

PLAT AND PLANS OF CONDOMINIUM SUBDIVISION
THE SENECA AT KALORAMA CONDOMINIUM
1823 KALORAMA ROAD, N.W.
WASHINGTON D.C.
LOT 30 SQUARE 2552

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

Certification of Owner

In accordance with the Condominium Act of 1976, D.C. law 1-89, and Technical and Clarifying Amendment Act of 1992, D.C. law 9-82, the undersigned owner of Lot 30 in Square 2552, as recorded in Subdivision Book 12 Page 58 among the land records of the Office of the Surveyors of the District of Columbia, hereby subdivides one building shown hereon into 5 Residential 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 as Instrument Numbers _____ and _____ recorded on _____

The undersigned owner further requests that the Condominium Project as shown on the attached Plat & Plans consisting of 4 sheets, be accepted for recordation In the Office of the Surveyor of the District of Columbia.

The undersigned owner, being duly sworn, hereby certifies, deposes and states that it is the record owner in fee simple of the above mentioned property, including improvements, and that no other person or persons other than the undersigned has any real interest or claim therein, that the Owner is in peaceful occupation thereof, there are no pending suits or actions affecting the title to said property including improvement that there is one trust against the property and that the use of the individual units conform to the applicable Laws and Regulations of the District of Columbia.

Witness our Hands and Seals this _____ Day of _____, 2024

Owner: 1823 KALORAMA RD NW LLC

Subscribed and sworn to me
this _____ Day of _____, 2024

WITNESS: _____

By: Jagan Santhanam, Managing Member

Notary Public
My Commission Expires on _____, 20

WITNESS: _____

Lender: SANDY SPRING BANK

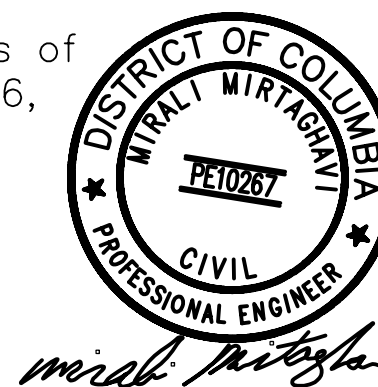
By: _____
TRUSTEE

Registered Engineer's Certificate

I hereby Certify that these Plat & Plans are correct: That they represent a field survey made under my direction: That all of the units have been substantially completed, and that information shown herein is in conformation with the records of the Office of the Surveyors of the District of Columbia and comply with the requirements of the Condominium Act of 1976, D.C. Law 1-89.

10/15/2024
DATE

Mirali Mirtaghavi
MIRALI MIRTAGHAVI
DISTRICT OF COLUMBIA
PROFESSIONAL ENGINEER
REGISTERED NO. 10267



OFFICE OF TAX AND REVENUE
_____, 20_____

BENCH MARK

NORTHWEST CORNER ONTARIO RD. & KALORAMA ST. N.W.
NORTHEAST CORNER 1st STEP TO BLDG. # 2322
FIELD BOOK : 4547 PG. MAP No. 6-52
ELEVATION= 147.13 PER D.C. DEPARTMENT OF PUBLIC WORKS DATUM.

OWNERSHIP CORRECT ACCORDING TO RECORDS OF THIS OFFICE _____
GENERAL TAXES PAID TO _____
NO UNPAID ARREARS _____
NO UNPAID SPECIAL ASSESSMENTS _____

ASSESSMENTS ADMINISTRATION

I ACKNOWLEDGE THAT THIS IS NOT A TAX CERTIFICATE AS INTENDED BY D.C. CODE 47-405.

FOR OWNER
AGENT _____

DATUM OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

CERTIFICATION OF OFFICE OF THE SURVEYOR, D.C.
OFFICE OF THE SURVEYOR, D.C.

