

Utility Notes:

VHB USED FIELD SURVEY INFORMATION, EXISTING UTILITY MAPS, VISUAL & AUDIBLE INSPECTION TO LOCATE AND IDENTIFY SURFACE EVIDENCE OF THE UNDERGROUND UTILITIES DEPICTED ON THIS PLAN...

U0 -- UTILITY 811 DESIGN TICKET MARK-OUT CALLED ON NOVEMBER 2, 2020 FOR STREETS. PRIVATE PROPERTY IS NOT INCLUDED...

THE FOLLOWING RECORDS WERE PROVIDED TO VHB:

- U1 -- ELECTRIC LINES (RED), E.G. POWER LINES, CABLES, CONDUIT, LIGHTING AND OVER-HEAD LINES, WERE GENERATED FROM THE FOLLOWING DOCUMENTS:
U2 -- FUEL LINES (YELLOW), E.G. GAS, OIL AND STEAM, WERE GENERATED FROM THE FOLLOWING DOCUMENTS:
U3 -- COMMUNICATION LINES (ORANGE), E.G. SIGNALS CABLE, CATV, FDNV AND TELEPHONE, WERE GENERATED FROM THE FOLLOWING DOCUMENTS:
U4 -- WATER LINES (BLUE), E.G. POTABLE WATER, WERE GENERATED FROM THE FOLLOWING DOCUMENTS:
U5 -- OTHER WATER LINES (PURPLE), E.G. RECLAIMED WATER, IRRIGATION AND SLURRY, WERE GENERATED FROM THE FOLLOWING DOCUMENTS:
U6 -- DRAINAGE LINE (GREEN), E.G. SANITARY SEWER, STORM SEWER, COMBINED SEWER AND INTERCEPTOR LINE, WERE GENERATED FROM THE FOLLOWING DOCUMENTS & METHODS:
U9 -- MISCELLANEOUS STRUCTURES WERE GENERATED FROM THE FOLLOWING DOCUMENTS:

General Notes:

THIS SURVEY IS BASED UPON FIELD INVESTIGATIONS AND SURVEYS CONDUCTED BY VHB ENDING ON DECEMBER 8, 2020 BY AND/OR UNDER THE DIRECT SUPERVISION OF THE SIGNED LICENSED SURVEYOR.

- 1. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 NAD83(2011) EPOCH 2010.0 (NYCS2) THE PROJECTION IS NEW YORK - LONG ISLAND (S104).
2. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. PROJECT CONTROL WAS DETERMINED USING LEICA DUAL-FREQUENCY GPS RECEIVERS ON NOVEMBER 24, 2020 FROM RTK CORRECTIONS VIA VHSNET. STARNET 9.0 WAS THE SOFTWARE USED TO SIMULTANEOUSLY ADJUST GPS VALUES WITH CONVENTIONAL MEASUREMENTS IN LEAST-SQUARES SOLUTION. GEOID12B WAS THE MODEL USED TO DETERMINE LOCAL GEOID SEPARATION VALUES. THE REFERENCE MONUMENTS WERE:
4. ALL LIMITS SHOWN HEREON ARE US SURVEY FEET, IN WHOLE OR DECIMAL VALUES. 1 METER = 39.3712 SURVEY FEET.
5. THE SYMBOLS SHOWN ON THIS SURVEY, INCLUDING TREES, ARE REPRESENTATIONAL BASED UPON A SINGLE SURVEY POINT AND DO NOT REPRESENT THE ACTUAL DIMENSION OF THE OBJECT.
6. SITE BENCHMARKS
7. THE PROPERTY IN QUESTION (PIP) IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE X OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON THE FIRM MAPS 36859C0216G AND 36859C0218G, EFFECTIVE DATES 9/11/2009.

Boundary Notes:

CERTIFICATE OF TITLE:

SECTION 37, BLOCK 519, LOTS 119-124. THE SEAPORT TITLE AGENCY, LTD. TITLE NO. MM8497N-55, EFFECTIVE DATE: 10-30-17

SECTION 37, BLOCK 519, LOTS 117-118, 213, 14 & 276. STEWART TITLE INSURANCE COMPANY, TITLE NO. MM8648N EFFECTIVE DATE: 7/2/18

SECTION 37, BLOCK 519, LOT 13. STEWART TITLE INSURANCE COMPANY, TITLE NO. MM69078 EFFECTIVE DATE: 9/23/19

TITLE VESTED IN: SECTION 37, BLOCK 519, LOTS 119-124. 47 LYNBROOK LLC

SECTION 37, BLOCK 519, LOTS 117-118, 213, 14 & 276. MICHAEL A. MAFFUCCI AND ELVIRA MAFFUCCI

SECTION 37, BLOCK 519, LOT 13. PATRICK J. COX AND ELIZABETH A. COX

SCHEDULE A -- SOURCE OF TITLE:

