

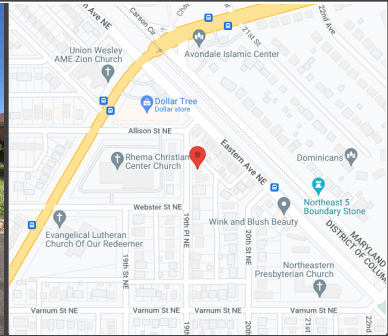


SAGE TITLE GROUP

THE WISE CHOICE

o: 301.565.8190
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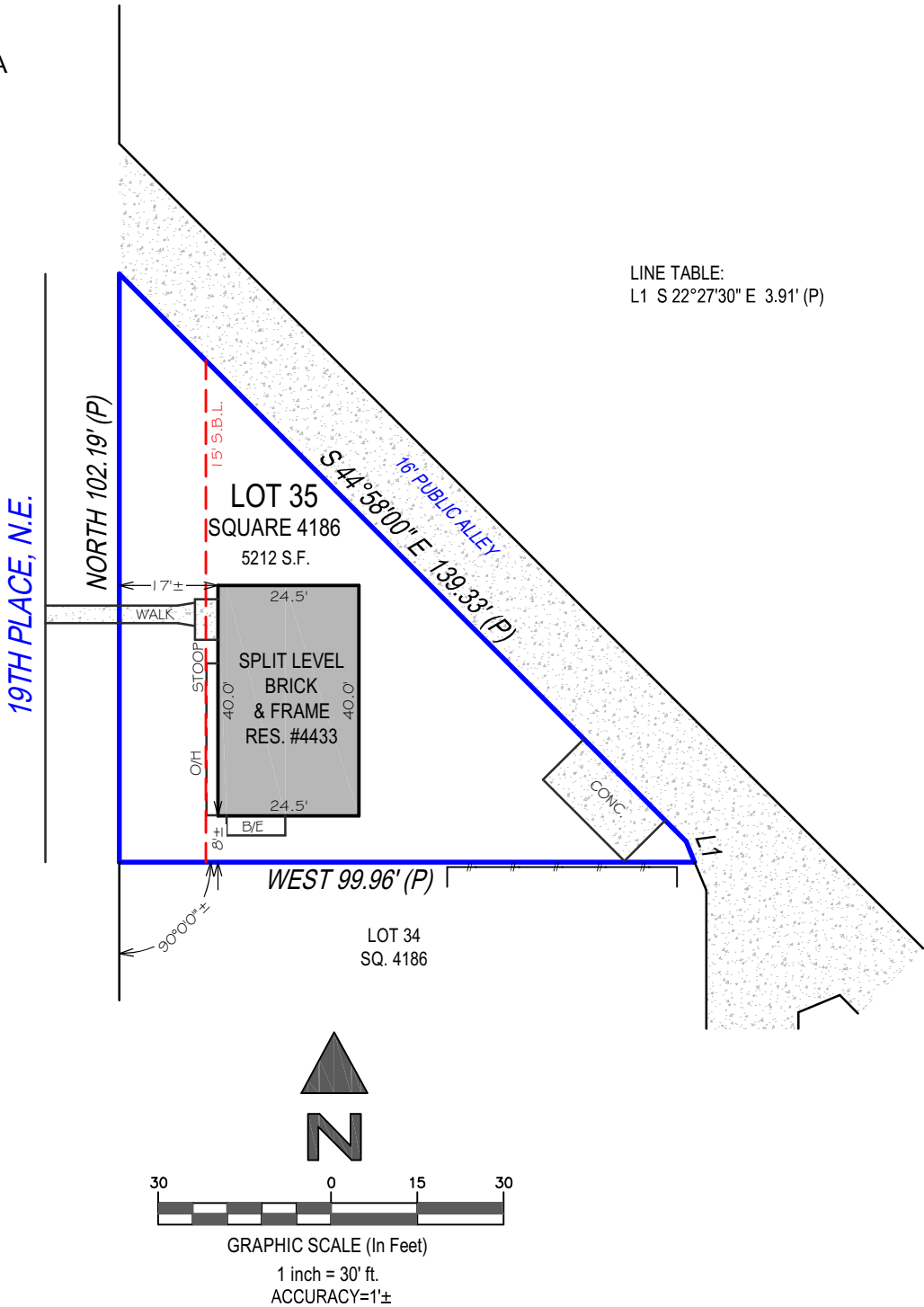
8737 Colesville Road, Suite 202 | SILVER SPRING, MD 20910



PROPERTY ADDRESS: 4433 19TH PLACE NE, WASHINGTON, DC 20018

SURVEY NUMBER: 2309.1955

2309.1955
LOCATION DRAWING
DISTRICT OF COLUMBIA



John E. Krobath
District of Columbia Professional Land Surveyor

SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
LB#21937
office: 443.819.3994
4424 Ventura Way, Apt L | Aberdeen, MD 2100

Negassa Rebu



C: 202-449-2595
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LONG & FOSTER
REAL ESTATE

Board of Zoning Adjustment

District of Columbia

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

DATE SIGNED: 09/15/23
FIELD WORK DATE: 9/14/2023
REVISION DATE(S): (REV.0 9/15/2023)

PROPERTY ADDRESS: 4433 19TH PLACE NE, WASHINGTON, DC 20018

SURVEY NUMBER: 2309.1955

JOB SPECIFIC SURVEYOR NOTES:

THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK 141 AT PAGE 108 AMONG THE LAND RECORDS OF DISTRICT OF COLUMBIA

LEGAL DESCRIPTION:

LOT 35, SQUARE 4186, SUBDIVISION MADE BY R.L.K. DEVELOPMENT CORPORATION, AS RECORDED IN LIBER 141 AT FOLIO 108 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

GENERAL SURVEYOR 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. If this is a 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. If this is a 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 survey 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 Exacta Surveyors. 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. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

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

12. If this is a 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.

SURVEYOR'S 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
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

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
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
FRRSPK - 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
LB# - 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
MHWL - Mean High Water Line
NR - Non-Radial
NTS - 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
OHWL - Ordinary High Water Line
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
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
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 - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:

MULUWORK M. KENEA; SAGE TITLE GROUP, LLC; TITLE RESOURCES GUARANTY COMPANY; PROSPERITY HOME MORTGAGE, LLC

DATE OF SURVEY: 09/15/23

BUYER: Muluwork M. Kenea

LENDER: PROSPERITY HOME MORTGAGE, LLC

TITLE COMPANY: SAGE TITLE GROUP, LLC

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: 376128SLVS

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:



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