Survey and Plats by
KRIS CONSULTANTS, LLC

301 PIPING ROCK DRIVE, SILVER SPRING, MD. 20905
TEL: (301) 439-1891 FAX: (301) 439-5636
EMAIL: krisconsultant1@verizon.net

_____, 20_____
THESE 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

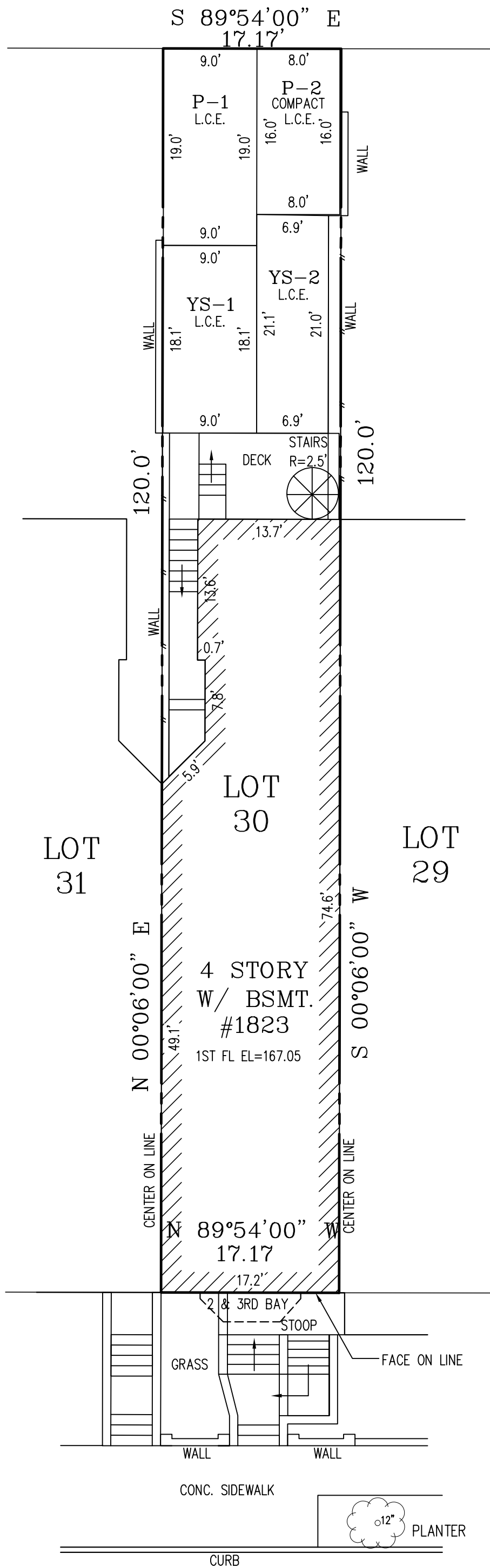
SURVEYOR, D.C.

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CONDOMINIUM BOOK _____ PAGE _____
 SHEET 2 OF 4



15' PUBLIC ALLEY



LEGEND

- TREE/SIZE
- WM WATER METER/ VALVE
- ELECTRIC MANHOLE
- SIGN
- METAL RAIL
- CHAIN LINK FENCE
- SEWER MANHOLE
- GMTR GAS METER
- UTILITY POLE
- LIGHT

NOTES

1. *L.C.E. = LIMITED COMMON ELEMENT
2. *G.C.E. = GENERAL COMMON ELEMENT
3. P-1 & P-2 DENOTE PARKING SPACE THAT IS A LIMITED COMMON ELEMENT WHICH SHALL BE ASSIGNED TO PARTICULAR UNIT IN ACCORDANCE WITH THE DECLARATION.
4. YS-1 & YS-2 DENOTE YARD SPACE THAT IS A LIMITED COMMON ELEMENT WHICH SHALL BE ASSIGNED TO PARTICULAR UNIT IN ACCORDANCE WITH THE DECLARATION.

BENCH MARK

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 NORTHEAST CORNER 1st STEP TO BLDG. # 2322
 FIELD BOOK : 4547 PG. MAP No. 6-52
 ELEVATION= 147.13 PER D.C. DEPARTMENT OF PUBLIC WORKS DATUM.

SITE PLAN

DATE: JANUARY 24, 2018 SCALE: 1"=10'

KALORAMA ROAD, N. W.

