

PROPERTY ADDRESS:
4401 16TH STREET NW, WASHINGTON, DC 20011

SURVEY NUMBER: 2410.4761

CERTIFIED TO:
HSMG PROPERTIES, LLC; COUNSELORS TITLE LLC;

BUYER: HSMG PROPERTIES, LLC

LENDER:

TITLE COMPANY: COUNSELORS TITLE LLC

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:** CT0134441-ACB

LEGAL DESCRIPTION:

PARCEL I:
LOTS 46, 47, AND 51 IN JACOB B. SHAPIRO'S SUBDIVISION OF LOTS IN SQUARE 2701, AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 75 AT FOLIO 166; AND LOTS 36, 37, AND 38 IN JACOB B. SHAPIRO'S SUBDIVISION OF LOTS IN SQUARE 2701, AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 75 AT FOLIO 87.

NOTE: AT THE DATE HEREOF THE ABOVE DESCRIBED PROPERTY IS DESIGNATED FOR ASSESSMENT AND TAXATION PURPOSES AS LOT NUMBERED EIGHT-HUNDRED NINE (809) IN SQUARE NUMBERED TWENTY-SEVEN HUNDRED ONE (2701).

PARCEL II:
LOT NUMBERED 5 IN SQUARE NUMBERED 2923 IN SAUL'S ADDITION TO THE CITY OF WASHINGTON, AS PER PLAT RECORDED IN LIBER COUNTY 24 AT FOLIO 11 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

PARCEL III:
LOT NUMBERED 7 IN SQUARE NUMBERED 2701 IN MARY G. MACHEN'S SUBDIVISION OF PART OF A TRACT OF LAND KNOWN AS "INDOLENCE", AS PER PLAT RECORDED IN LIBER 55 AT FOLIO 179 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

PARCEL IV:
LOT NUMBERED 8 IN SQUARE NUMBERED 2701 IN MARY G. MACHEN'S SUBDIVISION OF PART OF A TRACT OF LAND KNOWN AS "INDOLENCE", AS PER PLAT RECORDED IN LIBER 55 AT FOLIO 179 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

JOB SPECIFIC SURVEYOR NOTES
THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK 75 AT PAGE 166 AMONG THE LAND RECORDS OF DISTRICT OF COLUMBIA

DATE SIGNED: 10/28/24 **FIELD WORK DATE:** 10/28/2024

REVISION DATE(S):
(REV.1 10/28/2024)

POINTS OF INTEREST:
NONE VISIBLE

GENERAL SURVEYORS NOTES:

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.

2. **This House Location Drawing, it is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.**

3. This House Location Drawing, it does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.

4. Unless otherwise noted, no title report was reviewed by the surveyor. Easements, restrictions, and/or right-of-way may exist that are not shown.

5. Underground facilities not shown, may exist.

6. This House Location Drawing does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.

7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Snider & Associates. Additional logos or references to third party firms are for informational purposes only.

8. Structures are measured at ground level +/-.

9. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.

10. Building measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

11. **This House Location Drawing, it is for informational purposes only. Per Maryland State code it may NOT be relied upon to determine boundaries and may NOT be used for building permits or construction.**

12. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.

