

GENERAL NOTES

1. THE PROPERTY SHOWN IS IDENTIFIED AS LOT 23 IN SQUARE 180 IN THE DISTRICT OF COLUMBIA.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF: **SEASLY, J. COLLINS, 2541 SEASLY A. COLLINS**. LIBER 1730 AT FOLIO 42, LIBER 1800 AT FOLIO 576, LIBER 1829 AT FOLIO 624, AVOIDING THE LAND RECORDS OF THE DISTRICT OF COLUMBIA. **WILLIAM A. JENNAN**. LIBER 1800 AT FOLIO 576, LIBER 1829 AT FOLIO 624, AVOIDING THE LAND RECORDS OF THE DISTRICT OF COLUMBIA. **THE COLLINS FAMILY LIMITED PARTNERSHIP INSTRUMENT #200007747**, AVOIDING THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.
3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO DISTRICT OF COLUMBIA SURVEYORS OFFICE (DCSO) NORTH PER PLAT RECORDED IN SURVEY BOOK 102 AT FOLIO 149, IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
4. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THESE PROPERTIES HAVE BEEN MADE FOR POSSIBLE CEMETERIES.
5. THE PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM ON MARCH 24, 2017.
6. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR CONVENTIONAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
7. NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
8. ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING. OVERALL SQUARE FOOTAGE HAS BEEN DETERMINED BY EXTERIOR DIMENSIONS AT GROUND LEVEL.
9. AS TO TABLE A ITEM M OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTIMANPS SURVEYS, ALL OFFSITE EASEMENTS OR SERVICES IDENTIFYING THE SURVEYED PROPERTY THAT WERE DISCLOSED IN THE RECORD DOCUMENTS ASSOCIATED WITH THE TITLE REPORT HAVE BEEN SHOWN HEREON.
10. AS TO TABLE A ITEM 20 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTIMANPS SURVEYS, THE PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR TO BE IN EFFECT THROUGH THE CONTRACT TERM, CERTIFICATE OF AVAILANCE TO BE FURNISHED UPON REQUEST.

DC 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 IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONSERVATION FOR THIS PROPERTY. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK". THE PROPERTY LINES REFLECTED ON THIS SURVEY ARE NOT TO BE USED FOR ANY CONSTRUCTION WITHOUT PROPERLY A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.

NOTES CORRESPONDING TO SCHEDULE B-SECTION 2

THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN THE EXCEPTIONS SECTION OF THE TITLE EXAMINATION FURNISHED BY METRO ABSTRACTS, FILE NO. 19468647, EFFECTIVE DATE OF MARCH 28, 2017 AT 4:59 P.M., WAS REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN EXHIBIT A OF SAID COVEYMENT:

NO SURVEY RELATED EXCEPTIONS.

RECORD DESCRIPTION

LOT 23 IN SQUARE 180 IN A SUBDIVISION MADE BY JOHN B. THURTON, TRUSTEE, AS PER PLAT RECORDED IN LIBER R.M. AT FOLIO 3 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

SURVEYOR'S CERTIFICATION

TO: UNITED BANK, SS&LP MANASSAS LLC, COMMONWEALTH LAND TITLE INSURANCE COMPANY, LP TITLE, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTIMANPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ACCEPTED BY ALTA AND MSA, AND INCLUDES ITEMS 2, 3, 4, 4(b), 7(a), 7(b)(1), 7(b)(2), 8, 9, 10, 11, 14 AND 20, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 4, 2017.

Christopher C. Feltmore
 CHRISTOPHER C. FELTMORE/LIS
 LICENSED LAND SURVEYOR NO. 10787
 DISTRICT OF COLUMBIA



