	20.00
25	N 89° 50' 00" E	20.00
26	N 89° 50' 00" E	20.00
27	N 89° 50' 00" E	20.00
28	N 89° 50' 00" E	20.00
29	N 89° 50' 00" E	20.00
30	N 89° 50' 00" E	20.00
31	N 89° 50' 00" E	20.00
32	N 89° 50' 00" E	20.00
33	N 89° 50' 00" E	20.00
34	N 89° 50' 00" E	20.00
35	N 89° 50' 00" E	20.00
36	N 89° 50' 00" E	20.00
37	N 89° 50' 00" E	20.00
38	N 89° 50' 00" E	20.00
39	N 89° 50' 00" E	20.00
40	N 89° 50' 00" E	20.00
41	N 89° 50' 00" E	20.00
42	N 89° 50' 00" E	20.00
43	N 89° 50' 00" E	20.00
44	N 89° 50' 00" E	20.00
45	N 89° 50' 00" E	20.00
46	N 89° 50' 00" E	20.00
47	N 89° 50' 00" E	20.00
48	N 89° 50' 00" E	20.00
49	N 89° 50' 00" E	20.00
50	N 89° 50' 00" E	20.00

**FLOOD PLAN - PAR. F**

NO.	BEARING	DIST.
1	N 89° 50' 00" E	20.00
2	N 89° 50' 00" E	20.00
3	N 89° 50' 00" E	20.00
4	N 89° 50' 00" E	20.00
5	N 89° 50' 00" E	20.00
6	N 89° 50' 00" E	20.00
7	N 89° 50' 00" E	20.00
8	N 89° 50' 00" E	20.00
9	N 89° 50' 00" E	20.00
10	N 89° 50' 00" E	20.00
11	N 89° 50' 00" E	20.00
12	N 89° 50' 00" E	20.00
13	N 89° 50' 00" E	20.00
14	N 89° 50' 00" E	20.00
15	N 89° 50' 00" E	20.00
16	N 89° 50' 00" E	20.00
17	N 89° 50' 00" E	20.00
18	N 89° 50' 00" E	20.00
19	N 89° 50' 00" E	20.00
20	N 89° 50' 00" E	20.00
21	N 89° 50' 00" E	20.00
22	N 89° 50' 00" E	20.00
23	N 89° 50' 00" E	20.00
24	N 89° 50' 00" E	20.00
25	N 89° 50' 00" E	20.00
26	N 89° 50' 00" E	20.00
27	N 89° 50' 00" E	20.00
28	N 89° 50' 00" E	20.00
29	N 89° 50' 00" E	20.00
30	N 89° 50' 00" E	20.00
31	N 89° 50' 00" E	20.00
32	N 89° 50' 00" E	20.00
33	N 89° 50' 00" E	20.00
34	N 89° 50' 00" E	20.00
35	N 89° 50' 00" E	20.00
36	N 89° 50' 00" E	20.00
37	N 89° 50' 00" E	20.00
38	N 89° 50' 00" E	20.00
39	N 89° 50' 00" E	20.00
40	N 89° 50' 00" E	20.00
41	N 89° 50' 00" E	20.00
42	N 89° 50' 00" E	20.00
43	N 89° 50' 00" E	20.00
44	N 89° 50' 00" E	20.00
45	N 89° 50' 00" E	20.00
46	N 89° 50' 00" E	20.00
47	N 89° 50' 00" E	20.00
48	N 89° 50' 00" E	20.00
49	N 89° 50' 00" E	20.00
50	N 89° 50' 00" E	20.00

**FLOOD PLAN - PAR. D**

NO.	BEARING	DIST.
1	N 89° 50' 00" E	20.00
2	N 89° 50' 00" E	20.00
3	N 89° 50' 00" E	20.00
4	N 89° 50' 00" E	20.00
5	N 89° 50' 00" E	20.00
6	N 89° 50' 00" E	20.00
7	N 89° 50' 00" E	20.00
8	N 89° 50' 00" E	20.00
9	N 89° 50' 00" E	20.00
10	N 89° 50' 00" E	20.00
11	N 89° 50' 00" E	20.00
12	N 89° 50' 00" E	20.00
13	N 89° 50' 00" E	20.00
14	N 89° 50' 00" E	20.00
15	N 89° 50' 00" E	20.00
16	N 89° 50' 00" E	20.00
17	N 89° 50' 00" E	20.00
18	N 89° 50' 00" E	20.00
19	N 89° 50' 00" E	20.00
20	N 89° 50' 00" E	20.00
21	N 89° 50' 00" E	20.00
22	N 89° 50' 00" E	20.00
23	N 89° 50' 00" E	20.00
24	N 89° 50' 00" E	20.00
25	N 89° 50' 00" E	20.00
26	N 89° 50' 00" E	20.00
27	N 89° 50' 00" E	20.00
28	N 89° 50' 00" E	20.00
29	N 89° 50' 00" E	20.00
30	N 89° 50' 00" E	20.00
31	N 89° 50' 00" E	20.00
32	N 89° 50' 00" E	20.00
33	N 89° 50' 00" E	20.00
34	N 89° 50' 00" E	20.00
35	N 89° 50' 00" E	20.00
36	N 89° 50' 00" E	20.00
37	N 89° 50' 00" E	20.00
38	N 89° 50' 00" E	20.00
39	N 89° 50' 00" E	20.00
40	N 89° 50' 00" E	20.00
41	N 89° 50' 00" E	20.00
42	N 89° 50' 00" E	20.00
43	N 89° 50' 00" E	20.00
44	N 89° 50' 00" E	20.00
45	N 89° 50' 00" E	20.00
46	N 89° 50' 00" E	20.00
47	N 89° 50' 00" E	20.00
48	N 89° 50' 00" E	20.00
49	N 89° 50' 00" E	20.00
50	N 89° 50' 00" E	20.00

**NOTES:**  
 1. The preliminary plan was approved subject to condition 4 as the approved Preliminary Plan being the location of a median, front control lines and property boundaries with any 50' 00" buffer from D.C.P.  
 2. Not more than 1078 units permitted on Parcel D, E and F.  
 3. Applicant should demonstrate to the satisfaction of the Department of Environmental Protection Air Pollution and Noise Control Section staff before building permit approval that the applicant would insure noise levels shall be less than or equal to all other units.  
 4. Due to traffic noise, inhabitable buildings to be west north of this line.  
 For Public Water and Sewer Systems Only.

**MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION**  
**APPROVED: SEPT. 15, 1983**  
*Robert C. Mumman*  
 FOR DIRECTOR

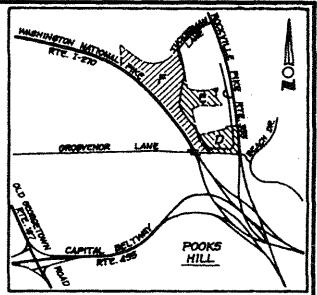
**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
**MONTGOMERY COUNTY PLANNING BOARD**  
**APPROVED: JUNE 30, 1983**  
*James P. Christelle* CHAIRMAN  
*[Signature]* SECRETARY - TREASURER

M.N.C.P. & P.C. Record File No 550-32

**CURVE DATA**

NO.	PC	PIC	PT	CHORD BEARING	CHORD
1	3260.72	3272.42	3272.42	N 89° 50' 00" E	20.00
2	3272.42	3284.12	3284.12	N 89° 50' 00" E	20.00
3	3284.12	3295.82	3295.82	N 89° 50' 00" E	20.00
4	3295.82	3307.52	3307.52	N 89° 50' 00" E	20.00
5	3307.52	3319.22	3319.22	N 89° 50' 00" E	20.00
6	3319.22	3330.92	3330.92	N 89° 50' 00" E	20.00
7	3330.92	3342.62	3342.62	N 89° 50' 00" E	20.00
8	3342.62	3354.32	3354.32	N 89° 50' 00" E	20.00
9	3354.32	3366.02	3366.02	N 89° 50' 00" E	20.00
10	3366.02	3377.72	3377.72	N 89° 50' 00" E	20.00

RECORDED:  
 PLAT BOOK:  
 PLAT NO:  
 283212/82023/203/10/1090/23010



**VICINITY MAP**  
 SCALE: 1" = 2000'

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan delineated hereon is correct; that it is a subdivision of part of the lands conveyed by Karl W. Corby, Jr. to Grosvenor Limited Partnership by deed dated April 9, 1980 and recorded among the Land Records of Montgomery County, Maryland in Liber 5539 @ Folio 769; that Par. "D" & part of Par. "E" as shown hereon are also a resubdivision of part of Parcel "B", GROSVENOR PARK, previously recorded among the Land Records of Montgomery County, Maryland in Plat Book 72, Plat 6893 and Plat Book 72, Plat 6900; that iron pipes shown thus  $\omega$  are in place as shown; that the total area included in this plan of subdivision is 44.7009 acres.

May 24, 1983  
*Sidney F. Hoffman*  
**SIDNEY F. HOFFMAN**  
 Registered Professional Land Surveyor - Maryland No 4372

**OWNER'S DEDICATION**

We, the Grosvenor Limited Partnership, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the 100 year flood plain and establish the building restriction lines as delineated hereon.

There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision except for certain deeds of trust and the parties in interest therein to have hereon indicated their assent.

GROSVENOR LTD. PARTNERSHIP  
 June 6, 1983  
*Edward G. Coakley*  
 WITNESS **KARL W. CORBY, JR.**

We hereby assent to this plan of subdivision.  
 June 6, 1983  
*William D. Poling*  
 WITNESS **WILLIAM D. POLING**  
 Trustee

*Louis Rowe*  
 WITNESS **LOUIS ROWE**  
 Trustee

**FILED**

**PARCELS 'D', 'E' AND 'F'**

**GROSVENOR PARK**  
 ELECTION DISTRICT NO 4  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 200' MAY, 1982

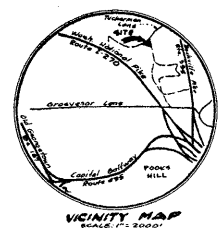
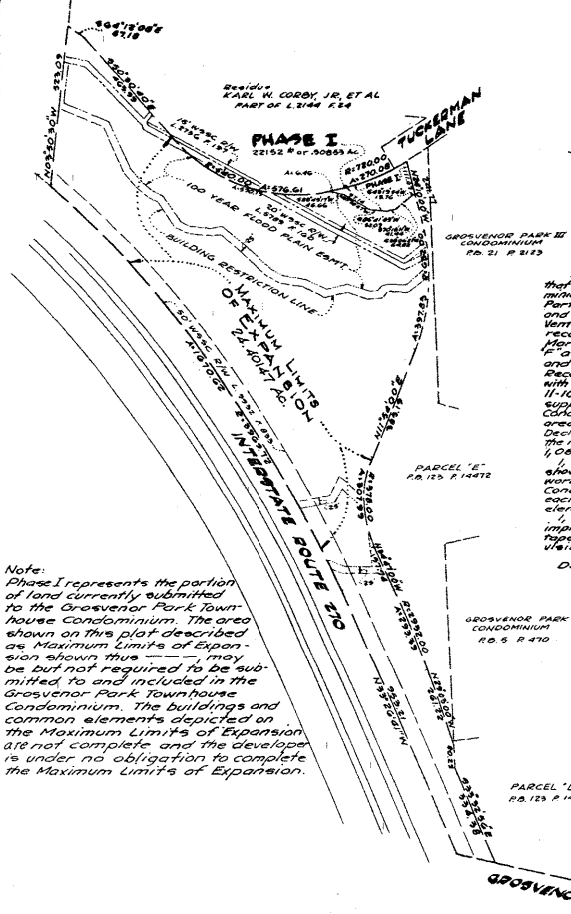
**HOFFMAN AND HUBBARD, INC.**  
 ENGINEERS - SURVEYORS  
 6919 BALTIMORE AVENUE  
 RIVERDALE, MARYLAND 20737

7892A

550-32

14427

PLAT NO 3635



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct, that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership, to Newton Corp. and NCHS Development Corp. 1/4 Grosvenor Townhouse Joint Venture, ("The Declarant") by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland, in Liber 6305 of Page 575, it being also part of Parcel "E" as delineated on a plat of subdivision entitled "Parcel 'D', 'E' and 'F' Grosvenor Park" and recorded among the aforesaid Land Records in Plat Book 123 of Plat 14472, that it is in accordance with the requirements of the "Real Property Act", Title 11, Section 11-101, Et. Sec. of the Annotated Code of Maryland, (1981) as supplemented from time to time, that the total area included in the Condominium is 22,152 square feet or 0.50853 Acres. The total area upon which the Declarant, Pursuant to the Declaration and Section 11-130 of the Act has reserved the right to expand the Condominium including Phase I is 4,085,078.688 square feet or 94.91000 Acres.

I further certify that the buildings are located on this site as shown on Sheet 2 of 2. The plat together with the applicable portions of the Declaration is a correct representation of the Condominium described and the identification and location of each unit and the common elements and limited common elements, as constructed, can be determined from them.

I further certify that the location and dimensions of all existing improvements have been carefully established by a transit tape survey and that unless otherwise shown there are no visible encroachments.

Date: 7/27/84 *Martin B. Gallagher*  
 Martin B. Gallagher  
 Professional Land Surveyor  
 Maryland No. 5191

FILED  
 AUG 20 1984

**PHASE I  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 scale: 1" = 200' July, 1984

Note:  
 Phase I represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thereon may be but not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

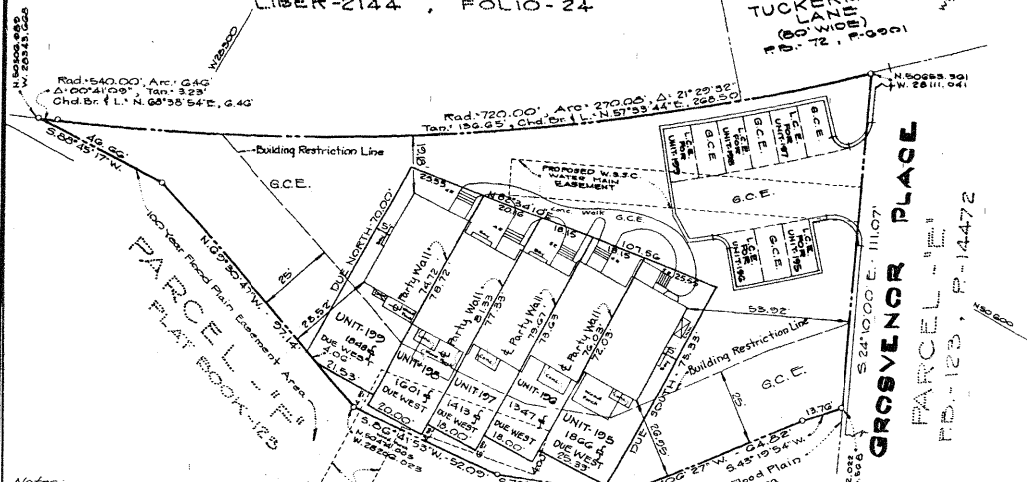
Recorded	GREENHORNE & O'MARA, INC. ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 12 BIRCHBACH PLACE ROCKVILLE, MARYLAND 20850 301-981-1100	SHEET 1 of 2 10537 MOUNTAIN VIEW & C. 2209-M
Declarant Plat Book		
Plat No.		

3635

DI AT NO 3636

KARL W. CORBY, JR. & M.E. BREWER  
LIBER-2144 FOLIO-24

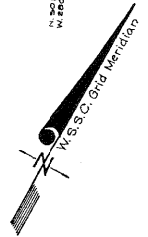
TUCKERMAN  
(60' WIDE)  
P.B. 72, P. 0001



Notes:

1. Limited Common Elements, designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
2. General Common Elements, designated as G.C.E. on this plat are comprised of all areas shown on these plats and plans which are not a part of a "UNIT" or "Limited Common Element" as shown hereon and described in Declaration for Grosvenor Park Townhouse Condominium.
3. "Unit" means a three-dimensional area, as described below and as shown on the Condominium Plat, and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property. The lateral or perimeteral boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated hereon and/or on the Condominium Plat as a Common Element, mechanical equipment and appurtenances located within or without any Unit and designated to serve only that Unit, such as pipes, wires, cables, conduits and the like, shall be considered a part of the Unit.
4. Each wall which is constructed as a part of the original construction on the property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

FILED  
AUG 20 1984



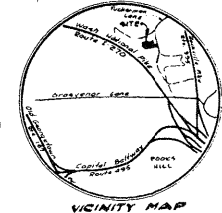
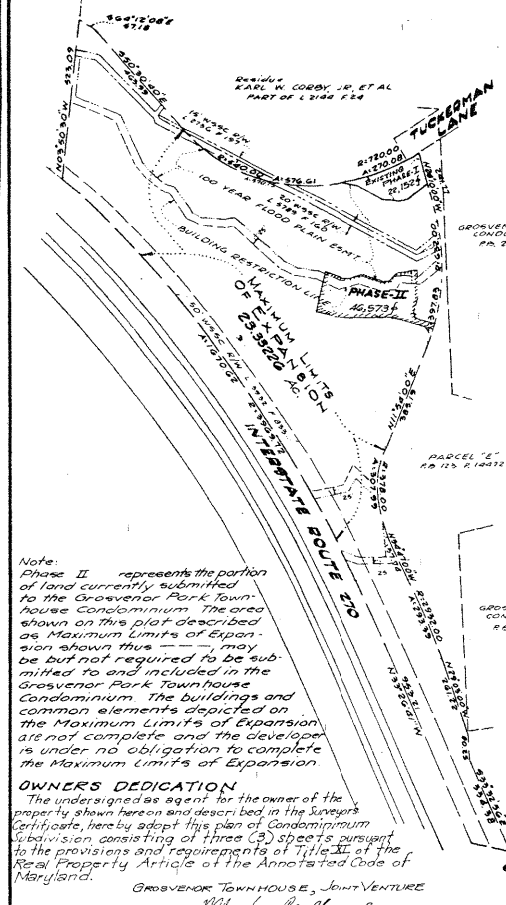
CONDOMINIUM PLAT  
 PHASE I  
**GROSVENOR PARK**  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=20'

Recorded	GREENHORNE & O'MARA, INC. ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 72 RESEARCH PLACE ROCKVILLE, MARYLAND 20850	
Plat Book		
Plat No.		

SHEET 20P2

MARYLAND STATE ARCHIVES

PLAT NO 3716



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct that it is a subdivision known as Grosvenor Park Townhouse Condominium that is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp and N.C.H. Development Corp. 1/a Grosvenor Townhouse, Joint Venture, ("The Declarant") by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland in 1984-6305 at folio 575, it being also a part of Parcel "F" as delineated on a plat of subdivision entitled "Parcel 'D', 'E' and 'F' Grosvenor Park" and recorded among the aforesaid Land Records in Plat Book 123 of Plat 14872, that it is in accordance with the requirements of the "Real Property Act", Title 11, Section 11-104, et seq. of the Annotated Code of Maryland, (1981), as supplemented from time to time, that the total area included in this Condominium is 40,913 square feet or 1.0017 Acres. The total area upon which the Declarant, pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the Condominium including Phase I is 1,085,078 629 square feet or 24 9/1000 Acres.

I, further certify that the buildings are located on this site as shown on Sheet 213 of 3. 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 and limited common elements, as constructed, can be determined from them.

I, further certify, that the location and dimensions of all existing improvements have been carefully established by a present topographic survey and that unless otherwise shown there are no visible encroachments.

Date: 11-7-84  
 Martin B. Gallatec  
 Professional Land Surveyor  
 Maryland No. 2191

FILED  
 NOV 14 1984

**PHASE II  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO.4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 PLAT NO. 3716  
 OCTOBER, 1984

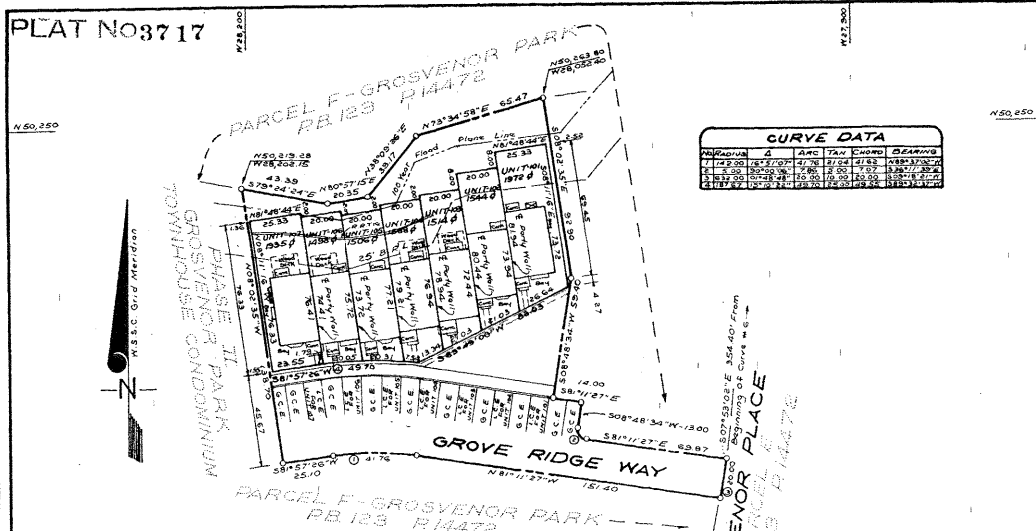
Note: Phase II represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thus ---, may be but not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

**OWNERS DEDICATION**  
 The undersigned as agent for the owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of Condominium Subdivision consisting of three (3) sheets pursuant to the provisions and requirements of Title 11 of the Real Property Article of the Annotated Code of Maryland.

GROSVENOR TOWNHOUSE, JOINT VENTURE  
 Date: 11-14-84  
 Martin B. Gallatec, Agent.

Recorded	GREENHORNE & O'MARA, INC. ENGINEERS ARCHITECTS PLANNERS SURVEYORS #2 RESEARCH PLACE ROCKVILLE, MD 20850	SHEET 1 of 3 1084 PLAT NO. 3716 NOV 14 1984
Noted		
Plat No.		

PLAT NO 3717



CURVE DATA						
NO	RADIUS	Δ	ARC	TAN	CHORD	BEARING
1	142.00	87°27'07"	47.76	21.04	41.62	288°37'02"
2	142.00	7°46'12"	7.81	1.00	1.07	180°17'34"
3	142.00	87°27'07"	47.76	21.04	41.62	91°22'58"
4	142.00	87°27'07"	47.76	21.04	41.62	91°22'58"

**Notes:**

1. Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
2. General Common Elements, designated as G.C.E. on this plat are comprised of all areas shown on these plats and plans which are not a part of a "UNIT" or "Limited Common Element" as shown herein and described in Declaration for Grosvenor Park Townhouse Condominium.
3. "Unit" means a three-dimensional area, as described below and as shown on the Condominium Plan and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plan. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property. The lateral or perimeter boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plan. Unless otherwise designated herein on or off the Condominium Plan as a Common Element, mechanical equipment and appurtenances located within or without any Unit and designated to serve only that Unit, such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
4. Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within his Unit boundary and be obligated to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

FILED  
NOV 14 1988

CONDOMINIUM PLAT  
PHASE II  
**GROSVENOR PARK**  
TOWNHOUSE CONDOMINIUM  
ROCKVILLE (NO. 4) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30'

Recorded	<b>GREENHORN &amp; SHAW, INC.</b>	Sheet
Plat Book	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	66
Plat No.	22 SEARCH PLACE	FILE NO.
	ROCKVILLE, MARYLAND 20850	

SHEET 2 OF 3

MARYLAND STATE ARCHIVES

37.17

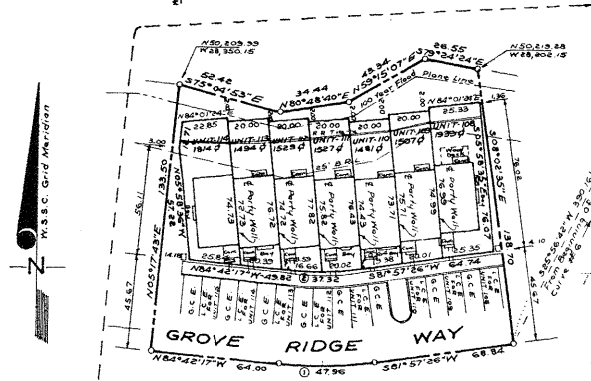
PLAT No 3718

N50,250

N50,250

N50,250

N50,250



CURVE DATA					
Station	Angle	ARC	TAN	CHORD	BEARINGS
1+00.00	120°00'00"	100.00	57.735	100.00	S120°00'00"W
1+100.00	120°00'00"	100.00	57.735	100.00	S120°00'00"W
1+200.00	120°00'00"	100.00	57.735	100.00	S120°00'00"W
1+300.00	120°00'00"	100.00	57.735	100.00	S120°00'00"W
1+400.00	120°00'00"	100.00	57.735	100.00	S120°00'00"W
1+500.00	120°00'00"	100.00	57.735	100.00	S120°00'00"W

PHASE II  
GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM

PARCEL F - GROSVENOR PARK  
PB 123 R 14472

- Notes:
- Limited Common Elements designated as L.C.E. on this plot are reserved for the exclusive use of the "UNIT" to which they are assigned.
  - General Common Elements designated as G.C.E. on this plot are comprised of all reservations on these plots and plans which are not a part of a "UNIT" or "Limited Common Element" as shown herein and described in Declaration for Grosvenor Park Townhouse Condominium.
  - "Unit" means a three-dimensional area as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no inflexion, other than that normally applicable to the simple ownership of property. The lateral or perimetrical boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element, mechanical equipment and appliances located within or without any Unit and designated to serve only that Unit, such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  - Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall/ceiling/floor boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply therein.

FILED  
NOV 14 1984

CONDOMINIUM PLAT  
PHASE II  
GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM  
ROCKVILLE (NO. 4) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30'

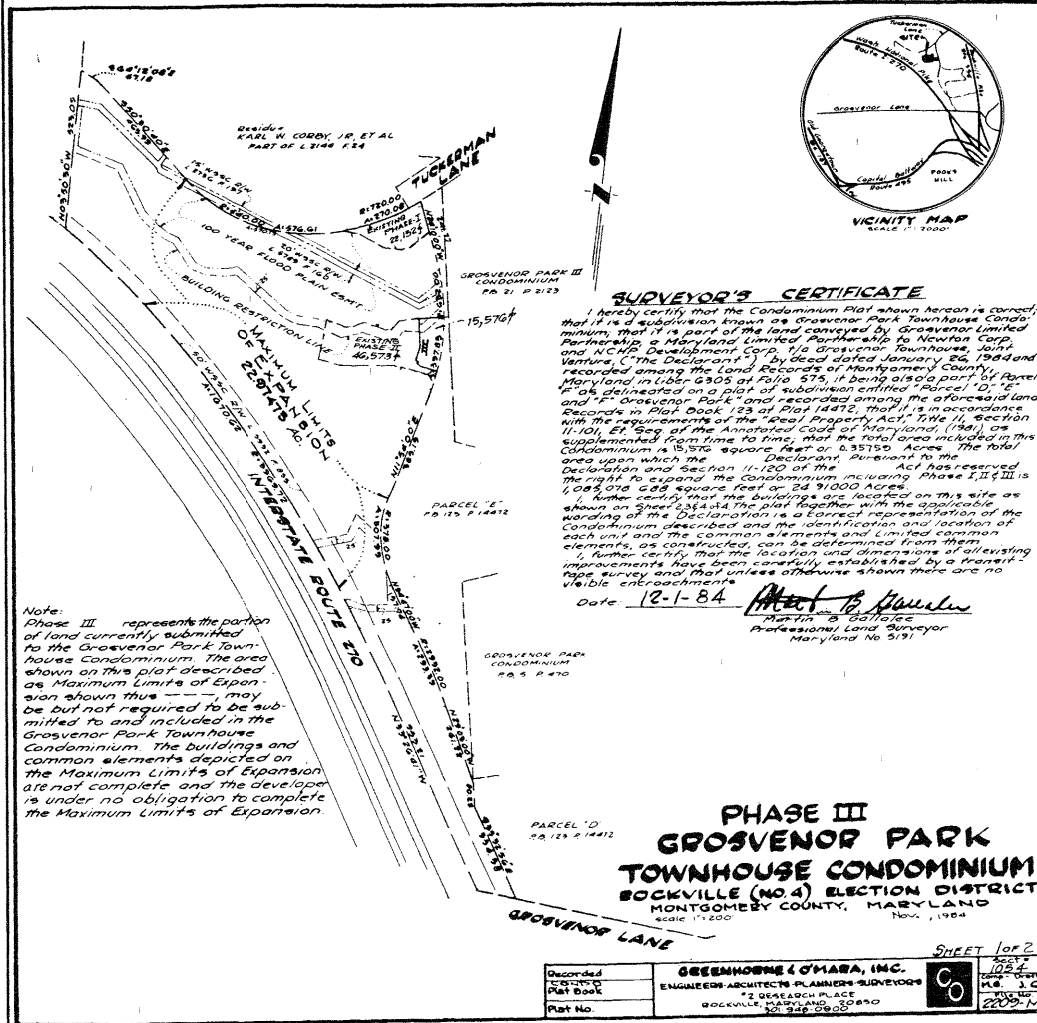
N49,800

N49,800

Recorded	GREENHORNE & O'MARA, INC.	RECT#
Plat Book	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	COMP. DATE
SHEET 3043	72 RESEARCH PLACE	FILE NO.
Plat No.	ROCKVILLE, MD 20850	

MARYLAND STATE ARCHIVES

3718

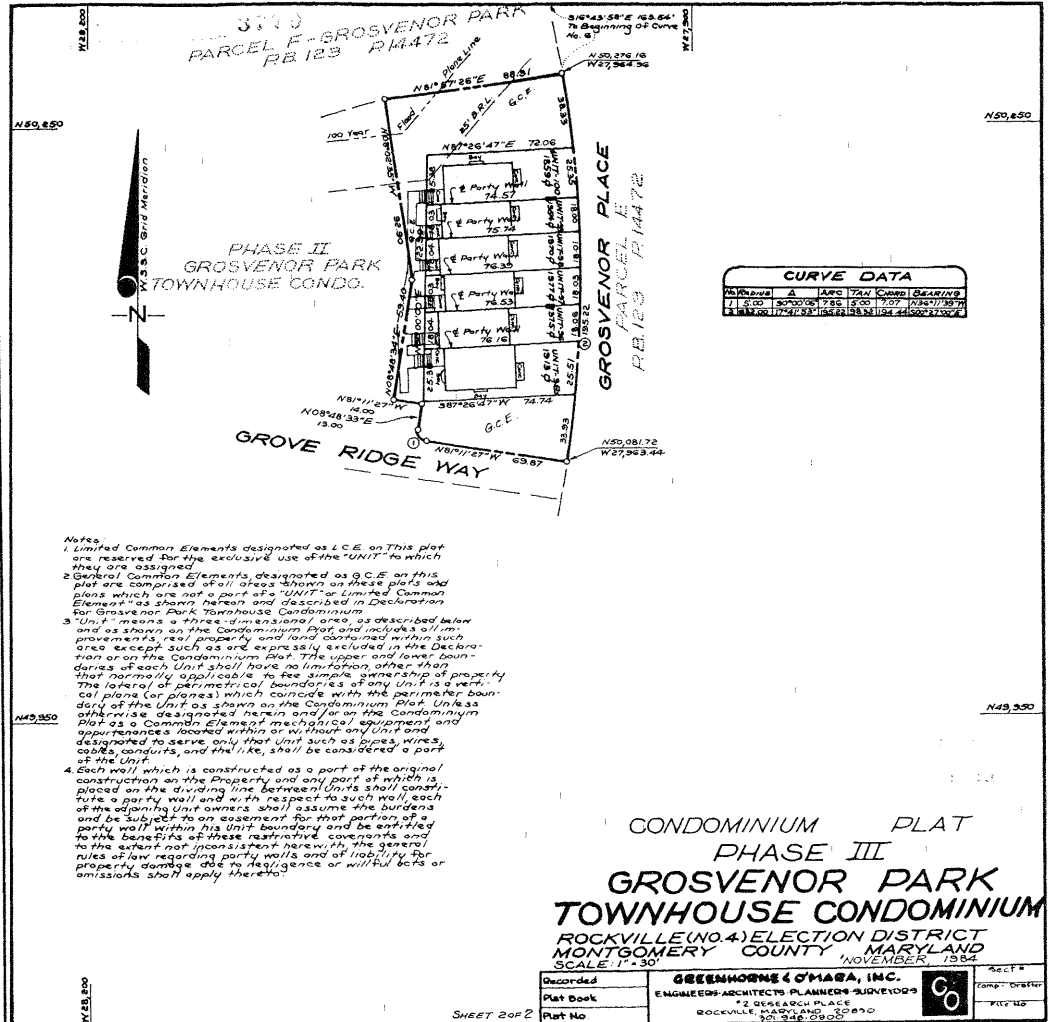


Note:  
Phase III represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thus ---, may be but not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the Condominium Plat shown hereon is correct, and that it is a part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp. and NCA Development Corp. via Grosvenor Townhouse Joint Venture, ("The Declarant") by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 6308 of Page 575, it being also a part of Parcel "F" as delineated on a plat of subdivision entitled "Parcel 'D', 'E' and 'F' Grosvenor Park" and recorded among the aforesaid land records in Plat Book 123 of Plat 14472, that it is in accordance with the requirements of the "Real Property Act", Title 11, Section 11-101, et. seq. of the Annotated Code of Maryland, (1984) as supplemented from time to time, that the total area included in this Condominium is 15,570 square feet or 0.35135 Acres. The total area upon which the Declarant pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the Condominium including those 1,131,111 is 4,083,070 GRS square feet or 24 9/1000 Acres.  
I further certify that the buildings are located on this site as shown on Sheet 1054 of this 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 and limited common elements, as constructed, can be determined from these elements.  
I further certify that the location and dimensions of all existing improvements have been carefully established by a present-day survey and that unless otherwise shown there are no visible encroachments.  
Date 12-1-84  
*Robert B. Shuler*  
Martin B. O'Leary  
Professional Land Surveyor  
Maryland No. 3131

**PHASE III  
GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM**  
BOCKVILLE (NO. 4) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
Scale 1"=200'  
Nov. 1984

Recorded	GREENHOME O'MARA, INC.	SHEET 1054
Plat Book	ENGINEERS ARCHITECTS PLANNERS SURVEYORS	1054
Plat No.	*2 RESEARCH PLACE BOCKVILLE, MARYLAND 20830-8950	M.B. O'LEARY P.L.S. 2008 M.



CURVE DATA			
No.	Radius	Angle	Chord
1	100.00	172.42°	172.42
2	100.00	172.42°	172.42

**Notes**

- Limited Common Elements designated as L.C.E. on this plot are reserved for the exclusive use of the "UNIT" to which they are assigned.
- General Common Elements designated as G.C.E. on this plot are comprised of all areas shown on these plans and plans which are not a part of a "UNIT" or Limited Common Element as shown herein and described in Declaration for Grosvenor Park Townhouse Condominium.
- "Unit" means a three-dimensional area, as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation other than that normally applicable to fee simple ownership of property. The lateral or perimeter boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element of mechanical equipment and appliances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
- Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within its Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply hereafter.

CONDOMINIUM PLAT  
 PHASE III  
**GROSVENOR PARK TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY MARYLAND  
 SCALE: 1" = 30'  
 NOVEMBER, 1984

Recorded	<b>GREENHOOD &amp; O'NEAL, INC.</b> ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 12 DEERARCH PLACE ROCKVILLE, MARYLAND 20850 301-340-3300	Sheet #
Plat Book		60
Plat No		20P2

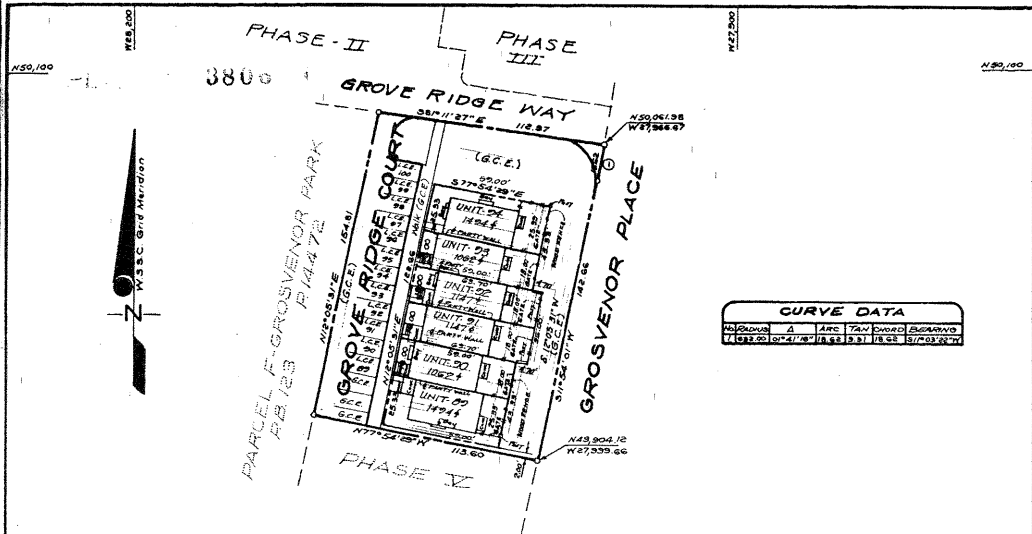
SHEET 20P2

MARYLAND STATE ARCHIVES

3770







CURVE DATA					
NO. CURVES	Δ	ARC	TANG	CHORD	BEARING
1	132.00	07°41'47"	16.45	131.18	03°27'27"

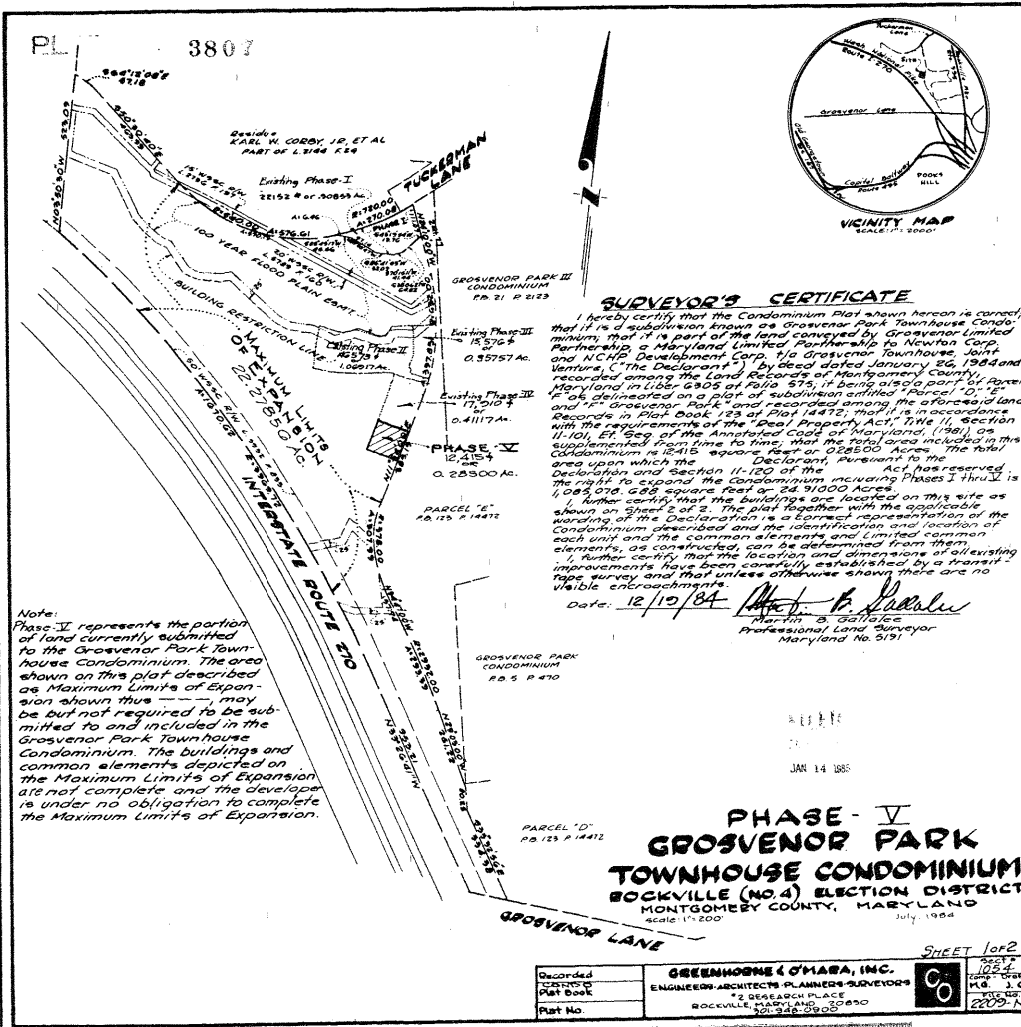
- Notes
1. Limited Common Elements designated as L.C.E. on this plot are reserved for the exclusive use of the "UNIT" to which they are assigned.
  2. General Common Elements designated as G.C.E. on this plot are comprised of all areas shown on these plans and plans which are not a part of a "UNIT" or Limited Common Element as shown herein and described in Declaration for Grosvenor Park Townhouse Condominium.
  3. "Unit" means a three-dimensional area, as described below and as shown on the Condominium Plot and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plot. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to the simple ownership of property. The general or perimeter boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plot. Unless otherwise designated herein and/or on the Condominium Plot as a Common Element mechanical equipment and appliances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  4. Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

CONDOMINIUM PLAT  
 BUILDING NO. 14  
 PHASE IV  
**GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"=30' NOVEMBER, 1984

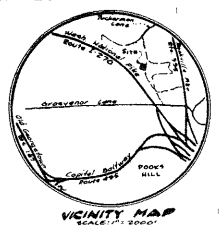
Recorded	<b>GREENHORNE &amp; MARRA, INC.</b>	Scale
Plat Book	ENGINEERS ARCHITECTS PLANNERS DEVELOPERS	None
Plat No.	12 DEERBROOK PLACE ROCKVILLE, MARYLAND 20850 301-589-0900	File No.

SHEET 2 of 2

3806



PL 3807



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct, that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp. and NCHP Development Corp. via Grosvenor Townhouse, Joint Venture ("The Declarant") by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 6305 of Page 575, it being also part of Parcel "F" as delineated on a plat of subdivision entitled "Parcel 'D', 'E' and 'F' Grosvenor Park" and recorded among the aforesaid land records in Plat Book 123 of Page 1447E, that it is in accordance with the requirements of the "Real Property Act", Title 11, Section 11-101, Et Seq. of the Annotated Code of Maryland, (1981) as supplemented from time to time, that the total area included in this Condominium is 12415 square feet or 0.28500 Acres. The total area upon which the Declarant, pursuant to the Act has reserved the right to expand the condominium including Phases I thru V is 4,085,078.628 square feet or 94.91000 Acres.

I further certify that the buildings are located on this site as shown on Sheet 2 of 2. 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 and limited common elements, as constructed, can be determined from them. I further certify that the location and dimensions of all existing improvements have been carefully established by a transit tape survey and that unless otherwise shown there are no visible encroachments.

Date: 12/10/84  
 Arthur S. Galante  
 Professional Land Surveyor  
 Maryland No. 5191

JAN 14 1985

**PHASE - V**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) SECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 4046 11/000 July, 1984

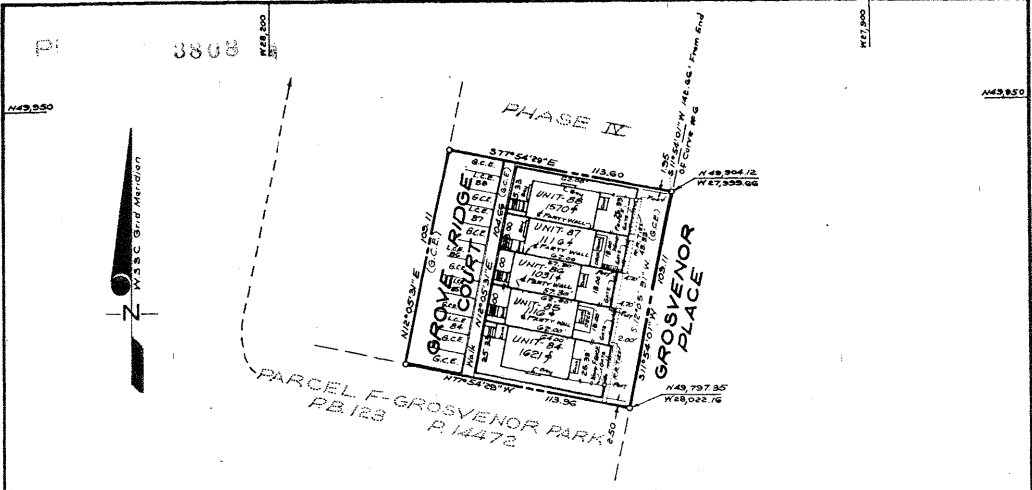
Note:  
 Phase-V represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thus --- may be but not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

SHEET 1 of 2

Recorded	<b>GREENHOOD &amp; O'HARA, INC.</b> ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 72 RESEARCH PLACE ROCKVILLE, MD 20850-8900	
Plat Book		
Plat No.		