13. Fences, as shown, were located by approximate methods.

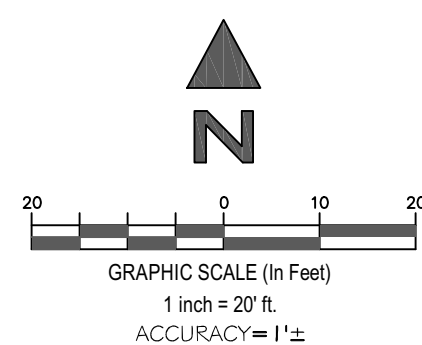
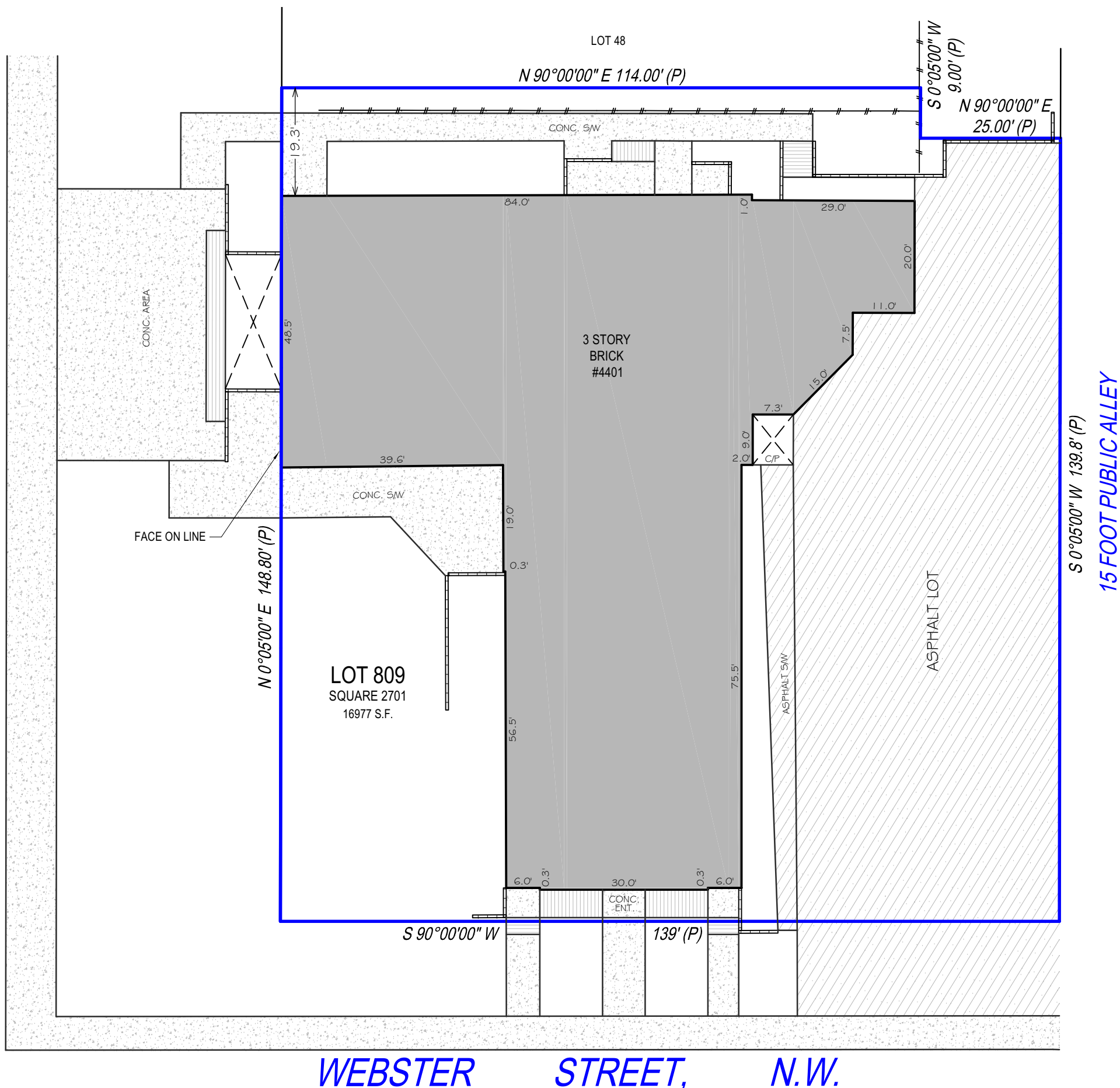
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED UPON THE RESULTS OF A CURRENT FIELD INSPECTION, AND PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA. LOCATION OF IMPROVEMENTS SHOWN IS BASED ON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION, WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN.

