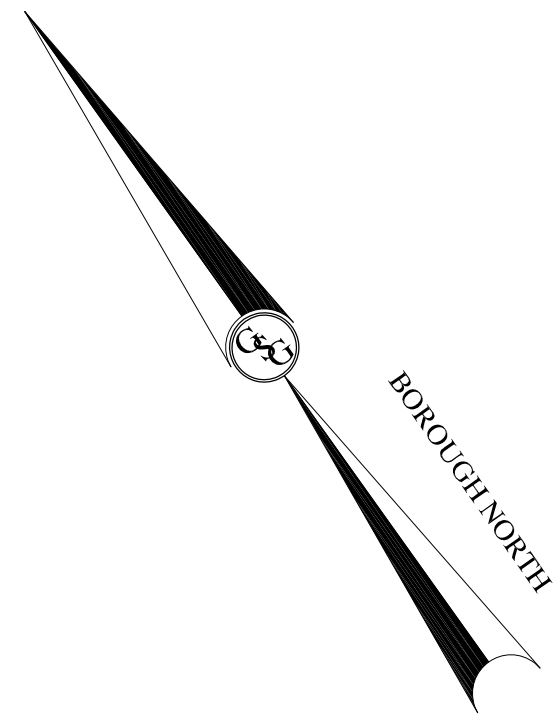




NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOTS 19, 26 & 27, IN BLOCK 595 ON THE NEW YORK CITY DIGITAL TAX MAP, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2008.
- AREA:
LOT 19 = 9,488 S.F. OR 0.2178 AC.
LOT 26 = 2,377 S.F. OR 0.0546 AC.
LOT 27 = 3,691 S.F. OR 0.0847 AC.
TOTAL = 15,556 S.F. OR 0.3571 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
- ELEVATIONS ARE BASED UPON NAVD 88.
- BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 3604970093F, EFFECTIVE DATE SEPTEMBER 5, 2007.
FEMA HAS ALSO ISSUED PRELIMINARY MAP 3604970093G, DATED DECEMBER 5, 2013 WHERE BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- THERE ARE NO VISIBLE STREAMS OR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN.
- THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
- CON ED REFUSED TO ISSUE GAS AND ELECTRIC MAPPING FOR THIS PROJECT.
- THE BUILDING WAS LOCATED FROM THE ROOF LEVEL IN THE AREA OF THE ALLEY WHERE GROUND ACCESS WAS UNAVAILABLE AT THE TIME OF THE SURVEY. GROUND ELEVATIONS SHOWN IN THIS AREA WERE MEASURED DOWN FROM THE ROOF LEVEL.
- IN THE AREA NOTED, THERE IS A 0.7± FOOT GAP BETWEEN THE BUILDING WALLS ON LOT 27 AND LOT 30. IN THE SAME AREA, THE FOUNDATIONS OF THE TWO BUILDINGS MEET TOGETHER AT GROUND LEVEL.



