

NOTE: 1. This plat is intended for real property title purposes only.

2. Measured boundary shown subject to modification by the D.C. Surveyor's Office and/or private land surveyors, registered to practice in the District of Columbia, performing wall tests and/or surveys on behalf of the D.C. Surveyor.

3. See District-Realty Title Insurance Corporation Title Insurance Policy Case No. 464407, Dated May 11, 1972, for a listing of instruments recorded in the Land Records of the District of Columbia (L.R.D.C.) affecting part of former Lot 843, Square 1244, which has been combined with other lands into Lot 874, Square 1244. No title report for Lot 800, Square 1244, or for Lot 874, Square 1244, has been furnished. Lot 800, Square 1244, is shown hereon per the description provided in a deed from Samuel M. and Gertrude G. Levy (Tenants by the Entirety as to one-half) and John Snyder, Jr., Tenants in Common, to Gernar Properties, dated April 15, 1994, for which we do not have the recording information. The description for Lot 874, Square 1244, in a deed from Samuel M. and Gertrude G. Levy (Tenants by the Entirety as to one-half) and John Snyder, Jr., Tenants in Common, to Gernar Properties, dated April 15, 1994, for which we do not have the recording information, is deficient. Lot 874, Square 1244, is shown hereon per the descriptions provided in Instruments No. 18080 (Liber 13383, folio 518), 18081 (Liber 13383, folio 522) and 18082 (Liber 13383, folio 524), all recorded April 25, 1972, L.R.D.C.

4. See Liber J.A.S. 122, folio 156, recorded October 7, 1856, L.R.D.C., for Agreement between Thomas Waters and Henry Rockaway dated September 28, 1856. This agreement refers to a lease from William Rattie to Robert Craig dated May 8, 1804, which has not been furnished. Without having the descriptions in that lease, it is not possible to determine exactly what land is affected by the 1856 Agreement. From our reading of the 1856 Agreement, we feel that the burdened and benefited properties might be former Lot 843, Square 1244 (which has been combined with other lands into present Lot 874, Square 1244) and former Lot 842, Square 1244 (which is presently assessed as Lot 853, Square 1244 and part of Lot 852, Square 1244). The 1856 Agreement reiterates that there is to be a 4' wide right of way (2' wide on each side of "their division line"), which we think is centered on the northerly lines of Lot 874, Square 1244, and allows the planned addition to the improvements owned by Thomas Waters (which we think is premises 1408-1410 Wisconsin Avenue, N.W.) to encroach into this right of way and perhaps into Rockaway's land. Lot 874, Square 1244, serves the properties to the north for pedestrian ingress and egress to and from Wisconsin Avenue, N.W.

5. The D.C. Office of Tax and Revenue shows a land area of 969 square feet for Lot 800, Square 1244; we compute this land area to be 1,039 square feet. The D.C. Office of Tax and Revenue shows a land area of 3,261 square feet for Lot 874, Square 1244; we compute this land area to be 2,977 square feet.

6. Lot 874, Square 1244, serves Lots 169 & 853, Square 1244, for drainage. Lot 800, Square 1244, serves Lots 875 & 876, Square 1244, for telephone service, and Lot 874, Square 1244, serves the lots to the north for telephone service.

7. This plat is captioned "ALTA/ACSM Land Title Survey." It has been prepared by Bernard F. Locraft Civil Engineers located at 1249 Congress Court, N.W., Washington, D.C. 20007. The phone number is (202) 337-4040.

8. Legend of Abbreviations: N = North; N.F. = North Face; NE = Northeast; E = East or Electric; E.F. = East Face; S = South or Sewer; S.F. = South Face; SW = Southwest; W = West or Water; W.F. = West Face; Wm. = Water Meter; W.V. = Water Valve; SMH = Sewer Manhole; Pepco = Potomac Electric Power Company; MH = Manhole; Fc. = Fence; Cor. = Corner; Lt. = Light; Conc. = Concrete; D.S. = Down Spout; Br. = Brick; Fl. = Floor; Elec. = Electric; C.B. = Concrete Block; PVC = Polyvinyl Chloride; H.B. = Hose Bib; R = Riser (Stair); Ovhd. = Overhead; Rec. = Record