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SurveySTARS



SURVEYORS LEGEND:

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

ABBREVIATIONS	
(C)	Calculated
(D)	Deed
(F)	Field
(M)	Measured
(P)	Plat
(R)	Record
(S)	Survey
A/C	Air Conditioning
AE	Access Easement
ANE	Anchor Easement
ASBL	Accessory Setback Line
B/W	Bay/Box Window
BC	Block Corner
BFP	Backflow Preventer
BLDG	Building
BLK	Block
BM	Benchmark
BR	Bearing Reference
BRL	Building Restriction Line
BSMT	Basement
C	Curve
C/L	Center Line
C/P	Covered Porch
C/S	Concrete Slab
CATV	Cable TV Riser
CB	Concrete Block
Elevation	Elevation
Fire Hydrant	Fire Hydrant
Find or Set Monument	Find or Set Monument
Guywire or Anchor	Guywire or Anchor
Manhole	Manhole
Tree	Tree
Utility or Light Pole	Utility or Light Pole
Well	Well

CH	Chord Bearing
CHIM	Chimney
CLF	Chain Link Fence
CME	Canal Maintenance Easement
CO	Clean Out
CONC	Concrete
COR	Corner
CS/W	Concrete Sidewalk
CUE	Control Utility Easement
CVG	Concrete Valley Gutter
D/W	Driveway
DE	Drainage Easement
DF	Drain Field
DH	Drill Hole
DUE	Drainage & Utility Easement
ELEV	Elevation
EM	Electric Meter
ENCL	Enclosure
ENT	Entrance
EOP	Edge of Pavement
EOW	Edge of Water
ESMT	Easement
EUB	Electric Utility Box
F/DH	Found Drill Hole
FCM	Found Concrete Monument
FF	Finished Floor
FIP	Found Iron Pipe
FIPC	Found Iron Pipe & Cap
FIR	Found Iron Rod
FIRC	Found Iron Rod & Cap
FN	Found Nail
FN&D	Found Nail & Disc
FRSPK	Found Rail Road Spike
GAR	Garage
GM	Gas Meter
ID	Identification
IE/EE	Ingress/Egress Easement
ILL	Illegible

INST	Instrument
INT	Intersection
IRRE	Irrigation Easement
L	Length
LAE	Limited Access Easement
LBN	License No. (Business)
LBE	Limited Buffer Easement
LE	Landscape Easement
LME	Lake/Landscape Maintenance Easement
LS#	License No. (Surveyor)
MB	Map Book
ME	Maintenance Easement
MES	Mitered End Section
MF	Metal Fence
MH	Manhole
NR	Non-Radial
NVS	Not to Scale
NAVD88	North American Vertical Datum 1988
NGVD29	National Geodetic Vertical Datum 1929
OG	On Ground
ORB	Official Records Book
ORV	Official Record Volume
O/A	Overall
O/S	Offset
OFF	Outside Subject Property
OH	Overhang
OHL	Overhead Utility Lines

ON	Inside Subject Property
P/E	Pool Equipment
PB	Plat Book
PC	Point of Curvature
PCC	Point of Compound Curvature
PCP	Permanent Control Point
PI	Point of Intersection
PLS	Professional Land Surveyor
PLT	Planter
POB	Point of Beginning
POC	Point of Commencement
PRC	Point of Reverse Curvature
PRM	Permanent Reference Monument
PUE	Public Utility Easement
R	Radius or Radial
R/W	Right of Way
RES	Residential
RGE	Range
ROE	Roof Overhang Easement
RP	Radius Point
S/W	Sidewalk
SBL	Setback Line
SCL	Survey Closure Line
SCR	Screen
SEC	Section
SEP	Septic Tank
SEW	Sewer
SIRC	Set Iron Rod & Cap
SMWE	Storm Water Management Easement

SN&D	Set Nail and Disc
SQFT	Square Feet
STL	Survey Tie Line
STY	Story
SV	Sewer Valve
SWE	Sidewalk Easement
TBM	Temporary Bench Mark
TEL	Telephone Facilities
TOB	Top of Bank
TUE	Technological Utility Easement
TWP	Township
TX	Transformer
TYP	Typical
UE	Utility Easement
UG	Underground
UP	Utility Pole
UR	Utility Riser
VF	Vinyl Fence
W/C	Water Meter Corner
W/F	Water Filter
WF	Wood Fence
WM	Water Meter/Valve Box
WV	Water valve

FLOOD ZONE INFORMATION: