DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D. C., 12-16-2000

Plat for Building Permit of SQUARE 2546 LOT 82

Scale: 1 inch = 20 feet Recorded in Book 41 page 155

Receipt No. 7966

Furnished to LARRY GRIGLIO

Surveyor, D. C.

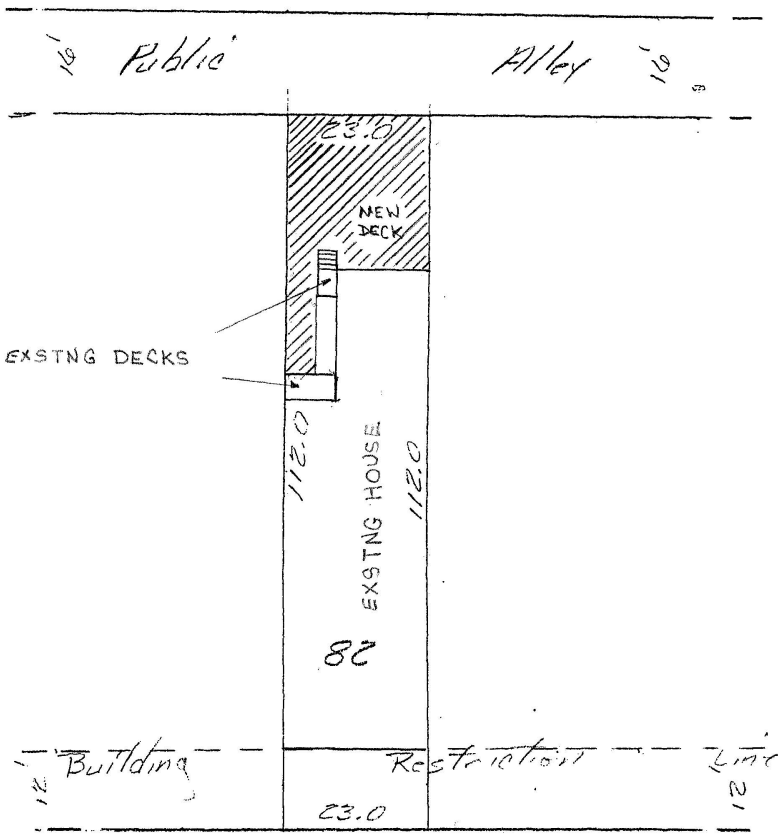
By: DH

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date .....

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



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D.C. OFFICE OF ZONING
2001 JAN 30 PM 2:35

J-93270

BZA
Case No. 16639
Exhibit No. 23

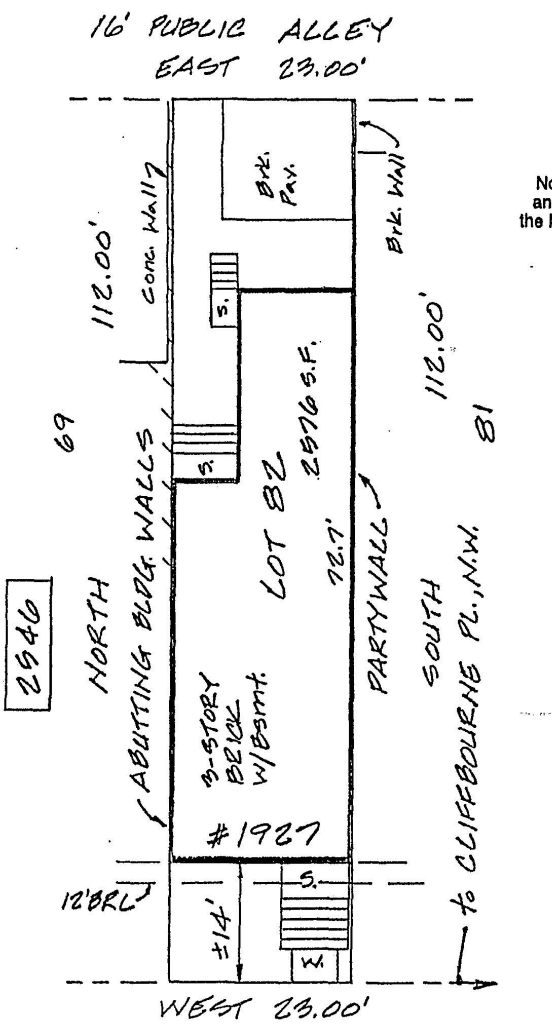
S. O. Form 12.0

Board of Zoning Adjustment
District of Columbia
CASE NO.16639
EXHIBIT NO.23

NOTES:

1. This is NOT a Property Line/Boundary Survey and is NOT to be used for the erection of fences or other improvement; this Survey is for Title Purposes ONLY; Title Report was not furnished.
2. This survey was prepared in accordance with the building offsets and property line information from the Office of the Surveyor of the District of Columbia.
3. This property shown hereon is subject to easements and right-of-way(s) of record.
4. The location of any Fence or Fences shown hereon are Approximate ONLY, the Exact location of same has NOT been determined by this survey.
5. LEGEND: OH. – building overhang; D. – deck; S. – stoop; W. – walkway; P. – patio; AW. – aerial wire(s); P.L. – property line; BW. – bay window; CHM. – chimney; WW. – window well; SW. – stairwell; G. – gas meter.

C-P No. 1100010020 B
EFF. DATE: NOV. 15, 1985



Note: This property lies within Flood Zone C, an area of Minimal flooding, as established by the National Flood Insurance Program, (F.E.M.A.)

Rec'd
1 + 710
1+710

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STATE OF MARYLAND
WALTER E. ECKHARDT
No. 551
REGISTERED PROPERTY LINE SURVEYOR

HOUSE LOCATION DRAWING

#1927 BILTMORE ST., N.W.

LOT 82, SQUARE 2546

Subdivision Book 41, Page 155

County Book —, Page —

Assessment & Taxation Plat No. —

District of Columbia

CERTIFICATION:

I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown there are no visible encroachments.

Walter E. Eckhardt
Property Line Surveyor, Md. Reg. No. 551

MSI METROPOLITAN SURVEYS, INC.
11262 Georgia Ave. • Suite 102
Wheaton, MD 20902
(301) 929-8195
FAX: (301) 929-8197

Case: R98-03-118	File: 3-095-98	Ck.: WE	Drn.: WE	Scale: 1" = 20'	Date: 4-23-98

BZA
Case No. 16639
Exhibit No. 23

EXHIBIT 23

FROM

CASE 16639

HAS AN OVERSIZED DOCUMENT

PLEASE SEE AT OFFICE