MARYLAND STATE ARCHIVES

3807



- Notes:
- 1 Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
  - 2 General Common Elements designated as G.C.E. on this plat are comprised of all areas shown on these plats and plans which are not a part of a "UNIT" or Limited Common Element as shown herein and described in Declaration for Grosvenor Park Townhouse Condominium.
  - 3 "Unit" means a three-dimensional area as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property. The lateral or perimetrical boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element, mechanical equipment and appurtenances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  - 4 Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

CONDOMINIUM PLAT  
 BUILDING NO. 13  
 PHASE - V  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY MARYLAND  
 SCALE 1" = 30' NOVEMBER, 1984

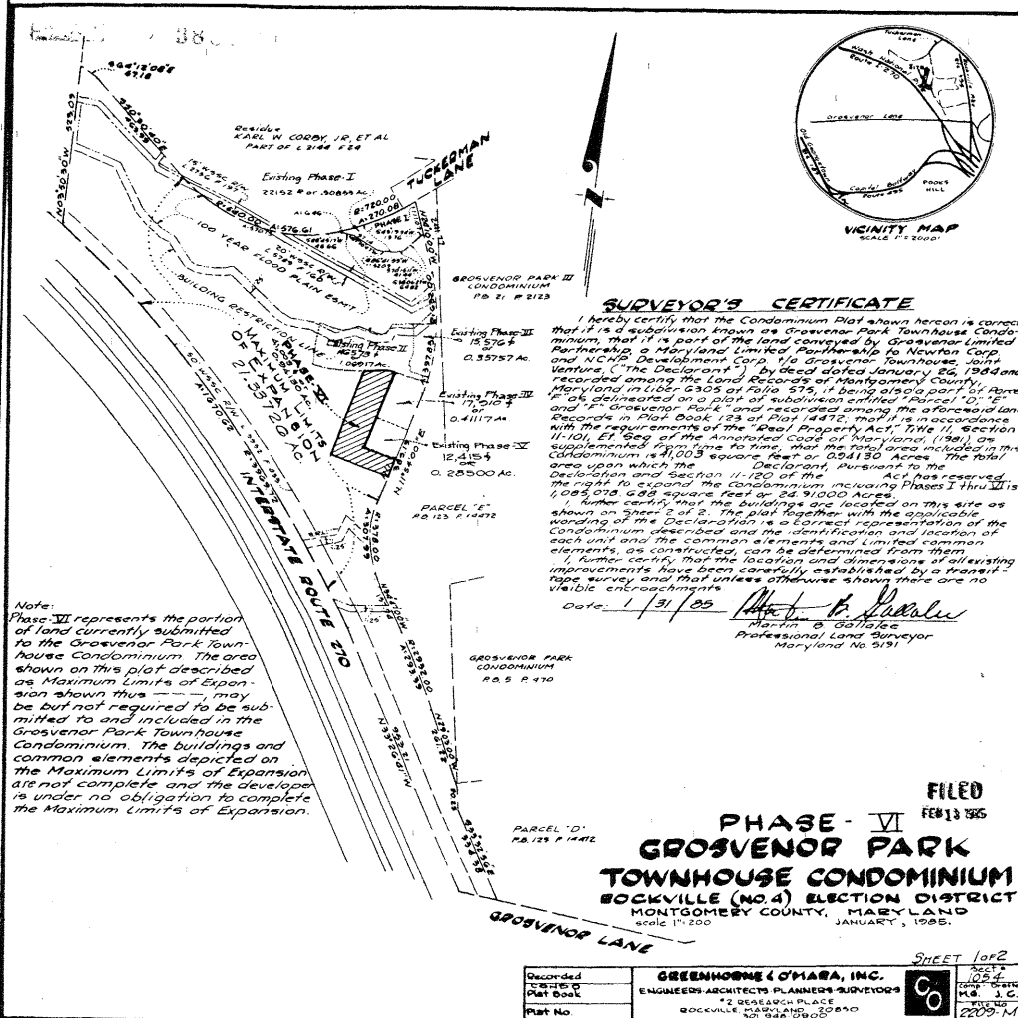
Recorded	<b>6</b>
Plat Book	
Part No.	

**GREENHORNE & CHAMBERLAIN, INC.**  
 ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS  
 42 RESEARCH PLACE  
 ROCKVILLE, MARYLAND 20850

SHEET 2 OF 2

MARYLAND STATE ARCHITECTS

3808



Note:  
Phase VI represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thus ---, may be but not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct, that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp. and NCHD Development Corp. by Grosvenor Townhouse Joint Venture, ("The Declaration") by deed dated January 25, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 6305 of Folio 575, it being also part of Parcel 10 as delineated on a plat of subdivision entitled Parcel 10, "E" and "F" Grosvenor Park" and recorded among the aforesaid Land Records in Plat Book 123 of Plat 14872, that it is in accordance with the requirements of the "Real Property Act", Title 11, Section 11-101, ET SEQ. of the Annotated Code of Maryland, (1981) as supplemented from time to time, that the total area included in this Condominium is 41,003 square feet or 0.94130 Acres. The total area upon which the Declaration, pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the Condominium including Phases I thru VI is 4,083,073.698 square feet or 94.19000 Acres.

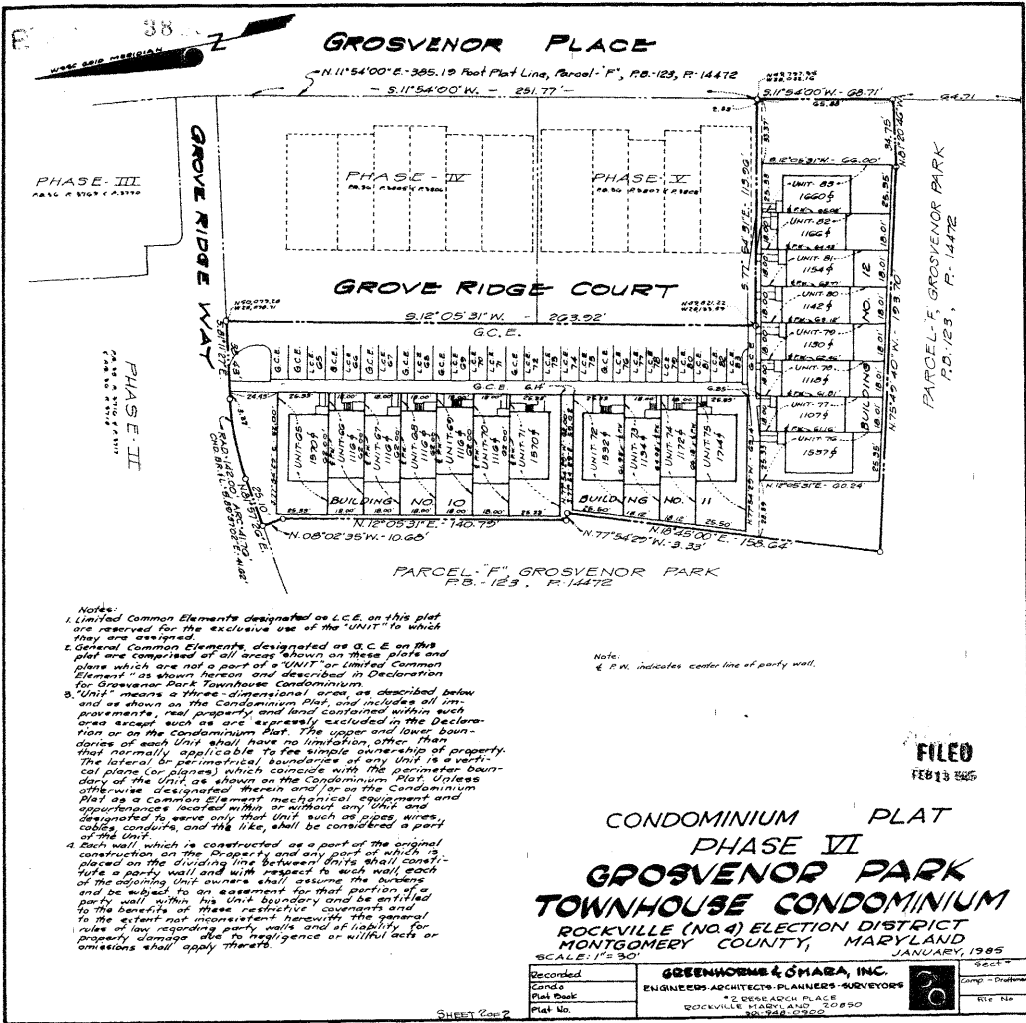
I further certify that the buildings are located on this site as shown on sheet 2 of 2. The plat together with the applicable wording of the Declaration is a correct representation of the Condominium described and the identification and location of each unit and the common elements and limited common elements, as constructed, can be determined from them. I further certify that the location and dimensions of all existing improvements have been carefully established by a transit survey and that unless otherwise shown there are no visible encroachments.

Date: 1/31/85  
*Robert E. Decker*  
 Robert E. Decker  
 Professional Land Surveyor  
 Maryland No. 5191

FILED  
 FEB 13 1985

**PHASE - VI**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 scale 1"=200' JANUARY, 1985.

Recorded	<b>GREENHORNE O'MARA, INC.</b> ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS #2 BEAUREG PLACE ROCKVILLE, MARYLAND 20850 TEL 946-0900	
Plat No.		
Sheet No.		



- Notes:**
1. Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
  2. General Common Elements designated as G.C.E. on this plat are comprised of all areas shown on these plats and plans which are not a part of a "UNIT" or Limited Common Element" as shown hereon and described in Declaration for Grosvenor Park Townhouse Condominium.
  3. "Unit" means a three-dimensional area, as described below and as shown on the Condominium Plat, and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation other than that normally applicable to fee simple ownership of property. The lateral or perimeter boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit, as shown on the Condominium Plat. Unless otherwise designated therein and/or on the Condominium Plat as a Common Element, mechanical equipment and appliances located within or without any Unit and designated to serve only that Unit, such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  4. Each wall, which is constructed as a part of the original construction on the property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an assessment for that portion of it to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Note:  
 ¶ P.W. indicates center line of party wall.

FILED  
 FEB 13 1985

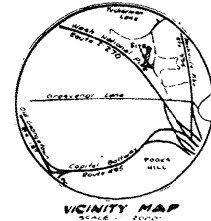
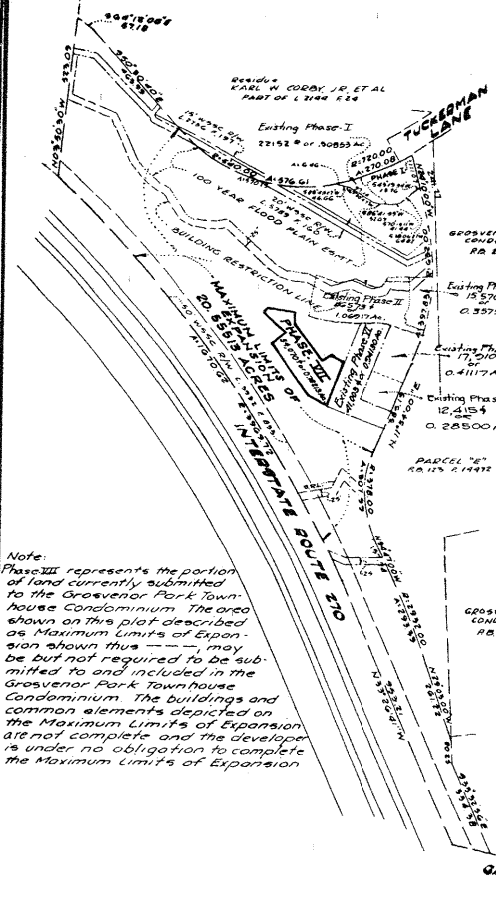
CONDOMINIUM PLAT  
 PHASE VII  
**GROSVENOR PARK**  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30'  
 JANUARY, 1985

Recorded	<b>GREENHORN &amp; SHAW, INC.</b> ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 42 DENE ARCH PLACE ROCKVILLE, MARYLAND 20850 301-581-0500	Sheet -
Code		Stamp - Drafting
Plat Book		Site No.

SHEET 2 OF 2

MARYLAND STATE ARCHIVES

PLAT NO. 3996



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct that it is a subdivision known as Grosvenor Park Townhouse Condominium that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp and NCHA Development Corp, the Grosvenor Townhouse Joint Venture ("The Declaration") by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 6305 of Page 578, it being also a part of Parcel 12, as delineated on a plat of subdivision entitled "Parcel 12, 12" and "F" Grosvenor Park" and recorded among the aforesaid land records in Plat Book 23 of Page 1447E, that it is in accordance with the requirements of the 1980 Property Act, Title 11, Section 11-101, Et seq. of the Annotated Code of Maryland, (1981) as supplemented from time to time, that the total area included in this Condominium is 34,070 square feet or 0.7823 Acres. The total area upon which the Declaration, pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the Condominium including Phases I thru VII is 68,070 square feet or 1.5646 Acres.

I further certify that the buildings are located on this site as shown on sheets 1 & 2. 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 and limited common elements, as constructed and the identification and location of each unit and the common elements and limited common elements, as constructed, can be determined from them. I further certify that the location and dimensions of all existing improvements have been carefully established by a transit line survey and that unless otherwise shown there are no visible encroachments.

Date: 6/15/85  
 [Signature]  
 Martin S. Goffette  
 Professional Land Surveyor  
 Maryland No. 5191

Note:  
 Phase VIII represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thus ---, may be but not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

FILED  
 JUN 03 1985

**PHASE - VII**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 scale 1"=200' JUNE, 1985.

Recorded	GREENHORNE & MARR, INC.	SHEET 1 of 2
Plat Book	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	1054
Plat No	22 SEARCH PLACE ROCKVILLE, MD 20850	NO. 3996
		SCALE 1"=200'

3996

PLAT NO. 3997



NOTE: C.F.W. indicates Centerline of Party Wall.

- Notes:
1. Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the UNIT to which they are assigned.
  2. General Common Elements designated as G.C.E. on this plat are comprised of all areas shown on these plans and plot which are not a part of a UNIT or Limited Common Element as shown hereon and described in Declaration for Grosvenor Park Townhouse Condominium.
  3. Unit means a three-dimensional area, as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation other than that normally applicable to fee simple ownership of property. The lateral or perimeter boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and for on the Condominium Plat as a Common Element mechanical equipment and appliances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  4. Each wall which is constructed as a part of the original construction on the property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burden and be subject to an easement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

FILED  
JUL 03 1985

CONDOMINIUM PLAT  
 PHASE - VII  
**GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30'

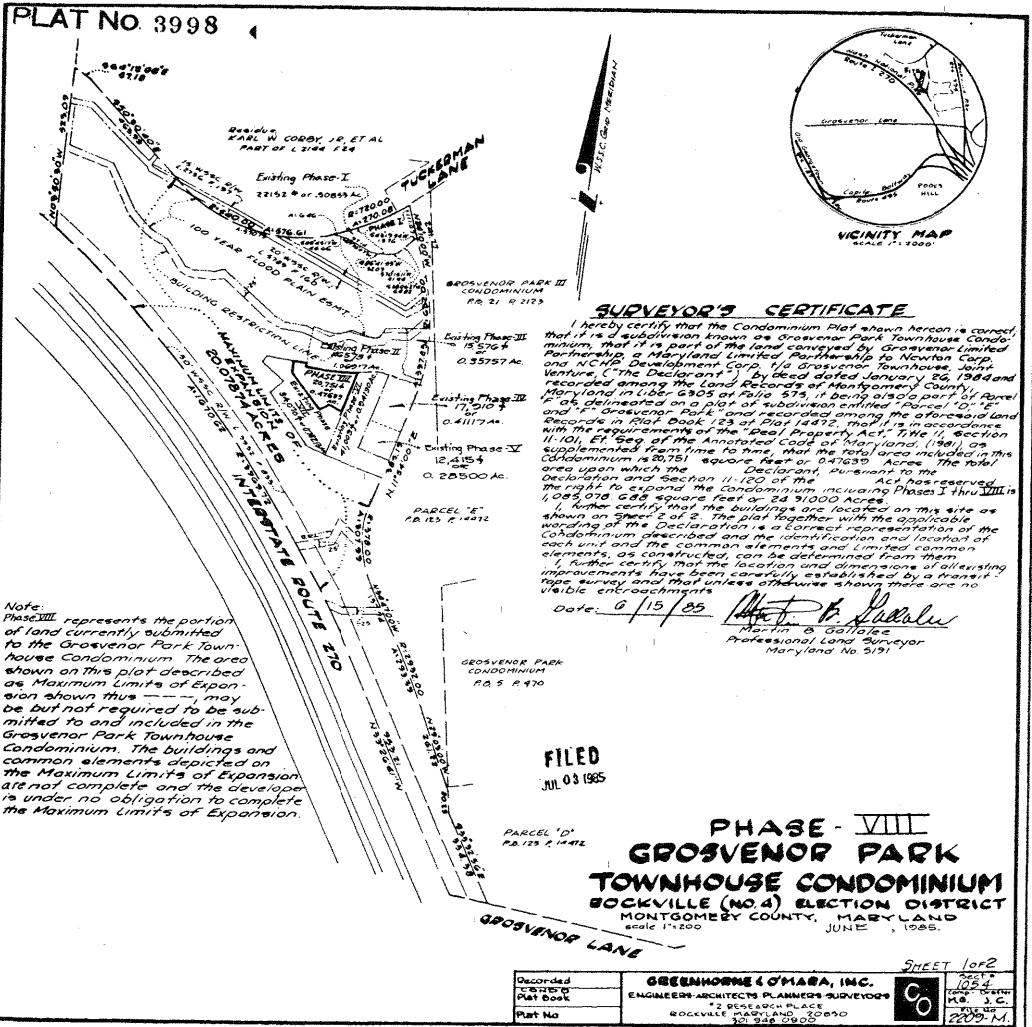
Recorded	<b>GREENHOSE O'MARA, INC.</b> ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS # 2 RESEARCH PLACE ROCKVILLE, MD 20850-5590	SECT #
Plat Book		6
Plat No.		2209-14

SHEET 2 OF 2

MARYLAND STATE ARCHITECTS

3997





Note:  
 Phase VIII represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thus ---, may be but not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

**SURVEYOR'S CERTIFICATE**

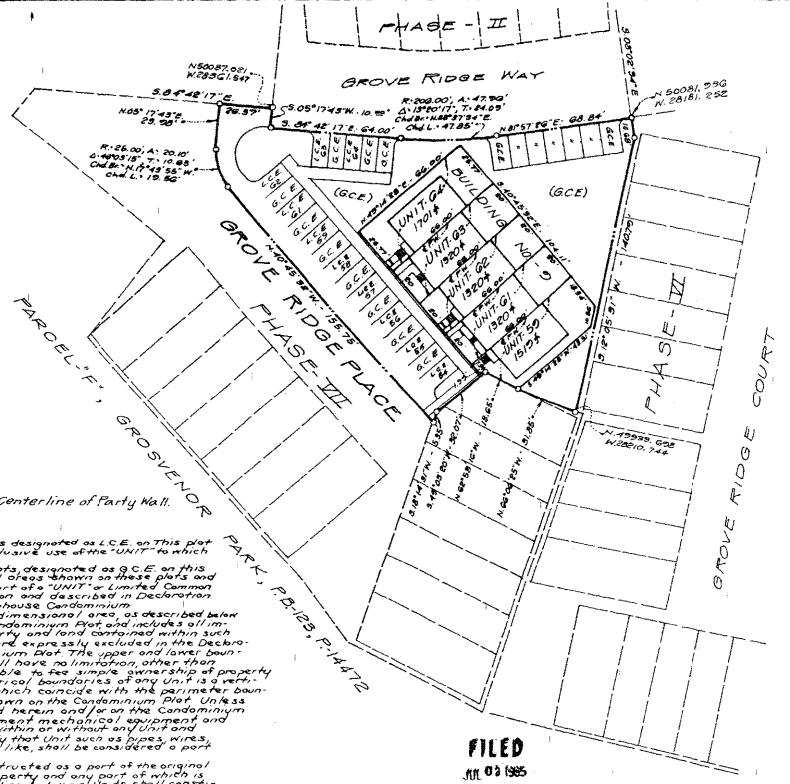
I hereby certify that the Condominium Plat shown hereon is correct, that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership a Maryland Limited Partnership to Newton Corp. and NCHS Development Corp. via Grosvenor Townhouse Joint Venture (The Declarant) by deed dated January 26, 1984 and recorded among the land records of Montgomery County, Maryland in Liber 6305 of Page 575, it being also part of Parcel 12 as delineated on a plat of subdivision entitled "Parcel D, E, F and G Grosvenor Park" and recorded among the aforesaid land records in Plat Book 123 of Page 14472, that it is in accordance with the requirements of the Real Property Act, Title 11, Section 11-101, Et Seq. of the Annotated Code of Maryland, (1981) as supplemented from time to time, that the total area included in this Condominium is 20,274 square feet or 0.47639 acres. The total area upon which the Declarant, pursuant to the Declaration and Section 11-102 of the Act has reserved the right to expand the Condominium including Phases I through VIII is 4,085,074 square feet or 93.91000 Acres.

I further certify that the buildings are located on this site as shown on Sheet 2 of 2. 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 and limited common elements, as constructed, can be determined from them.

I further certify that the location and dimensions of all existing improvements have been carefully established by a transit survey and that unless otherwise shown there are no visible encroachments.

3998

PLAT NO. 3999



NOTE:  $\frac{1}{2}$  P.W. indicates Centerline of Party Wall.

- Notes:
1. Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
  2. General Common Elements designated as G.C.E. on this plat are comprised of all areas shown on these plans and plans which are not a part of a "UNIT" or Limited Common Element as shown hereon and described in Declaration for Grosvenor Park Townhouse Condominium.
  3. "Unit" means a three dimensional area, as described hereon and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to the simple ownership of property. The lateral or perimetrical boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element mechanical equipment and appurtenances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  4. Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

FILED  
JUN 03 1985

CONDOMINIUM PLAT  
PHASE - VIII  
**GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM**  
ROCKVILLE (NO. 4) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30'  
JUNE, 1985

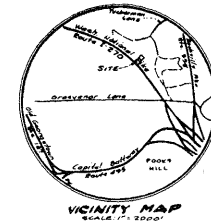
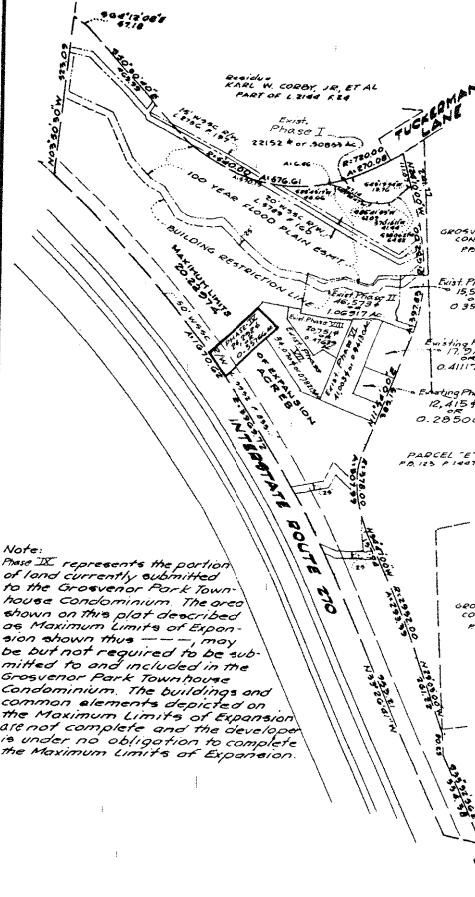
Recorded	GREENHORNE & O'HARA, INC. ENGINEERS ARCHITECTS PLANNERS SURVEYORS 12 DORSEY PLACE ROCKVILLE, MARYLAND 20850 TEL. 531-0900	Sheet #
Plat Book		6
Plat No		3999

SHEET 2 OF 2

MARYLAND STATE ARCHIVES

3999

BLA 1036



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown herein is correct in all particulars, that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Cogg and NCHD Development Corp. to Grosvenor Townhouse, Joint Venture ("The Declaration") by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 6305 at Page 515, it being also a part of Parcel 12, 215 # 24,292 square feet or 0.55766 Acres, the total area upon which the Declaration, Pursuant to the Act has reserved the right to expand the Condominium including Phases I thru IX is 4,085,076.628 square feet or 93.91000 Acres. I further certify that the buildings are located on this site as shown on Sheet 2 of 2. The plat together with the applicable Declaration is a correct representation of the elements, as constructed and the identification and location of each unit and the common elements and limited common elements, as constructed, can be determined from their respective locations and dimensions of existing improvements have been carefully established by a transit tape survey and that unless otherwise shown there are no visible encroachments.

