

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 3, 2026

Plat for Building Permit of: SQUARE 2224 Lots 4, 823 & 826

Scale: 1 inch = 40 feet

Recorded in Book 177 Page 47 (LOT 4)
Book A & T Page 3795 - Y (LOT 823)
Book A & T Page 3795 - Z (LOT 826)

Receipt No. 26-03347 Drawn by: B.S.

Furnished to: DIANA HERNDON

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Vincent Costanzi
for Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;

2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and

3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;

3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;

4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and

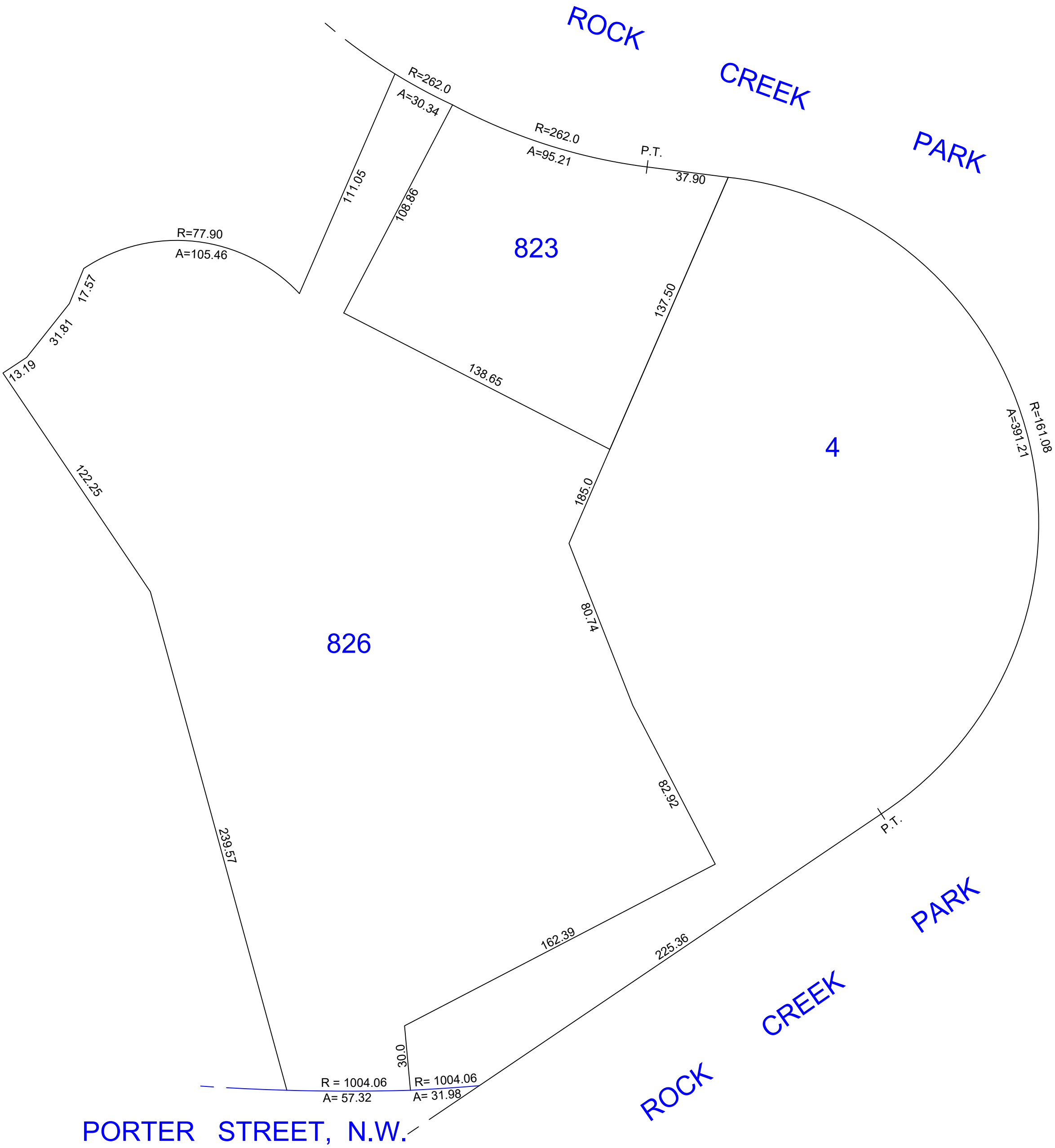
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

