

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., May 19, 2026

Plat for Building Permit of :

SQUARE 66 LOT 807

Scale: 1 inch = 20 feet

Recorded in Book A & T Tracing Page 66

Receipt No. 26-03152

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: \_\_\_\_\_

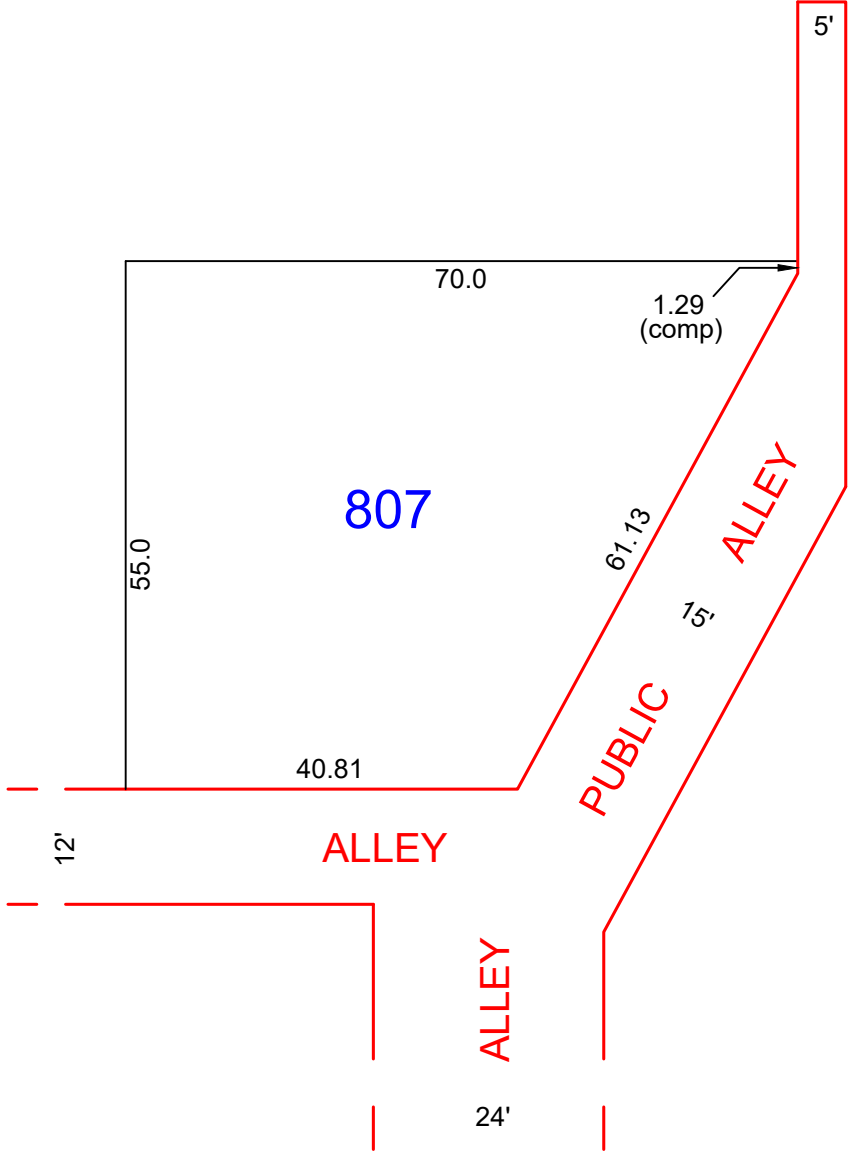
Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_

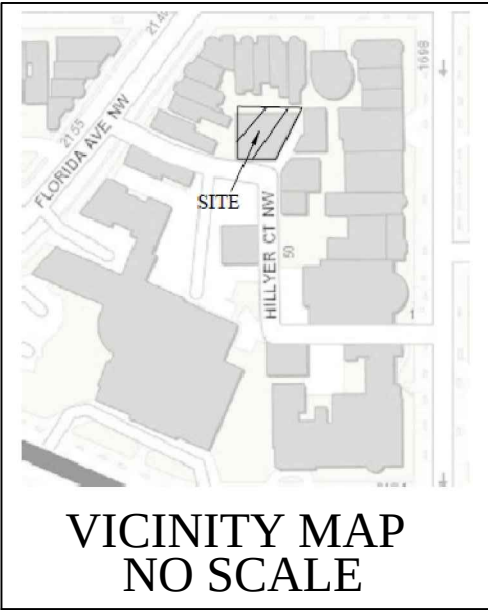
If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.



SCALE: 1:20

SQUARE 66





NOTE: 1. This plat is intended for real property title purposes only.

2. Measured boundary shown subject to modification by the D.C. Surveyor's Office and/or private land surveyors, registered to practice in the District of Columbia, performing wall tests and/or surveys on behalf of the D.C. Surveyor.

3. See Chicago Title Insurance Company Commitment for Title Insurance No. 202600692DC Revision 1, Commitment Date: May 1, 2026, for a listing of instruments recorded in the Land Records of the District of Columbia (L.R.D.C.) affecting Lot 807, Square 66.