ZONING INFORMATION

THE SUBJECT PROPERTY IS CURRENTLY ZONED U-10-B, EXCEPT CIRCLE HAVED ONE BONE

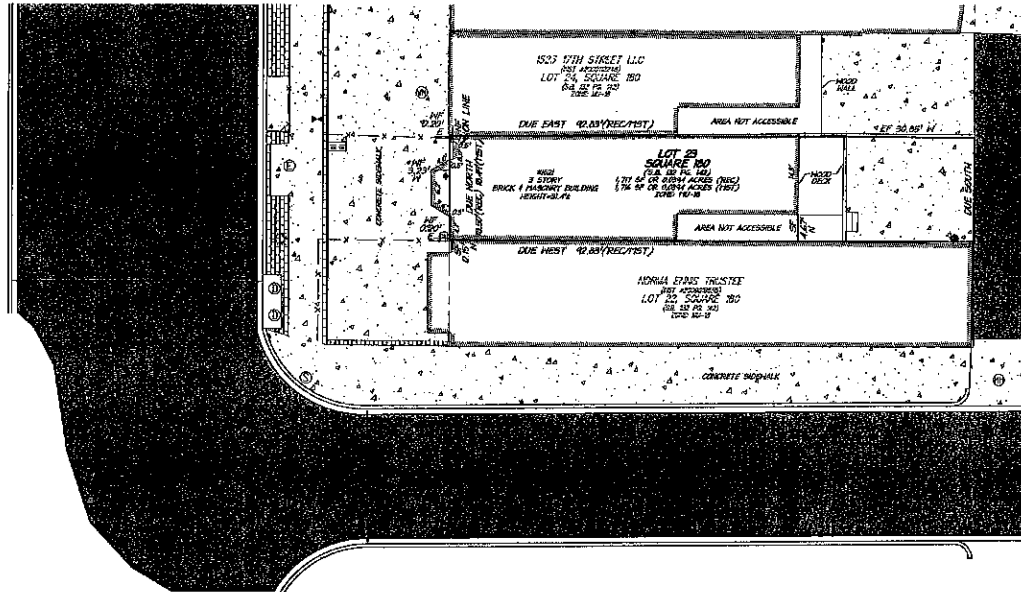
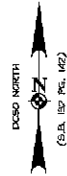
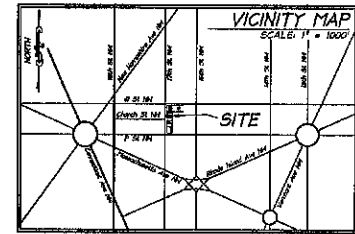
ZONING INFORMATION IS SHOWN BELOW AS DETERMINED FROM OCCUPATION, TAKEN FROM SUBTITLE G CHAPTER 6 OF THE ZONING ORDINANCE OF THE DISTRICT OF COLUMBIA. EACH AMENDMENT TO ANY ORDINANCE ON V, NO CERTIFICATION IS MADE TO THE GENERAL ZONING COMPLIANCE OF THE SITE SHOWN HEREON. AT THE TIME OF SURVEY, THE SURVEYOR HAS NOT BEEN PROVIDED A ZONING REPORT.

REQUIREMENT	MINIMUM	CONSERVED
MIN. LOT AREA (SQ. FT.)	100	AS SHOWN
MIN. LOT FRONTAGE (FEET)	25	AS SHOWN
MIN. FRONT YARD SETBACK (FEET)	10	AS SHOWN
MIN. SIDE YARD SETBACK (FEET)	5	AS SHOWN
MIN. REAR YARD SETBACK (FEET)	5	AS SHOWN
MIN. HEIGHT (FEET)	35	AS SHOWN
MIN. NUMBER OF UNITS	1	AS SHOWN
MIN. NUMBER OF PARKING SPACES	1	AS SHOWN
MIN. NUMBER OF BICYCLE RACKS	0	AS SHOWN

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, PLEASE REFER TO THE DISTRICT OF COLUMBIA APPROVED ZONING CODES. COMPLIANCE OF THESE CODES ARE AT THE DISCRETION OF THE DISTRICT OF COLUMBIA'S ZONING ADMINISTRATION.

LEGEND

- Typic. Features**
- STORY GARAGE
 - DRIVEWAY
 - CATCH BASIN
 - UTILITY VAULT
 - UNIDENTIFIED MANHOLE
 - BURNING FRONT MEASUREMENT
- Line Types**
- PROPERTY LINE
 - BOUNDARY LINE
 - MANHOLE
- Surfaces**
- ASPHALT AREA
 - CONCRETE AREA
 - BRICK AREA
- Address Notations**
- GAZE & GUTTER RECORD MEASUREMENT
 - AS-SHOWN MEASUREMENT
 - NORTH BUILDING FACE
 - SOUTH BUILDING FACE
 - EAST BUILDING FACE
 - WEST BUILDING FACE
- Utilities**
- STORM
 - SEWER
 - WATER
 - ELECTRIC
 - GAS
 - TELEPHONE

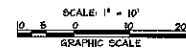


FLOOD ZONE NOTE

THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 10001 0046, REVISED ON 09/27/2010.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN FLOOD ZONE X2. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



Rev#	DATE	REVISION
1	04/04/17	ISSUED EXCEPT PLATS

christopher consultants



2016 ALTIMANPS LAND TITLE SURVEY
 OF
LOT 23 IN SQUARE 180

PROJECT: 17040-00100
 SCALE: 1" = 40'
 DATE: 03/24/2017
 DRAWN: MF
 CHECKED: CCF
 SHEET NO.

1 of 1