



PROPERTY LINE EXHIBIT

BOHLER DC
11/16/17

Board of Zoning Adjustment
District of Columbia
CASE NO 9745
EXHIBIT NO 3

1" = 60'

**Description of Proposed Lot B
Out of Parcel 125/30 and South Dakota Avenue, NE, Public Street**

Being a portion of Parcel 125/30 as shown on Assessment and Taxation (A&T) Plat 3225-I and a portion of the public right-of-way of South Dakota Avenue, NE more particularly described as follows:

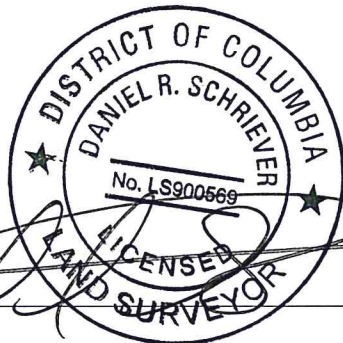
Commencing at the southerly corner of Square 3760, said point also being the intersection of the north line of South Dakota Avenue, N.E. (120' wide) and the west line of Kennedy Street, NE (60' wide); thence from said corner of Square 3760 and along the existing northerly right-of-way line of South Dakota Avenue, NE and binding on the outline of Square 3760 the following two (2) courses and distances, as now surveyed:

N 45°28'05" W 15.19 feet to a point of a curve to the right; thence

261.21 feet along the arc of a curve to the right having a radius of **1046.09 feet** and a chord that bears **N 38°21'32" W** for **260.53 feet** through a central angle of **14°18'25"** to a point at the southerly corner of Lot 22, Square 3760, and being the **Point of Beginning** of Proposed Lot B; thence from said point of beginning and through the existing public right-of-way of South Dakota Avenue, NE the following six (6) courses and distances:

1. **S 43°38'33" W 36.25 feet**; thence
2. **N 44°59'04" W 480.42 feet** to a point of a curve to the right; thence
3. **30.68 feet** along the arc of a curve to the right having a radius of **25.00 feet** and a chord that bears **N 09°49'37" W** for **28.79 feet** through a central angle of **70°18'55"** to a point; thence
4. **N 25°19'51" E 328.94 feet** to a point of a curve to the right; thence
5. **150.21 feet** along the arc of a curve to the right having a radius of **4447.00 feet** and a chord that bears **N 26°17'54" E** for **150.20 feet** through a central angle of **01°56'07"** to a point; thence
6. **S 62°44'02" E 37.36 feet** to a point on the northerly right-of-way line of South Dakota Ave, NE, and the outline of Square 3760; said point also being the northerly corner of Lot 22, Square 3760; thence along the outline of Square 3760 and the outline of Lot 22
7. **786.08 feet** along the arc of a curve to the left having a radius of **1046.09 feet** and a chord that bears **S 09°40'41" E** for **767.72 feet** through a central angle of **43°03'17"** to the **Point of Beginning**.

Proposed Lot B containing a computed area of **102,777 square feet** or **2.3594 acres** of land.



2-8-18