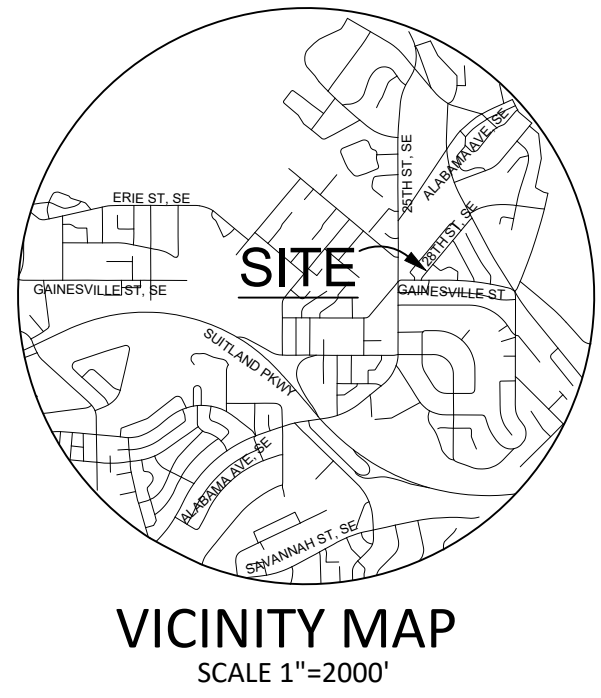


EXISTING CONDITIONS PLAN LEGEND

- PROPERTY LINE
----- ADJACENT PROPERTY LINE
////// BUILDING FACE
||||| WALL
x^{314.1} SPOT ELEVATION
-----90----- CONTOUR
-----E----- UNDERGROUND ELECTRIC LINE PER RECORD
°EM ELECTRIC METER
-----G----- GAS LINE PER RECORD
⊗ GAS VALVE
⊙GM GAS METER
-----OHU----- OVERHEAD UTILITY
12" SAN SANITARY SEWER
⊙ COMBINED/SANITARY MANHOLE
⊙OR⊙ STORM DRAIN
⊗ UTILITY POLE
⊗ LIGHT POLE/STREET LIGHT
8" DIP UNDERGROUND WATER LINE PER RECORD
⊙W WATER VALVE

- ⊙ WATER MANHOLE
△ SURVEY TRAVERSE
⊙ TREE W/
CRZ & SRZ
---o---o---o--- IRON FENCE
---o---o---o--- HANDRAIL
°CO CLEANOUT
---°CO--- WOOD FENCE
---X--- CHAIN LINK FENCE
---COMM--- UNDERGROUND TELECOMMUNICATIONS PER RECORD
⊔ DOOR
°RD ROOF DRAIN
• BOLLARD
°CO CLEANOUT
⊙FH FIRE HYDRANT



NOTES:

- THE ADDRESS OF THE SURVEYED PROPERTY IS 2826 28TH STREET SE, WASHINGTON, DC 20020, OWNER: 2853 28TH STREET SE LLC.
- THIS IS A TOPOGRAPHIC SURVEY, AND WAS ESTABLISHED BY A TOTAL STATION FIELD SURVEY PERFORMED IN APRIL 24, 2024.
- THE PROPERTY DELINEATED HEREON IS SHOWN ON THE RECORDS OF THE ASSESSOR FOR THE DISTRICT OF COLUMBIA AS LOT 184 IN SQUARE 5730 AND LOT 5 IN SQUARE 5729W.
- THE VERTICAL DATUM IS REFERENCED TO DC DATUM.
- PROPERTY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD TO THE EXTEND AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO VERIFICATION BY THE OFFICE OF THE SURVEYOR, DC. THIS PROPERTY LINE DOES NOT REPRESENT A BOUNDARY SURVEY. THIS PROPERTY LINE IS FOR INFORMATION PURPOSES ONLY.
- UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATION OF VISIBLE ABOVE GROUND STRUCTURE AND AVAILABLE RECORD RESEARCH. THE LOCATION OF THESE UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER UTILITIES MAY EXIST WHICH HAVE NO RECORDS DATA OR WARRANTY IS EXPRESSED OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS OF UTILITY INFORMATION PROVIDED HEREON. THIRD-PARTY UTILITY MARKOUT AND/OR TEST HOLES MAY BE REQUIRED TO ASCERTAIN ACCURATE LOCATION, DEPTHS AND DIAMETERS.
- CONTOUR INTERVAL IS ONE FOOT.
- ALL MEASUREMENTS ARE IN DECIMAL FEET.
- TITLE REPORT NOT FURNISHED, THUS EASEMENT AND OTHER TITLE RESTRICTIONS MAY NOT BE SHOWN HEREON.

TRAVERSE DATA:

NO	NORTHING	EASTING	ELEV	DESCRIPTION
100	5000.0000	10000.0000	277.20	X-CUT
101	5020.0920	10055.2010	278.82	REBAR AND CAP
102	4913.4530	10116.4020	268.19	X-CUT
103	4825.2580	10079.6280	259.06	X-CUT
104	4936.6370	10223.9450	268.90	X-CUT
105	4870.2530	10205.8310	263.27	REBAR AND CAP

SANITARY SEWER DATA:

- Ⓐ MANHOLE
TOP=271.42
INV IN=260.75
INV OUT=260.48
Ⓑ MANHOLE
TOP=264.60
INV IN(A)=253.20
INV IN(B)=252.92
INV OUT=252.65

SURVEYOR CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS SURVEY IS CORRECT; THAT THIS SURVEY WAS ESTABLISHED BY A TOTAL STATION FIELD SURVEY MADE ON THE GROUND; THAT THE SURVEY CORRECTLY SHOWS THE HORIZONTAL AND VERTICAL LOCATION OF VISIBLE, ABOVE-GROUND IMPROVEMENTS SHOWN HEREON; AND THAT UNLESS OTHERWISE SHOWN.



DATE: 08/28/2024

ISMAEL VAZQUEZ RENTAS
LICENSED SURVEYOR
DISTRICT OF COLUMBIA
LICENSE NO. LS2002067

0 5 10
SCALE 1"=10'

DISTRICT SURVEY
800 Maine Ave SW #200, Washington, DC 20024
districtsurvey.com | (571) 330-7055

TOPOGRAPHIC SURVEY
LOT 5 IN SQUARE 5729W
2826 28TH STREET, S.E.
WASHINGTON, DC 20020

SCALE: 1"=10' JOB NO.: 24DS141
DRAWN BY: IV DATE: 08-29-2024 REV2