

PLAT AND PLANS OF CONDOMINIUM SUBDIVISION

THE LEGACY CONDOMINIUM

LOT 149 SQUARE 193
1631 16th STREET NORTH WEST

CONDOMINIUM BOOK _____ PAGE _____
RECORDED TIME _____
RECORDED DATE _____
SURVEY RECORDED ON ANNEX _____
PLATS _____ TO _____

IN ACCORDANCE WITH THE CONDOMINIUM ACT OF 1976, D.C. LAW 1-82, AS AMENDED, THE UNDERSIGNED OWNER OF LOT _____ IN SQUARE _____ AS RECORDED IN BOOK 185 PAGE 168 IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA, HEREBY SUBDIVIDES THE BUILDING SHOWN HEREON INTO 5 CONDOMINIUM UNITS AND 2 PARKING UNITS WITH CERTAIN GENERAL AND LIMITED COMMON ELEMENTS AS MORE FULLY SET FORTH IN THE DECLARATION AND BY-LAWS OF THE PROJECT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE DISTRICT OF COLUMBIA IN INSTRUMENT NUMBER _____ AND NUMBER _____

THE UNDERSIGNED OWNER FURTHER REQUESTS THAT THE CONDOMINIUM PROJECT AS SHOWN ON THE ATTACHED PLAT CONSISTING OF 3 SHEETS BE ACCEPTED FOR RECORDATION IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

THE UNDERSIGNED OWNER BEING FIRST DULY SWORN, CERTIFIES, DEPOSES AND SAYS THAT THE OWNER IN FEE SIMPLE OF THE ABOVE MENTIONED PROPERTY INCLUDING IMPROVEMENTS, AND THAT NO OTHER PERSON OR PERSONS OTHER THAN THE UNDERSIGNED HAVE ANY INTEREST OR CLAIM THEREIN EXCEPT FOR EXISTING TRUSTS NOTED BELOW; THAT THE UNDERSIGNED IS IN PEACEFUL OCCUPATION THEREOF, THAT THERE ARE NO SUITS OR ACTIONS PENDING AFFECTING THE TITLE TO SAID PROPERTY, INCLUDING THE IMPROVEMENTS AND THAT THERE ARE TRUSTS ON SAID PROPERTY, THAT THE USES OF THE INDIVIDUAL UNITS CONFORMS TO THE APPLICABLE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____

OWNER: 1631 16th ST. LLC.

BY: _____
Robert M. Taylor

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____, 20____

PROFESSIONAL ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT AND PLANS REPRESENTS A FIELD SURVEY MADE UNDER MY DIRECTION, OF THE CONDOMINIUM UNITS AND THAT THE METES AND BOUNDS SHOWN HEREON ARE IN CONFORMANCE WITH THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA AND THAT ALL UNITS MENTIONED ABOVE HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THE PLAT AND PLANS OF CONDOMINIUM SUBDIVISION COMPLY WITH THE PROVISIONS OF THE CONDOMINIUM ACT OF 1976, D.C. LAW 1-82, AS AMENDED.



3/8/2001
DATE

Warren L. Meekins
PROFESSIONAL ENGINEER # 7320

CERTIFICATION OF OFFICE OF TAX AND REVENUE

OFFICE OF TAX AND REVENUE _____, 20____
OWNERSHIP CORRECT ACCORDING TO RECORDS OF THIS OFFICE _____
GENERAL TAXES PAID TO _____
NO UNPAID ARREARS _____
NO UNPAID SPECIAL ASSESSMENTS _____

ASSESSMENTS ADMINISTRATION

ATTEST: I ACKNOWLEDGE THAT THIS IS NOT A TAX CERTIFICATION AS INTENDED BY D.C. CODE SECTION 47-405 FOR: OWNER AGENT

CERTIFICATION OF DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

I HEREBY CERTIFY THAT THIS SUBDIVISION COMPLIES WITH THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA ZONING: _____

ZONING ADMINISTRATOR

CERTIFICATION OF OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA

OFFICE OF THE SURVEYOR, D.C.

SURVEY, PLAT AND PLANS BY:
W.L. MEEKINS, INC.
REGISTERED LAND SURVEYOR # 2134
3101 RITCHIE ROAD
FORESTVILLE, MARYLAND 20747
301.736.6387/5326/7116/5324 (fax)

THIS PLAT AND PLANS ARE ACCEPTED FOR RECORDATION IN ACCORDANCE WITH THE CONDOMINIUM ACT OF 1976 TECHNICAL AND CLARIFYING AMENDMENT ACT OF 1992 D.C. LAW 9-82

SURVEYOR, D.C.