Date: 8/5/85  
*Martin B. Galligan*  
 Martin B. Galligan  
 Professional Land Surveyor  
 Maryland No. 9191

Note:  
 Phase IX represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thus may be but not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

FILED  
 AUG. 8 1985

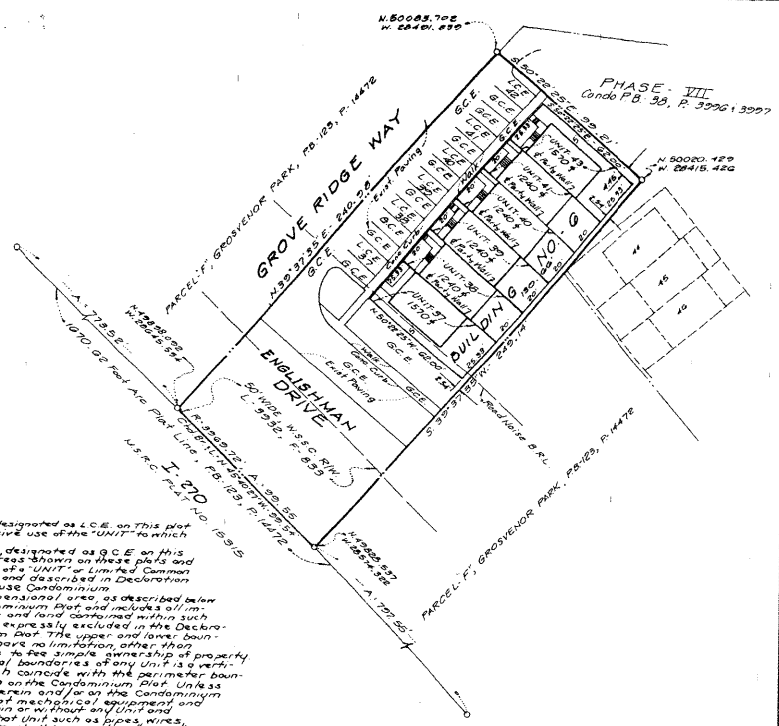
**PHASE - IX**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 scale 1"=200' August, 1985

Recorded	<b>GREENHORNE O'MARA, INC.</b> ENGINEERS ARCHITECTS PLANNERS SURVEYORS ROCKVILLE, MARYLAND 20850 TEL 541-0800
SECTION	
PLAT BOOK	

SHEET 10F2  
 1054  
 1054  
 M.B. O.C.  
 2000-M

4038

PLAN NO.



- Notes:
1. Limited Common Elements designated as L.C.E. on this plot are reserved for the exclusive use of the "UNIT" to which they are assigned.
  2. General Common Elements designated as G.C.E. on this plot are comprised of all areas shown on these plots and plans which are not a part of a "UNIT" or Limited Common Element as shown herein and described in Declaration for Grosvenor Park Townhouse Condominium.
  3. "Unit" means a three-dimensional area, as described below and as shown on the Condominium Plot and includes all improvements, real property and land contained within such area, except such as are expressly excluded in the Declaration or on the Condominium Plot. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property, on the vertical or horizontal boundaries of any Unit. Unless otherwise designated herein and be on the Condominium Plat as a Common Element mechanical equipment and designated to serve only that Unit such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  4. Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within its Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

FILED  
AUG. 8 1985

CONDOMINIUM PLAT  
PHASE IX  
**GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM**  
ROCKVILLE (NO. 4) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30'

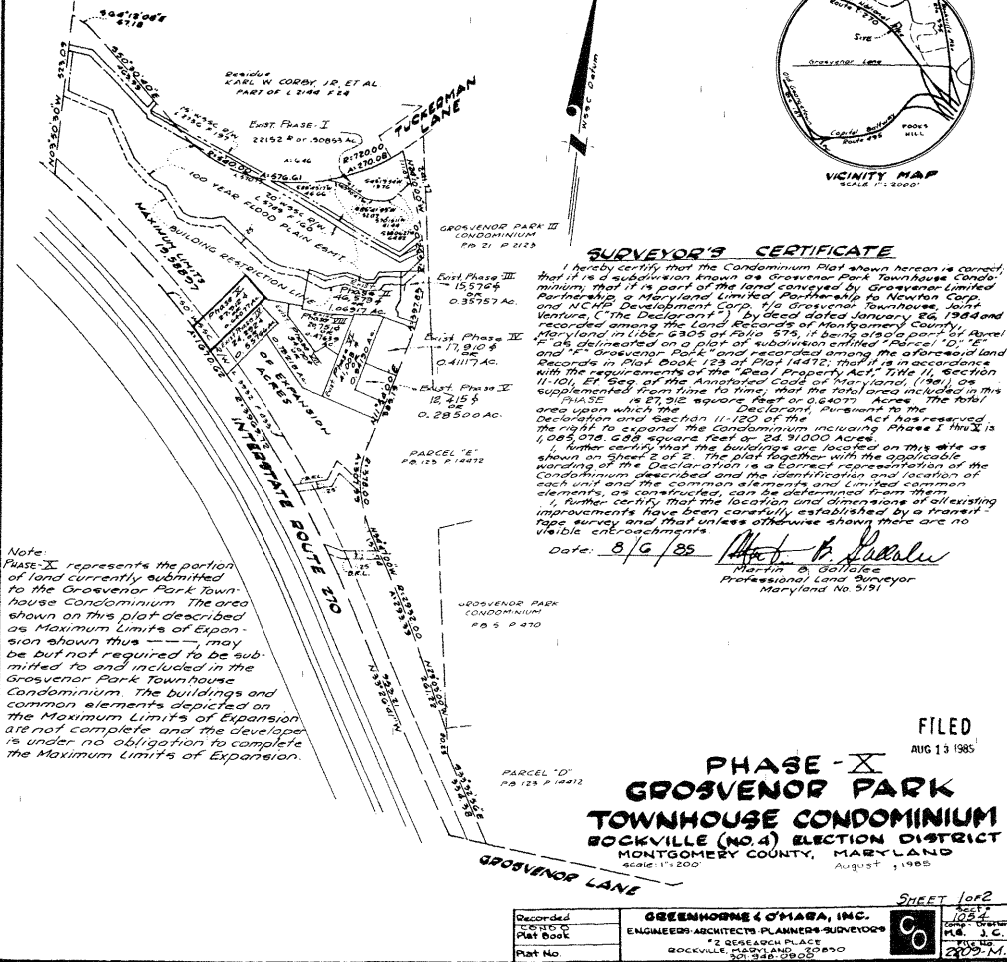
Recorded	<b>GREENHORNE &amp; CHABA, INC.</b>	SECT 5
Plat Book	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	Comp. District
Part No	12 RESEARCH PLACE ROCKVILLE, MARYLAND, 20850	File No

SHEET 2 of 2

MARYLAND STATE ARCHIVES

4039

PLAT NO 4040



Note:  
 Phase I represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thus ---, may be but not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership, to Newton Corp. and NCHD Development Corp. by Grosvenor Townhouse, Joint Venture, ("The Declaration"), by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 6305 of Page 574, it being also a part of Parcel "D" delineated on a plat of subdivision entitled "Parcel 'D' 'E' and 'F' Grosvenor Park" and recorded among the aforesaid land records in Plat Book 123 of Page 122, that it is in accordance with the requirements of the "Real Property Act", Title II, Section 11-101, et seq. of the Annotated Code of Maryland, (1981) as supplemented from time to time, that the total area included in this PHASE I is 27,312 square feet or 0.64071 Acres. The total area upon which the Declaration, pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the Condominium including Phase I thru III is 1,085,078.688 square feet or 24.91000 Acres. I further certify that the buildings are located on this site as shown on Sheet 2 of 2. The plat together with the appropriate wording of the Declaration is a correct representation of the Condominium described and the identification and location of each unit and the common elements and limited common elements, as constructed, can be determined from them. I further certify that the location and dimensions of all existing improvements have been carefully established by a transit tape survey and that unless otherwise shown there are no visible encroachments.

Date: 8/6/85  
 Martin O. Galtee  
 Professional Land Surveyor  
 Maryland No. 3191

FILED  
 AUG 13 1985

**PHASE - I**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 August, 1985

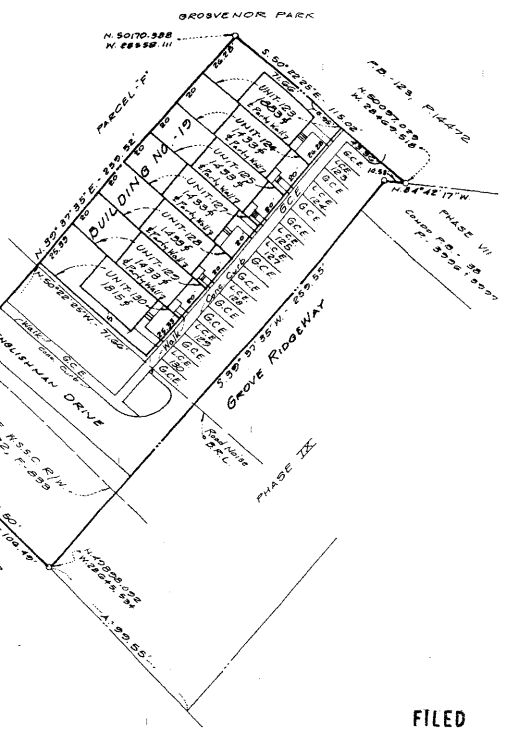
Recorded	GREENHORNE & O'MARA, INC. ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 12 GARDEN PLACE ROCKVILLE, MARYLAND 20850 Tel. 228-2900	SHEET 1 OF 2 1054 M.S. I.C. 200-M.
Plat Book		
Plat No		

4040

PLAT 4041



- Notes**
1. Limited Common Elements designated as L.C.E. on this Plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
  2. General Common Elements, designated as G.C.E. on this Plat are comprised of all areas shown on these plats and plans which are not a part of a "UNIT" or Limited Common Element as shown hereon and described in Declaration for Grosvenor Park Townhouse Condominium.
  3. "Unit" means a three-dimensional area, as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation other than that normally applicable to fee simple ownership of property. The lateral or perimeter boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element mechanical equipment and appliances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  4. Each wall which is constructed as a part of the original construction on the property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent here with the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.



FILED  
AUG 13 1985

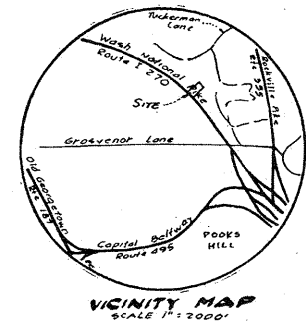
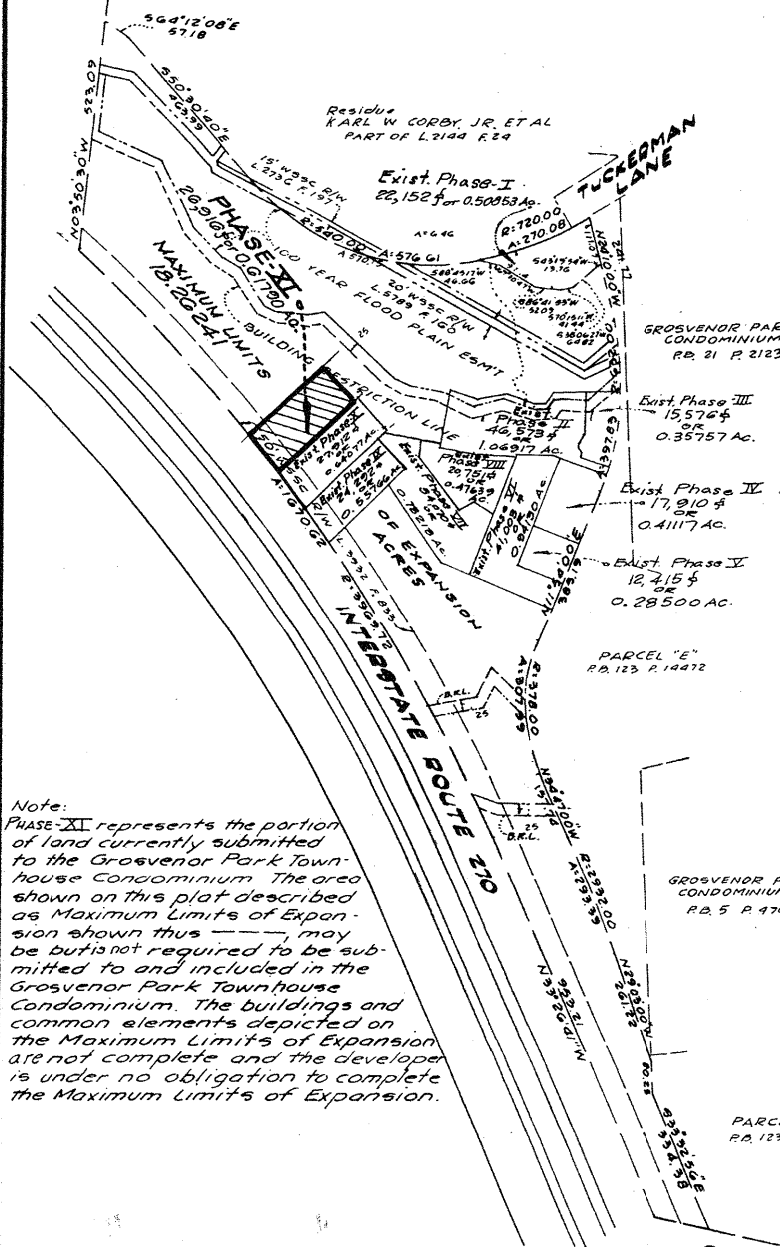
CONDOMINIUM PLAT  
PHASE - X  
**GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM**  
ROCKVILLE (NO. 4) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 50'

Recorded	<b>GREENHORNE &amp; O'HARA, INC.</b>	Sheet #
Plat Book	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	Temp. Order
Plat No.	72 RESEARCH PLACE ROCKVILLE, MARYLAND 20850 TEL. 946-0905	File No.

SHEET 2 OF 2

4041

PLAIN 4066



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct, that it is a subdivision known as Grosvenor Park Townhouse Condominium; that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp. and NCHP Development Corp. 1/4 Grosvenor Townhouse, Joint Venture, ("The Declarant") by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 9305 of Page 575, if being also a part of Parcel "F" as delineated on a plat of subdivision entitled "Parcel 'D', 'E' and 'F' Grosvenor Park" and recorded among the aforesaid land Records in Plat Book 123 at Plat 14472; that it is in accordance with the requirements of the "Real Property Act," Title 11, Section 11-101, Et. Sec. of the Annotated Code of Maryland, (1981), as supplemented from time to time; that the total area included in this PHASE is 20,910 square feet or 0.01790 Acres. The total area upon which the Declarant, pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the Condominium including Phase I thru V is 1,085,070.688 square feet or 24.91000 Acres.

I further certify that the buildings are located on this site as shown on Sheet 2 of 2. 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 and Limited common elements, as constructed, can be determined from them.

I further certify that the location and dimensions of all existing improvements have been carefully established by a transit-tape survey and that unless otherwise shown there are no visible encroachments.

Date: 8/16/85  
 Martin B. Gallucci  
 Professional Land Surveyor  
 Maryland No. 5191

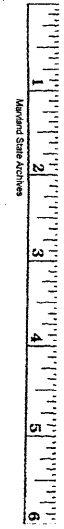
Note:  
 Phase - XI represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thus --- may be but is not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

**PHASE - XI  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 scale: 1" = 200'**

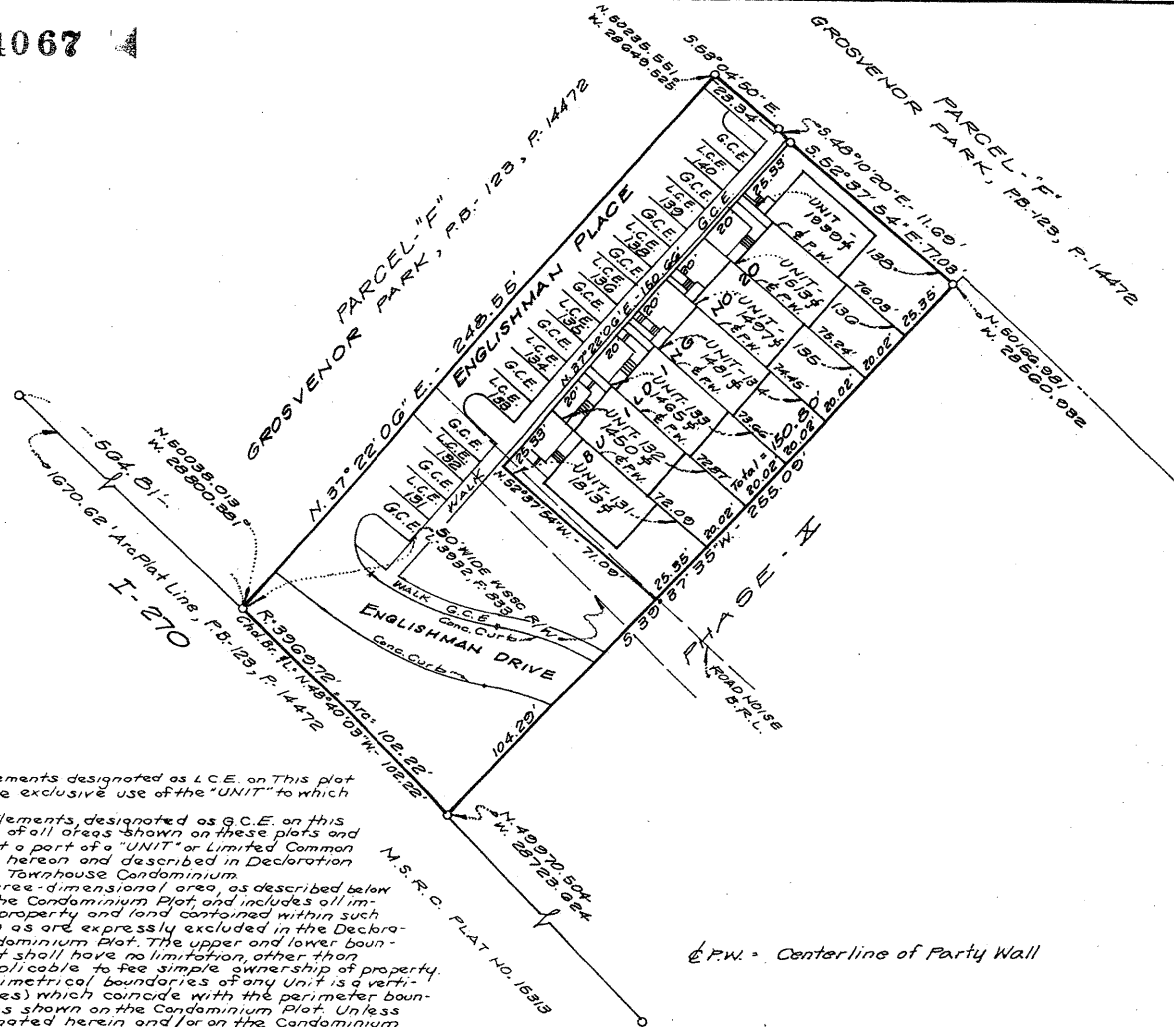
FILED  
 SEP 19 1985

Recorded	<b>GREENHORNE &amp; O'MARA, INC.</b>	
CONDO Plat Book	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	
Plat No.	* 2 RESEARCH PLACE ROCKVILLE, MARYLAND 20850 301 948 0900	
	2809 M.	

P184125 MSA SSU 1264 4418 3/688



4066



- Notes
1. Limited Common Elements designated as L.C.E. on this plot are reserved for the exclusive use of the "UNIT" to which they are assigned.
  2. General Common Elements, designated as G.C.E. on this plot are comprised of all areas shown on these plans and plans which are not a part of a "UNIT" or Limited Common Element" as shown hereon and described in Declaration for Grosvenor Park Townhouse Condominium.
  3. "Unit" means a three-dimensional area, as described below and as shown on the Condominium Plot and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plot. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property. The lateral or perimeter boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plot. Unless otherwise designated herein and/or on the Condominium Plot as a Common Element mechanical equipment and appurtenances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  4. Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

⊕ P.W. = Centerline of Party Wall

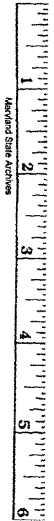
CONDOMINIUM PLAT  
 PHASE XI  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**

ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 30' AUGUST, 1985

FILED  
 SEP 19 1985

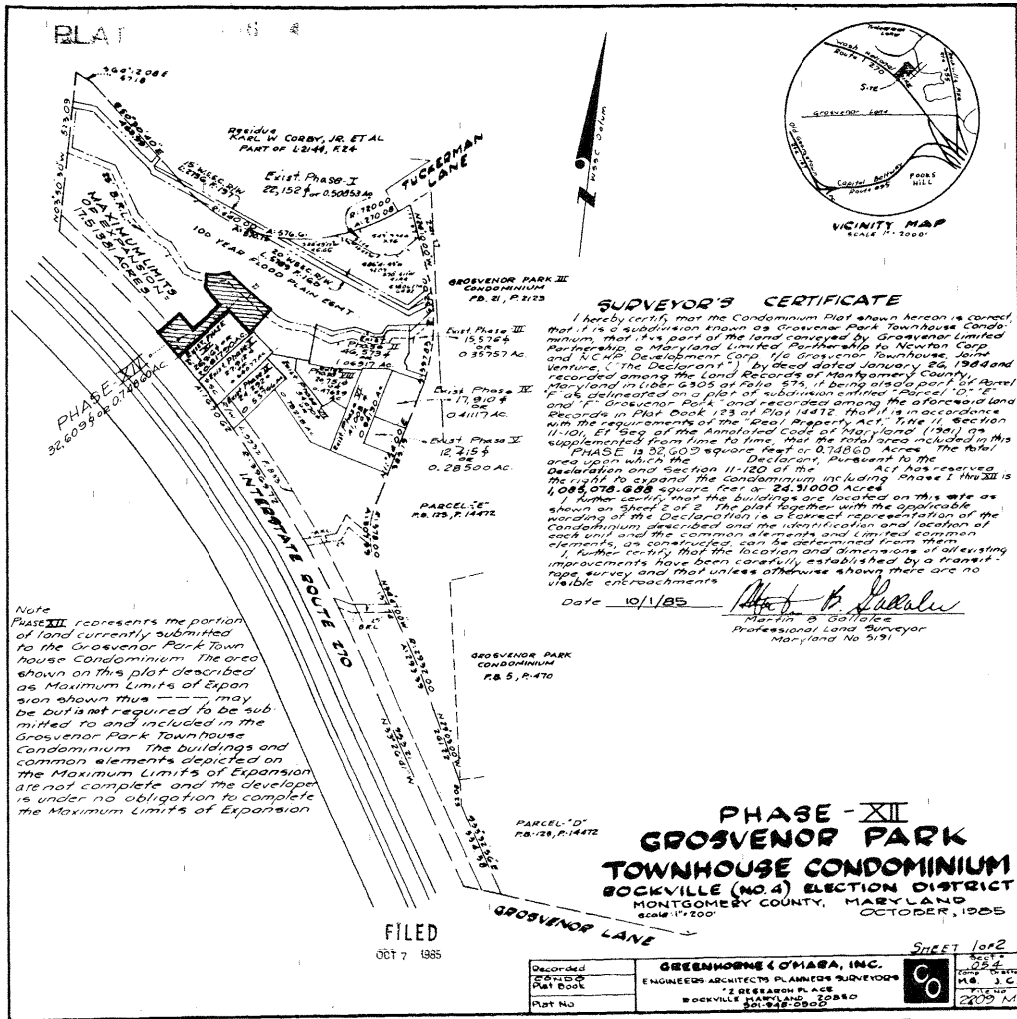
Recorded	<b>GREENHORNE &amp; O'MARA, INC.</b> ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 420 RESEARCH PLACE ROCKVILLE, MARYLAND 20850 301 348-0900	Sect #
Plat Book		Comp - Drafted
Plat No		File No 2209-M

Sheet - 2 of 2

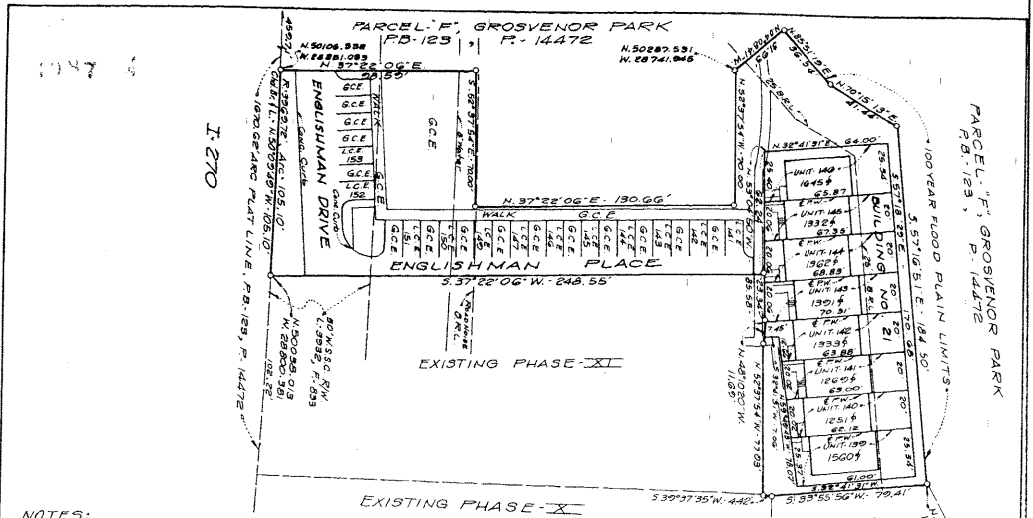


4067





Note  
Phase XII represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown thus ——— may be but is not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.



