

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 16, 2023

Plat for Building Permit of :

SQUARE 238 LOT 852

Scale: 1 inch = 20 feet

Recorded in Book A & T Page 1152

Receipt No. 23-02283

Drawn by: A.S.

Furnished to: JULIAN HUNT

“I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).”

Anup Shresthaa

For Surveyor, D.C.



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B2310629; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____

Date: 08/08/2023

Printed Name: Julian Hunt Relationship
to Lot Owner: Architect

If a registered design professional, provide license number
ARC100306 and include stamp below.



SCALE: 1:20

EXHIBIT A

SQUARE 238

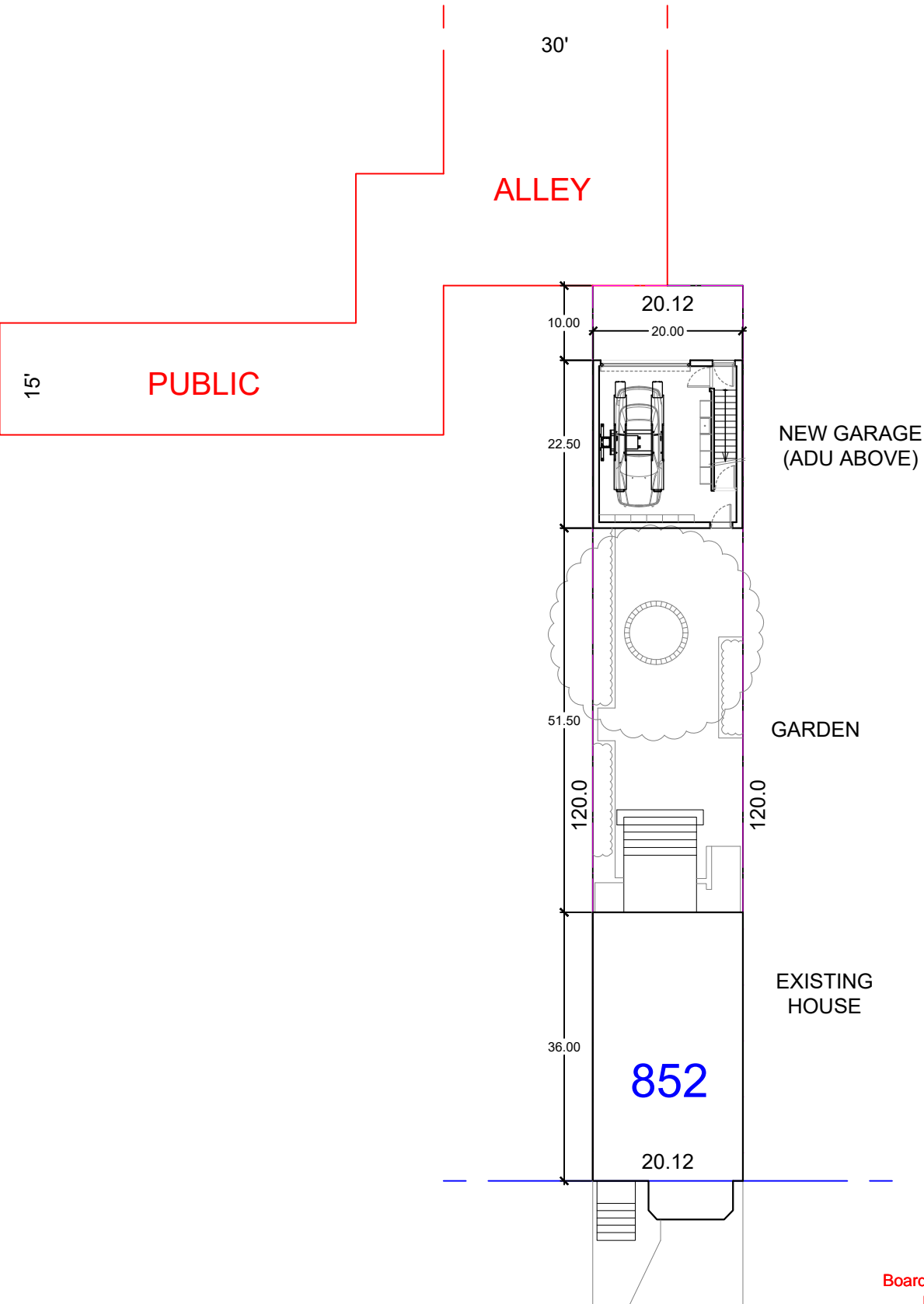


EXHIBIT B



EXHIBIT C

PLAT AND PLANS OF CONDOMINIUM SUBDIVISION 1812 13TH STREET CONDOMINIUM LOT 76 SQUARE 238 # 1812 13TH STREET, N.W.