- SECTION 37, BLOCK 519, LOTS 119-124. DEED FROM THE ENGELSTEIN FAMILY COMPANY, LLC, DATED JANUARY 12, 2006, RECORDED FEBRUARY 28, 2006 IN LIBER 12085, PAGE 954.
SECTION 37, BLOCK 519, LOTS 117-118, 213, 14 & 276. BY CORRECTION DEED FROM MICHAEL A. MAFFUCCI AND ELVIRA MAFFUCCI AS JOINT TENANTS, DATED MAY 31, 1987, RECORDED AUGUST 7, 1987, IN LIBER 9834, DEED CORRECTS THE TENANCY ESTABLISHED UNDER DEE BY MARIA A MASSA, WHO CONVEYED HER 1/2 INTEREST TO MICHAEL A. MAFFUCCI AND ELVIRA MAFFUCCI AS JOINT TENANTS, DATED JULY 21, 1986, RECORDED JULY 22, 1986 IN LIBER 9742, PAGE 442, COVERS LOTS 14, 17, 18, 213 AND PART OF 276, BY TREASURERS DEED FROM HUBOGART SEAMAN, AS TREASURER OF THE COUNTY OF NASSAU COUNTY OF NASSAU, DATED JANUARY 11, 1950, RECORDED JANUARY 24, 1950 IN LIBER 4046, PAGE 168 (COVERS LOTS 276 AND MORE)
SECTION 37, BLOCK 519, LOT 13. DEED FROM ALVIN I. SHENKER DATED JANUARY 16, 1976 AND RECORDED ON JANUARY 19, 1976 IN LIBER 8887, PAGE 307.

SCHEDULE B II:

SECTION 37, BLOCK 519, LOTS 119-124.

I. EXCEPTION 5. COVENANTS AND RESTRICTIONS IN LIBER 177, PAGE 464. -NOT SURVEY RELATED.

SECTION 37, BLOCK 519, LOTS 117-118, 213, 14 & 276. II. EXCEPTION 7. COVENANTS AND RESTRICTIONS IN LIBER 177, PAGE 464. -NOT SURVEY RELATED.

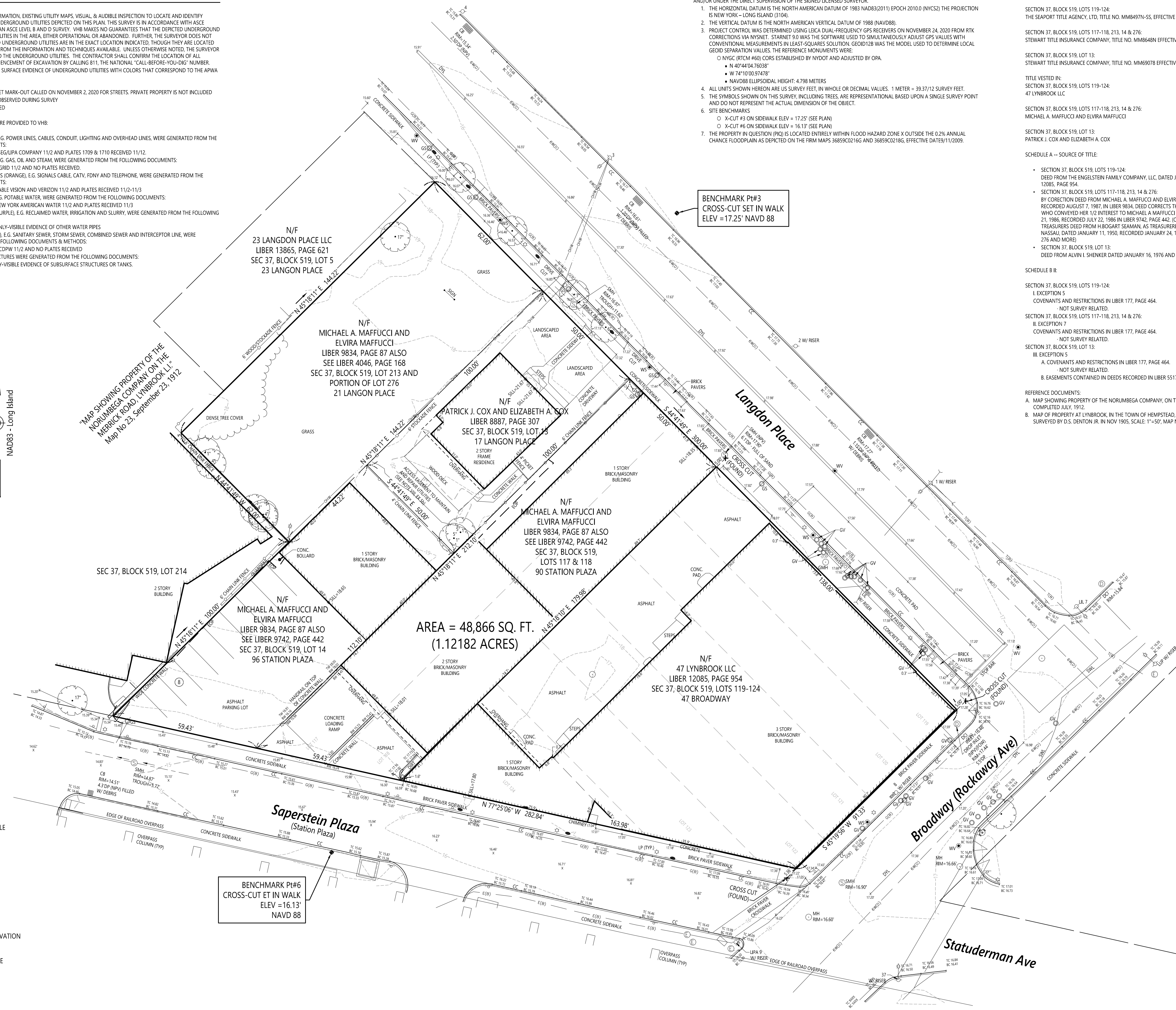
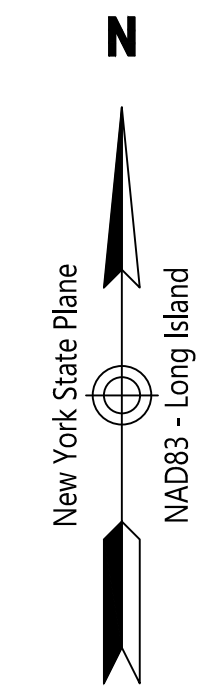
SECTION 37, BLOCK 519, LOT 13.

