

- EXISTING**
- FIRE HYDRANT
 - UNKNOWN VALVE
 - LIGHT POLE
 - UTILITY POLE
 - CATCHBASIN
 - ROUND CATCHBASIN
 - MONITORING WELL
 - PROTECTIVE POST
 - LARGE TREE
 - SMALL TREE
 - GAS VALVE
 - WATER VALVE
 - WATER BOX
 - ELECTRIC MANHOLE
 - RAILROAD SIGNAL
 - SANITARY MANHOLE
 - WATER MANHOLE
 - TELEPHONE MANHOLE
 - UNKNOWN MANHOLE
 - REMEDIATION SYSTEM PIPING VALVT (TYP)
 - Conc. Vault For Manhole Wall
- PROPOSED**
- LINE LEGEND**
- CONTOUR MAJOR
 - CONTOUR MINOR
 - RAIL ROAD TRACKS
 - PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - JERSEY BARRIER
 - EASEMENT LINE
 - CHAIN LINK FENCE
 - OVERHEAD WIRES

NOTES:

- HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (NAD83) NEW YORK STATE PLANE COORDINATES. LONG ISLAND ZONE 3194. VERTICAL DATUM NORTH AMERICAN VERTICAL DATUM OF 1988; NAVD88.
- ANYTHING SHOWN UPSIDE THE DEFINED EQUIPMENT OF THIS MAP IS FOR REPERTORIE PURPOSES ONLY. THIS IS NOT A VALID TRIPLE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE PASED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR COVENANTS THAT MAY EXIST. THIS PROPERTY MAY ALSO BE SUBJECT TO VARIOUS UTILITY EASEMENTS (IE POWER, TELEPHONE, SANITARY & OR STORM SEWER, WATER, GAS ETC.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEED OR REFERENCE EASEMENT. THIS SURVEY WAS CONDUCTED IN THE PRESENCE OF THESE UTILITIES AND REDESIGNATED TO ACCORD WITH THE REFERENCE DEED, EASEMENT, AND WERE NOT REFERRED AS TO SIZE, DEPTH, MATERIAL, AND CONDITION.
- DUE TO LACK OF PHYSICAL EVIDENCE (IE. PROPERTY CORNERS, BOROUGH MONUMENTS) FOUND DURING SURVEY, SURVEY WAS BASED UPON DEED, PLAT, STATE DOCUMENTS, ALONG WITH CONVENTIONAL SURVEY METHODS. ALL SURVEYING WAS PERFORMED BETWEEN APRIL AND JULY 2011 AND OVERLAP BEGINNING 2014.
- UNAUTHORISED ALTERATION OF ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- THE PUBLIC RECORDS REFERENCE(S) ON THIS MAP ARE ONLY USED FOR THE ESTABLISHMENT OF THE RECORD. SUCH REFERENCE(S) WAS/FERE CHANGED COMMONWEALTH LAND TITLE INSURANCE COMPANY (THE INC. NY) TODAY MAY 23, 2011.
- MONITORING WELLS SHOWN ARE FROM PLANS, CURRENT FIELD MEASUREMENTS AND/OR HISTORICAL FIELD MEASUREMENTS.
- EASEMENTS DEPICED WITHIN DRAWING BASED UPON DEEDS CONTAINED IN TITLE REPORT AND BEST FIT TO THE CURRENT PLOT STRIPS.
- ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
- THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THE EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN ("SMP"), A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE ENVIRONMENTAL CONSERVATION DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL, SECTION, 925 BROADWAY, ALBANY, NY 12233. OR AT DERWERB@DEC.NY.GOV.
- ENVIRONMENTAL EASEMENT AREA ACCESS, THE ACCESS ON THEIR ACSET WAY, ACCESS THE ENVIRONMENTAL EASEMENT AREA IS SHOWN HEREBON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT.
- METS AND BOUNDS OF THE PARCEL CONCIDE WITH METS AND BOUNDS OF THE ENVIRONMENTAL EASEMENT. AREA OF THE PARCEL AND ENVIRONMENTAL EASEMENT AREA = 73,865 SQ. FT. = 1.669 ACRES
- PROPOSED REMEDIATION SYSTEM WELL HEAD LOCATIONS NOT SHOWN
- REFERENCES:
- DEEDS:
- BLOCK 312, LOT 69, DEED BOOK 1428, PAGE 1488; BLOCK 312, LOT 78, DEED BOOK 1211, PAGE 987;
- BLOCK 312, LOT 79, DEED BOOK 1428, PAGE 1488; BLOCK 312, LOT 80, DEED BOOK 1211, PAGE 987;
- BLOCK 312, LOT 41, DEED BOOK 1523, PAGE 1897; BLOCK 312, LOT 38, DEED BOOK 1541, PAGE 986;
- BLOCK 312, LOT 83, DEED BOOK 1791, PAGE 1528; BLOCK 312, LOT 30, DEED BOOK 2201, PAGE 1322;
- BLOCK 312, LOT 34, DEED BOOK 1458, PAGE 1476; BLOCK 312, LOT 35, DEED BOOK 1460, PAGE 1478;
- BLOCK 312, LOT 36, DEED BOOK 1461, PAGE 1479; BLOCK 312, LOT 37, DEED BOOK 1462, PAGE 1480;
- BLOCK 312, LOT 1382, DEED BOOK 1429, PAGE 1884; BLOCK 312, LOT 392, DEED BOOK 1184, PAGE 88;