9. Metes & Bounds Description - Lots 800 & 874, Square 1244

Parts of Lots 127 and 128 in "Beatty and Hawkins' Addition to Georgetown" per plat recorded in Book Georgetown Squares, page 74, and part of Lot 1, per plat recorded in Book A.R.S., page 9; both in Square 1244 (formerly Square 74) and both as found among the records of the Office of the Surveyor for the District of Columbia, more particularly described, agreeably with plats of survey recorded in Survey Book 143, page 227 and Survey Book 170, page 192, among said Surveyor's Office records, as follows:

Beginning on the southwesterly line of Wisconsin Avenue, 60 feet wide, at a point removed Northwesterly (N 21° 48' W, computed), 56.53 feet from the intersection of said southwesterly line of Wisconsin Avenue and the northerly line of O Street, 60 feet wide, said beginning also being on the centerline of the 9" brick north wall of premises 1404 Wisconsin Avenue, N.W., as shown on said plats of survey, and leaving said beginning and running Southwesterly along the centerline of said wall 58.08 feet to the west face thereof (S 86° 44' W, 58.08 feet, computed); thence Northwesterly along said west face of said 9" brick wall to intersect the centerline of a 13" wall (N 4° 23' 10" W, 1.34 feet, computed); thence West 16.80 feet along the centerline of said last mentioned wall to the rear or west line of the land conveyed to Joseph Penny and wife, Helene Penny by Deed dated January 14, 1958 and recorded in Liber 10983 at folio 418 among the Land Records of the District of Columbia (S 88° 31' 10" W, 16.80 feet, computed); thence North along said rear or west line to the south line of the land conveyed to said Eugene T. Lyddane by Deed dated September 3, 1873 and recorded in Liber 730 at folio 179, among said Land Records of the District of Columbia (N 1° 15' W, 4.02 feet, computed); thence running West along said Lyddane's south line to the northwest corner of land known for purposes of assessment and taxation as Lot 800, Square 1244 (S 88° 45' W, 0.30 feet, computed); thence with the east line of said Lot 800, Square 1244, said east line also being the northerly extension of the west line of Lot 166, Square 1244, per plat recorded in Book 27, page 165, among said Surveyor's Office records, South, 51.59 feet, description (S 1° 15' E, 56.18 feet, computed), to the north line of O Street at the southwest corner of said Lot 166, Square 1244, aforesaid; thence with said north line of O Street, West, 19 feet, to the west face of west wall of premises 3211 O Street, N.W., description (N 88° 45' W, 18.49 feet, computed); thence North with the west face of said wall (N 1° 15' W, 52.09 feet, with said east line of Lot 1, Square 1244, to the centerline of said 13" wall as shown on said plats of survey, computed); thence leaving said west line of land known for purposes of assessment and taxation as Lot 800, Square 1244, description (S 88° 32' 10" W, 6.50 feet, computed); thence said 13" wall, West to the west face thereof, description (S 88° 32' 10" W, 6.50 feet, computed); thence North 4.19 feet more or less to the north line of said Lot 1, description (N 1° 48' 58' W, 4.11 feet, to the north line of said Lot 1 and Lyddane's south line, computed); thence with said Lyddane's south line, S 88° 45' W, 13.46 feet, computed, to the east line of the land conveyed to Fannie P. Blundon by Deed dated August 3, 1905 and recorded in Liber 2871 at folio 399 among the Land Records of the District of Columbia; thence with said Blundon's east line, 28 feet more or less, description (N 1° 15' W, 27.63 feet, computed); thence leaving said Blundon's east line, East, 61.71 feet, description (N 88° 45' E, 61.55 feet, computed); thence parallel with said line of Wisconsin Avenue, 15 feet 9 inches, description (S 21° 48' W, 15.75 feet, computed); thence perpendicular to the line of said avenue, 38 feet, description (N 68° 12' E, 38.0 feet, computed), to the southwest line of Wisconsin Avenue, aforesaid; thence with said line of Wisconsin Avenue, Southeasterly, 31.47 feet, description (S 21° 48' E, 31.47 feet, to the place of beginning, containing 4,016 square feet.

Note: The computed courses and distances called out above are based upon the information shown on the plat of subdivision for Lot 166, Square 1244, which gives the direction of O Street as N 88° 45' E, and the angle at the corner of Wisconsin Avenue and O Street as 69° 27'.

ENGINEER'S CERTIFICATE

To Gernar Properties, a District of Columbia limited partnership:

I hereby certify that this plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established by ALTA and NSPS in 2005.

Bernard F. Locraft
Civil Engineer, D.C. Reg. No. 4797