**NOTES:**

1. Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
2. General Common Elements designated as G.C.E. on this plat are comprised of all the areas shown on these plats and plans which are not a part of a "UNIT" or Limited Common Element as shown hereon and described in the Declaration for Grosvenor Park Townhouse Condominium.
3. "UNIT" means a three-dimensional area as described below and as shown on the Condominium Plat and includes all the improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each "UNIT" shall have no limitation, other than that normally applicable to fee simple ownership of property. The lateral or perimetrical boundaries of any "UNIT" is a vertical plane (or planes) which coincide with the perimeter boundary of the "UNIT" as shown on the Condominium Plat, unless otherwise designated herein and/or on the Condominium Plat as a Common Element mechanical equipment and appurtenances located within or without any "UNIT" and designated to serve only that "UNIT" such as pipes, wires, cables, conduits and the like, shall be considered a part of the "UNIT".
4. Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between "UNITS" shall constitute a party wall and with respect to such wall, each of the adjoining "UNIT" owners shall assume the burdens and be subject to an easement for that portion of a party wall within his unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

E.P.M. - CENTERLINE PARTY WALL  
 B.R.L. - BUILDING RESTRICTION LINE

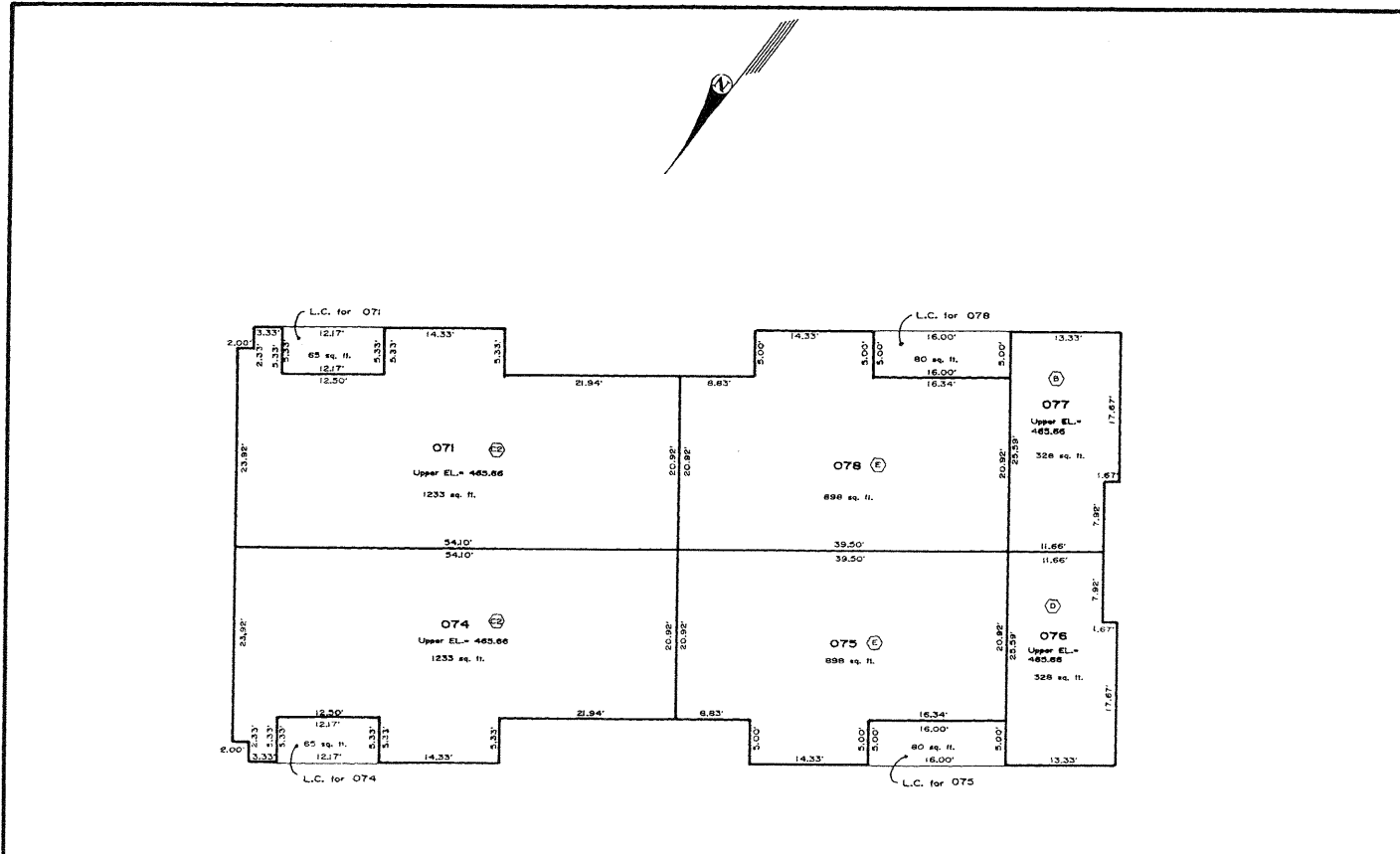
**CONDOMINIUM PLAT**  
**PHASE - XII**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 3/8" = 1'-0"

FILED  
OCT 7 1985

SHEET 2 OF 2

Recorded	GREENHORNE & O'MARA, INC.	SHEET #
PlatBook	ENGINEERS & ARCHITECTS & PLANNERS & SURVEYORS	CONV. / DRAWN
Plat	#2 RESEARCH PLACE ROCKVILLE, MARYLAND 20850 (301) 946-0200	DATE MAY 1985

4087



**NOTES**

- 1) This unit group is a 3 story structure and includes 8 condominium units.
- 2) Each condominium unit, as shown hereon, is designated by a combination of numbers. A typical example is shown thus - **O78** Unit type is designated thus - **(E)**
- 3) Bold lines shown hereon indicate bearing walls or structural elements. Not all interior walls are shown.
- 4) Limited Common Elements are designated hereon as L.C. and Limited Common consists of such areas designated in the Declaration or hereon as Limited Common Elements, including, but not limited to, the patios and fenced area enclosing any patios (lower units) and decks (upper units).
- 5) General Common Elements are designated hereon as G.C. and General Common Elements consists of such areas designated in the Declaration or hereon as General Common Elements, including, but not limited to, the electric meter rooms, bearing walls and structural elements.
- 6) The dimensions of each condominium unit and the Limited Common Elements are measured from the inside faces of the perimeter drywall, dimensions having been taken from actual measurements of each unit shown hereon. The floor areas of each unit are computed accordingly in square footage and designated hereon as - "sq. ft.". A typical example is shown thus - 1155 sq. ft.
- 7) The elevations shown hereon are based on actual field surveys in W.S.S.C. Datum, and the Lower Elevation, designated hereon as "Lower EL.", represents the lower average elevation and the Upper Elevation, designated hereon as "Upper EL.", represents the upper average elevation of each unit. A typical example is shown thus - Lower EL.=448.20, Upper EL.=456.28.

RECORDED \_\_\_\_\_  
 CONDO. PLAT BOOK \_\_\_\_\_  
 PLAT \_\_\_\_\_

PHASE IX  
 Sheet 4 of 5

**THE VILLAS AT WILLOW COVE,  
 A CONDOMINIUM**

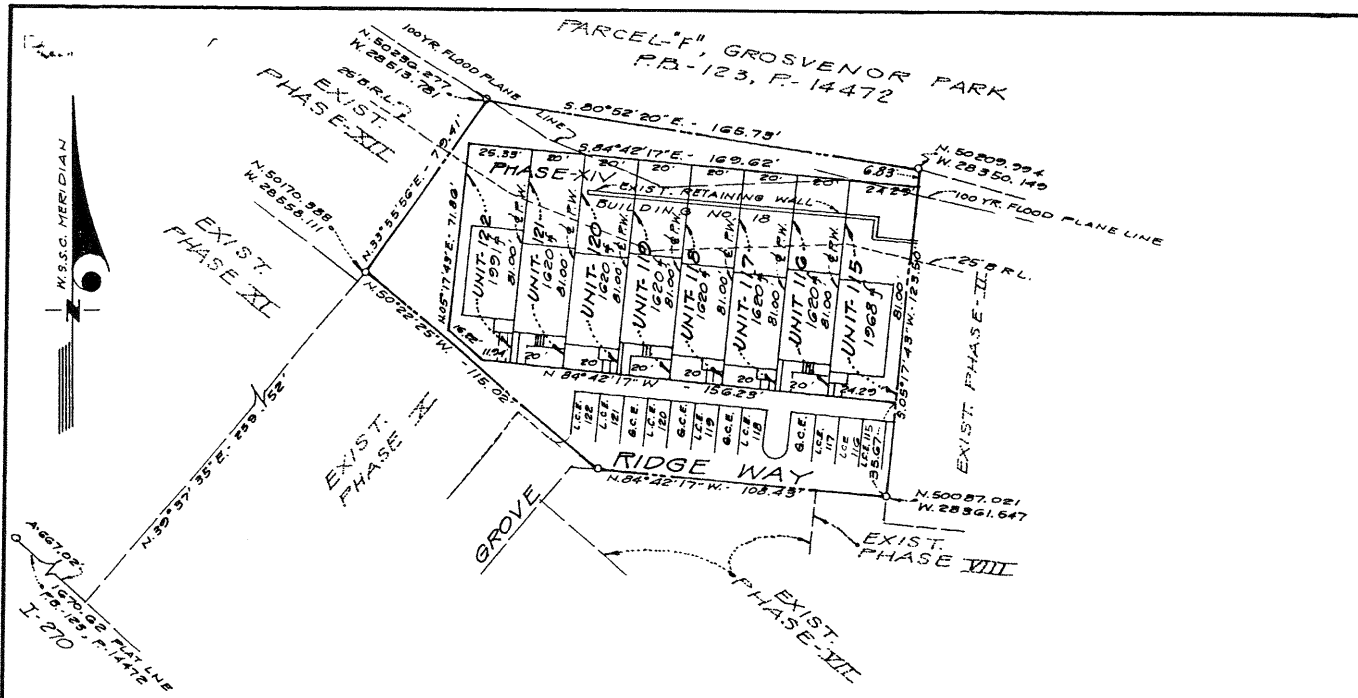
SECOND ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

Scale - 1"=10' January, 1987

**LOIEDERMAN ASSOCIATES, INC.**  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS  
 200-A Morris Street 4479 Forbes Boulevard  
 Rockville, Maryland 20850 Lanham, Maryland 20706  
 (301) 762-0882 (301) 794-7555

4126





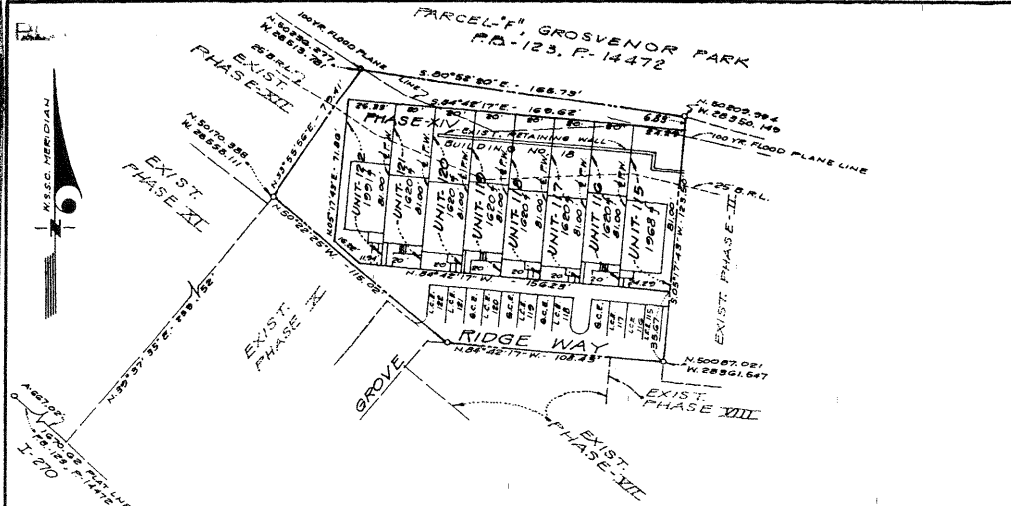
- Notes**
- Limited Common Elements designated as LCE on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
  - General Common Elements, designated as GCE on this plat are comprised of all areas shown on these plats and plans which are not a part of a "UNIT" or Limited Common Element as shown herein and described in Declaration for Grosvenor Park Townhouse Condominium.
  - "Unit" means a three-dimensional area, as described below and as shown on the Condominium Plat, and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property. The lateral or perimeter boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element mechanical equipment and appurtenances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  - Each wall which is constructed as a part of the original construction on the Property and only part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burden and be subject to an easement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent here with the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

FILED  
NOV - 5 1985

CLPW = CENTERLINE PARTY WALL  
BRL = BUILDING RESTRICTION LINE

Recorded	<b>GREENHORNE &amp; OMARA, INC.</b> ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS #2 RESEARCH PLACE ROCKVILLE, MARYLAND 20850 301-946-0900	Sheet #
Plat Book		Comp. - Greater
Plat No		File No

4158



- Notes
1. Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
  2. General Common Elements designated as G.C.E. on this plat are comprised of all areas shown on these plats and plans which are not a part of a "UNIT" or Limited Common Element as shown herein and described in Declaration for Grosvenor Park Townhouse Condominium.
  3. "Unit" means a three dimensional area, as described below and as shown on the Condominium Plat, and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property. The lateral or perimeter boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element, mechanical equipment and appliances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits, and the like, shall be considered a part of the Unit.
  4. Each wall which is constructed as a part of the original construction on the property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not provided herein, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

FILED  
NOV - 5 1985

CONDOMINIUM PLAT  
PHASE - XIV  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
ROCKVILLE (NO. 4) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30'

Recorded	<b>GREENHORNE &amp; O'MAHA, INC.</b>	Sheet #
Plat Book	ENGINEERS ARCHITECTS PLANNERS SURVEYORS	Comp. or Alter
Plat No	12 RESEARCH PLACE ROCKVILLE, MARYLAND 20850 Tel. 344-3900	File No

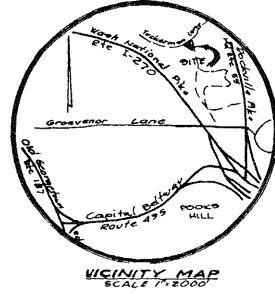
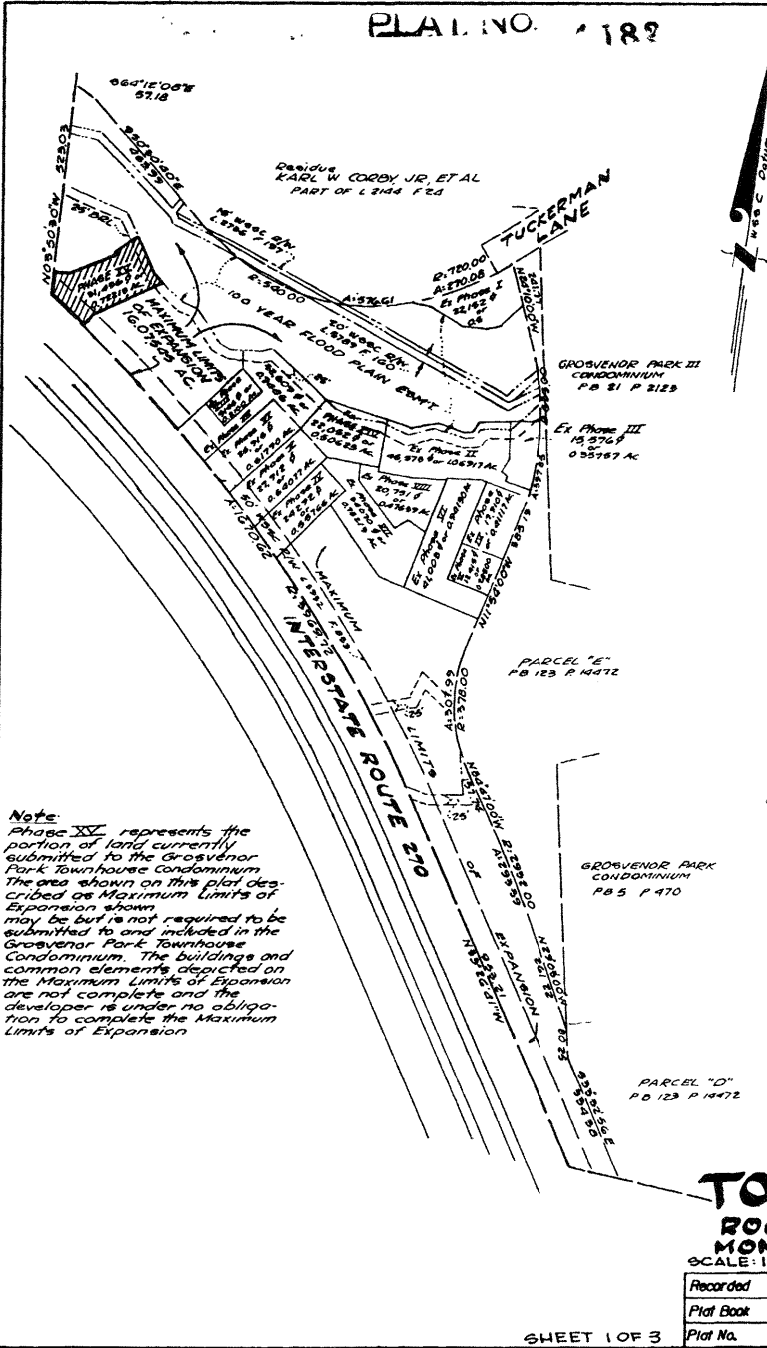
SHEET 202E

MARYLAND STATE ARCHIVES

4159



PLAT NO. 182



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct, that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp and NCHP Development Corp, 1/4 Grosvenor Park Joint Venture, ("The Declarant") by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber G305 of Folio 575, it being also a part of Parcel "E" as delineated on a plat of subdivision entitled "Parcel "D", "E" and "F" Grosvenor Park" and recorded among the aforesaid Land Records in Plat Book 123 at Plat 14472, that it is in accordance with the requirements of the Real Property Act, Title 11, Section 11-101, Et Seq. of the Annotated Code of Maryland (1981) as supplemented from time to time, that the total area included in this Phase is 31,456 square feet or 0.72213 Acres. The total area upon which the Declarant, pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the Condominium including Phase I thru III is 1,085,078.689 square feet or 24.9100 Acres.

I further certify that the building and units are located on this site as shown on Sheet 243 of 3. 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 and limited common elements, as constructed, can be determined from them.

I further certify that the location and dimensions of all existing improvements have been carefully established by a transit-tape survey and that unless otherwise shown there are no visible encroachments.