VICINITY MAP

NEWTOWN AVENUE

31ST STREET

30TH STREET

MAP LEGEND

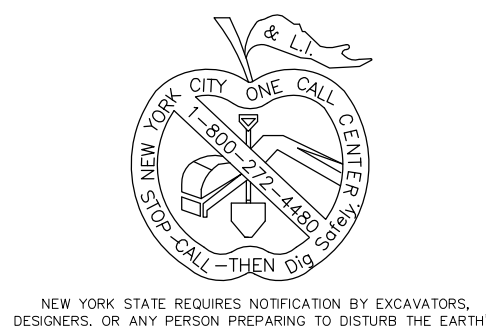
- PROPERTY LINE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- DOOR SILL ELEVATION
- FINISHED FLOOR ELEVATION
- APPROX. LOCATION U.G. FDNY COMMUNICATION LINE PER REFERENCE NO. 2
- APPROX. LOCATION U.G. WATER LINE & SIZE PER REFERENCE NO. 5
- APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT
- APPROX. LOCATION U.G. ELECTRIC LINE PER UTILITY MARKOUT
- APPROX. LOCATION U.G. TELEPHONE LINE PER UTILITY MARKOUT & REFERENCE NO. 4
- HYDRANT
- WATER VALVE
- GAS VALVE
- MANHOLE
- INLET
- CLEANOUT
- FIRE DEPARTMENT CONNECTION
- STREET LIGHT
- OVERHEAD WIRES
- UTILITY POLE
- SIGN
- DEPRESSED CURB
- STEEL FACED CONC. CURB
- CONCRETE CURB
- MAILBOX
- ROLL DOWN SECURITY GATE
- STOP BAR
- DOUBLE YELLOW LINE
- METAL COVER
- NO PIPES VISIBLE
- OVERHANG
- 1.0' DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- (R) RECORD MAPPING
- [3/2] EXISTING GRADE CONVERTED TO NAVD 88
- (S) SURVEY
- C.L.F. CHAIN LINK FENCE

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 181522191

UTILITY COMPANY	PHONE NUMBER
CONSOLIDATED EDISON CO. OF N.Y.	800-778-9140
INTERSECTION	646-834-9719
RCN	718-472-2304
TIME WARNER CABLE - QUEENS	800-262-8600
VERIZON COMMUNICATIONS	855-661-6323

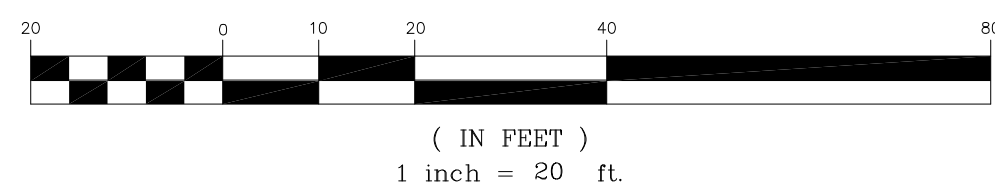
NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST



REFERENCES:

- QUEENS FINAL SECTION MAP NOS. 23 & 26 PROVIDED BY THE CITY OF NEW YORK.
- PLAN SHOWING THE LOCATION OF UNDERGROUND FDNY COMMUNICATION LINES. PROVIDED BY CITY OF NEW YORK, FIRE DEPARTMENT, BUREAU OF FIRE ALARM TELEGRAPH, MAP NO. 14, LAST REVISED JULY 30, 1983.
- PLAN SHOWING THE LOCATION OF UNDERGROUND SEWER LINES PROVIDED BY THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS, MAP PRINTED JUNE 4, 2018.
- PLAN SHOWING THE LOCATION OF UNDERGROUND TELEPHONE LINES PROVIDED BY EMPIRE CITY SUBWAY CO. LTD, RECEIVED ON JUNE 8, 2018.
- PLAN SHOWING THE LOCATION OF UNDERGROUND WATER LINES PROVIDED BY THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS, MAP PRINTED JUNE 4, 2018.

GRAPHIC SCALE



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

1	REVISE NOTE 2 TO SHOW INDIVIDUAL LOT AREA'S	K.G.G.	06-27-18
No.	DESCRIPTION OF REVISION	DRAWN:	DATE

BOUNDARY & TOPOGRAPHIC SURVEY
LOTS 19, 26 & 27, BLOCK 595
30-02, 30-20 & 30-22 NEWTOWN AVENUE
ASTORIA, BOROUGH & COUNTY OF QUEENS
CITY & STATE OF NEW YORK

GALLAS
SURVEYING
GROUP

2865 US ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallasurvey.com

DATE	SCALE	DRAWN:	CHECKED:
06-26-2018	1"=20'	K.G.G.	G.S.G./J.R.T.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
06-06-2018	94	70	K.C.J./L.R.
FILE NO.:	DRAWING NAME/SHEET NO.		
G18147	G18147.DWG	1	OF 1

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #050124

DATE