SURVEY AND PLATS BY:

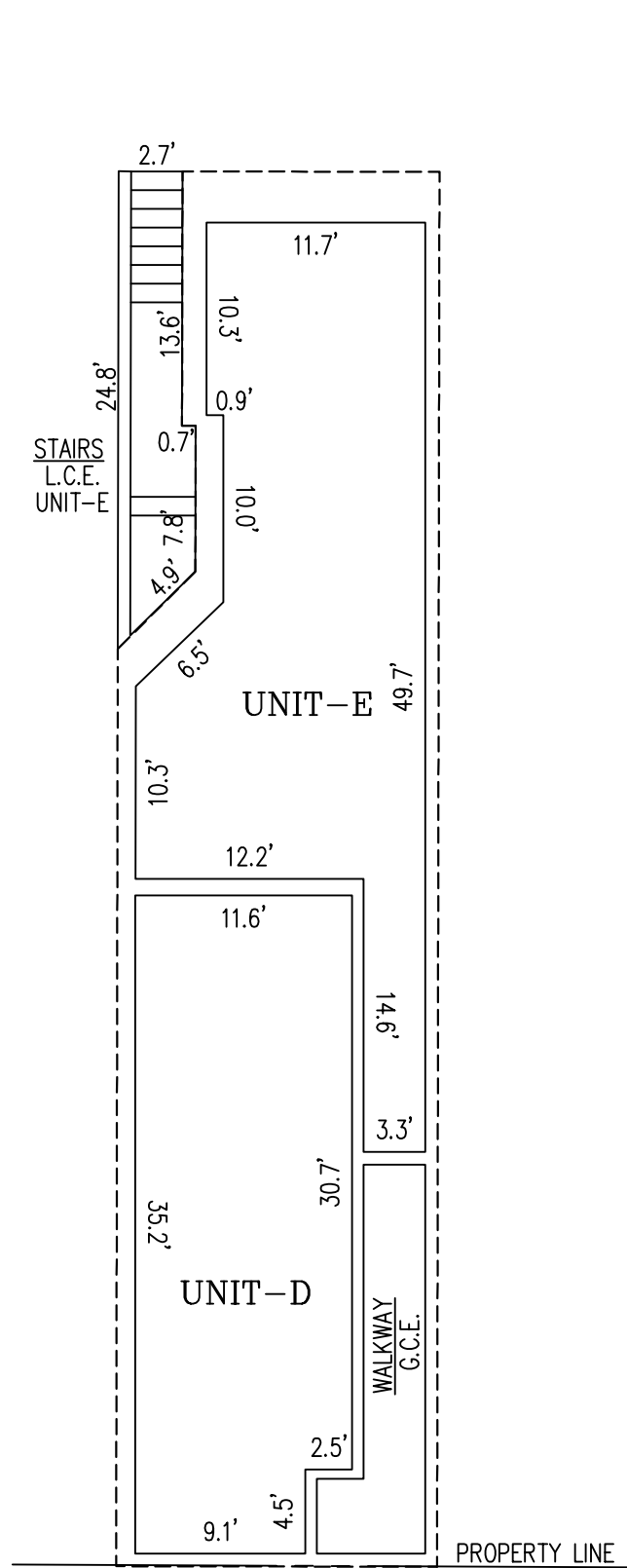
KRIS CONSULTANTS, LLC

301 PIPING ROCK DRIVE, SILVER SPRING, MD. 20905

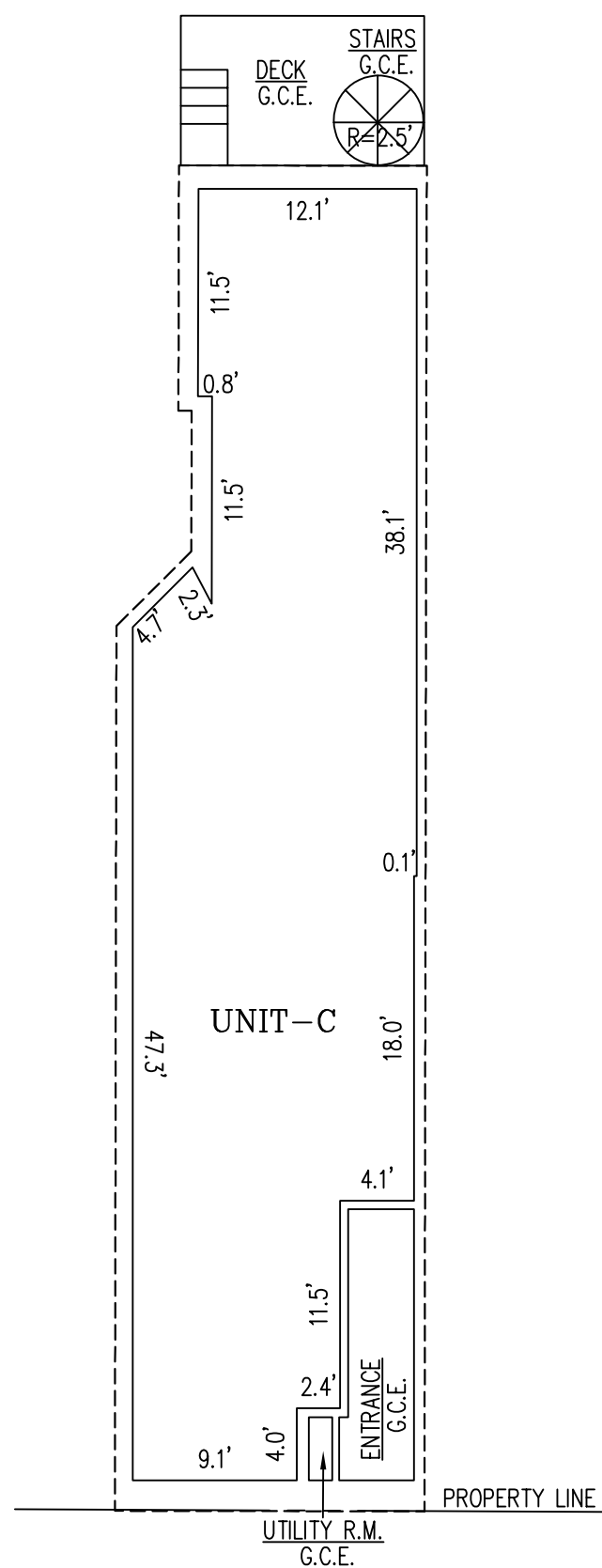