Date 12-27-85

*Martin S. Gaillet*  
 Martin S. Gaillet  
 Professional Land Surveyor  
 Maryland No 5191

**Note:**  
 Phase III represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion shown may be but is not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

**PHASE II  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM**

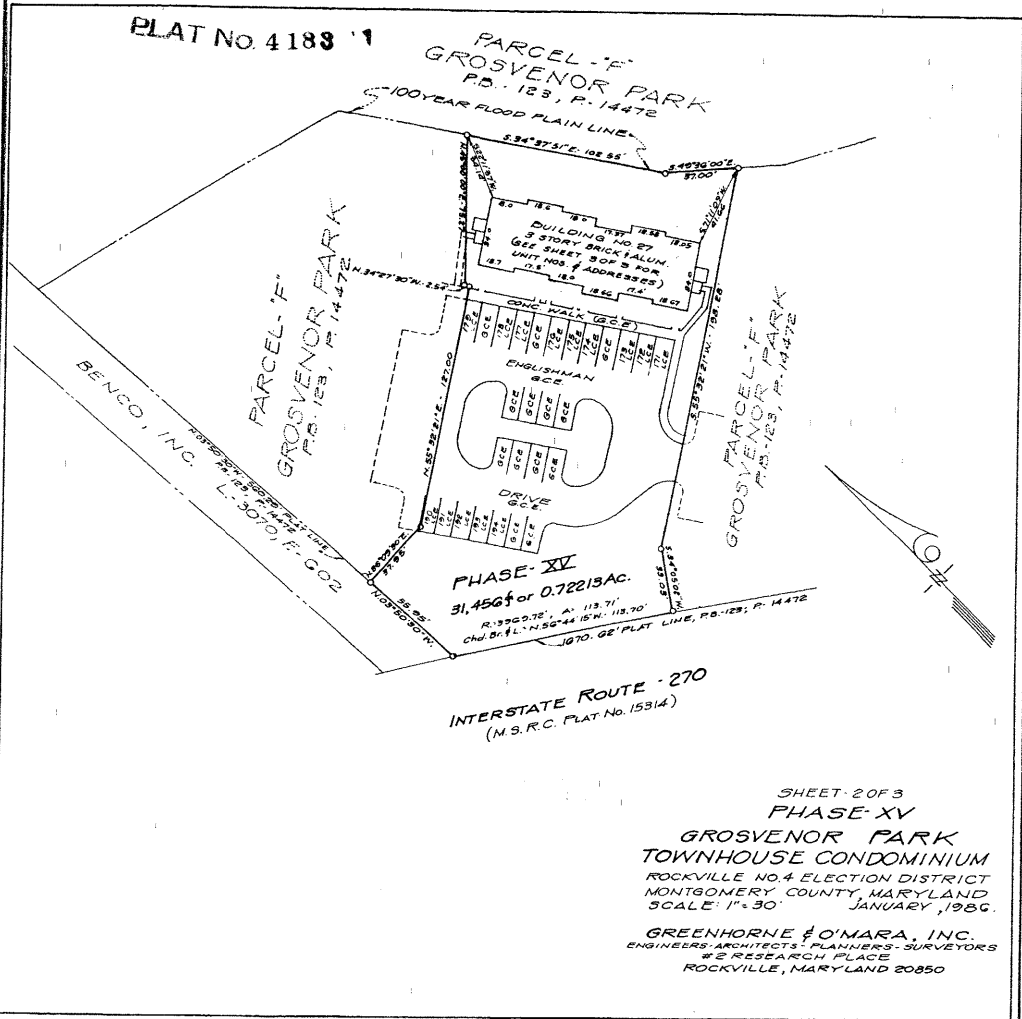
ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=200 JANUARY, 1986

Recorded	GREENHORNE & O'MARA INC.	Scale 1/4"
Plat Book	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	Comp. Drafter J.L. J.G.
Plat No.	*2 Research Place Rockville, Maryland 20850 301-241-0900	File No. 2209-M

4182

PLAT No. 4183 '1

PARCEL - 'F'  
GROSVENOR PARK  
P.D. 123, P. 14472



INTERSTATE ROUTE - 270  
(M.S.R.C. PLAT No. 15314)

SHEET 2 OF 3  
 PHASE XV  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE NO. 4 ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30'  
 JANUARY, 1986.  
 GREENHORNE & O'MARA, INC.  
 ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS  
 #2 RESEARCH PLACE  
 ROCKVILLE, MARYLAND 20850

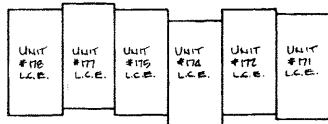


MARYLAND STATE ARCHIVES

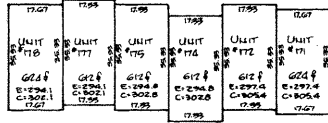
4183



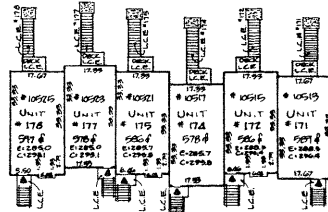
PLAT NO. 4184



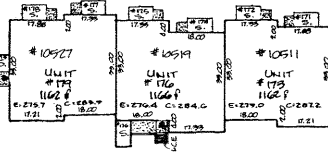
ATTIC LEVEL



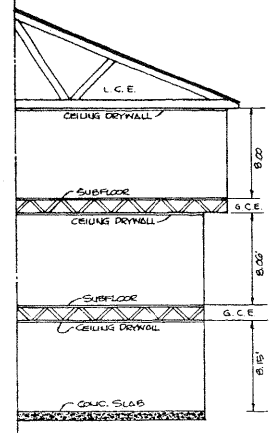
2ND FLOOR LEVEL



1ST FLOOR LEVEL



GARDEN FLOOR LEVEL



ELEVATION PLAN  
Scale 1/4" = 1'-0"

NOTES

1. "UNIT" MEANS A THREE DIMENSIONAL AREA AS DESCRIBED IN THE DECLARATION.
2. AREAS NOT OTHERWISE DESIGNATED AS "UNIT" OR "L.C.E." ARE G.C.E.
3. DIMENSIONS SHOWN ARE MEASURED DIMENSIONS TO A TOLERANCE OF ± 0.2 FT.
4. FLOOR ELEVATIONS SHOWN THUS E:2787 (W/SC D/W) TOP OF CEILING ELEVATION SHOWN THUS C:2829

LEGEND

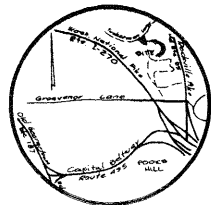
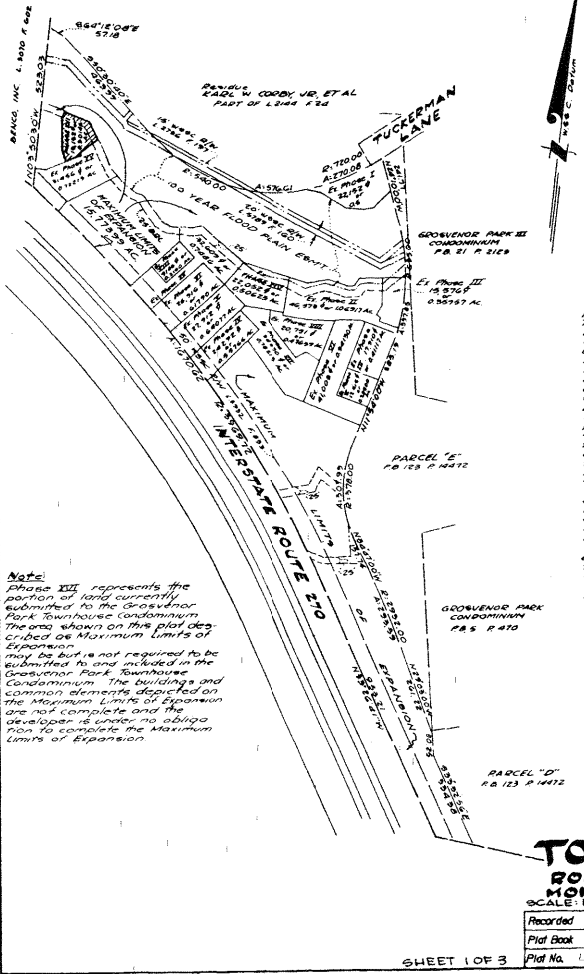
- L.C.E. - LIMITED COMMON ELEMENT
- G.C.E. - GENERAL COMMON ELEMENT
- S - STORAGE AREA (L.C.E.)
- F - FLOOR AREA IN SQUARE FEET
- ▲ - MAIN ENTRANCE TO UNIT (L.C.E.)
- - CONCRETE SLAB (L.C.E.)
- - - SOLID LINE SHOWING WALL IS G.C.E.

SHEET 30F3  
 CONDOMINIUM PLAT  
 PHASE XV  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (H&A) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1/4" = 1'-0" JAN. 1986  
 GREENHORNE & O'MARA INC.  
 ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS  
 # 2 RESEARCH PLACE  
 ROCKVILLE, MARYLAND 20850

FILE # 2209-M

41184

PLAT No



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plot shown hereon is correct that it is a subdivision known as Grosvenor Park Townhouse Condominium that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp. and NCHP Development Corp. to Grosvenor Townhouse Joint Venture, ("The Declarant") by deed dated January 26, 1984 and recorded among the land records of Montgomery County, Maryland in Liber 2805 of Page 975, it being also a part of Parcel "C" as delineated on a plat of subdivision entitled "Parcel C", "E" and "F" Grosvenor Park" and recorded among the aforesaid land records in Plat Book 123 of Plat 14781, that it is in accordance with the requirements of the "Real Property Act", Title 11, Section 11-101, Et. Sec. of the Annotated Code of Maryland, (1991) as supplemented from time to time, that the total area included in this phase is 19,182 square feet or 0.4386 Acres. The total area upon which the Declarant Pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the Condominium including Phases I thru VII is 1,085,078.600 square feet or 24.91000 Acres.

I further certify that the building and units are located on this site as shown on Sheet 24343. The plat together with the appropriate wording of the Declaration is a correct representation of the Condominium described and the identification and location of each unit and the common elements and limited common elements, as constructed, can be determined from them.

I further certify that the location and dimensions of all existing improvements have been carefully established by a transit tape survey and that unless otherwise shown there are no visible encroachments.

Date: Jan. 5, 1986  
 [Signature]  
 Kenneth A. Ramsey  
 Professional Land Surveyor  
 Maryland No. 6702

**NOTE:**  
 Phase VII represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat designates Maximum Limits of Expansion. The area shown is not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

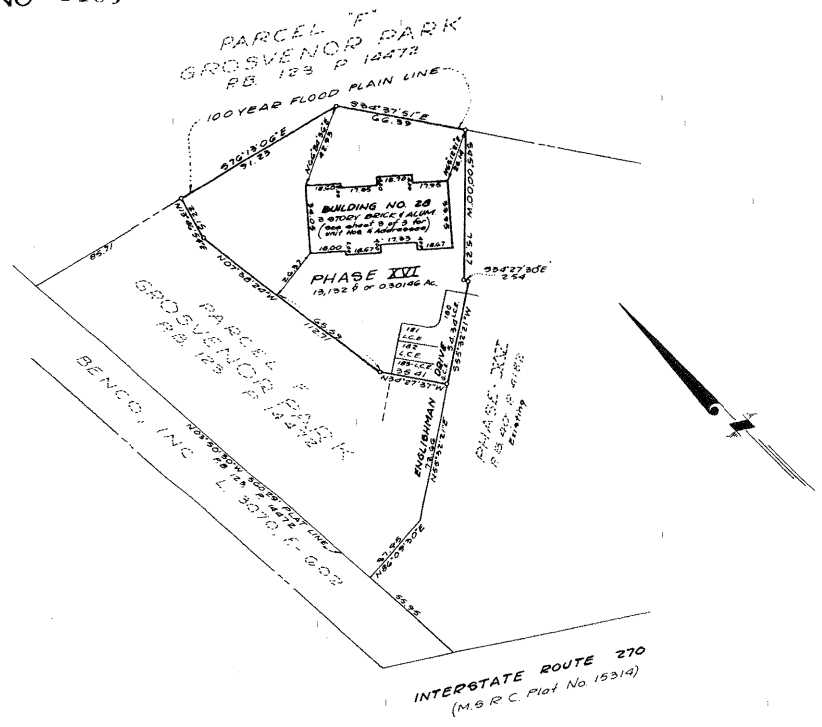
**PHASE VII**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

Recorded	7/22/184	GREENHORNE & O'MARA INC.	Scale
Plat Book	40	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	Comp. Drawn
Plat No.	4188	12 Research Plaza	Checked
		Rockville, Maryland 20850	File No.
		202-748-0300	2209-01

SHEET 1 OF 3

4188

PLAT NO 4189



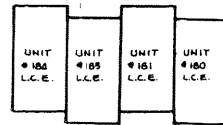
FILED  
JAN 22 1986

SHEET 2 OF 3  
**PHASE XVI**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE NO 3 ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' JANUARY, 1986  
**GREENHORNE O'MARA, INC**  
 ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS  
 #2 RESEARCH PLACE  
 ROCKVILLE, MARYLAND 20850

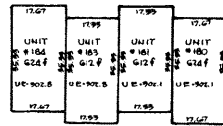


4189

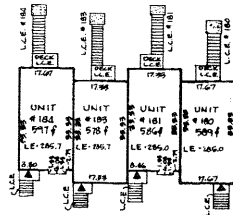
4190



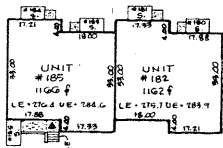
ATTIC LEVEL



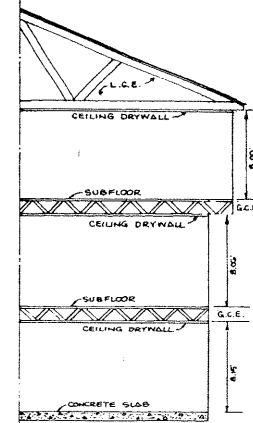
2<sup>ND</sup> FLOOR LEVEL



1<sup>ST</sup> FLOOR LEVEL



GARDEN FLOOR LEVEL



ELEVATION PLAN  
SCALE 1"=5'

- ~NOTES~
1. "UNIT" MEANS A THREE DIMENSIONAL AREA AS DESCRIBED IN THE DECLARATION.
  2. AREAS NOT OTHERWISE DESIGNATED AS "UNIT" OR "L.C.E." ARE G.C.E.
  3. DIMENSIONS SHOWN ARE MEASURED DIMENSIONS TO A TOLERANCE OF ±0.2 FT.
  4. ELEVATIONS SHOWN HEREON ARE W/85C DATUM  
LE-LOWER ELEVATION  
UE-UPPER ELEVATION

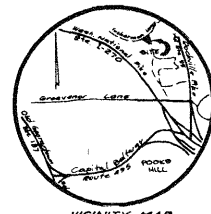
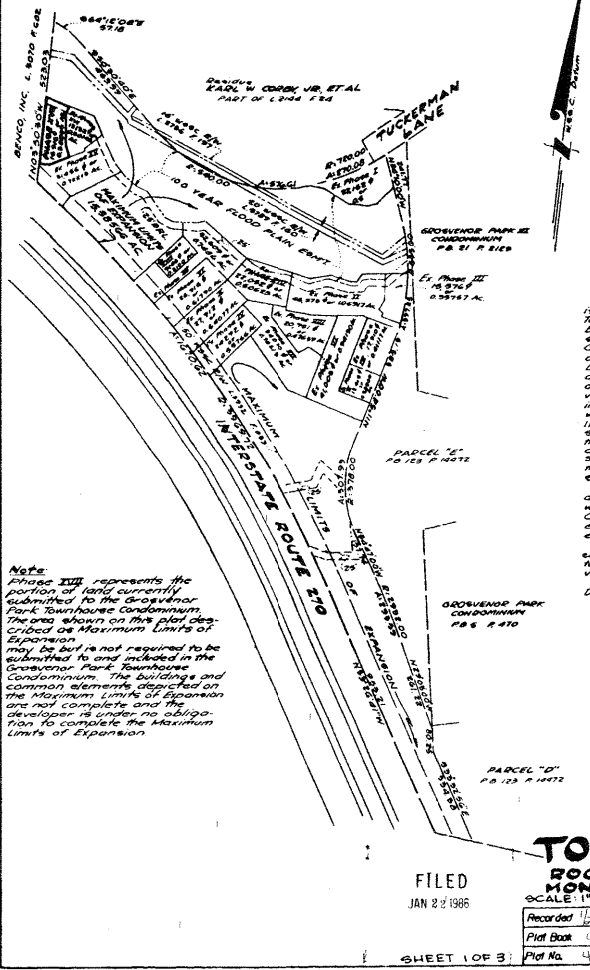
- ~LEGEND~
- L.C.E. - LIMITED COMMON ELEMENT
  - G.C.E. - GENERAL COMMON ELEMENT
  - S - STORAGE (L.C.E.)
  - ⊠ - FLOOR AREA IN SQUARE FEET
  - ➡ - MAIN ENTRANCE TO UNIT (L.C.E.)
  - ▣ - CONCRETE SLAB (L.C.E.)
  - - SOLID LINE SHOWING WALL IS G.C.E.

SHEET 3 OF 3  
CONDOMINIUM PLAT  
PHASE XVI  
GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM  
ROCKVILLE (4TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 20' JAN. 1986  
GREENHORNE & OMARA INC.  
ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS  
# 2 RESEARCH PLACE  
ROCKVILLE, MARYLAND 20850 FILE # 27201.M

FILED  
JAN 21 1986

4190

017 NO 4191



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plot shown hereon is correct and that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland limited Partnership to Newton Corp and NCH Development Corp via Grosvenor Townhouse Joint Venture ("The Declaration") by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 6505 of Page 375. It being also a part of Parcel "C" as delineated on a plat of subdivision entitled "Parcel D", "E" and "F" Grosvenor Park and recorded among the above-cited Land Records in Plat Book 123 of Plat 1447E, that it is in accordance with the requirements of the Real Property Act Title 11, Section 11-101, Et Seq of the Annotated Code of Maryland (1981) as supplemented from time to time, that the total area included in this Phase is 16,916 square feet or 0.38683 acres. The total area upon which the Declaration pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the condominium including Phases I thru VIII is 4,083,070.000 square feet or 93,900.000 acres.

I further certify that the building and units are located on this site as shown on Sheet 213 of 3. 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 and limited common elements, as constructed, can be determined from them.

I further certify that the location and dimensions of all existing improvements have been carefully established by a transit tape survey and that unless otherwise shown there are no visible encroachments.

Date: Jan 15, 1986  
 Kenneth A. Ramsey  
 Professional Land Surveyor  
 Maryland No 19887

Note:  
 Phase VIII represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion may be but is not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

**PHASE VII  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM**

ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

FILED  
 JAN 22 1986

Recorded 182/151	Scale: 1"=200'	GREENHORNE & O'MARA INC.	Seal
Plat Book 413		ENGINEERS ARCHITECTS-PLANNERS-SURVEYORS	Drawn: Draftee
Plat No 4191		Research Plaza	PLC
		Rockville, Maryland 20850	1/16
		301-248-0900	2209-M

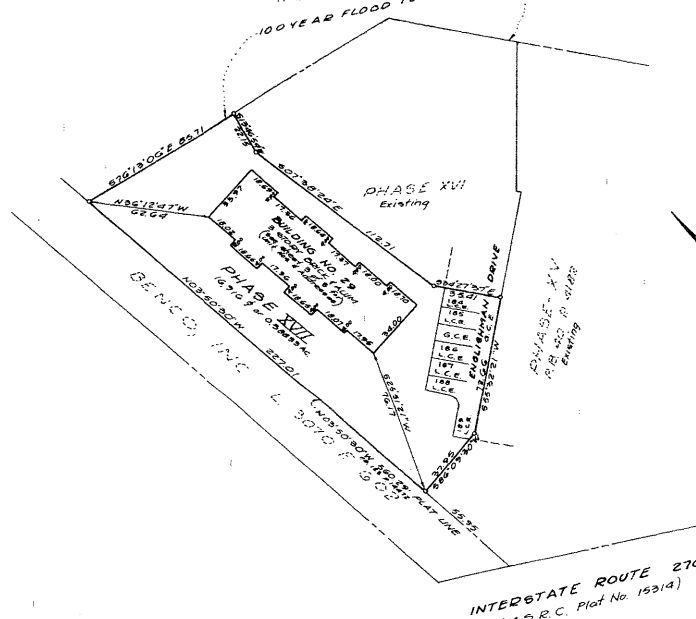
SHEET 1 OF 3

4191

PLAT NO 4192

PARCEL F  
GROSVENOR PARK  
R.B. 123 R 14272

100 YEAR FLOOD PLAIN LINE



INTERSTATE ROUTE 270  
(M.B.R.C. Plat No. 15314)

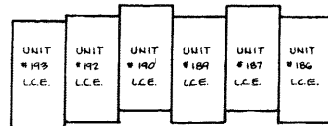
SHEET 2 OF 3

**PHASE XVII**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
ROCKVILLE, NO. 4 ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' JANUARY, 1986

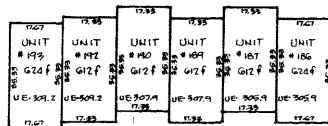
FILED  
JAN 22 1986

GREENHORNE & O'MARA, INC.  
ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
# 2 BIRCHMACH PLACE  
ROCKVILLE, MARYLAND 20850

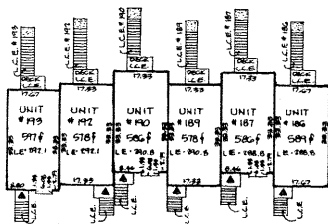
4192



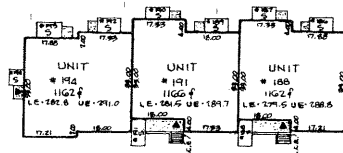
ATTIC LEVEL



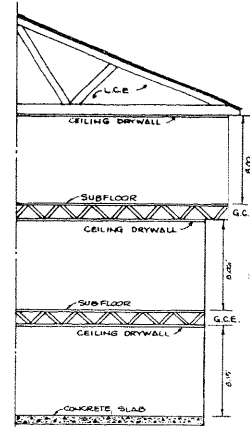
2<sup>ND</sup> FLOOR LEVEL



1<sup>ST</sup> FLOOR LEVEL



GARDEN FLOOR LEVEL



ELEVATION PLAN  
SCALE 1" = 8'

~NOTES~

1. "UNIT" MEANS A THREE DIMENSIONAL AREA AS DESCRIBED IN THE DECLARATION.
2. AREAS NOT OTHERWISE DESIGNATED AS "UNIT" OR "L.C.E." ARE G.C.E.
3. DIMENSIONS SHOWN ARE MEASURED DIMENSIONS TO A TOLERANCE OF ±0.2 FT.
4. ELEVATIONS SHOWN HEREON ARE W/SSC DATUM.  
L.E. - LOWER ELEVATION  
U.E. - UPPER ELEVATION

~LEGEND~

- L.C.E. - LIMITED COMMON ELEMENT
- G.C.E. - GENERAL COMMON ELEMENT
- S<sup>2</sup> - STORAGE (L.C.E.)
- f - FLOOR AREA IN SQUARE FEET
- ⊠ - MAIN ENTRANCE TO UNIT (L.C.E.)
- - CONCRETE SLAB (L.C.E.)
- - SOLID LINE SHOWING WALL IS G.C.E.

SHEET 3 OF 3  
CONDOMINIUM PLAT  
PHASE XVII  
GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM  
ROCKVILLE (2<sup>ND</sup>) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 20'  
JAN. 1986

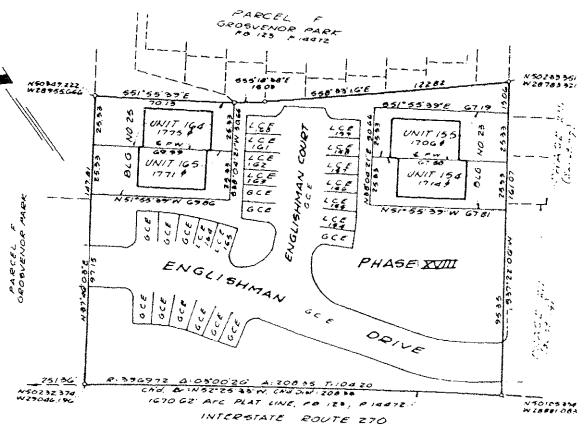
GREENHORNE & O'MARA INC.  
ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS  
# 2 RESEARCH PLACE  
ROCKVILLE, MARYLAND 20850 FILE # 2291-M

4193





PLAT NO 4200



Notes

- Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
- General Common Elements, designated as G.C.E. on this plat are comprised of all areas shown on these plans and plans which are not a part of a "UNIT" or Limited Common Element as shown herein and are located in the Declaration for Grosvenor Park Townhouse Condominium.
- "UNIT" means a three dimensional area as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such areas as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation other than that normally applicable to fee simple ownership of property. The lateral or perimeter boundaries of any Unit is a vertical plane or planes which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and on the Condominium Plat as a Common Element mechanical equipment and appurtenances located within or without any Unit and are owned to serve only that Unit such as drains, pipes, cables, conduits and the like shall be considered a part of the Unit.
- Each wall which is constructed as a part of the original construction on the property and any part of which is placed on the dividing line between Units shall be the property of the party which first occupies such wall and in the absence of any other agreement the parties shall assume the interests and be subject to the provisions of these covenants which shall apply to the extent not inconsistent herewith the general rules of law regarding joint, sole and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

LEGEND  
 & P.W. = Centerline Party Wall

FILED  
 JAN 11 1996

**CONDOMINIUM PLAT  
 PHASE VIII  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND**

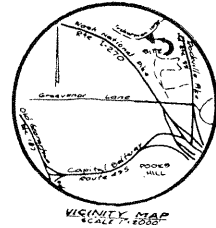
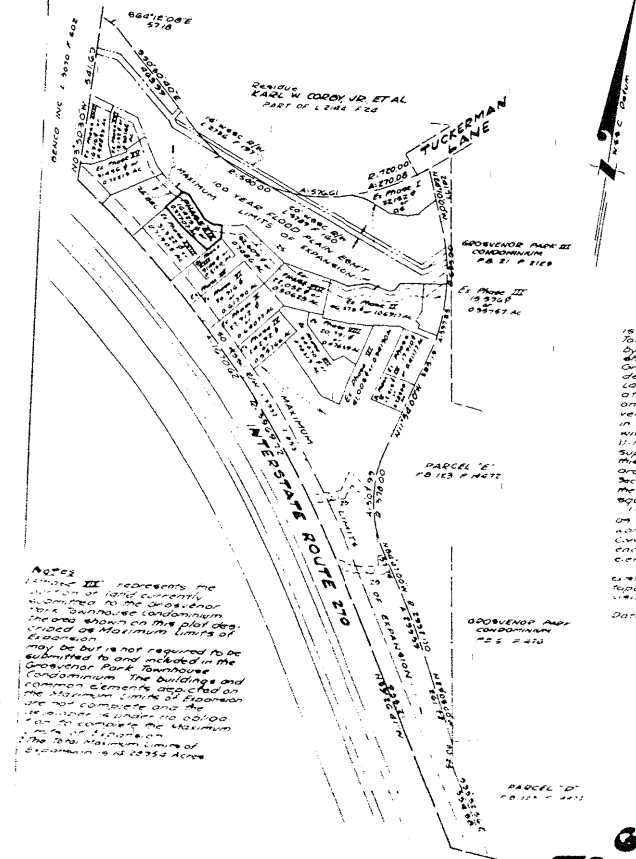
Recorded	GREENHORNE & OVARA INC.
Plat Book	ENGINEERS ARCHITECTS PLANNERS SURVEYORS
Plat No.	4200

SHEET 2 OF 2

Maryland State Archives

4200

PLAT NO. 4201



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plot shown hereon is correct, that it is a subdivision known as Grosvenor Park Townhouse Condominium that it is part of the Grosvenor Park Condominium, and that it is located in the County of Montgomery, State of Maryland, and that it is bounded by Tuckerman Lane to the north, Interstate Route 20 to the east, and a railroad line to the south. The land shown on this plat is a part of the Grosvenor Park Condominium, and it is located in the County of Montgomery, State of Maryland, and it is bounded by Tuckerman Lane to the north, Interstate Route 20 to the east, and a railroad line to the south. The land shown on this plat is a part of the Grosvenor Park Condominium, and it is located in the County of Montgomery, State of Maryland, and it is bounded by Tuckerman Lane to the north, Interstate Route 20 to the east, and a railroad line to the south.

