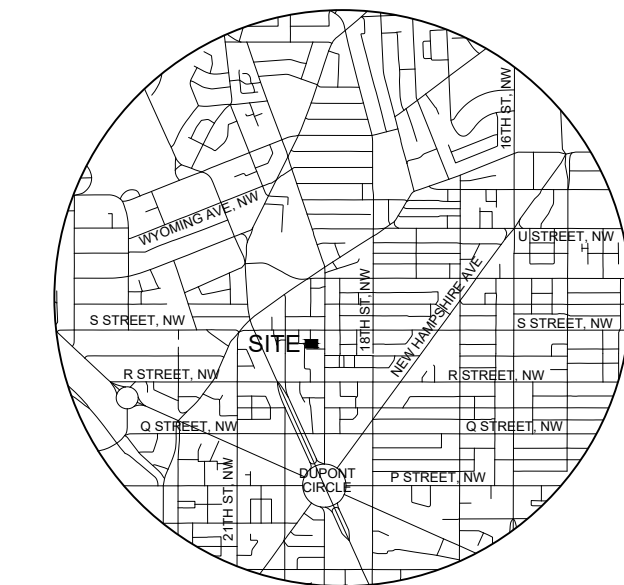
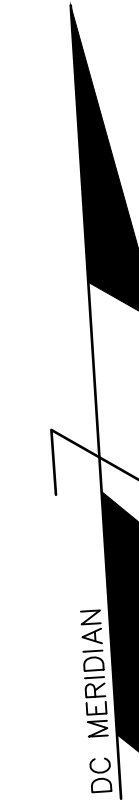
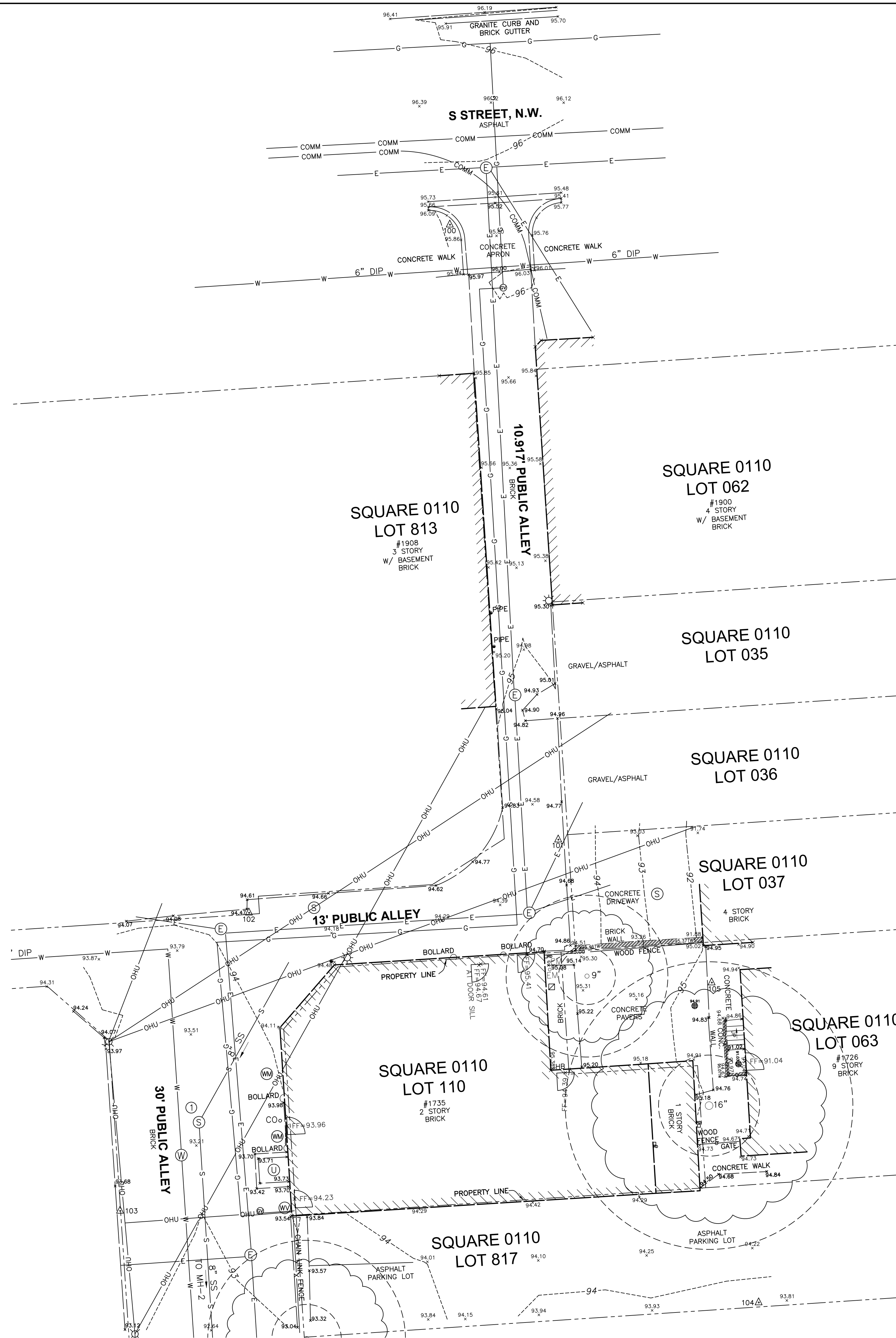