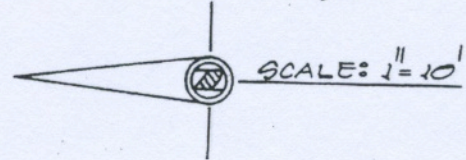
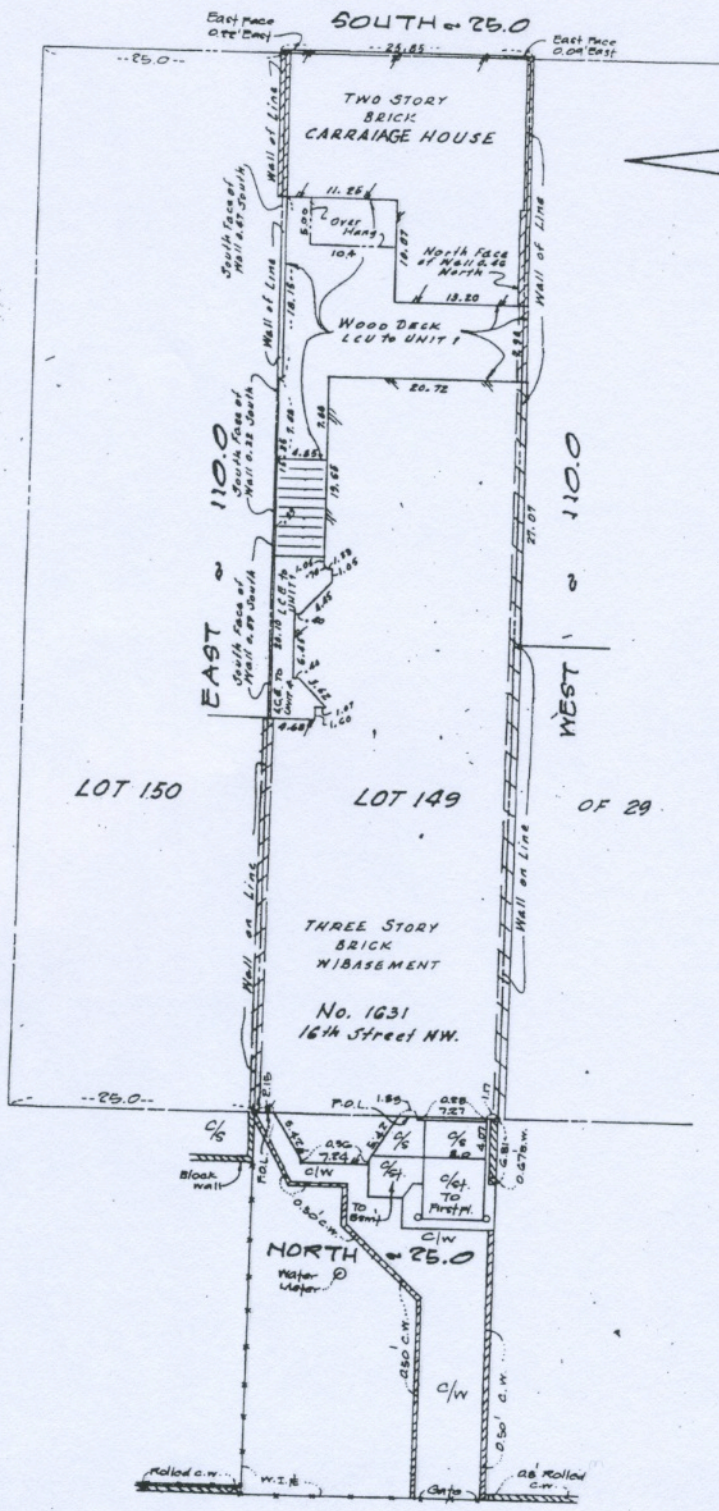
SHEET 1 OF 3

PLAT OF CONDOMINIUM SUBDIVISION THE LEGACY CONDOMINIUM

LOT 149 SQUARE 193
1631 16TH STREET NORTH WEST
20' PUBLIC ALLEY

CONDOMINIUM BOOK _____ PAGE _____
SURVEY RECORDED ON ANNE
PLATS _____ TO _____

"R" STREET (90' WIDE) NORTH WEST



LOT 150 LOT 149 OF 29

THREE STORY BRICK W/ BASEMENT
No. 1631
16TH Street NW.