- MMS:**
- MAP ENITLED "MAP SHOWING STREET SYSTEM FOR THE TERRITORY DESIGNATED AS SECTION 313 OF THE FINAL MAPS OF THE BOROUGH OF QUEENS DATED NEW YORK, MARCH 18, 1915," INCLUDES MODIFICATIONS ADOPTED BY THE BOARD OF ESTIMATE AND APPORTNMENT PRICK TO FEB. 18, 1940.
 - MAP ENITLED "MAP SHOWING STREET SYSTEM FOR THE TERRITORY DESIGNATED AS SECTION 314 OF THE FINAL MAPS OF THE BOROUGH OF QUEENS DATED NEW YORK, MARCH 17, 1915," INCLUDES MODIFICATIONS ADOPTED BY THE BOARD OF ESTIMATE AND APPORTNMENT PRICK TO FEB. 24, 1941.
 - MAP ENITLED "MAP SHOWING STREET SYSTEM FOR THE TERRITORY DESIGNATED AS SECTION 2 OF THE FINAL MAPS OF ESTIMATE AND APPORTNMENT PRICK TO APRIL 28, 1930."
 - MAP ENITLED "A CHANGE IN THE STREET SYSTEM HERETOFORE LAD OUT ON REVIEW AVENUE DATED MARCH 4, 1926 FILED JANUARY 1, 1927" MAP FILED NUMBER 1524.
 - MAP ENITLED "A CHANGE IN THE STREET SYSTEM HERETOFORE LAD OUT WITHIN THE TERRITORY BOUNDED BY 29TH STREET, REVIEW AVE., LARZELL HILL BVD. AND LIRR IN THE FIRST WARD DATED DECEMBER 18TH 1929 FILED AUGUST 5 1930," FILED MAP NUMBER 2930.
 - MAP ENITLED "THE WIDENING OF GREENPONT AVENUE DATED JULY 25, 1983," FILED SEPTEMBER 5, 1984," MAP FILED NUMBER 4918.
 - MAP ENITLED "TVA MAP LONG ISLAND CITY, QUEENS, NEW YORK DATED NOVEMBER 17, 2003 SHEET NUMBER 30.
 - MAP ENITLED "TVA MAP LONG ISLAND CITY, QUEENS, NEW YORK DATED NOVEMBER 17, 2003 SHEET NUMBER 31.
 - PRESTON STREET



Cemetery

REVIEW AVENUE

80' R.O.W.