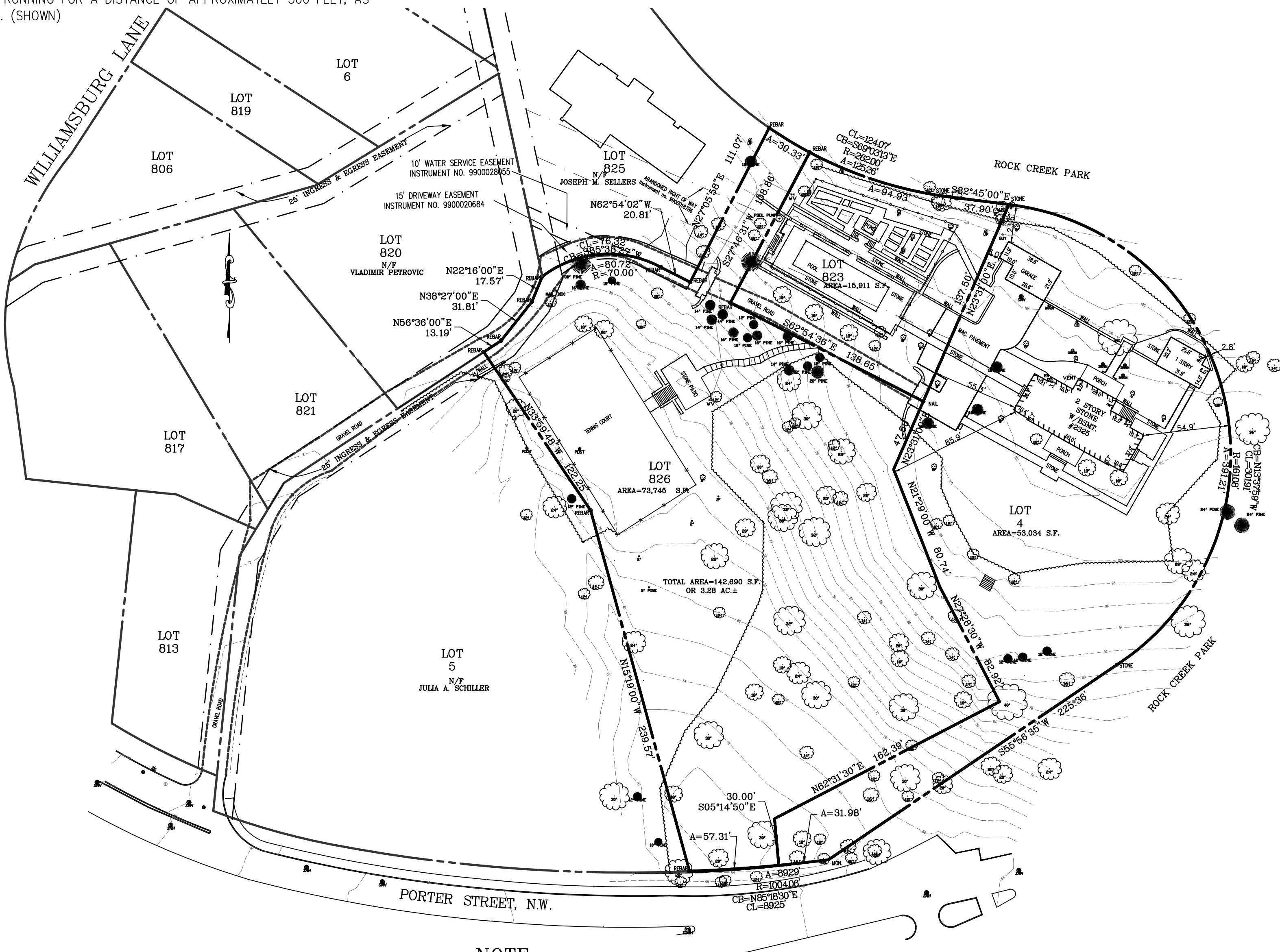


EXCEPTIONS FROM
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 65-25-15515, DATED APRIL 15, 2026
SCHEDULE B, SECTION 2

PURSUANT TO SCHEDULE B - PART II (EXCEPTIONS) OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 55-25-15515, DATED APRIL 15, 2026. THE PARCEL OF LAND SHOWN HEREON IS SUBJECT TO:

EXCEPTIONS # 1 - 6 ARE NOT SURVEYABLE

- SEWER PRIVILEGES GRANTED TO THE DISTRICT OF COLUMBIA, BY DEED RECORDED IN LIBER 3653 AT FOLIO 114. (N/A)
- MUTUAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED 03-05-1999 AS INSTRUMENT NO. 9900020684. (SHOWN)
- WATER SERVICE EASEMENT, ACCESS AND MAINTENANCE AGREEMENT RECORDED 04-01-1999 AS INSTRUMENT NO. 9900028055.(SHOWN)
- AGREEMENT BY AND BETWEEN THOMAS R. GIBIAN AND CHRISTINA G. GRADY, THEIR HEIRS, SUCCESSORS AND ASSIGNS AND JOSEPH M. SELLERS AND LAURIE B. DAVIS, THEIR HEIRS, SUCCESSOR AND ASSIGNS RECORDED 04-01-1999 AS INSTRUMENT NO. 9900028056.(APPLIES BLANKET AGREEMENT)
- DECLARATION OF COVENANTS RECORDED 09-27-1999 AS INSTRUMENT NO. 9900085104.(APPLIES BLANKET AGREEMENT)
- NOTES, CONDITIONS, AND/OR BUILDING RESTRICTION LINES AS PER PLAT RECORDED IN SUBDIVISION BOOK 86, PAGE 20.