4. See Liber 11126, folio 356, recorded October 15, 1958, L.R.D.C., for Deed calling out a perpetual right of way for alley purposes burdening the north 5' of Lot 807, Square 66. The north face of premises 9 Hillyer Court, NW, is 4.6' south of the north line of Lot 807, Square 66.

5. See Instrument No. 21119, recorded June 18, 1984, L.R.D.C., for Deed of Easement burdening the eastmost 6" of adjacent former Lot 805 (shown hereon as Former Lot 81) for the benefit of Lot 807, Square 66.

6. See Instrument No. 21127, recorded June 18, 1984, L.R.D.C., for Deed of Easement burdening the eastmost 6" of adjacent former Lot 828, Square 66, for the benefit of Lot 807, Square 66.

7. Lot 807, Square 66, premises 9 Hillyer Court, N.W., lies within an area having a Zone Designation "Other Areas - Zone X" (shown as "Area of Minimal Flood Hazard") by the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map No. 110001001 6C, Effective: September 27, 2010, and further Revised to Reflect LOMR Effective: March 4, 2015.

8. Per the letter, dated June 1, 2026, prepared by Kathleen Beeton, D.C. Zoning Administrator, Lot 807, Square 66, premises 9 Hillyer Court, NW is zoned RA-2/DC.

9. Approximate area of building footprint = 2,689 square feet.

10. On May 22, 2026, the roof elevation of 9 Hillyer Court, N.W., measured on waterproofing at the northeast corner of the building, was 124.5 feet above an assumed datum plane (ADP). On that date, the elevation at grade near the northeast corner of the building was 100 feet, ADP. A calculation of the difference in elevation between some of these features is as follows; Roof Elevation (124.5) Minus Elevation at Grade (100) = Difference in Elevation (24.5).

11. Ownership of adjacent property per the records of the D.C. Office of Tax and Revenue, as to the correctness and/or completeness of which there is no certification, on May 28, 2026: Lot 56 = Brandon Webster Trustee; Lot 57 = GME BD 2110 R LLC, Lot 58 = Goldman, Michael; Lot 59= Gaetan, Victor; Lot 69 = Hayes, Selina J; Former Lot 81 (now a condominium) = Hammar, Karin et alia; Former Lot 828 (now a condominium) = Ellefson, Tyler et alia.

12. This plat has been prepared by Bernard F. Locraft Civil Engineers located at 1249 Congress Court, N.W., Washington, D.C. 20007-3408. The phone number is (202) 337-4040 and an email address is berloce@gmail.com.

13. Lot 807, Square 66, premises 9 Hillyer Court, NW, Washington, D.C., has indirect access to Florida Avenue, NW, a public way, via a 20' public alley in Square 66. Lot 807, Square 66, premises 9 Hillyer Court, NW, Washington, D.C., has indirect access to 21st Street, NW, a public way, via a 24' public alley and an alley easement in Square 66.

14. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

15. This office has no knowledge of proposed changes in adjacent street or alley right of way lines. There was no evidence of recent alley construction or repairs observed in the process of conducting the fieldwork.

16. List of visible encroachments: West face of building projects 0.2' west of west property line; South face of building, signs, mail box, concrete bumper, speaker and security camera project into adjacent 20' public alley; Southwest face of building, gas apparatus, security camera, electric box, light, vents and down spout project into adjacent 15' public alley; North face of building projects into perpetual right of way for alley purposes burdening Lot 807, Square 66.

17. Lots 60 & 61, Square 66, which comprise Lot 807, Square 66, have no gaps, gores and/or overlaps of land along their common boundary.

18. Legend of Abbreviations: N = North; S = South; W = West; E = East or Electric; S.E. = Southeasterly; S.F. = South Face; N.F. = North Face; Conc. = Concrete; Lt. = Light; Sq. Ft. = Square Feet; D.C.S.O. = District of Columbia Surveyor's Office; EMH = Electric Manhole; SMH = Sewer Manhole; ADP = Assumed Datum Plane; Sec. Cam. = Security Camera; D.S. = Down Spout; R = Riser (Stair); C.O. = Clean Out; W.M. = Water Meter; D.C.S.O. = District of Columbia Surveyor's Office; Ent. = Entrance; Bldg. = Building; St. Lt. = Street Light; L.R.D.C. = Land Records of the District of Columbia; Inst. = Instrument; # = Number; rec. = recorded

19. Deed Description - Premises Surveyed

Parcel 1: Lots 60 and 61 in Square 66 in McLanahan's subdivision as per plat recorded among the Records of the Office of the Surveyor for the District of Columbia in Liber 18 at Folio 89.

Parcel 2: Together with that certain easement set forth in the Deed of Easement recorded on June 18, 1984 as Instrument No. 21119.

Parcel 3: Together with that certain easement set forth in the Deed of Easement recorded on June 18, 1984 as Instrument No. 21127.

Note: As of the date hereof the above-described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 0807 in Square 0066.

