



ZONING DATA

ZONING CLASSIFICATION: THE PROPERTY IS ZONED G, INDUSTRIAL.

HEIGHT: ZONING REQUIREMENT IS A MAXIMUM OF 35 FEET AND THE SUBJECT BUILDINGS MEASURE NO HIGHER THAN 24 FEET FROM THE GROUND LEVEL.

SETBACKS: THE ZONING CODE REQUIRES A 20-FOOT SETBACK FROM THE FRONT PROPERTY LINE, A 10 FOOT SETBACK FROM THE REAR PROPERTY LINE AND A 15 FOOT SETBACK FROM ONE SIDE LINE.

LOT RESTRICTIONS: THE ZONING CODE REQUIRES A MAXIMUM LOT BUILDING COVERAGE OF 40%, BY CALCULATION PARCEL 1 CONTAINS 18% BUILDING COVERAGE REQUIREMENTS.

SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM THE ABOVE PARCELS MAP SURVEY AT THE EAST SWANSEY HWY., NORTH UNDERHILL, N.Y. (PHONE: 616-977-3454).

NOTES CORRESPONDING TO SCHEDULE B-1

NO SURVEY ISSUES TO REPORT

GENERAL NOTES

- G-1 EXCEPTION DESCRIBED IN COMMITMENT EXTENDS BEYOND PARCEL 1 AS DESCRIBED IN COMMITMENT.
- G-2 PARCEL IS SHOWN ON SUPERIOR COUNTY TAX MAP AS PART OF SUBJECT PROPERTY. PARCEL IS NOT INCLUDED IN COMMITMENT AND IS SHOWN ON LONG ISLAND RAILROAD RIGHT-OF-WAY MAP OF STATIONS OPENED TO ARCHDAVIDED JUNE 30, 1916 TO BE PART OF RIGHT-OF-WAY.
- G-3 LOT NUMBERS AND LINES OF MAP OF WHEATLEY STRAITS FILED IN THE OFFICE OF THE COUNTY CLERK ON MAY 1, 1853 AS MAP NO. 112.
- G-4 BEARINGS ARE BASED ON SURVEY OF TAX MAP 28 PARCEL 304 BY CHARLES C. BIRSE, P.E. & L.S. DATED AUGUST 12, 1939.

STATEMENT OF ENCROACHMENTS

- ① SUBJECT PROPERTY'S CHAIN LINK FENCE ENCROACHES 6.1 FEET ONTO NORTH 19th STREET RIGHT-OF-WAY.
- ② RAILROAD TRACKS CROSS FROM SUBJECT PROPERTY ONTO NORTH 19th STREET PERMISSIBLE ENCROACHMENT.
- ③ SUBJECT PROPERTY'S ASPHALT PAVEMENT ENCROACHES 0.9 ONTO NORTH 19th STREET RIGHT-OF-WAY.



SCALE: 1" = 40'

AREA:
 PARCEL 1 = 156,000.0 sq. ft.
 = 3.4435 acres
 PARCEL 2 = 9927.0 sq. ft.
 = 0.2279 acres

TAX MAP SECTION 39
BLOCK 4 LOTS 33&35

LEGEND

DRINK	DR.	MONUMENT	⊠
WATER W/WE	W.W.	UTILITY POLE	⊞
HYD.	HYD.	LOT NUMBERS	100
ASPHALT	ASPH.	DICTATING LINES	---
CONCRETE	CONC.	PARCEL LINES	---
PAVEMENT	PAVMT.	ENCROACHMENT	---
CHAIN LINK	CL.		
FENCE	FC		
MANHOLE	M.H.		
CHUCK BASIN	C.B.		
PART OF	P.O.		
CORNER	C.O.		
CHAIN LINK	CL.		
WATER METER	W.M.		

CONTRACT INFORMATION

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT, CHAPTER 471, SECTION 1-101, N.Y.S. CONSTITUTION, ARTICLE 17, SECTION 2, AND THE PROFESSIONAL SURVEYING ACT, CHAPTER 471, SECTION 1-101, N.Y.S. CONSTITUTION, ARTICLE 17, SECTION 2, AND THE PROFESSIONAL SURVEYING ACT, CHAPTER 471, SECTION 1-101, N.Y.S. CONSTITUTION, ARTICLE 17, SECTION 2.

ALTAZAMA LAND TITLE SURVEY

Project Proposed Financing: **AltaZama Land Title Survey**

1180 Street & Merritt Avenue, Westfield, MA 01095

ALBERT A. BIANCO
 PROJECT SUPERVISOR
 1180 STREET & MERRITT AVENUE
 WESTFIELD, MASSACHUSETTS 01095
 PHONE: 413-865-1111

BOCK & CLARK'S NATIONAL SURVEYORS NETWORK
 ENGINEERS & SURVEYORS (800-787-4337) (FAX: 216-668-3608)
 537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44333

LEGAL DESCRIPTION

ALL that lot or tract of land, with the building thereon and the improvements thereon, situated in the City of New York, bounded and described as follows:

Parcel 1:
 BEGINNING at a monument at the intersection of the westerly side of North 19th Street and the northerly side of Merritt Ave.
 THENCE along the northerly side of Merritt Avenue S 82°20'00" W 342.34 feet to a monument on the westerly side of Merritt Avenue.
 THENCE along the westerly side of Merritt Avenue S 82°20'00" W 266.24 feet to a monument on the westerly side of Merritt Avenue.
 THENCE along the westerly side of Merritt Avenue S 82°20'00" W 200.00 feet to the Point of Beginning.

Parcel 2:
 BEGINNING at a monument at the intersection of the westerly side of North 19th Street and the northerly side of Merritt Ave.
 THENCE along the northerly side of Merritt Avenue S 82°20'00" W 200.00 feet to a monument on the westerly side of Merritt Avenue.
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Parcel 3:
 BEGINNING at a monument at the intersection of the westerly side of North 19th Street and the northerly side of Merritt Ave.
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Parcel 4:
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Parcel 5:
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Parcel 9:
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Parcel 10:
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