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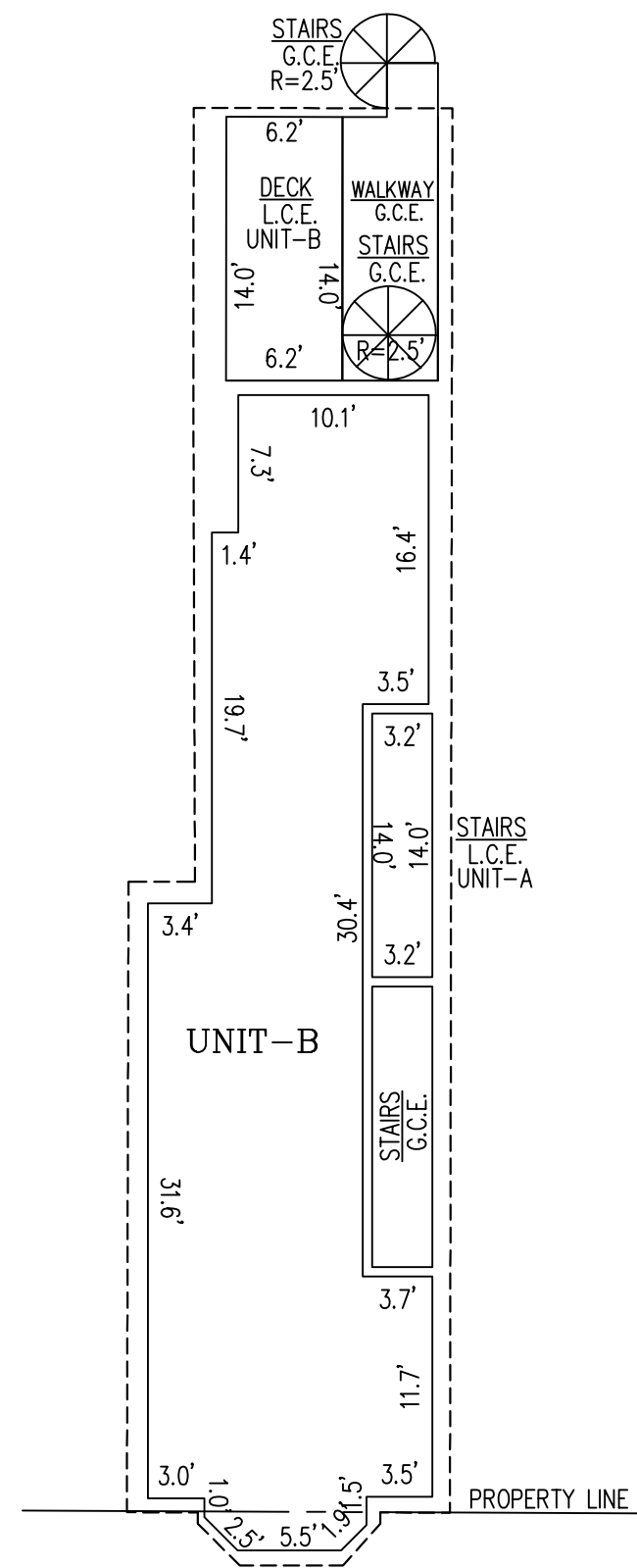
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BSMT. FLOOR - BLDG NO. 1823
 FLOOR ELEV. = 157.75
 CEILING ELEV. = 165.95



