

LEGAL DESCRIPTION

All that certain lot or parcel of land being located in the City of Washington in the District of Columbia and being more particularly described as follows:

Part of the land currently known for assessment and taxation purposes as lot numbered Eight Hundred and Three (803) and being located in Square Numbered Thirteen Hundred and Forty-six (1346), being more particularly described as follows:

Commencing at a point, said point being at the intersection of the northerly line of Hoban Road N.W. and the easterly line of 45th Street N.W., said point also being the southwesterly corner of Lot Four (4) as shown in Subdivision Book 96 on Page 104 and recorded in the Office of the Survey of the District of Columbia, then North 53°00'05" West, 472.01 feet to the point of beginning, then

1. North 37°17'23" West, 38.74 feet to a point, then
2. 78.54 feet along the arc of a curve deflecting to the left, having a radius of 50.00 feet and a chord bearing and distance of North 82°17'23" West, 70.71 feet to a point, then
3. South 52°42'37" West, 140.34 feet to a point, then
4. 51.04 feet along the arc of a curve deflecting to the left, having a radius of 197.00

Board of Zoning Adjustment
District of Columbia
CASE NO. 17429
EXHIBIT NO. 14

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- feet and a chord bearing and distance of North $53^{\circ}20'48''$ West, 50.90 feet to a point, then
5. 208.41 feet along the arc of a curve deflecting to the right, having a radius of 459.00 feet and a chord bearing and distance of North $50^{\circ}52'03''$ East, 206.63 feet to a point of reverse curvature, then
 6. 149.02 feet along the arc of a curve deflecting to the left, having a radius of 119.00 feet and a chord bearing and distance of North $28^{\circ}00'06''$ East, 139.47 feet to a point, then
 7. North $07^{\circ}52'19''$ West, 115.39 feet to a point on the northerly limits of assessment and taxation Lot numbered Eight Hundred and Three (803), then binding with part of said northerly limits of lot numbered Eight Hundred and Three (803)
 8. 165.80 feet along the arc of a curve deflecting to the left, having a radius of 5,125.88 feet and a chord bearing and distance of North $81^{\circ}12'04''$ East, 165.79 feet to a point, then leaving the said northerly limits of said Lot Eight Hundred and Three (803) to cross and include part of said Lot 803
 9. South $15^{\circ}32'33''$ East, 152.04 feet to a point, then
 10. 88.04 feet along the arc of a curve deflecting to the right, having a radius of 190.00 feet and a chord bearing and distance of South $27^{\circ}47'12''$ West, 87.25 feet to a point, then
 11. South $41^{\circ}03'40''$ West, 173.62 feet to a point, then

12. South 29°34'20" West, 27.93 feet to a point of beginning; containing an area of 66,801 square feet or 1.53355 acres of land.

This Exhibit is based on a Survey prepared by Bernard F. Locraft Civil Engineers, dated March 1, 1991 and last revised July 12, 1996.

This parcel may be subject to restriction as set forth by the "D.C. Permanent System of Highways Plan" for those portions of 45th Street and Whitehaven Parkway as shown on the said survey prepared by Bernard F. Locraft Civil Engineers.

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