NOTE: This plat represents the location of lots currently located in the Grosvenor Park Townhouse Condominium. The area shown on this plat does not include the area of Maximum Limits of Expansion. The buildings and common elements located on the Maximum Limits of Expansion are not complete and the area shown on this plat is not to be used as the Maximum Limits of Expansion.

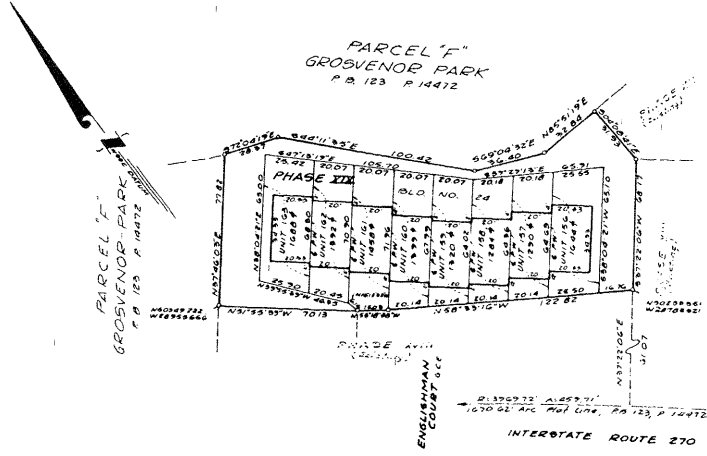
**PHASE IX  
GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM**

ROCKVILLE (NO. 4) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 200'  
RECORDED JANUARY, 1986  
GREENHORNE & O'MARA INC.  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS

FILED  
FEB 11 1986

4201

PLAT NO. 4202



NOTES  
 Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the UNIT to which they are assigned.  
 General Common Elements designated as G.C.E. on this plat are common to all units shown on these plats and plans which are not a part of a UNIT or Limited Common Element as shown herein and are shown in the Declaration for Grosvenor Park Townhouse Condominium shown on the Condominium Plat and include all improvements, real or personal, and any contained within such area created such as are expressly included in the Declaration or on the Condominium Plat. The upper and lower boundaries of each UNIT shall have no limitation other than that normally applicable to fee simple ownership of property. The lateral or demarcated boundaries of any UNIT is a vertical plane or planes which coincide with the perimeter boundaries of the UNIT as shown on the Condominium Plat. Unless otherwise designated herein or on the Condominium Plat as a Common Element mechanical equipment and appliances, including air conditioning units and equipment designed to serve any UNIT shall be placed, unless indicated otherwise and the use shall be determined by use of the UNIT.  
 Each wall which is constructed as a part of the original construction on the property and which is placed on the dividing line between units shall constitute a party wall and with respect to such wall each of the adjoining UNIT owners shall assume the burden and shall be jointly and severally liable for the repair, maintenance and replacement of such wall and the cost of such repair, maintenance and replacement shall be borne equally by the adjoining UNIT owners. The cost of such repair, maintenance and replacement shall be borne equally by the adjoining UNIT owners in the proportion of their respective ownership interests in the property and shall not be subject to any lien or other claim of any UNIT owner.

LEGEND  
 E.P.W. - Centerline Party Wall

**CONDOMINIUM PLAT  
 PHASE III  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND**

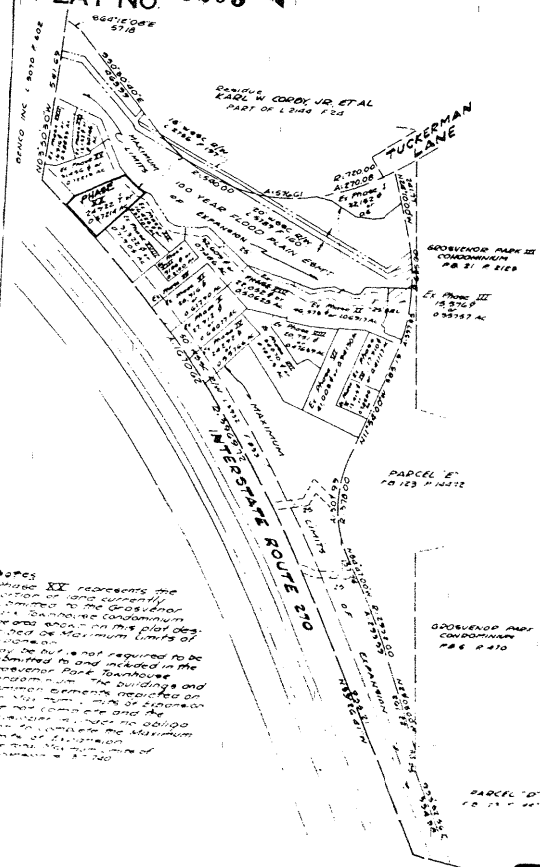
FILED

SCALE 1" = 50'  
 JANUARY, 1966  
 GREENHORNE & O'MARA INC.  
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS

SHEET 2 OF 2

4202

PLAT NO. 4203



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium hereinafter herein is correct that it is a subdivision of the Grosvenor Park Townhouse Condominium that it is part of the land conveyed by Grosvenor Park Townhouse Condominium, Inc. to Newton Corp. and N.C. Hill Development Co. Inc. by deed dated January 26, 1974, being the same as shown on a plat of subdivision and lot lines of Grosvenor Park Townhouse Condominium, Inc. and recorded in Plat Book 123 of Montgomery County, Maryland, with the date of recording being on the 27th day of January, 1974. The area upon which the proposed subdivision is to be placed is shown in Section 12, T37N, R34E, of the 18th Range, 21st and 22nd Meridians, and contains 28,110.00 square feet or 0.641829 acres. The proposed subdivision is shown in the accompanying map and contains 28,110.00 square feet or 0.641829 acres. The proposed subdivision is shown in the accompanying map and contains 28,110.00 square feet or 0.641829 acres. The proposed subdivision is shown in the accompanying map and contains 28,110.00 square feet or 0.641829 acres.

**NOTES:**  
 Article XX represents the portion of land conveyed to the Grosvenor Park Townhouse Condominium. The area shown on this plat designates the maximum limits of subdivision. It may be that a lot is not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements, devices and appurtenant easements and the other improvements on the land are to be completed to the maximum limits of subdivision.

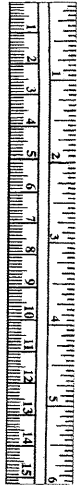
FILED  
 FEB 11 1986

**PHASE II**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
**ROCKVILLE (NO. 4) ELECTION DISTRICT**  
**MONTGOMERY COUNTY, MARYLAND**  
 SCALE 1" = 200'

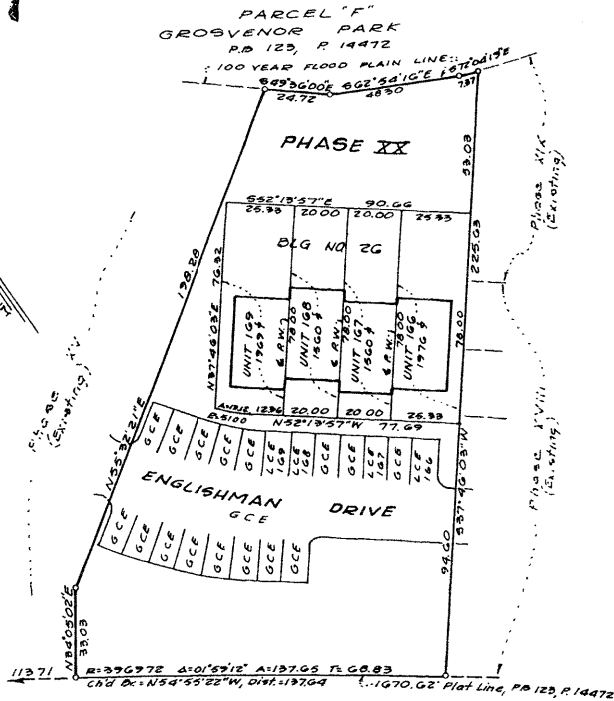
Prepared by	GREENHORNE & O'MARA, INC.	JANUARY 1986
Plan Book	ENGINEERS ARCHITECTS PLANNERS SURVEYORS	
Plot No.	20850	
	Active Map No. 20850	
	20-24-19200	

4203

Maryland State Archives



PLAT NO 4204 '81



INTERSTATE ROUTE 270  
(M.S.P.C PLAT No 15315)

**Notes**

1. Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
2. General Common Elements, designated as G.C.E. on this plat are comprised of all areas shown on these plats and plans which are not a part of a "UNIT" or Limited Common Element as shown hereon and described in the Declaration for Grosvenor Park Townhouse Condominium.
3. "UNIT" means a three-dimensional area, as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property. The lateral or perimetrical boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element, mechanical equipment and appliances located within or without any Unit and designated to serve only that Unit, such as pipes, wires, cables, conduits and the like, shall be considered a part of the Unit.
4. Each wall which is constructed as a part of the original construction on the Property, any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

**LEGEND**

⊕ P W = Centerline Party Wall

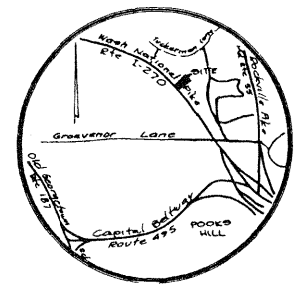
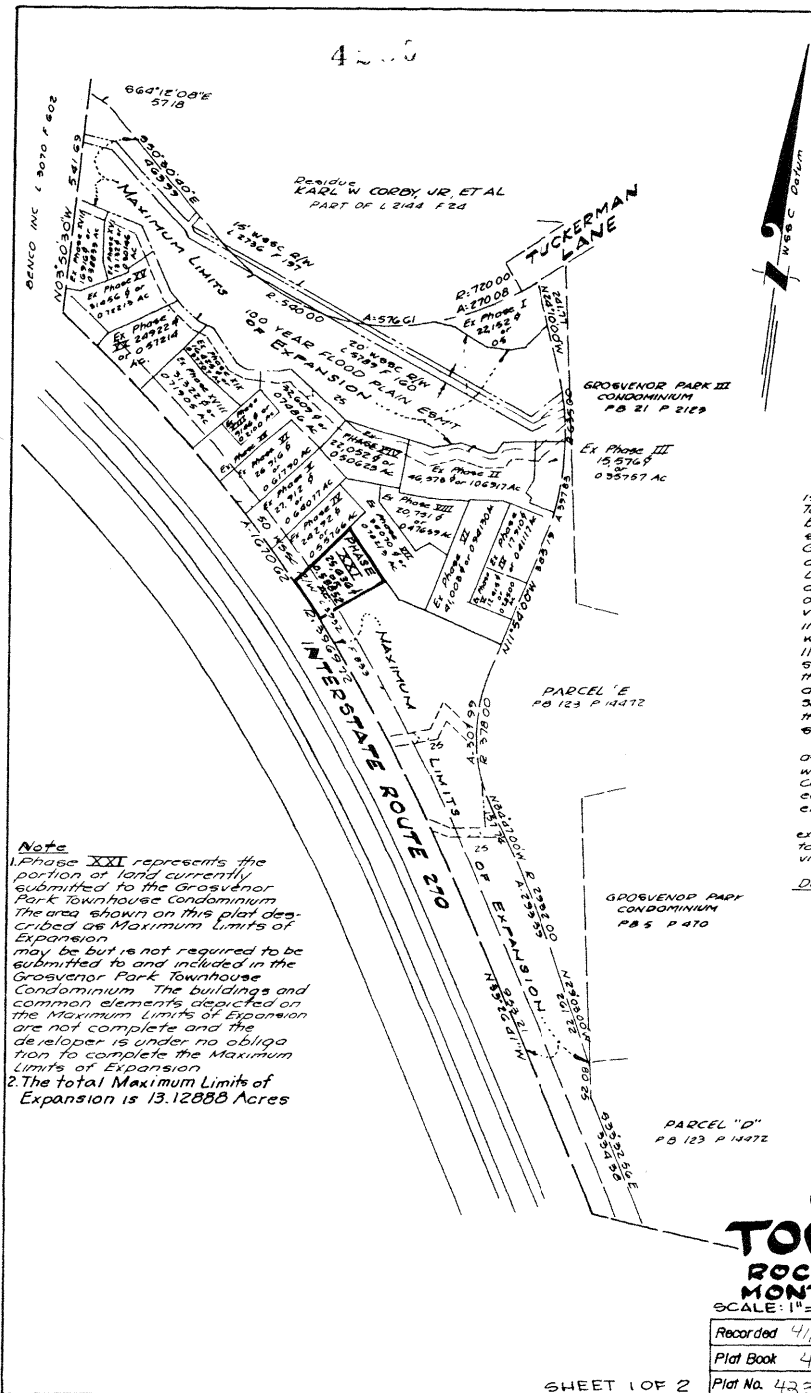
**CONDOMINIUM PLAT  
PHASE XX  
GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM  
ROCKVILLE (NO. 4) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND**

Recorded 5/1/86	GREENHORNE & O'MARA INC.	JANUARY, 1986
Plat Book 40	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	Sect. 2
Plat No. 4204	*2 Research Place Rockville, Maryland 20850 301-948-0900	Comp. - Drafter M.G. J.C. File No. 2209-M

MD HR 48189-12

SHEET 2 OF 2

4204



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp and NCHP Development Corp, a Grosvenor Townhouse Joint Venture, ("The Declarant") by deed dated January 26, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber G805 of Folio 575, it being also a part of Parcel "E" as delineated on a plat of subdivision entitled "Parcel 'D', 'E' and 'F' Grosvenor Park" and recorded among the aforesaid Land Records in Plat Book 123 of Plat 14472, that it is in accordance with the requirements of the "Real Property Act," Title 11, Section 11-101, Et. Sec. of the Annotated Code of Maryland, (1981), as supplemented from time to time, that the total area included in this Phase is 25,630 square feet or 0.58852 Acres. The total area upon which the Declarant, pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the Condominium including Phases I thru XXI is 1,085,078.688 square feet or 24.91000 Acres.

I further certify that the buildings and units are located on this site as shown on Sheet 2 of 2. The plat together with the appropiate wording of the Declaration is a correct representation of the Condominium described and its identification and location of each unit and the common elements and limited common elements, as constructed, can be determined from them.

I further certify that the location and dimensions of all existing improvements have been carefully established by a transit tape survey and that unless otherwise shown there are no visible encroachments.

Date April 9, 1986

*Martin B. Gallorac*  
 Martin B. Gallorac  
 Professional Land Surveyor  
 Maryland No 5191

**Note**  
 1. Phase XXI represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion may be but is not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.  
 2. The total Maximum Limits of Expansion is 13.12888 Acres

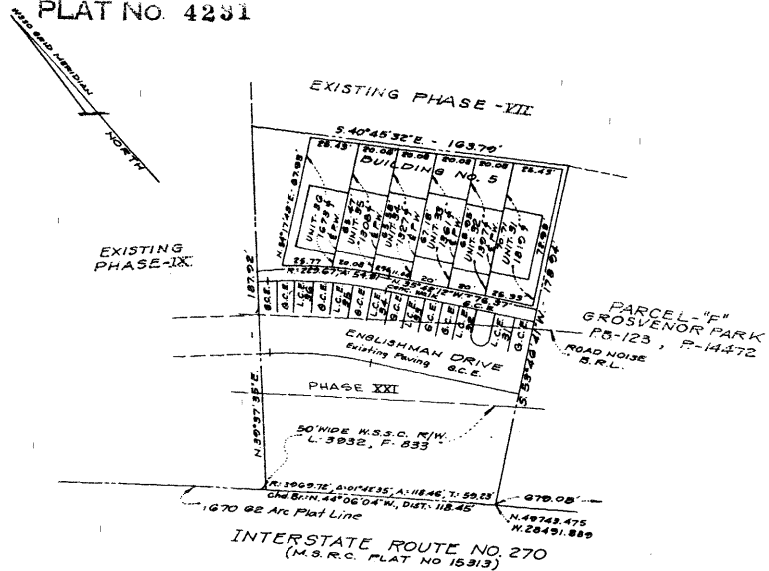
**PHASE XXI  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND**

SCALE: 1" = 200' APRIL, 1986

Recorded 4/18/86	GREENHORNE & O'MARA INC.	Sect*
Plat Book 41	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	Comp. - Drafter
Plat No. 4330	*2 Research Place Rockville, Maryland 20850 301-948-0900	M.G. J.C.

4230

PLAT NO. 4231



**Notes**

- Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
- General Common Elements, designated as G.C.E. on this plat are comprised of all areas shown on these plats and plans which are not a part of a "UNIT" or Limited Common Element as shown hereon and described in the Declaration for Grosvenor Park Townhouse Condominium.
- "UNIT" means a three-dimensional area, as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property. The lateral or vertical boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element mechanical equipment and appliances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits and the like, shall be considered a part of the Unit.
- Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an easement for maintenance of a party wall within its Unit boundaries and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

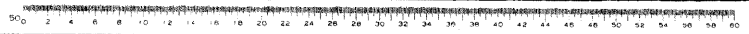
**LEGEND**  
 & P.W. = Centerline Party Wall  
 B.R.L. = Building Restriction Line

FILED  
 APR 18 1986

**CONDOMINIUM PLAT  
 PHASE XII  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (M44) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND**

Recorded 4/18/86	GREENHORNE & O'MARA, INC.	Scale: 1" = 30'
Plat Book 41	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	APRIL 1986
Plat No. 4231	42 Research Plaza Rockville, Maryland 20850 301-949-0800	Sheet 2 of 2

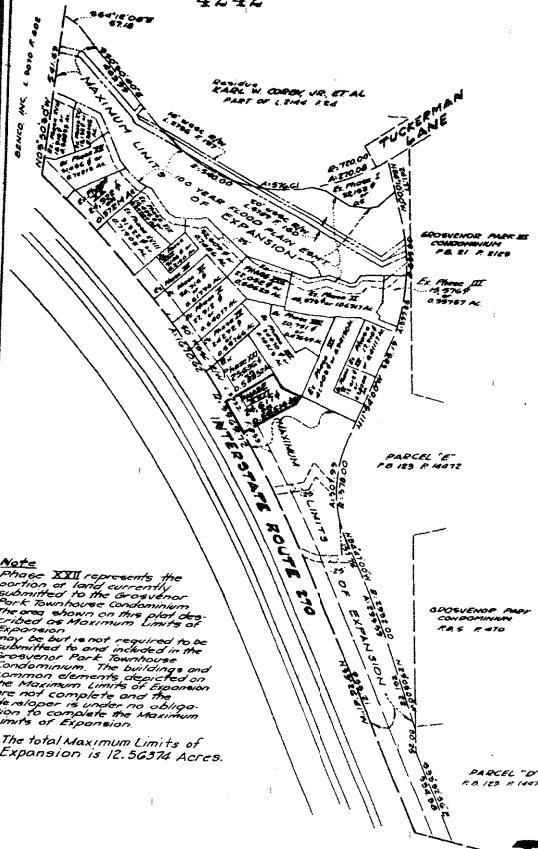
SHEET 2 OF 2



Maryland State Archives

4231

PLAT NO. 4242



**Note**  
 1. Phase XXII represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat designated as Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.  
 2. The total Maximum Limits of Expansion is 12.56374 Acres.