LONG ISLAND RAILROAD CO

GEDD CORPORATION
PHOTOGRAMMETRIC SERVICES - SURVEY TECHNOLOGIES
24 Kew-Forest Rd., Kew-Forest, NY 11365
Tel: (718) 882-4222 Fax: (718) 882-4443

Pavement Quantity Survey
RAD II
Block 312 Lot 69
37-80 Review Avenue
Long Island City, Queens, N.Y. 11101

Drawn By:	SJA.M
Checked:	R.J.
Scale:	1" = 30'
Date:	12/15/15
Proj. No.:	3525
Page:	1 of 7

PAUL J. EMILIUS, JR.
N.Y. Professional Land Surveyor No. 065203

LEGAL DESCRIPTION AND ENVIRONMENTAL EASEMENT DESCRIPTION FOR LOT 69:

ALL THAT CERTAIN PLOT, PIECE OR PARCELS OF LAND, WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATE LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

- BEINGING: AT POINT ON THE SOUTHWESTERLY SIDE OF REVIEW AVENUE, BEARING T24.68 DEGREES SOUTH 88 DEGREES WEST FROM THE CORNER BEING THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF REVIEW AVENUE WITH THE SOUTH EASERLY CORNER OF GREENPONT AVENUE, SAID POINT OF BEGINNING BEING LOCATED AT THE NORTHEASTLY CORNER OF LAND OF VAN DERSTINE CO.:
- RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF REVIEW AVENUE, 203.15 FEET TO LAND NOW OR FORMERLY OF THE STANDARD OIL COMPANY;
- THENCE SOUTHWESTERLY ALONG LAND NOW OR FORMERLY OF THE STANDARD OIL COMPANY, AND ALONG A LINE FORMING AN INTERSECTION OF GREENPONT AVENUE, BEARING S14 DEGREES 18' 58" WEST 152.74 FEET TO LAND NOW OR FORMERLY OF THE STANDARD OIL COMPANY;
- THENCE NORTHWESTERLY ALONG LAND OF VAN DERSTINE CO., 343.07 FEET TO THE SOUTHWESTERLY SIDE OF REVIEW AVENUE AT THE POINT OR PLACE OF BEGINNING, CONTAINING 1.88 ACRES MORE OR LESS.

TOGETHER WITH A RIGHT OF WAY EASEMENT TO CONSTRUCT, MAINTAIN, REPLACE, OPERATE AND REMOVE SEWER, WATER AND OTHER PIPE LINES AND CONDUITS AND OTHER PRIVATE UTILITIES THROUGH AND UNDER A STRIP OF LAND FIVE FEET IN WIDTH OUT OF AND GREENPONT AVENUE AND ADJOINING THE LINES NOW OR FORMERLY OF THE STANDARD OIL COMPANY OF NEW YORK, AND EXTENDING FROM THE SOUTHWESTERLY SIDE OF THE RIGHT OF WAY OF THE LONG ISLAND RAILROAD COMPANY ON NORTHWESTERLY, DICTION TO THE EXTENSION LINE OF BURLEIGH OF THE AMERICAN AGRICULTURAL CHEMICAL COMPANY ON EASTWENTH CREEK, AND TOGETHER WITH EASEMENTS TO CONSTRUCT, MAINTAIN AND REMOVE UNDERGROUNDED CREEK, AND TOGETHER WITH THE RIGHT OF WAY AND TO BE INSTALLED AND MAINTAINED SO AS NOT TO UNDERSERVE OR INCONVENIENCE THE ESTABLISHED GRADE OF LAND AND TO BE MAINTAINED LESS THAN 2 FEET 6 INCHES BELOW THE ESTABLISHED GRADE OF THE AMERICAN AGRICULTURAL CHEMICAL COMPANY; ITS SUCCESSORS AND ASSIGNS, AS OWNERS OF THE LANDS WHICH SAID RIGHT OF WAY IS LOCATED.