EXISTING CONDITIONS PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ////// BUILDING FACE
- ////// WALL
- x^{314.1} SPOT ELEVATION
- 90----- CONTOUR
- E----- ELECTRIC LINE PER RECORD
- (E) ELECTRIC MANHOLE
- EM ELECTRIC METER
- G----- GAS LINE PER RECORD
- o^{GM} GAS METER
- ⊗ GAS VALVE
- (W) WATER MANHOLE
- (MM) WATER METER
- (WV) WATER VALVE
- 12" SS SANITARY SEWER
- (S) COMBINED/SANITARY MANHOLE
- W 8" DIP UNDERGROUND WATER LINE PER RECORD
- COMM TELECOMMUNICATIONS LINE PER RECORD
- OHU OVERHEAD UTILITY
- 100 SURVEY TRAVERSE
- (T) TREE W/ CRZ & SRZ
- WOOD FENCE
- HANDRAIL
- CHAIN LINK FENCE
- DOOR
- ☀ LIGHT POLE/STREET LIGHT
- UTILITY POLE
- RD ROOF DRAIN
- HOSE BIBB
- BOLLARD
- OR STORM DRAIN
- CO CLEANOUT
- (U) UNKNOWN MANHOLE



VICINITY MAP
SCALE 1"=2000'

NOTES:

1. THE ADDRESS OF THE SURVEYED PROPERTY IS 1735 FRASER COURT NW WASHINGTON, DC 20009, OWNER: THE CONSORTIO REVOCABLE MANAGEMENT TRUST
2. THIS IS A TOPOGRAPHIC SURVEY, AND WAS ESTABLISHED BY A TOTAL STATION FIELD SURVEY PERFORMED IN FEBRUARY 17TH, 2025.
3. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE RECORDS OF THE ASSESSOR FOR THE DISTRICT OF COLUMBIA AS LOT 069 IN SQUARE 0110.
4. THE VERTICAL DATUM IS REFERENCED TO DC DATUM.
5. PROPERTY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD TO THE EXTENT 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.
6. 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.
7. CONTOUR INTERVAL IS ONE FOOT.
8. ALL MEASUREMENTS ARE IN DECIMAL FEET.
9. TITLE REPORT NOT FURNISHED, THUS EASEMENT AND OTHER TITLE RESTRICTIONS MAY NOT BE SHOWN HEREON.

TRAVERSE DATA:

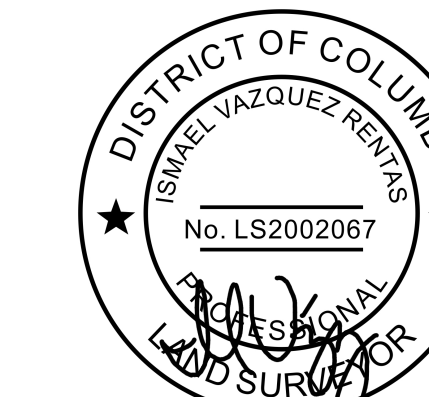
NO	NORTHING	EASTING	ELEV	DESCRIPTION
100	5000.0000	10000.0000	95.88	CROSS-CUT
101	4894.5310	10018.5970	94.66	CROSS-CUT
102	4881.9920	9965.5460	94.44	CROSS-CUT
103	4830.8610	9943.4400	93.62	CROSS-CUT
104	4815.1460	10052.9770	93.73	CROSS-CUT

SANITARY SEWER DATA:

- ① MANHOLE
TOP=93.26
INV IN=87.81
INV OUT=87.20
- ② MANHOLE
TOP=91.10
INV IN=85.41

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: 02/24/2025

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 069 IN SQUARE 0110
1735 FRASER COURT, NW
WASHINGTON, DC 20009

SCALE: 1"=10' JOB NO.: 2505121
DRAWN BY: IV DATE: 02-24-2025