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the Condominium Plat shown hereon is correct; that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp. and NCHLP Development Corp. to Grosvenor Townhouse Joint Venture ("the Declaration") by deed dated January 22, 1988 and recorded among the Land Records of Montgomery County, Maryland in Liber 6805 of Page 275; it being also a part of Parcel "F" as delineated in a plat of subdivision entitled "Parcel 'F', 'G' and 'H' Deed" in Plat Book 123 of that county; that it is in accordance with the requirements of the Deed Property Act, Title 6, Section 11-101, et seq. of the Annotated Code of Maryland (1981) as amended from time to time, that the total area included in this Phase is 26,617 square feet or 0.58514 Acres. The total area upon which the Declaration pursuant to the Declaration and the Condominium including Phase I thru XXII is 1,083,076.600 square feet or 24,810.000 Acres.  
 I further certify that the buildings and units are located on this site as shown on Sheet 2 of 2. The plat together with the applicable Condominium described and the identification and location of each unit and the common elements and limited common elements, as constructed, can be determined from their location and dimensions of existing improvements have been carefully established by a transit tape survey and that unless otherwise shown there are no visible encroachments.  
 Date: 4/17/89  
 Martin B. Galligan  
 Professional Land Surveyor  
 Maryland No. 5791

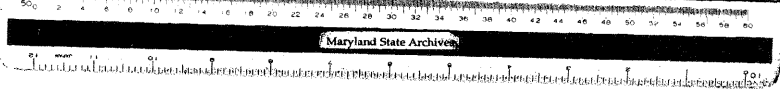
**PHASE XXII  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND**

FILED  
 APR 23 1989

SCALE: 1" = 200'

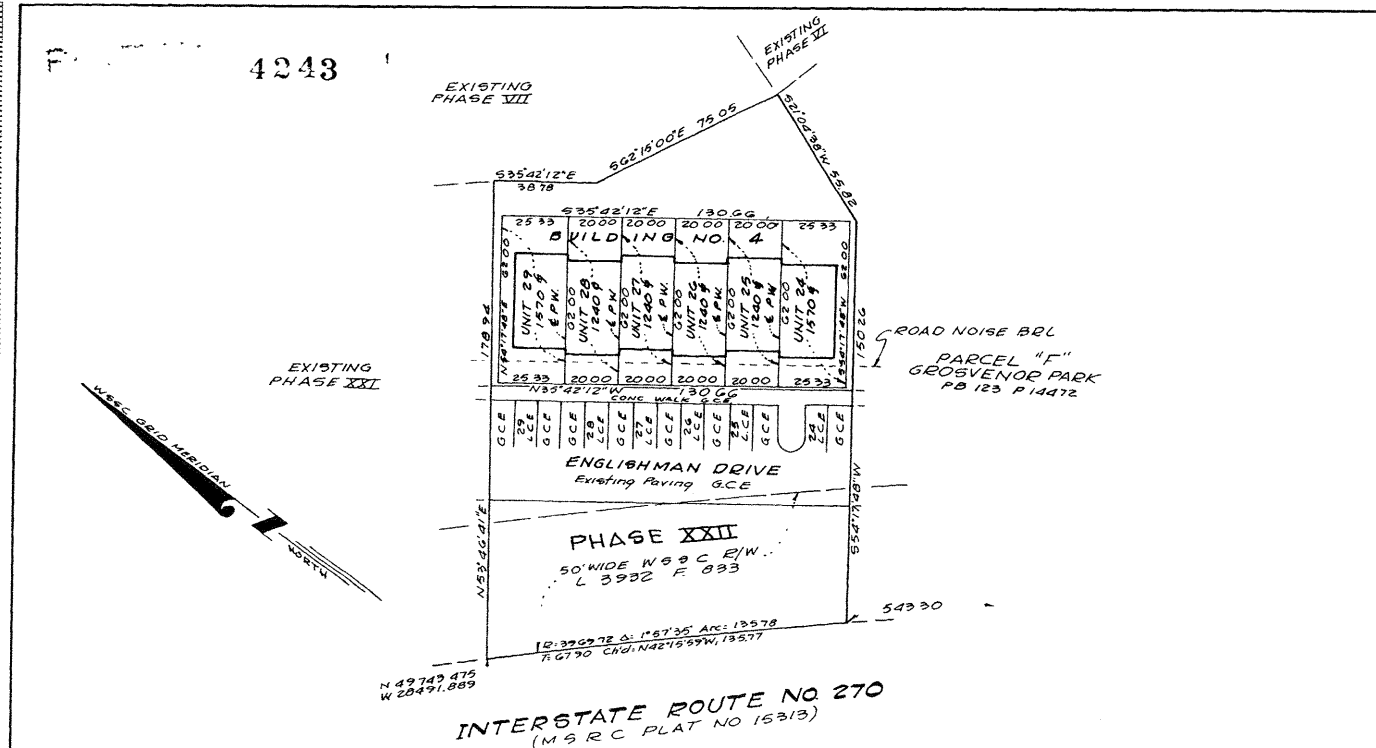
Recorded 4/25/89	GREENHORNE & O'HARA INC.
Plat Book 111	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS
Plat No. 4242	22 Research Plaza Rockville, MD 20850 301-764-0200

SHEET 1 OF 2



4242





**Notes:**

- 1 Limited Common Elements designated as L C E on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned
- 2 General Common Elements, designated as G C E on this plat are comprised of all areas shown on these plats and plans which are not a part of a "UNIT" or Limited Common Element as shown hereon and described in the Declaration for Grosvenor Park Townhouse Condominium
- 3 "UNIT" means a three-dimensional area, as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The upper and lower boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property. The lateral or perpendicular boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element mechanical equipment and appliances, located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits and the like, shall be considered a part of the Unit.
- 4 Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burdens and be subject to an agreement for that portion of a party wall within his Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

**LEGEND**

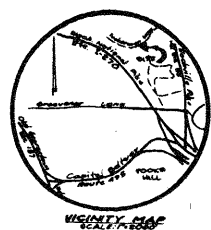
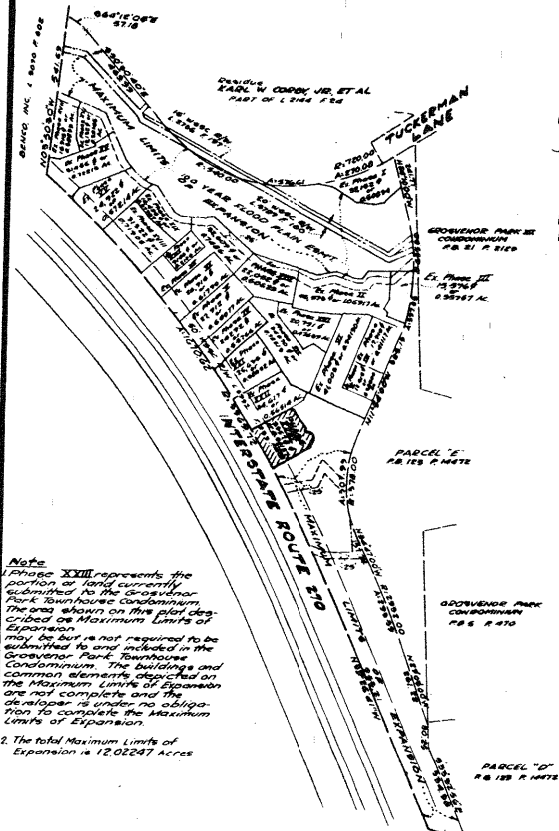
- ± P W = Center-line Party Wall
- B.R.L. = Building Restriction Line

**CONDOMINIUM PLAT  
PHASE XXII  
GROSVENOR PARK  
TOWNHOUSE CONDOMINIUM  
ROCKVILLE (No. 4) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=30'  
APRIL, 1986**

Recorded 4/25/86	GREENHORNE & O'MARA INC.	
Plat Book 41	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	
Plat No. 4243	Research Place Rockville, Maryland 20850 301-948-0900	

4243

PLAT NO. 4257



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Merion Corp. and I.C.H. Development Corp. to Grosvenor Townhouse, Joint Venture, (The Declaration) by Land Records of Montgomery County, Maryland in Liber 2205 of Folio 375, it being also a part of Parcel "E" as delineated on a plat of subdivision entitled "Parcel 'E' and 'F' Grosvenor Park" and recorded among the aforesaid Land Records in Plat Book 128 of Plat "147E" that it is in accordance with the requirements of the Real Property Act, Title 11, Section 11-101, et seq. of the Annotated Code of Maryland, (1981) as supplemented from time to time, that the total area included in the Phase is 23576 square feet or 0.54127 Acres. The total area upon which the Declarant Assent to the Declaration and the Condominium including Phase I thru XIII is 1,088,076.600 square feet or 24.81000 Acres.

I further certify that the buildings and units are located on this site as shown on Sheet 2 of "E". The plat together with the appropriate wording of the Declaration is a correct representation of the Condominium described and the identification and location of each unit and the common elements and limited common elements, as constructed, can be determined from them.

I further certify that the location and dimensions of all existing improvements have been carefully established by a final survey and that unless otherwise shown there are no visible encroachments.

Date: May 8, 1986  
 Martin S. Gallotee  
 Professional Land Surveyor  
 Maryland No. 521

**Note**  
 1. Phase XIII represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion may be but is not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.  
 2. The total Maximum Limits of Expansion is 12,02247 Acres

FILED  
 MAY 16 1986

**PHASE XIII  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND**

SCALE: 1" = 250'  
 Recorded 5/16/86  
 Plat Book 41  
 Plat No. 4257  
 GREENHORNE & O'HARA INC.  
 ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS  
 2 Research Plaza  
 Rockville, Maryland 20850  
 301-281-8000  
 MAY 1986

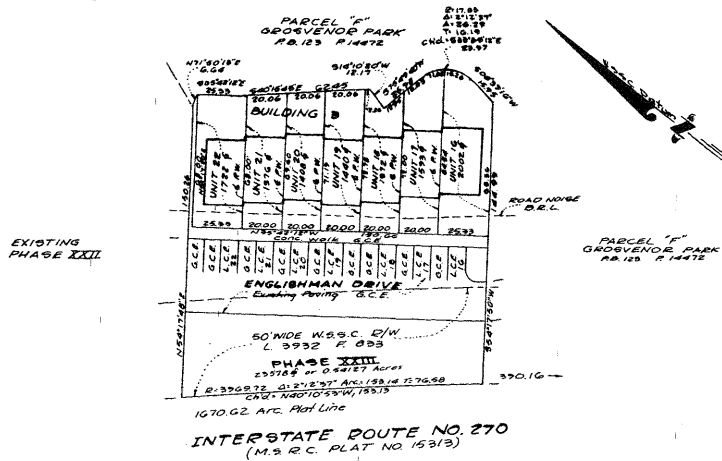
SHEET 1 OF 2



Maryland State Archives

4257

PLAT NO. 4258



Notes:

1. Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
2. General Common Elements, designated as G.C.E. on this plat are comprised of all areas shown on these plans and those which are not a part of a "UNIT" or Limited Common Element as shown herein and set forth in Declaration for Grosvenor Park Townhouse Condominium.
3. "UNIT" means a three-dimensional area, as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plat. The floor and lower boundaries of each Unit shall have no limitation other than that normally applicable to fee simple ownership of property. The lateral or peripheral boundaries of any Unit is a vertical plane (planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element mechanical equipment and appurtenances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits and the like, shall be considered a part of the Unit.
4. Each wall which is constructed as a part of the original construction on the property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burden and be subject to an easement for that portion of a party wall within the Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

**LEGEND**  
 E.P.W. = Center-line Party Wall  
 B.R.L. = Building Restriction Line

FILED  
 MAY 16 1986

**CONDOMINIUM PLAT  
 PHASE XIII  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (No. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50'**

Recorded 5/16/86	GREENHORNE & O'HARA INC. ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS 12 Riverchase Plaza Rockville, Maryland 20850 301-284-0000	Survey
Plat Book 47		Drawn: Drafter
Plat No. 4258		C.E. J.C.

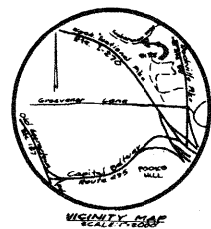
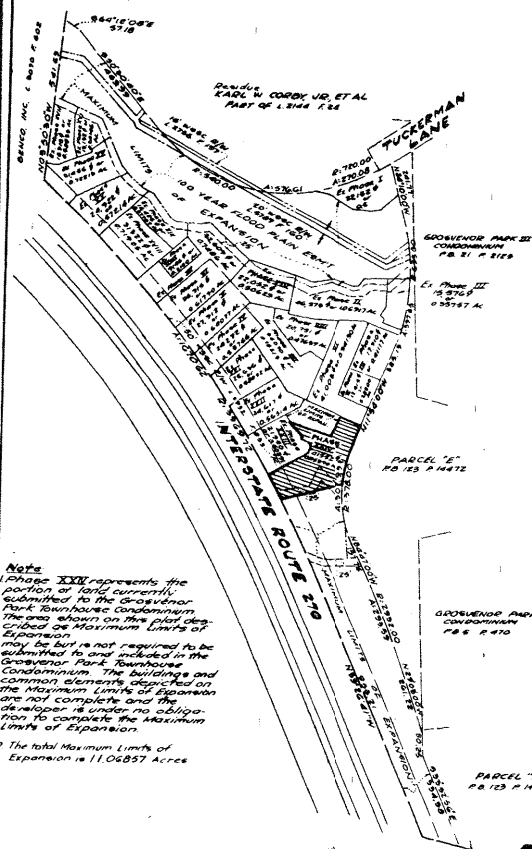
SHEET 2 OF 2



Maryland State Archives

4258

PLAT. NO. 4277



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct, that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp. and N.C.M.P. Development Corp. by Grosvenor Townhouse Joint Venture, ("The Declarant") by deed dated January 20, 1984 and recorded among the land records of Montgomery County, Maryland in Liber G305 of Folio 575, it being also a part of Parcel "E" as delineated on a plat of subdivision entitled "Parcel 'D', 'E' and 'F' Grosvenor Park" and recorded among the aforesaid land records in Plat Book 123 of Plat 14472, that it is in accordance with the requirements of the "Real Property Act" Title 11, Section 11-10, et seq. of the Annotated Code of Maryland, (1981) as supplemented from time to time, that the total area included in this Phase is 81,952 square feet or 0.98990 Acres. The total area upon which the Declarant, pursuant to the Declaration and the Condominium including Phase I thru XIII is 1,048,076.600 square feet or 24.0000 Acres.

I further certify that the buildings and units are located on the site as shown on Sheet 2 of 2. The plat together with the appropriate Condominium described and the identification and location of each unit and the common elements and limited common elements, as constructed, can be determined from them.

I further certify that the location and dimensions of all existing improvements have been carefully established by a transit topographic survey and that unless otherwise shown there are no visible encroachments.

Date 6/16/86  
Robert B. Gaudin  
 Registered Professional Land Surveyor  
 Maryland No. 8197

**Note**  
 1. Phase XIV represents the portion of this currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion may be but is not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.  
 2. The total Maximum Limits of Expansion is 11,0687 Acres.

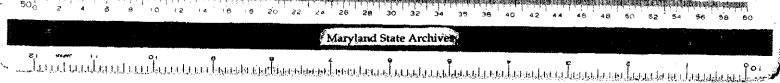
**PHASE XIV**  
**GROSVENOR PARK**  
**TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

FILED  
 JUN 16 1986

SCALE 1"=200' JUNE 1986

Recorded <u>6/16/86</u>	GREENHORNE & O'MARA INC.	Seal
Plat Book <u>44</u>	ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	Comp. Drafts
Plat No. <u>4277</u>	12	M.C.
	Professional Fee \$1500	2009-71
	20-24-1980	

SHEET 1 OF 2

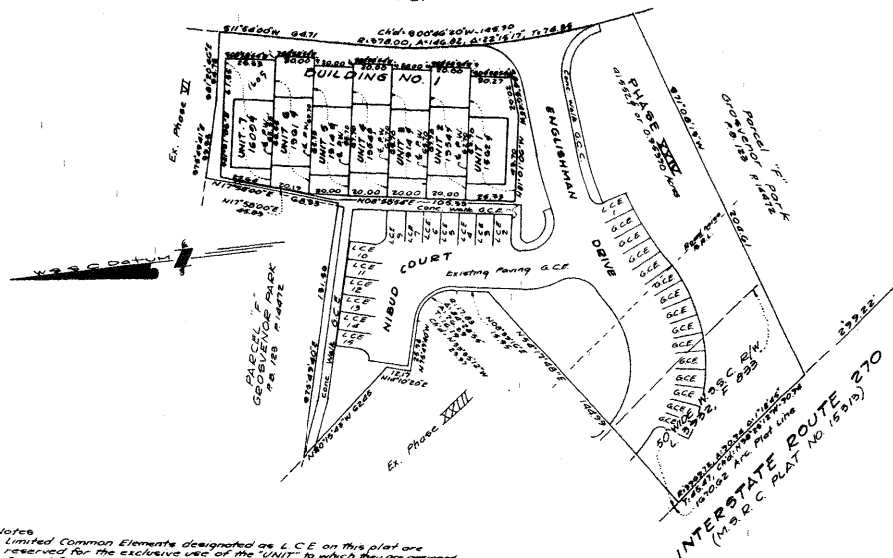


4277

PLAT NO. 4278

Parcel E  
R.B. 123 P. 14472

GROSVENOR PLACE



Notes

1. Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
2. General Common Elements, designated as G.C.E. on this plat are comprised of all areas shown on these plans and plans which are a part of a "UNIT" or Limited Common Element as shown hereon and described in the Declaration for Grosvenor Park Townhouse Condominium.
3. "UNIT" means a three dimensional area, as described below and as shown on the Condominium Plat and includes all improvements, real property and land contained within or on the Condominium Plat. The area is defined in the Declaration as follows: "The lateral or vertical boundaries of each Unit shall have no limitation, other than that normally applicable to fee simple ownership of property, which coincide with the perimeter boundary of the Unit as shown on the Condominium Plat. Unless otherwise designated herein and/or on the performance located within or without any Unit and designated to the Unit, shall be considered a part of the Unit."
4. Each wall which is constructed as a part of the original construction on the Property and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burden and be subject to an obligation for the repair of a party wall within the Unit boundary and be entitled to the benefit of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

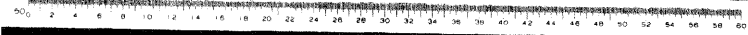
LEGEND  
 P.W. - Centerline Party Wall  
 B.R.L. - Building Restriction Line

**CONDOMINIUM PLAT  
 PHASE III  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (No. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND**

FILED  
 JUN 16 1986

SCALE: 1" = 20'  
 Recorded 6/16/86  
 Plat Book 41  
 Plat No. 4278  
 GREENHORNE & O'HARA INC.  
 ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS  
 12 Research Plaza  
 Rockville, Maryland 20850  
 Tel. 281-2204  
 JUN 16 1986  
 MONTGOMERY COUNTY, MARYLAND  
 7th & 8th  
 1100 P.M.

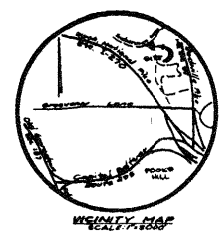
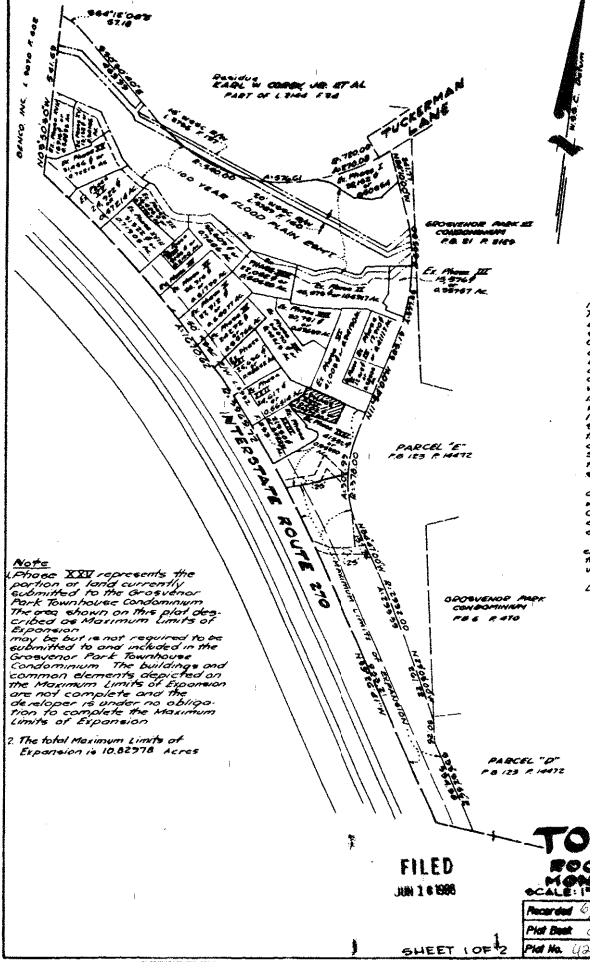
SHEET 2 OF 2



Maryland State Archives

4278

PLAT NO. 4279



**SURVEYOR'S CERTIFICATE**

I hereby certify that the Condominium Plat shown hereon is correct that it is a subdivision known as Grosvenor Park Townhouse Condominium, that it is part of the land conveyed by Grosvenor Limited Partnership, a Maryland Limited Partnership to Newton Corp. and NCHP Development Corp. by Grosvenor Townhouse, Joint Venture, ("The Declarant") by deed dated January 24, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 5305 at Page 975; it being also a part of "Parcel E" as delineated on a plat of subdivision entitled "Parcel D, E and F Grosvenor Park" and recorded among the aforesaid Land Records in Plat Book 123 of Plat Lot 72; that it is in accordance with the requirements of the "Real Property Act" Title 11, Section 11-101, et seq. of the Annotated Code of Maryland (1981) as supplemented from time to time, that the total area included in this Phase is 10,902 square feet or 0.25079 Acres. The total area upon which the Declarant pursuant to the Declaration and Section 11-120 of the Act has reserved the right to expand the Condominium including Phase I thru III is 1,075,070.000 square feet or 24.51000 Acres.

I further certify that the buildings and units are located on this site as shown on Sheet E of E. 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 and limited common elements, as constructed, can be determined from them.

I further certify that the location and dimensions of all existing improvements have been carefully established by a transit-type survey and that unless otherwise shown there are no visible encroachments.

Date: 6/10/86  
 Martin B. Gallegos  
 Professional Land Surveyor  
 Maryland No. 5191

Note  
 1. Phase XXV represents the portion of land currently submitted to the Grosvenor Park Townhouse Condominium. The area shown on this plat described as Maximum Limits of Expansion may be but is not required to be submitted to and included in the Grosvenor Park Townhouse Condominium. The buildings and common elements depicted on the Maximum Limits of Expansion are not complete and the developer is under no obligation to complete the Maximum Limits of Expansion.

2. The total Maximum Limits of Expansion is 10,92978 Acres.

**PHASE XXV  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM**  
 ROCKVILLE (MSA) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 200'

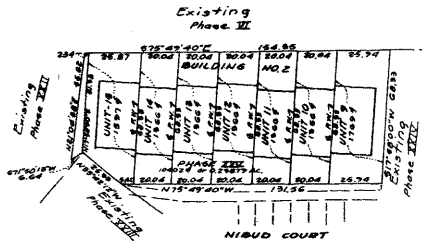
FILED  
 JUN 10 1986

Recorded 6/10/86	GREENHORN & O'MARA INC. ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS	DATE JUNE 10 1986
Plat Book 47	22 Maryland Plaza Rockville, MD 20850 Tel. 286-2200	Drawn by P.L.C. 7/5/86 2005-77
Plat No. 4279		

SHEET 1 OF 2

4279

PLAT NO. 4280



**Notes**

1. Limited Common Elements designated as L.C.E. on this plat are reserved for the exclusive use of the "UNIT" to which they are assigned.
2. General Common Elements, designated as G.C.E. on this plat are comprised of all areas shown on these plans and plans which are not a part of a "UNIT" or Limited Common Element as shown herein and described in the Declaration for Grosvenor Park Townhouse Condominium.
3. "UNIT" means a three-dimensional area, as described below and as shown on the Condominium Plan and includes all improvements, real property and land contained within such area except such as are expressly excluded in the Declaration or on the Condominium Plan. The upper and lower boundaries of each Unit shall have no limitation other than that normally applicable to fee simple ownership of property. The lateral or horizontal boundaries of any Unit is a vertical plane (or planes) which coincide with the perimeter boundary of the Unit as shown on the Condominium Plan. Unless otherwise designated herein and/or on the Condominium Plan, Units otherwise designated herein and/or on the Condominium Plan shall include all mechanical equipment and appliances located within or without any Unit and designated to serve only that Unit such as pipes, wires, cables, conduits and the like, shall be considered a part of the Unit.
4. Each wall which is constructed as a part of the original construction on the Property, and any part of which is placed on the dividing line between Units shall constitute a party wall and with respect to such wall, each of the adjoining Unit owners shall assume the burden and be subject to an apportioned fee that portion of a party wall within the Unit boundary and be entitled to the benefits of these restrictive covenants and to the extent not inconsistent herewith, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.

**LEGEND**  
 E.P.W. = Centerline Party Wall  
 B.R.L. = Building Restriction Line

**CONDOMINIUM PLAT  
 PHASE III  
 GROSVENOR PARK  
 TOWNHOUSE CONDOMINIUM  
 ROCKVILLE (NO. 4) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND**

FILED  
 JUN 16 1986

Recorded 6/16/86  
 Plat Book 47  
 Plat No. 4280

GREENHORNE & O'HARA INC.  
 ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS  
 42 Research Plaza  
 Rockville, Maryland 20850  
 301-281-0001

JUN 16 1986  
 M-D J.C.  
 1888-1

SHEET 2 OF 2



4280