NOTES:

1. G.C.E. DENOTES GENERAL COMMON ELEMENT
2. L.C.E. DENOTES LIMITED COMMON ELEMENT
3. C/S DENOTES CONCRETE SLAB
4. ALL UNITS DIMENSIONS WERE MEASURED TO INTERIOR FINISHED SURFACES OF WALLS, FLOORS AND CEILINGS.
5. ELEVATIONS SHOWN IN D.C. DEPT. OF PUBLIC WORKS DATUM.
6. ——— DENOTES ENTRANCE DOOR
7. C.I. EL. ⊕ DENOTES CEILING ELEVATION WHERE CEILING SLOPES

BENCH MARK

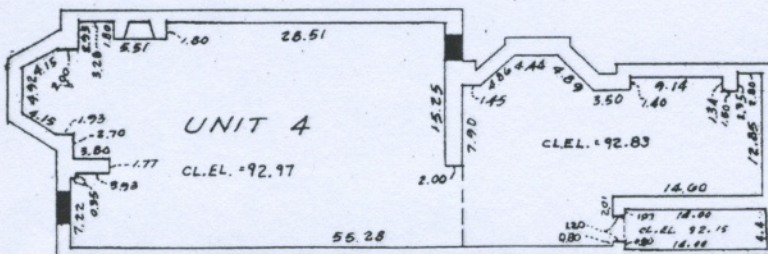
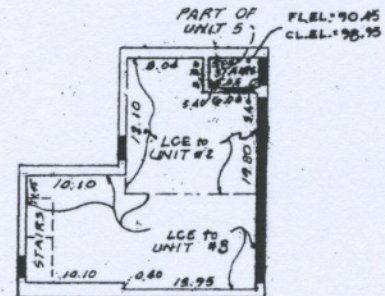
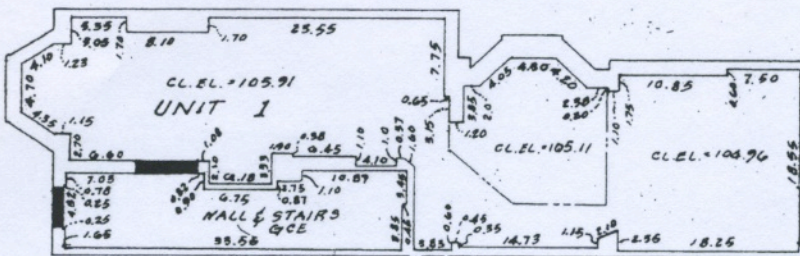
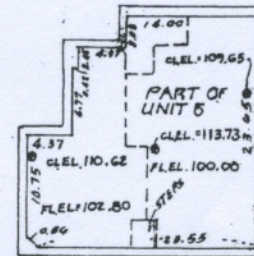
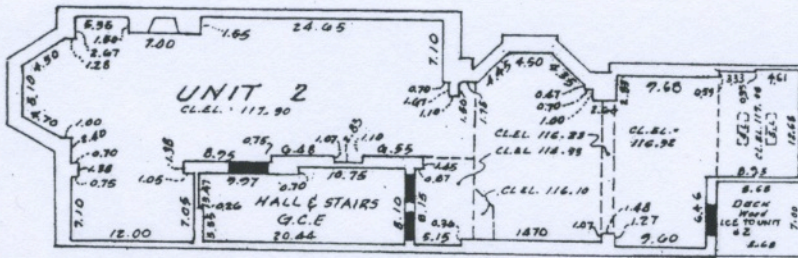
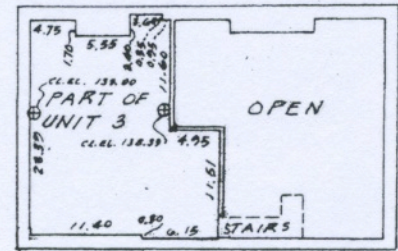
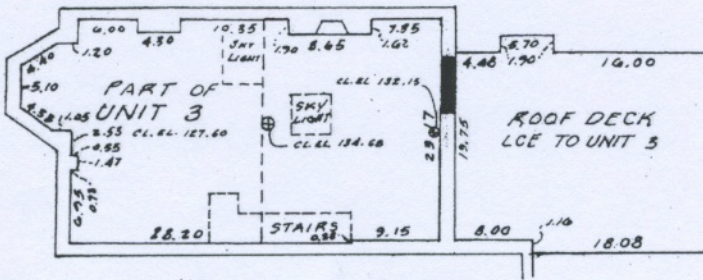
N.E. CORNER OF 1ST STEP AT 1630 "R" STREET NW. ELEVATION = 85.14 ELEVATION SHOWN D.C. DEPARTMENT OF PUBLIC WORKS DATUM MAP No. 6-23, FIELD BOOK No 8507



PLAN OF CONDOMINIUM SUBDIVISION THE LEGACY CONDOMINIUM

LOT 149 SQUARE 193
1631 16th STREET NORTH WEST

CONDOMINIUM BOOK _____ PAGE _____
SURVEY RECORDED ON ANNEX
PLATS _____ TO _____



See sheet 2 of 3 for Note,
symbols and Bench Mark.