SAID RIGHT OF WAY OVER SAID RILE FOOT STRIPS IS, HOWEVER, SUBJECT TO THE RIGHT OF WAY 12 FEET IN WIDTH RESERVED TO THE STANDARD OIL COMPANY, AS SHOWN ON THE PLAT THEREOF AS PART OF THE DEED THEREON AS AFORESAID.

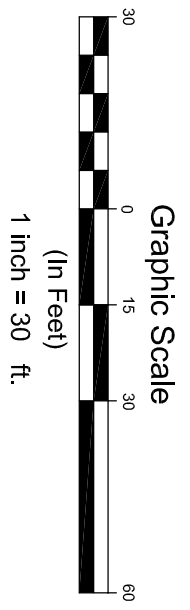
TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND BEAR AGE ON OR NEAR THE BURLEIGH AND OTHER SAID STRIP OF LAND A FIREPROOF STRUCTURE OR SHED NOT EXCEEDING FIVE FEET IN WIDTH BY TEN FEET IN LENGTH BY TEN FEET IN HEIGHT, TO BE USED FOR THE INSTALLATION AND STORAGE OR PUMPING EQUIPMENT WHICH MAY BE USED IN THE OPERATION OF SAID PIPE LINES, AND TOGETHER WITH THE RIGHT OF WAY AND TO BE INSTALLED AND MAINTAINED SO AS NOT TO UNDERSERVE OR INCONVENIENCE THE ESTABLISHED GRADE OF LAND SO FAR AS MAY BE NECESSARY AND IN SUCH MANNER AS NOT TO UNDERSERVE OR INCONVENIENCE THE AMERICAN AGRICULTURAL CHEMICAL COMPANY; ITS SUCCESSORS AND ASSIGNS, AS OWNERS OF SAID ADJOINING BURLEIGH AND OTHER SAID STRIP OF LAND.

Key Map
Not To Scale

EASEMENTS:

- BLOCK 312 LOT 69 DOC NO. 20110318020090400082977 FEB. 9, 2011 DECLARATION OF RESTRICTIONS MADE BY REVIEW RAILROAD REALTY, LLC.
- BLOCK 312 LOT 69 DOC NO. 200611500013400100261612 SEPT. 6, 2006 DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY 37-80 REVIEW LLC
- BLOCK 312 LOT 69 REEL 402 PAGE 191 MAY 1, 1978 INGRESS AND EGRESS EASEMENT RIGHT TO INSTALL, OPERATE MAINTAIN AND REPLACE SEWERS GAS AND WATER MAINS TELEPHONE ELECTRIC LIGHT AND POWER LINES AND OTHER PUBLIC AND PRIVATE UTILITIES MADE BY WALTER R. RAY HOLDING CO, INC TO THE LIRR OIL BURNING COMPANY.
- BLOCK 312 LOT 69 REEL 3489 PAGE 94 MAY 7, 1931 INGRESS AND EGRESS EASEMENT THE AMERICAN AGRICULTURAL CHEMICAL COMPANY TO THE LIRR OIL BURNING COMPANY.
- BLOCK 312 LOTS 41 AND 69 DOC NO. 20121009000036901 DATED OCT. 9, 2012 "PERPETUAL EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS OF TRUCKS, AUTOMOBILES, COMMERCIAL VEHICLES, PEDESTRIAN AND BICYCLISTS AND OTHER PERSONS AND VEHICLES OWNED BY THE LONG ISLAND RAILROAD AND REVIEW AVENUE FROM LANDS NOW OR FORMERLY OWNED BY THE LONG ISLAND RAILROAD AND REVIEW AVENUE"

- WHERES FOREBOUND TO CLEARLY PROVEGRADUAL
- SITE NAME: REVIEW AVENUE/REDEVELOPMENT II
- SITE NO: C10505
- SITE ADDRESS: 37-80 REVIEW AVENUE LONG ISLAND CITY, NY 11101



PAUL J. EMILIUS, JR.
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