DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., December 7, 2004

Plat for Building Permit of: SQUARE 68 LOT 848

Scale: 1 inch = 10 feet Recorded in A & T Book Page 3738-E

Receipt No. 16064

Furnished to: STEPHEN GELL

Surveyor, D.C.

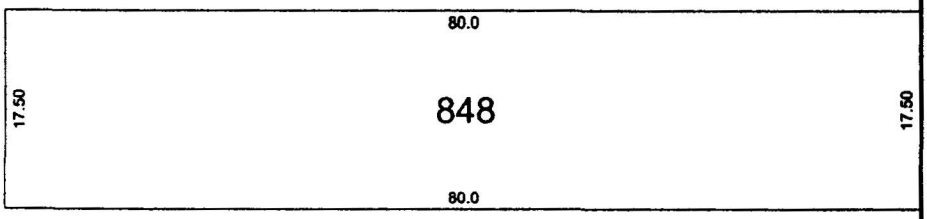
By: L.E.S. JNA

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.)

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.



21st STREET

RECEIVED
D.C. OFFICE OF ZONING
2005 JAN -7 PM 3:25

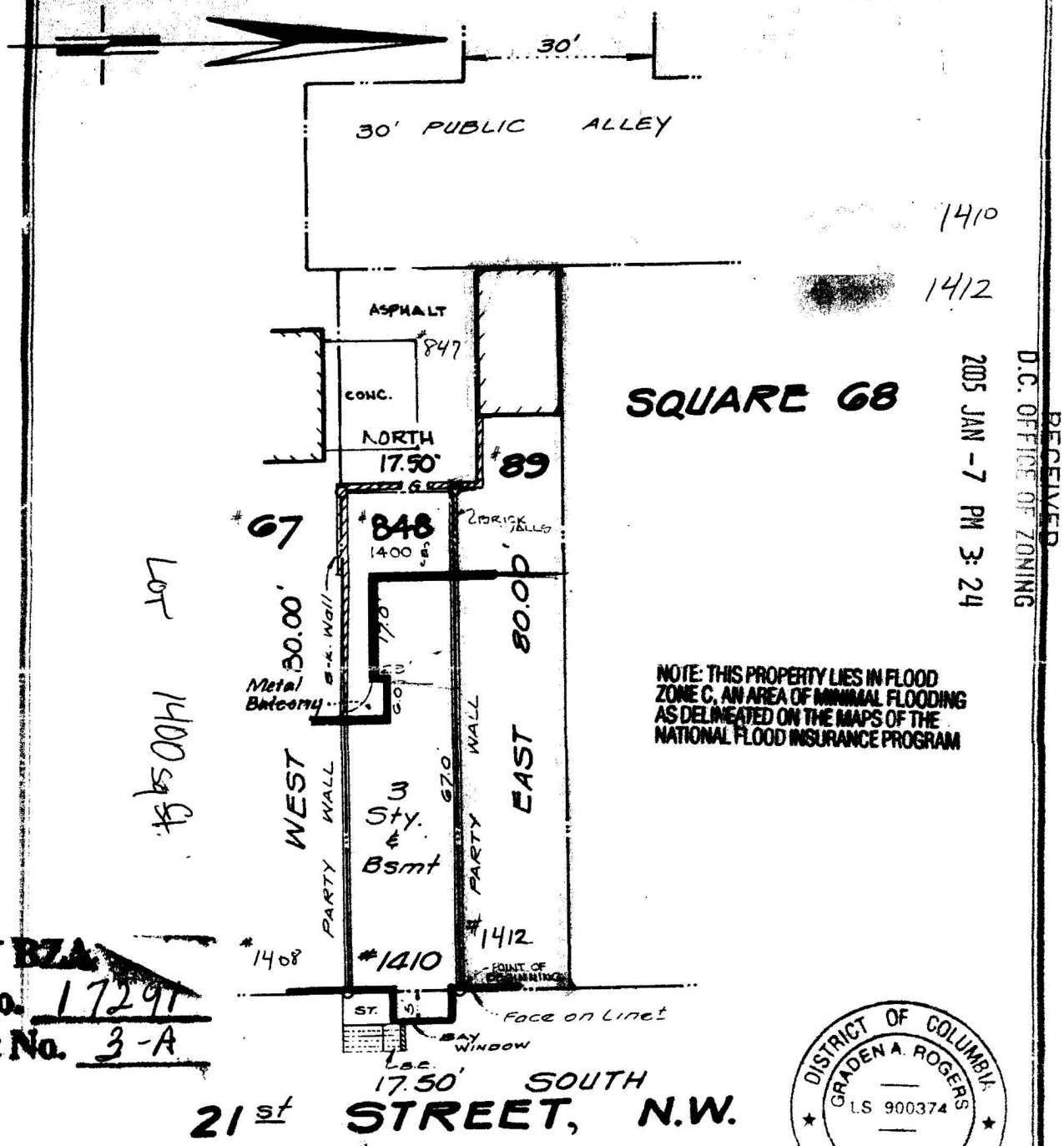
BZA
Case No. 17291
Exhibit No. 3

SO-16064(2004)

Board of Zoning Adjustment
District of Columbia
CASE NO. 17291
EXHIBIT NO. 3

LANDTECH ASSOCIATES, INC.
7607 BALTIMORE AVENUE SUITE
COLLEGE PARK, MARYLAND 2074

LOT SIZE X 1.8
FAR 1.8



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2005 JAN -7 PM 3:24

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

BZA
Case No. 17291
Exhibit No. 3-A

DISTRICT OF COLUMBIA
GRADEN A. ROGERS
LS 900374
LICENSED
LAND SURVEYOR

NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 1410 21ST STREET, N.W. WASHINGTON, D.C.	LOT: 848 LIBER: PER DESCR. DATE: 12-4-03 CASE NO: 03-8337-DSJ	SQUARE: 68 FOLIO: FURNISHED SCALE: 1" = 20' FILE NO: ASC203228

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements or for permit applications.

Graden A. Rogers
D.C. LAND SURVEYOR
GRADEN A. ROGERS
LIC. NO LS900374