CONDOMINIUM BOOK 49 PAGE 116
RECORDED TIME 9:35AM
RECORDED DATE MARCH 31, 2004
SURVEY RECORDED ON ANNEX
PLATS TO

IN ACCORDANCE WITH THE CONDOMINIUM ACT OF 1976,
D.C. LAW 1-80, AS AMENDED, THE UNDERSIGNED OWNER OF LOT 76 IN SQUARE 238 AS RECORDED IN
BOOK 13 PAGE 200 IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA, HEREBY
SUBDIVIDES THE BUILDING SHOWN HEREON INTO 2 CONDOMINIUM UNITS
WITH CERTAIN GENERAL AND LIMITED COMMON ELEMENTS AS MORE FULLY SET FORTH IN THE DECLARATION AND
BY-LAWS OF THE PROJECT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE DISTRICT OF COLUMBIA
IN INSTRUMENT NUMBER 2004024578 AND NUMBER 2004024579 ON 2/23/04.

THE UNDERSIGNED OWNER FURTHER REQUESTS THAT THE CONDOMINIUM PROJECT AS SHOWN ON THE ATTACHED PLAT
CONSISTING OF 3 SHEETS BE ACCEPTED FOR RECORDATION IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT
OF COLUMBIA.

THE UNDERSIGNED OWNER BEING FIRST DULY SWORN, CERTIFIES, DEPOSES AND SAYS THAT ~~THEY ARE~~
THE OWNERS IN FEE SIMPLE OF THE ABOVE MENTIONED PROPERTY INCLUDING IMPROVEMENTS, AND THAT NO
OTHER PERSON OR PERSONS OTHER THAN THE UNDERSIGNED HAVE ANY INTEREST OR CLAIM THEREIN EXCEPT FOR
EXISTING TRUSTS NOTED BELOW; THAT THE UNDERSIGNED IS IN PEACEFUL OCCUPATION THEREOF, THAT THERE ARE
NO SUITS OR ACTIONS PENDING AFFECTING THE TITLE TO SAID PROPERTY, INCLUDING THE IMPROVEMENTS AND THAT
THERE ~~ARE NO~~ TRUSTS ON SAID PROPERTY, THAT THE USES OF THE INDIVIDUAL UNITS CONFORMS TO THE APPLICABLE
LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA

WITNESS OUR HANDS AND SEALS THIS 19 DAY OF FEBRUARY 2004.

OWNER: JEROME A. YOUNG and CERA C. LEACOCK

BY: Jerome A. Young JK
JEROME A. YOUNG, Joint Owner.

SUBSCRIBED AND SWORN BEFORE ME THIS 19 DAY OF FEBRUARY, 2004.

David S. Jenks
Notary Public, District of Columbia
My Commission Expires 06-14-2005

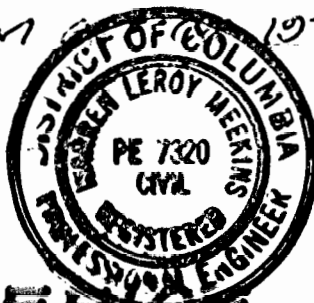
NOTARY PUBLIC

MY COMMISSION EXPIRES ON 6/14/2004, 20

BY: Cera C. Leacock JK
CERA C. LEACOCK, Joint Owner.

PROFESSIONAL ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND PLANS REPRESENTS A FIELD SURVEY MADE UNDER MY DIRECTION, OF THE
CONDOMINIUM UNITS AND THAT THE METES AND BOUNDS SHOWN HEREON ARE IN CONFORMANCE WITH THE RECORDS
OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA AND THAT ALL UNITS MENTIONED ABOVE HAVE
BEEN SUBSTANTIALLY COMPLETED AND THAT THE PLAT AND PLANS OF CONDOMINIUM SUBDIVISION COMPLY WITH
THE PROVISIONS OF THE CONDOMINIUM ACT OF 1976, D.C. LAW 1-80, AS AMENDED.



