The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby subdivides Lots 2 and 3 in "American University Park. Blk. 12" (Book Co. 10 Page 22) into two Lots and Square 1540 and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

Richard Guber

WITNESS SIGNATURE

Shahrzad Sari

WITNESS SIGNATURE

OWNERS

4711 ELLICOTT ST LLC

james kunkel

JAMES KUNKEL, MEMBER

Subscribed and sworn before me this 11 day of May 2021

Joanne M Lawson

Notary Public

Digitally signed by Joanne M Lawson
Date: 2021.05.11 16:08:37 -04'00'

09/30/2024

My Commission Expires

JOANNE M LAWSON
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7875109
My Commission Expires Sep 30, 2024

(NOTARY SEAL)

NUMBER OF TRUSTS: _____

ASSENT BY TRUSTEES:

_____ _____ _____

_____ _____ _____

_____ _____ _____

817, 818

SURVEYOR'S OFFICE, D.C.

Made for: SHEBA MAJOR

Drawn by: L.E.S. Checked by: BM AS

Record and computations by: B. MYERS

Recorded at: _____

Recorded in Book _____ Page _____ SR-21-01154

Scale: 1 inch = 30 feet

2021/SUBS/SR-21-01154-SQ.1540

OFFICE OF TAX AND REVENUE

_____, 2021

I certify that the following statements relating to this subdivision are correct.

1 Ownership agrees with our records: _____

2 Real estate taxes are paid to: _____

3 There are no unpaid assessments: _____

_____
Chief Assessor, Assessment Division

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

_____

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

_____, 2021

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: _____

_____
Zoning Administrator

DEPARTMENT OF THE ENERGY & ENVIRONMENT (DOEE)

_____, 2021

I certify that this subdivision complies with all applicable provisions of DCMR20, Chapter 31 - Flood Hazard Rules, of the District of Columbia.

Flood Zone & Flood Elevation: _____

_____
DOEE Official

_____, 2021

_____
HISTORIC PRESERVATION

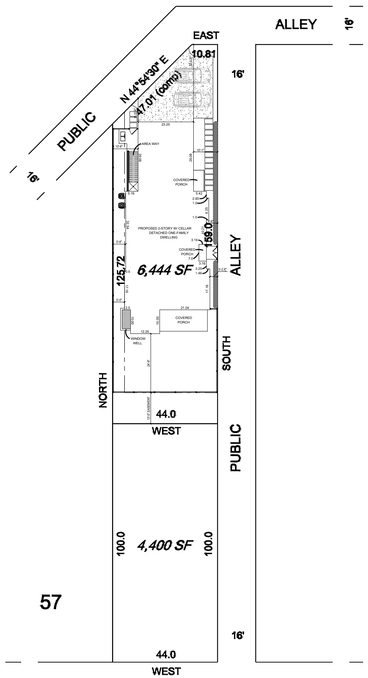
OFFICE OF THE SURVEYOR

_____, 2021

I certify that this plat is correct and is hereby recorded.

_____
Surveyor, D.C.

SUBDIVISION
SQUARE 1540



ELLICOTT STREET, N.W.

Board of Zoning Adjustment
District of Columbia
CASE NO.21089
EXHIBIT NO.2