

AREA TABULATION

LOTS 1 THROUGH 78	77,257 SF.	OR	1.77357 ACRES
LOT 79	164,368 SF.	OR	3.77337 ACRES
TOTAL AREA	241,625 SF.	OR	5.54695 ACRES



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 26, 2016

Plat for Building Permit of SQUARE 3648 LOT 915

Scale: 1 inch = 80 feet Recorded in Book A & T Page 3850 - X

Receipt No.:

Furnished To:

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted, that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Surveyor, D.C.

By:

Date: 9-26-2016



(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



Board of Zoning Adjustment
District of Columbia
CASE NO.19377
EXHIBIT NO.8



**DESCRIPTION OF PART OF
LOT 915
SQUARE 3648
WASHINGTON, D.C.**

Being part of Lot 915 in Square 3648, said Lot 915 also being a portion of the theoretical sites as shown on a Plat of Computation as recorded in Survey Book 204 at Page 209 among the records of the Office of the Surveyor of the District of Columbia, and being more particularly described as follows:

Beginning for the same at a point marking the northerly corner of Lot 24 in Square 3639, as recorded in Subdivision Book 109 at Page 135 among the aforesaid records, said point also marking the southerly end of the Due North, 753.51 foot line as shown on the aforesaid Plat of Computation, said point also lying on the easterly line of 4th Street, N.E. (85 feet wide); thence running with a portion of said easterly line of 4th Street, N.E. and also running with a portion of the outline of said Plat of Computation

- 1.) Due North, 753.51 feet (record) to a point marking the northwesterly corner of the aforesaid Lot 915 in Square 3648; thence leaving the aforesaid easterly line of 4th Street, N.E. and running with a portion of the outline of the aforesaid Plat of Computation
- 2.) North 64° 23' 55" East, 255.28 feet (record) to a point marking the northerly corner of the aforesaid Lot 915 in Square 3648; thence leaving the outline of the aforesaid Plat of Computation and running with the common line of said Lot 915 in Square 3648, the following six (6) courses and distances
- 3.) South 25° 36' 05" East, 143.88 feet (record) to a point; thence
- 4.) 61.22 feet (record) along the arc of a non-tangent curve to the left having a radius of 60.50 feet (record) and a chord bearing and distance of South 08° 07' 57" West, 58.64 feet (record) to a point; thence
- 5.) South 25° 20' 49" East, 79.08 feet (record) to a point; thence
- 6.) 32.80 feet (record) along the arc of a tangent curve to the left having a radius of 60.00 feet (record) and a chord bearing and distance of South 40° 51' 48" East, 32.39 feet (record) to a point; thence
- 7.) North 33° 28' 39" East, 23.83 feet (record) to a point; thence
- 8.) 21.26 feet (record) along the arc of a non-tangent curve to the left having a radius of 35.00 feet (record) and a chord bearing and distance of South 69° 26' 54" East, 20.94 feet (record) to a point; thence running so as to cross and include a portion of said Lot 915, the following seven (7) courses and distances
- 9.) South 38° 35' 07" West, 89.66 feet (record) to a point; thence

- 10.) South 30° 19' 34" West, 41.81 feet (record) to a point; thence
- 11.) 71.19 feet (record) along the arc of a non-tangent curve to the left having a radius of 94.38 feet (record) and a chord bearing and distance of South 09° 57' 02" West, 69.52 feet (record) to a point; thence
- 12.) South 22° 42' 43" East, 205.41 feet (record) to a point; thence
- 13.) South 57° 31' 23" East, 44.44 feet (record) to a point; thence
- 14.) South 35° 36' 20" East, 16.16 feet (record) to a point; thence
- 15.) South 00° 03' 11" West, 58.26 feet (record) to a point marking the outline of said Lot 915; thence running with the outline of said Lot 915, the following six (6) courses and distances
- 16.) North 89° 57' 43" West, 71.06 feet (record) to a point; thence
- 17.) 106.52 feet (record) along the arc of a tangent curve to the left having a radius of 80.00 feet (record) and a chord bearing and distance of South 51° 53' 40" West, 98.82 feet (record) to a point; thence
- 18.) North 89° 57' 43" West, 117.26 feet (record) to a point; thence
- 19.) South 73° 58' 44" West, 78.13 feet (record) to a point; thence
- 20.) South 06° 17' 59" West, 120.51 feet (record) to a point; thence
- 21.) North 38° 21' 00" West, 88.00 feet (record) to the point of beginning containing 241,625 square feet or 5.54695 acres of land.

Saving and exception a portion of said tract of land as follows:

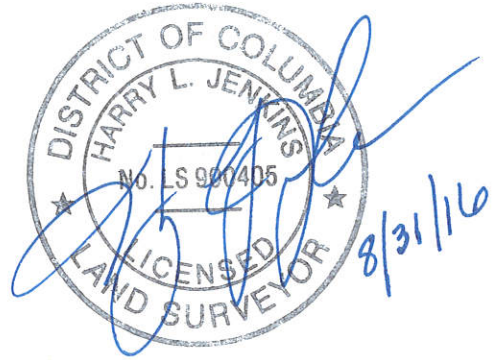
Beginning for the same at a point being a bearing and distance of North 28° 43' 25" East, 319.42 feet from the beginning of the first (1st) or Due North, 753.51 foot (record) line described above; thence running so as to cross and include a portion of said property the following six (6) courses and distances

- 1.) North 64° 26' 00" East, 138.58 feet (record) to a point; thence
- 2.) South 22° 25' 09" East, 161.41 feet (record) to a point; thence
- 3.) 14.41 feet (record) along the arc of a non-tangent curve to the right having a radius of 25.69 feet (record) and a chord bearing and distance of South 48° 20' 07" West, 14.23 feet (record) to a point; thence
- 4.) South 63° 13' 11" West, 80.46 feet (record) to a point; thence
- 5.) 35.64 feet (record) along the arc of a non-tangent curve to the right having a radius of 682.19 feet (record) and a chord bearing and distance of South 66° 37' 29" West, 35.64 feet (record) to a point; thence



- 6.) North 25° 34' 00" West, 165.45 feet (record) to the point of beginning, containing 22,225 square feet or 0.51022 acres of land.