Feb. 18, 2004
DATE

Warren L. Meekins
WARREN L. MEEKINS
PROFESSIONAL ENGINEER # 7320

CERTIFICATION OF OFFICE OF TAX AND REVENUE

OFFICE OF TAX AND REVENUE 2/25/2004
OWNERSHIP CORRECT ACCORDING TO
RECORDS OF THIS OFFICE 2/25/04 AB
GENERAL TAXES PAID TO 3/31/04 AB
NO UNPAID ARREARS 2/25/04 AB
NO UNPAID SPECIAL ASSESSMENTS 2/25/04 AB

Frank C. Calix
ASSESSMENTS ADMINISTRATION

ATTEST: I ACKNOWLEDGE THAT THIS IS NOT A
TAX CERTIFICATION AS INTENDED
BY D.C. CODE SECTION 47-405

FOR: OWNER
AGENT Frank C. Calix

CERTIFICATION OF DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

3 - 12 - 2004

I HEREBY CERTIFY THAT THIS SUBDIVISION COMPLIES WITH
THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA

ZONING: ARTS/C-3-A

Ed Noble
ZONING ADMINISTRATOR

CERTIFICATION OF OFFICE OF THE SURVEYOR

OFFICE OF THE SURVEYOR, D.C.

SURVEY, PLAT AND PLANS BY:

W.L. MEEKINS, INC.

REGISTERED LAND SURVEYOR # 2134

3101 RITCHIE ROAD

FORESTVILLE, MARYLAND 20747

301.736.6387/52226/7115/52224 (fax)

March 30, 2004

THIS PLAT AND PLANS ARE ACCEPTED FOR RECORDATION IN ACCORDANCE
WITH THE CONDOMINIUM ACT OF 1976 TECHNICAL AND CLARIFYING AMENDMENT ACT
OF 1992 D.C. LAW 9-82

Robert H. Quirk
SURVEYOR, D.C.

SHEET 1 OF 3

EXHIBIT C

PLAT OF CONDOMINIUM SUBDIVISION 1812 13TH STREET CONDOMINIUM LOT 76 SQUARE 238 # 1812 13TH STREET

CONDOMINIUM BOOK 44 PAGE 16
SURVEY RECORDED ON ANNEX
PLATS TO

NOTES

All unit dimensions shown were measured to finished floors, walls and ceilings.
Elevations shown based D.C. Department of Public Works Datum.

BENCH MARK

TOP SOUTHWEST CORNER 1ST STEP AT SOUTHWEST CORNER OF TELEPHONE COMPANY BUILDING, NORTHWEST CORNER OF 14TH AND R STREET, N.W. FIELD BOOK # 4507, MAP NO. 6-22 ELEVATION = 100.30 PER D.C. DEPARTMENT OF PUBLIC WORKS DATUM.

SYMBOLS / LEGEND

c/w & c/s Concrete Walk & Concrete Slab
c/st & Concrete Steps
-x-x-x- Fence Lines
BRK. Steps Brick Steps

G.C.E. General Common Element
L.C.E. Limited Common Element
F.L.E.L. Floor Elevation
C.E.L. Ceiling Elevation
— Entrance Door
St. & S.L. Stairs & Sky Light
HVAC Heating & Air-Conditioning Unit
F.P. Fire Place

SURVEY, PLAT & PLANS BY:
W. L. MEEKINS, INC.
301-736 6387 or 5366
OR 7115
SCALE: 1"=10'