- SUBJECT TO THE RIGHT OF WAY OVER THE EAST 12.5 FEET IN DEPTH BY THE WIDTH OF SAID PARCEL OF LAND AND ALSO OVER THE WEST 12.5 FEET IN DEPTH BY THE WIDTH OF SAID PARCEL OF LAND FOR A ROADWAY OR HIGHWAY FOR THE USE OF THE GRANTORS HEREIN AND ALSO FOR THE USE OF ANY PERSON WHO NOW ARE OR MAY HEREAFTER BECOME OWNERS OF ANY PART OF COLEMAN PARK, TOGETHER WITH ALL AND SINGULAR THE IMPROVEMENTS, WAYS, EASEMENTS, RIGHTS, PRIVILEGES AND APPURTENANCES TO THE SAME BELONGING OR IN ANYWISE APPERTAINING, AND ALL THE ESTATE, RIGHT, TITLE, INTEREST AND CLAIM, EITHER AT LAW OR IN EQUITY, OR OTHERWISE, HOWEVER, OF THE PARTIES OF THE FRIST PART AS TRUSTEES AS AFORESAID, OF, INTO, OR OUT OF THE SAID LAND AND PREMISES; AND TOGETHER ALSO WITH THE RIGHT OF WAY OVER AND UPON ALL THOSE CERTAIN STREETS OR ROADWAYS 25 FEET IN WIDTH IN AND THROUGH SAID COLEMAN PARK; ALL AS MENTIONED AND/OR DESCRIBED IN THAT CERTAIN DEED RECORDED MAY 27, 1907, IN LIBER 3082, FOLIO 71 . (APPLIES)
- SUBJECT TO THAT CERTAIN DECLARATION OF ABANDONMENT OF RIGHT-OF-WAY MENTIONING, DESCRIBING, AND DEPICTING THE ABANDONMENT OF ROCK CREEK PARK PLACE RUNNING FOR A DISTANCE OF APPROXIMATELY 300 FEET, AS RECORDED MARCH 1, 1999, AS INSTRUMENT NO. 9900018786. (SHOWN)