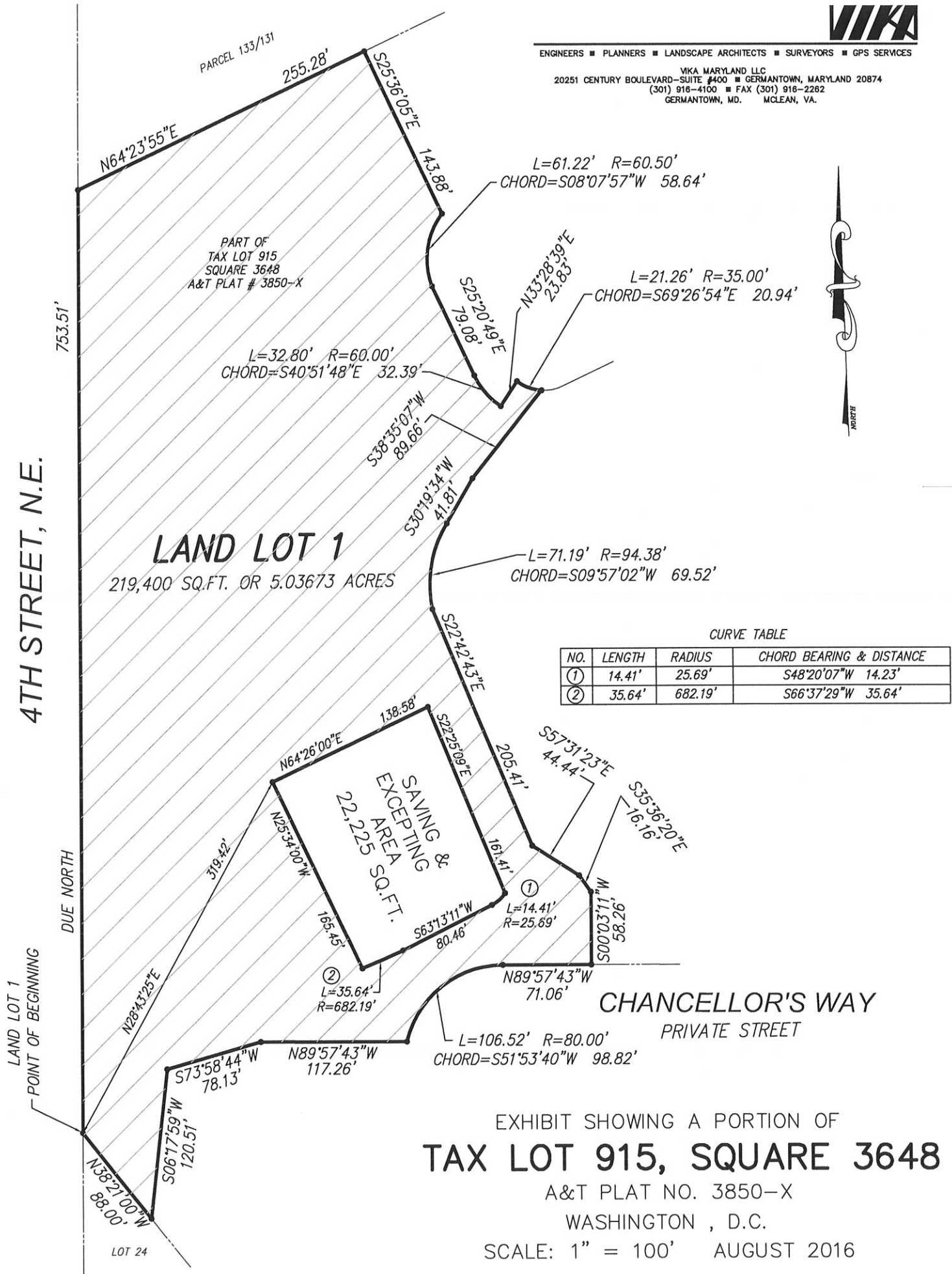
The total area described in the description is 219,400 square feet or 5.03673 acres of land.





ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VKA MARYLAND LLC
20251 CENTURY BOULEVARD-SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.



LAND LOT 1

219,400 SQ.FT. OR 5.03673 ACRES

SAVING &
EXCEPTING
AREA
22,225
SQ.FT.

CHANCELLOR'S WAY
PRIVATE STREET

CURVE TABLE

NO.	LENGTH	RADIUS	CHORD BEARING & DISTANCE
①	14.41'	25.69'	S48°20'07"W 14.23'
②	35.64'	682.19'	S66°37'29"W 35.64'

EXHIBIT SHOWING A PORTION OF TAX LOT 915, SQUARE 3648

A&T PLAT NO. 3850-X
WASHINGTON, D.C.

SCALE: 1" = 100' AUGUST 2016