1st. FLOOR - BLDG NO. 1823
 FLOOR ELEV. = 167.05
 CEILING ELEV. = 176.95



2nd. FLOOR - BLDG NO. 1823
 FLOOR ELEV. = 178.05
 CEILING ELEV. = 187.15

NOTES

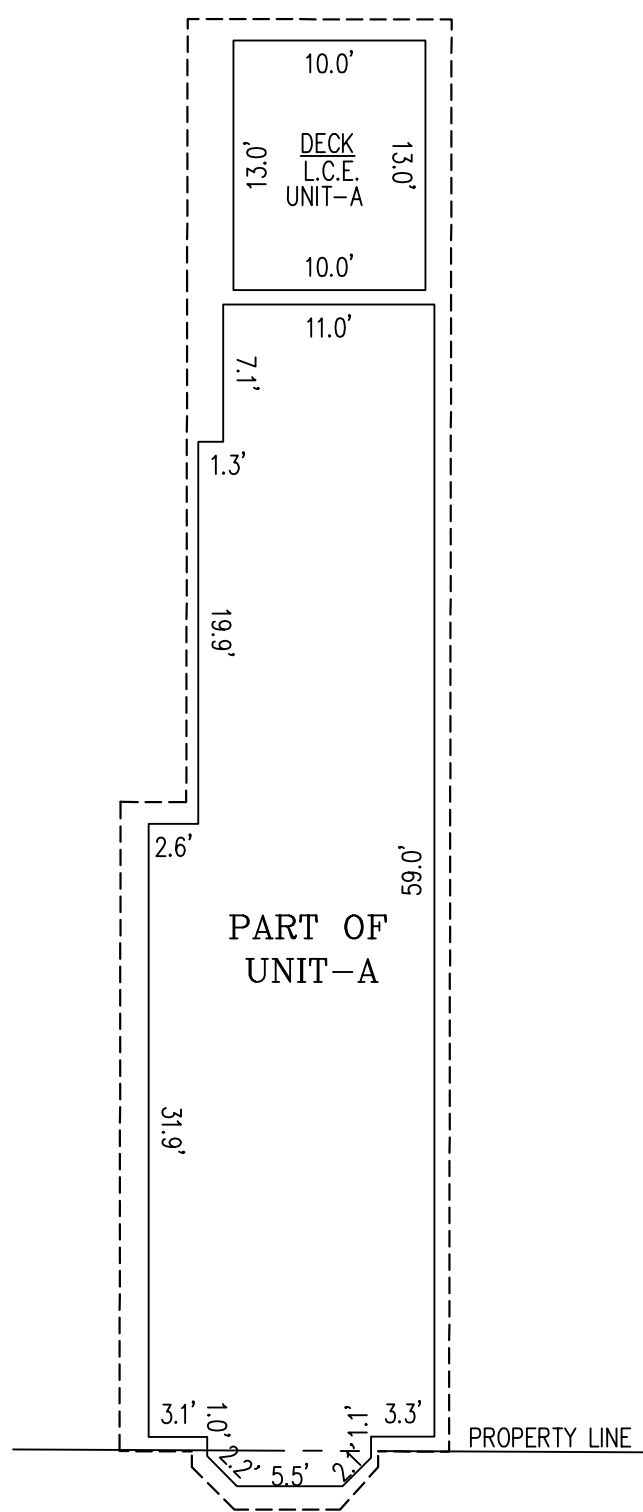
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(SCALE: 1" = 10')

