

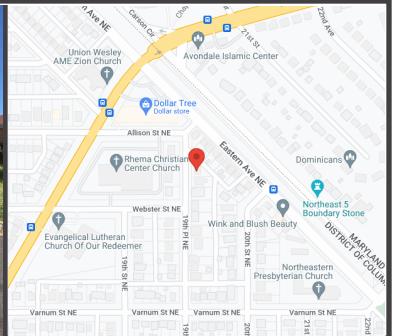


SAGE TITLE GROUP

THE WISE CHOICE

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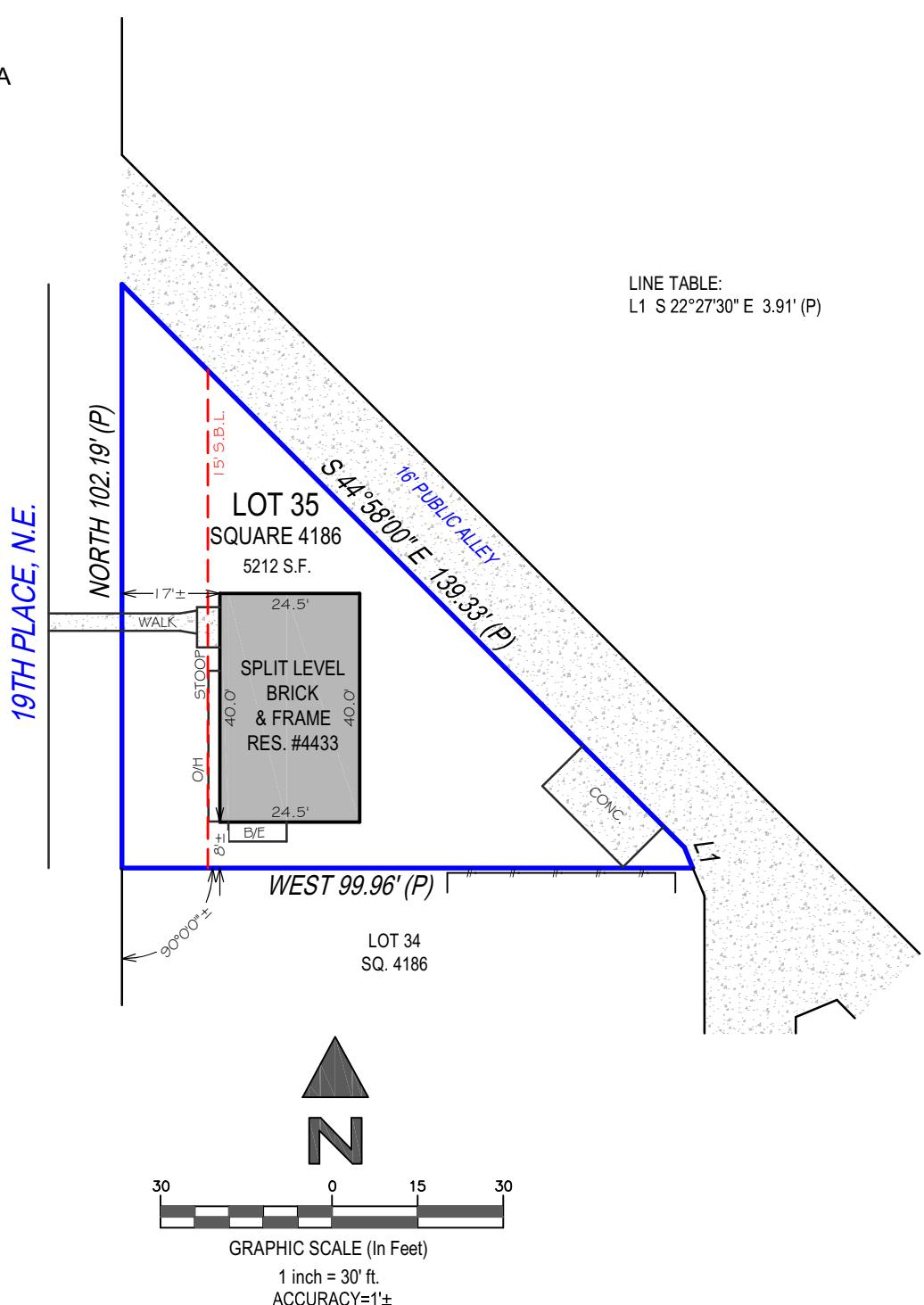
8737 Colesville Road, Suite 202 | SILVER SPRING, MD 20910



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

SURVEY NUMBER: 2309.1955

2309.1955
LOCATION DRAWING
DISTRICT OF COLUMBIA



John E. Krobath
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
LR#21937

LB#21357

Negassa Rebu



C: 202-449-2595
O: 301-388-2600
Negassa.Rebu@LongandFoster.com
<https://www.longandfoster.com>

LONG & FOSTER®

REAL ESTATE

DATE SIGNED: 08/15/23

DATE SIGNED: 09/15/23

REVISION DATE(S): (REV0 9/15/2023)

Board of Zoning Adjustment
District of Columbia
CASE NO. 19-027
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT NO. 13 PAGES

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		ABBREVIATIONS		SYMBOLS	
	Boundary Line		Elevation		Benchmark
	Center Line		Fire Hydrant		Center Line
	Chain Link or Wire Fence		Find or Set Monument		Central Angle or Delta
	Easement		Guywire or Anchor		Common Ownership
	Edge of Water		Manhole		Control Point
	Iron Fence		Tree		Catch Basin
	Overhead Lines		Utility or Light Pole		
	Structure		Well		
SURFACE TYPES					
	Asphalt				
	Brick or Tile				
	Concrete				
	Covered Area				
	Water				
	Wood				
SYMBOLS					
	Elevation		Fire Hydrant		Benchmark
	Concrete Slab		Find or Set Monument		Center Line
	Cable TV Riser		Guywire or Anchor		Central Angle or Delta
	Concrete Block		Manhole		Common Ownership
	Chord Bearing		Tree		Control Point
	Chimney		Utility or Light Pole		Catch Basin
	Chain Link Fence		Well		
	Canal Maintenance Easement				
	Easement				
	Iron Fence				
	Overhead Lines				
	Structure				
	Survey Tie Line				
	Vinyl Fence				
	Wall or Party Wall				
	Wood Fence				

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

FLOOD ZONE INFORMATION:



Exacta Land Surveyors, LLC

LB#21937

office: 443.819.3994

4424 Ventura Way, Apt L | Aberdeen, MD 2100

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