III. EXCEPTION 5. A. COVENANTS AND RESTRICTIONS IN LIBER 177, PAGE 464. -NOT SURVEY RELATED.

B. EASEMENTS CONTAINED IN DEEDS RECORDED IN LIBER 5517, PAGE 470, LIBER 3571, PAGE 470 AND LIBER 3571, PAGE 257.

REFERENCE DOCUMENTS:

- A. MAP SHOWING PROPERTY OF THE NORUMBEGA COMPANY, ON THE MERRICK ROAD AT LYNBROOK, LI, SCALE: 1 INCH = 40 FT, COMPLETED JULY, 1912.
B. MAP OF PROPERTY AT LYNBROOK, IN THE TOWN OF HEMPSTEAD, NASSAU COUNTY, N.Y. BELONGING TO ANDREW F. WILSON, SURVEYED BY D.S. DENTON JR. IN NOV. 1905, SCALE: 1"=50', MAP NO. 1246



BENCHMARK P#3 CROSS-CUT SET IN WALK ELEV = 17.25' NAVD 88

BENCHMARK P#6 CROSS-CUT ET IN WALK ELEV = 16.13' NAVD 88

Legend

- PARKING METER
DRAIN MANHOLE
CATCH BASIN
SEWER MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
MANHOLE
HAND HOLE
WATER GATE
FIRE HYDRANT
GAS GATE
BOLLARD w/LIGHT
STREET SIGN
LIGHT POLE
UTILITY POLE
GUY POLE
GUY WIRE
F.F.E.=45.27' FINISHED FLOOR ELEVATION
CNO COULD NOT OPEN
NIPY NO PIPES VISIBLE
DYL DOUBLE YELLOW LINE
DWL DASHED WHITE LINE
SYL SINGLE YELLOW LINE
LSA LANDSCAPED AREA
EOP EDGE OF PAVEMENT
CC CONCRETE CURB
BC BITUMINOUS CURB
GRD GUARD RAIL
CLF CHAIN LINK FENCE
DLN DRAINAGE LINE
SFL SEWER LINE
OHW OVERHEAD WIRE
EUB UNDERGROUND ELECTRIC
TUB TELEPHONE LINE
GUB GAS LINE
WDB WATER LINE



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NEW YORK STATE CERTIFICATE OF AUTHORIZATION # 001389 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THE SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SIGNATURE AND INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPIES.

Survey of Described Properties Situated in the Incorporated Village of Lynbrook Town of Hempstead Nassau County, New York

N.C.S.B.L.: Sec.37 Block 519 Lots 13,14,117,119, 213 Lynbrook, New York

Table with columns: No., Revision, Date, Apprd. Includes a signature line for the surveyor and a date stamp for December 15, 2020.



Sheet 1 of 1. Price \$1.00. Project Number 20546.00. Surveyor Christopher C. Danforth L.S. NY Lic Surveyor #050848.