DISTRICT OF COLUMBIA BUILDING PLAT

Washington, DC

DATE: AUGUST 26, 2003.

Plat for Building Permit of:

SQUARE 2855 LOT 828

Recorded in the DC Office of the Surveyor as:

PART OF LOTS 2 & 3, BLOCK 33
OF JOHN SHERMAN, TRUSTEE'S
SUBDIVISION OF 'COLUMBIA HEIGHTS'

BOOK GOV. SHEPHERD PAGE 137

SCALE: 1" = 20'

David J. Ritchie, Surveyor, DC - LS900610

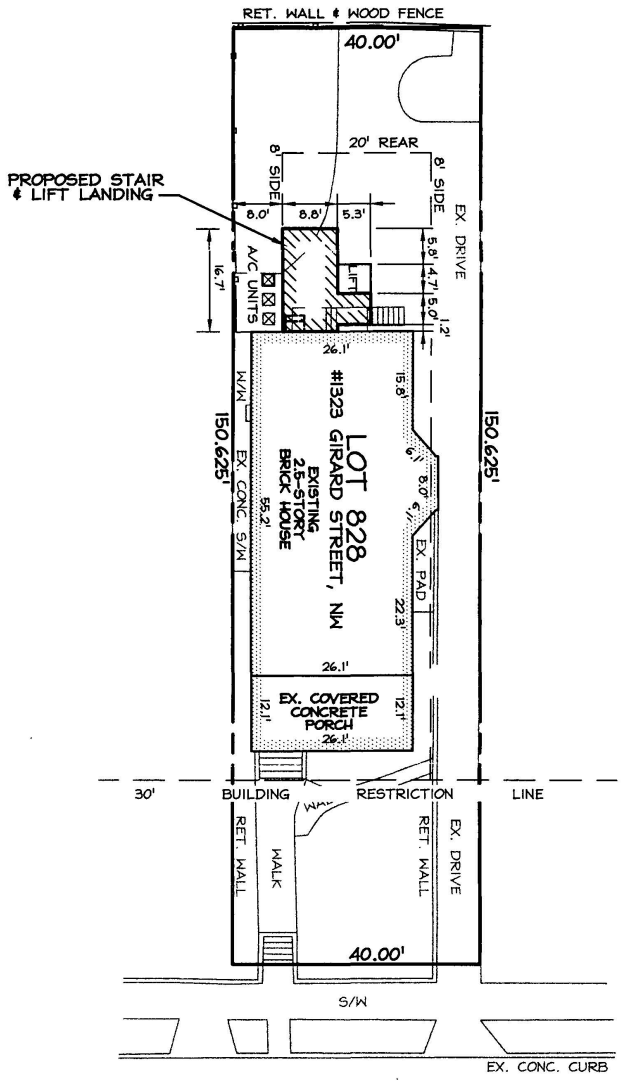
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans 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 and 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.

9/2/2003
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 the deed description.

PUBLIC ALLEY
(12' WIDE)



#3

PREPARED BY:

CAS ENGINEERING
CIVIL · SURVEYING · LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.

108 West Ridgeville Blvd., Suite 101, Mount Airy, MD. 21771
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GIRARD STREET, NW

Board of Zoning Adjustment
District of Columbia
CASE NO. 17080
EXHIBIT NO. 3