LEGEND

- WOODEN FENCE LINE
- CLEAN OUT
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CUT WIRE
- GAS METER
- SEWER MANHOLE
- WATER METER
- SIGN
- POST
- UTILITY POLE
- UNKNOWN MANHOLE
- FIRE HYDRANT
- UNDERGROUND SANITARY SEWER CONDUIT
- UNDERGROUND WATER CONDUIT
- UNDERGROUND ELECTRIC CONDUIT
- UNDERGROUND GAS CONDUIT
- MACADAM PAVEMENT
- CONC.

PARKING TABULATION

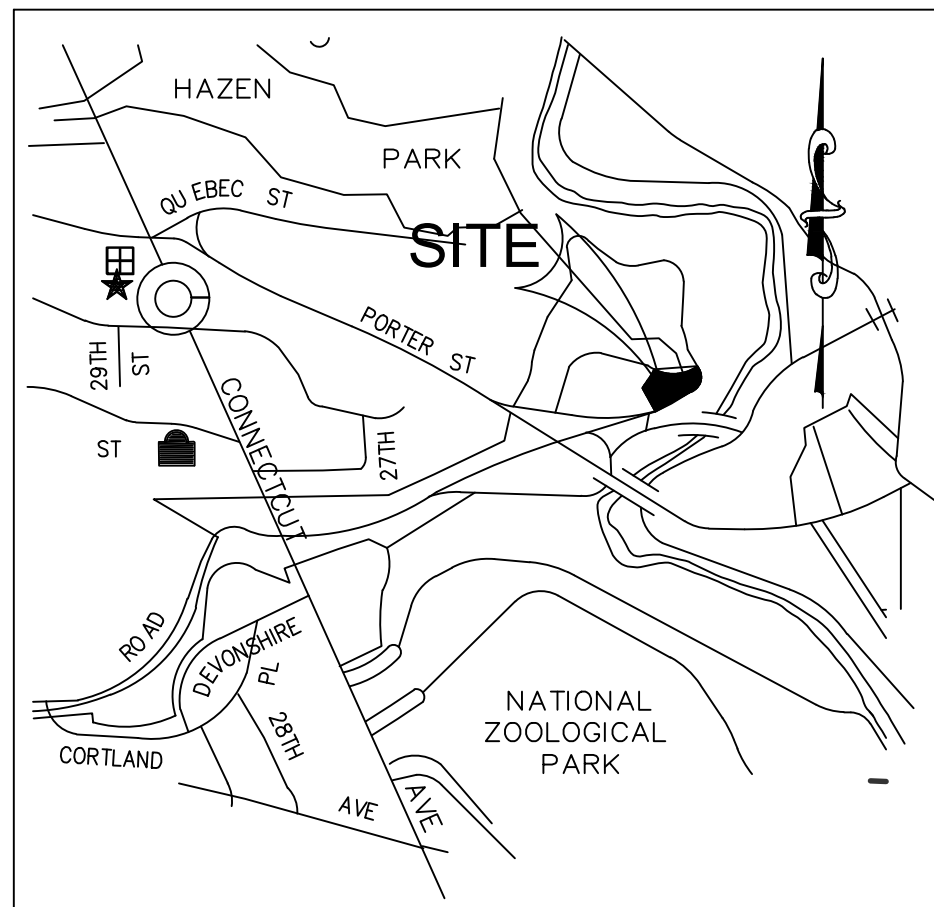
THERE ARE NO STRIPED PARKING IN THIS PROPERTY

NOTE:

- OTHER THAN SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- OTHER THAN SHOWN HEREON, THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY (PORTER STREET, NW).
- OTHER THAN SHOWN HEREON, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INSOFAR 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 CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WASHINGTON, DISTRICT OF COLUMBIA AND IS DESCRIBED AS FOLLOWS:

LOT 1:

LOT NUMBERED FOUR (4) IN SQUARE NUMBERED TWENTY-TWO HUNDRED TWENTY-FOUR (2224), IN A SUBDIVISION MADE BY GREYSTONE ASSOCIATES, AS PER PLAT RECORDED IN LIBER 177 AT FOLIO 147, AMONG THE RECORDS OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

NOTE: AT THE DATE HEREOF, ALL THE ABOVE-DESCRIBED LAND IS HEREBY DESIGNATED FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 4, IN SQUARE 2224.

BEING THE SAME PROPERTY WHICH WAS CONVEYED BY DEED FROM STEVEN L. MCLAIN AND BARBARA ZANGERL, UNTO THOMAS R. GIBIAN AND CHRISTINA G. GRAY, BY DEED DATED NOVEMBER 1, 1995 AND RECORDED NOVEMBER 2, 1995, AS INSTRUMENT NO. 9500066542.

LOT 2:

PART OF LOT 3 IN SQUARE 2224, AS PER PLAT RECORDED IN THE AFORESAID SURVEYOR'S OFFICE LIBER 177 AT FOLIO 147, ALSO FORMERLY KNOWN AS LOT "D", AS DESCRIBED MORE SPECIFICALLY IN ATTACHMENT A ATTACHED TO THAT DEED RECORDED AS INSTRUMENT NO. 9500066542, AND MADE PART HEREOF, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA;

BEGINNING FOR THE SAME AT A POINT ON THE 201.21 FOOT ARC LINE OF THE AFOREMENTIONED LOT, 3.105 FEET AS MEASURED ALONG SAID ARC LINE FROM THE NORTHWESTERLY END THEREOF AND RUNNING THENCE SOUTHEASTERLY AND EASTERLY WITH SAID ARC LINE AND WITH THE SOUTH 82 DEGREES, 45 MINUTES EAST, 37.90 FOOT LINE OF SAID LOT 3, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 96.21 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 262.00 FEET (CHORD BEARING AND DISTANCE); SOUTH 72 DEGREES 13 MINUTES 40 SECONDS EAST 95.67 FEET TO A POINT; AND THENCE:
- SOUTH 82 DEGREES 45 MINUTES 00 SECONDS EAST, 37.90 FEET TO A POINT, WHICH POINT IS AT THE BEGINNING OF A LINE OF DIVISION BETWEEN THE AFOREMENTIONED LOT 3 AND LOT 4 OF THE AFOREMENTIONED SQUARE 2224; AND RUNNING THENCE ALONG SAID LINE OF DIVISION:
- SOUTH 23 DEGREES 31 MINUTES 00 SECONDS WEST, 137.50 FEET TO A POINT; THENCE LEAVING SAID LINE OF DIVISION BETWEEN SAID LOTS 3 AND 4 AND RUNNING ACROSS LOT 3 THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- NORTH 62 DEGREES 54 MINUTES 02 SECONDS WEST, 138.65 FEET TO A POINT; AND THENCE
- NORTH 27 DEGREES 05 MINUTES 58 SECONDS EAST, 108.86 FEET TO THE POINT OF BEGINNING, CONTAINING 15,979 SQUARE FEET OR 0.3668 ACRE OF LAND, MORE OR LESS.

NOTE: AT THE DATE HEREOF, ALL THE ABOVE-DESCRIBED LAND IS HEREBY DESIGNATED FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 823, IN SQUARE 2224, AND AS IS SHOWN ON A&T PLAT #3795-Y IN THE OFFICE OF SURVEYOR OF THE DISTRICT OF COLUMBIA.