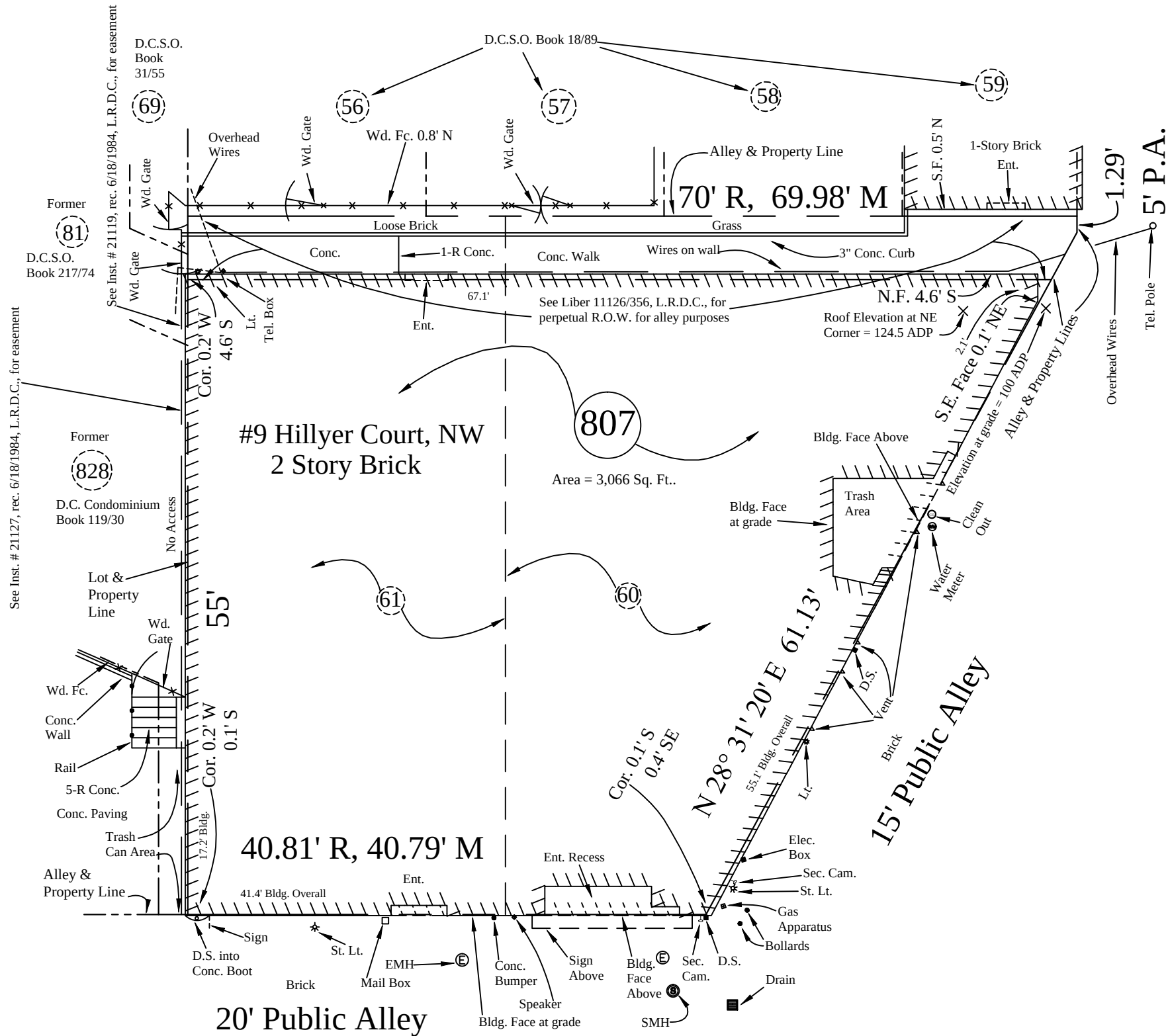
### SURVEYOR'S CERTIFICATE

To Cosmos Club and Chicago Title Insurance Company:

This is to certify that this plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4 (as to the land area of Lot 807, Square 66, only), 6(a) (per the letter, dated June 1, 2026, prepared by Kathleen Beeton, D.C. Zoning Administrator), 7(a), 7(b)(1), 7(c), 8, 9 (there is no parking at this site), 13, 14 (the northwest corner of Lot 807, Square 66 lies 70' from the south line of R Street, N.W., a public way, at a point which is 27.25' from the intersection of said south line of R Street, NW and the southeast line of Florida Avenue, N.W., a public way), 16, 17, 19 (as to a policy of professional liability insurance with a \$1,000,000 limit of coverage, only) and 20 of Table A thereof. The fieldwork was completed on May 29, 2026.

Date of Plat: June \_\_\_, 2026.

Michael P. McKenna, Land Surveyor, D.C. License No. LS904721



DRAFT 6/12/26

ALTA/NSPS LAND TITLE SURVEY  
LOT 807 SQUARE 66  
9 HILLYER COURT, NW, WASHINGTON, D.C.  
COSMOS CLUB  
SCALE: 1" = 10' JUNE \_\_\_, 2026  
BERNARD F. LOCRAFT CIVIL ENGINEERS  
WASHINGTON, D.C.