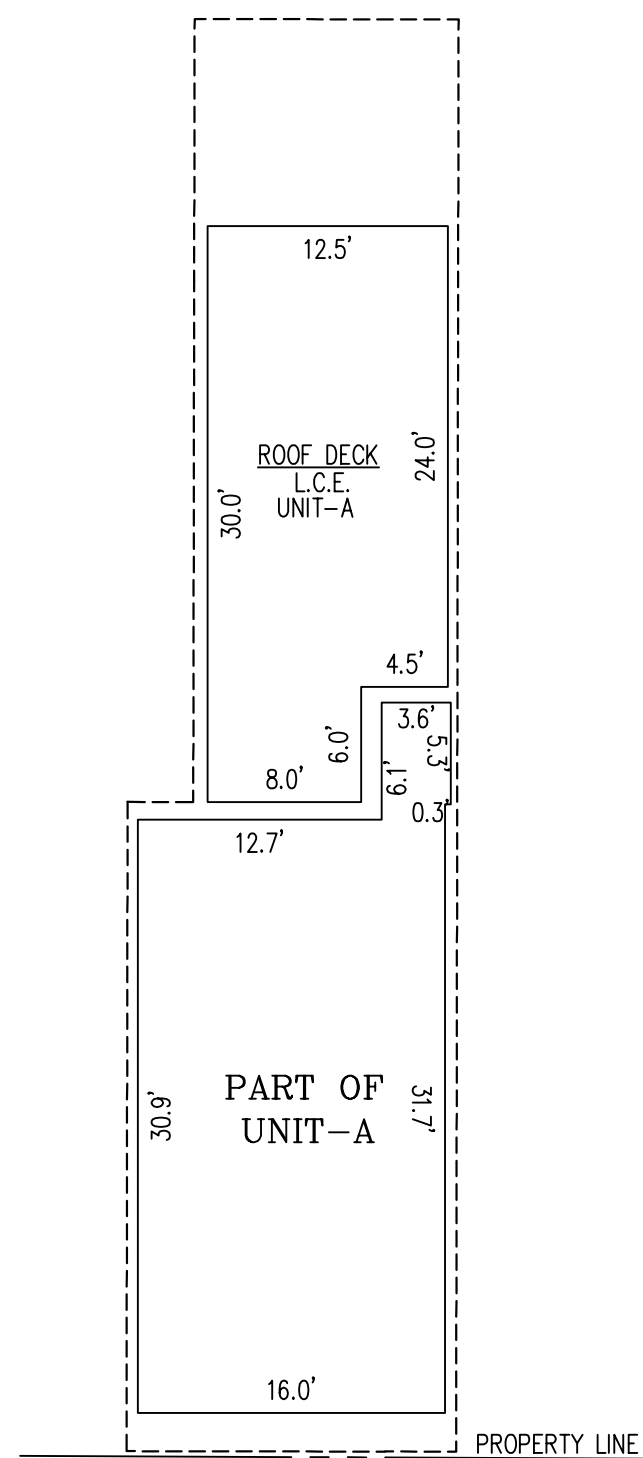
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CONDOMINIUM BOOK _____ PAGE _____
 SHEET 4 OF 4



3rd. FLOOR — BLDG NO. 1823
 FLOOR ELEV. = 188.25
 CEILING ELEV. = 197.25



ROOF — BLDG NO. 1823
 FLOOR ELEV. = 198.35
 CEILING ELEV. = 206.85

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