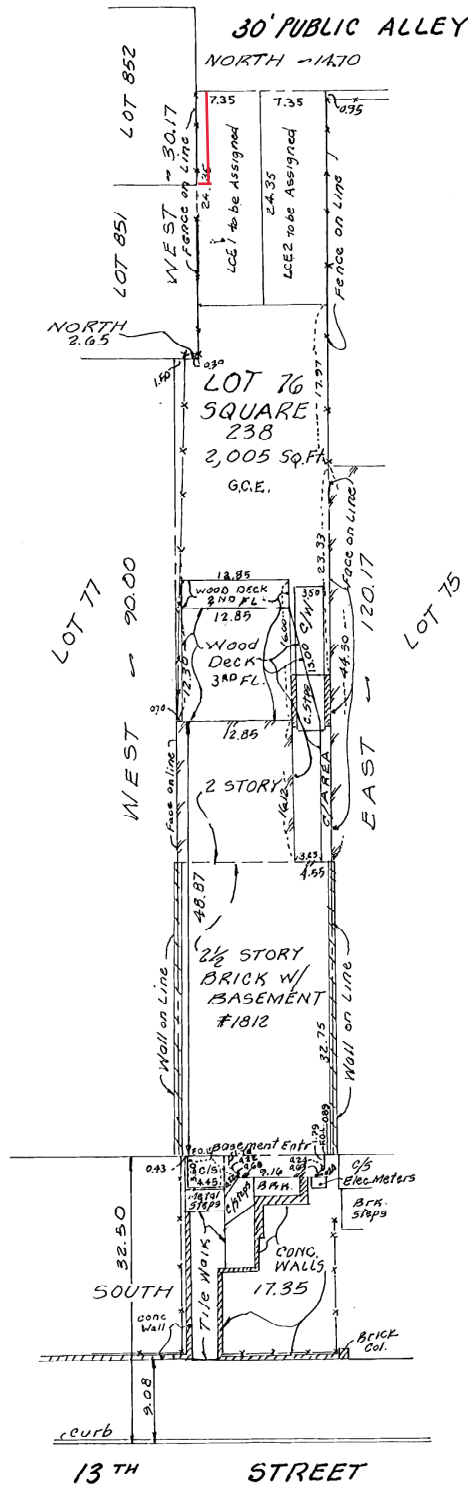


EXHIBIT D

S. Hayes Edwards Jr., Esq.
(301) 841-0191
hedwards@lercheearly.com

December 19, 2024

***Via Fed-Ex Overnight Delivery
and by Email to eanderson515@msn.com***

Mr. Rick Anderson
Anderson DC Holdings, LLC
3210 SE Corporate Woods Drive
Ankeny, Iowa 50021-7405

DEMAND TO CEASE AND DESIST

Re: 1812 13th Street N.W., Washington, DC

Dear Mr. Anderson:

Please be advised this law firm represents Robyn Epstein and Alexis Sainz, the owners of 1812 13th Street N.W. (the “1812 Premises”). If you have legal counsel with regard to this matter, please forward this letter to them for prompt review and response. Should you proceed without counsel, kindly direct all future correspondence regarding this matter to my attention.

My clients understand that your company owns the residential real property known as 1311 S Street N.W. (the “1311 Premises”). I am writing to you because we have observed metal rods and bricks placed by you, or those acting on your behalf, at a right angle inside of the 1812 Premises’ rear parking area. That entire parking area, including the portion you have encroached upon, is reflected on public records as being part of the 1812 Premises, and if there is any ambiguity about that, the parking area has been continuously and exclusively used by the 1812 Premises for at least twenty (20) years. Please be advised that those metal rods and bricks represent an unlawful trespass. This letter shall serve as your formal notice to please immediately remove those encroachments, and cease and desist from any further trespassing on that parking area or any other portion of the 1812 Premises.

We have also reviewed public records regarding your plans to raze the existing garage in the rear of the 1311 Premises and construct a new garage/carriage house with ADU, which seems to be using the line demarcated by those encroaching bricks as the boundary line from which a 10-foot setback of the new garage has been calculated. In order to protect their property interests, my clients would likely need to submit an appeal to the Board of Zoning Adjustments by December 30, 2024, unless we can quickly reach an amicable resolution.

As you might know, my clients rent the 1812 Premises to residential tenants. We expect that any work at or around the 1311 Premises will not interfere with our tenant’s regular use of the parking area, or any other part of the 1812 Premises, and that there will not be any other unnecessary interference. As longtime residents of D.C., my clients understand that development is part of city life, and they look forward to good faith cooperation by all parties.

EXHIBIT D

Please contact me, or have your counsel contact me, at your very earliest convenience so that we might avoid the expense and burden of adversarial proceedings. My clients are hopeful that this matter can be resolved in a mutually beneficial and economic manner.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Edwards', written over the word 'Sincerely,'.

Hayes Edwards

cc: Ms. Robyn Epstein