BEING THE SAME PROPERTY WHICH WAS CONVEYED BY DEED FROM STEVEN L. MCLAIN AND BARBARA ZANGERL, UNTO THOMAS R. GIBIAN AND CHRISTINA G. GRAY, BY DEED DATED NOVEMBER 1, 1995 AND RECORDED NOVEMBER 2, 1995, AS INSTRUMENT NO. 9500066542.

AND LOT 3:

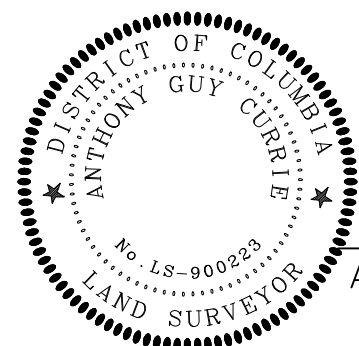
BEING A PART OF LOT 3 IN SQUARE 2224 AS PER THE AFORESAID PLAT RECORDED IN THE AFORESAID SURVEYOR'S OFFICE IN LIBER 177 AT FOLIO 147; SAVING AND EXCEPTING THAT PIECE OR PARCEL OF LAND, BEING PART OF THE AFORESAID LOT 3, ALSO FORMERLY KNOWN AS LOT "D", AS DESCRIBED MORE SPECIFICALLY IN ATTACHMENT "A" IN DEED RECORDED NOVEMBER 2, 1995, AS INSTRUMENT NO. 9500066541, AND MADE PART HEREOF, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA; AND SAVING AND EXCEPTING THAT PIECE OR PARCEL OF LAND, BEING A PART OF LOT 3, AS DESCRIBED MORE SPECIFICALLY IN "EXHIBIT A" IN DEED RECORDED MARCH 1, 1999 AS INSTRUMENT NO. 9900018788, AND MADE PART HEREOF, AMONG THE AFORESAID LAND RECORDS.

NOTE: AT THE DATE HEREOF, ALL THE ABOVE-DESCRIBED LAND IS HEREBY DESIGNATED FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 826, IN SQUARE 2224, AND AS IS SHOWN ON A&T PLAT #3795-Z IN THE OFFICE OF SURVEYOR OF THE DISTRICT OF COLUMBIA. BEING THE SAME PROPERTY WHICH WAS CONVEYED BY DEED FROM CHRISTINA G. GRADY AND THOMAS R. GIBIAN, UNTO CHRISTINA G. GRADY AND THOMAS R. GIBIAN, BY DEED DATED NOVEMBER 1, 1995, AND RECORDED NOVEMBER 2, 1995, AS INSTRUMENT NO. 9500066541.

SURVEYOR'S CERTIFICATE

- TO (1) GREYSTONE HOLDINGS LLC,
(2) OLD DOMINION NATIONAL BANK, ISAOA ATIMA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
(3) DISTRICT TITLE, ITS SUCCESSORS AND/OR ASSIGNS
(4) FIDELITY NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7(B)(1), 7(C), 8, 9, 10, 11A, 12, 13, 14, 16, 17, 18, 19 AND 20(A). OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 18TH, 2026.



ANTHONY G. CURRIE, LS
DC LIC. NO. 900223

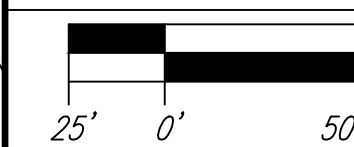
Dated: 6/9/2026

ALTA / NSPS LAND TITLE SURVEY FOR:

PLANS PREPARED BY:
KRIS CONSULTANTS, LLC
301 PIPING ROCK DRIVE, SILVER SPRING, MD. 20905.
TEL: (301) 648-2649 FAX: (301) 439-6636
EMAIL: KRISCONSULTANT@VERIZON.NET

REVISIONS

GRAPHIC SCALE 1"=50'



DATE: 5/18/2026
JOB NUMBER: 26879
FILE NUMBER: 2325 PORTER
PLOTTED: 6/8/2026
DRAWN BY: K.S.

ALTA/NSPS
LAND TITLE
SURVEY

SHEET
1
of 1