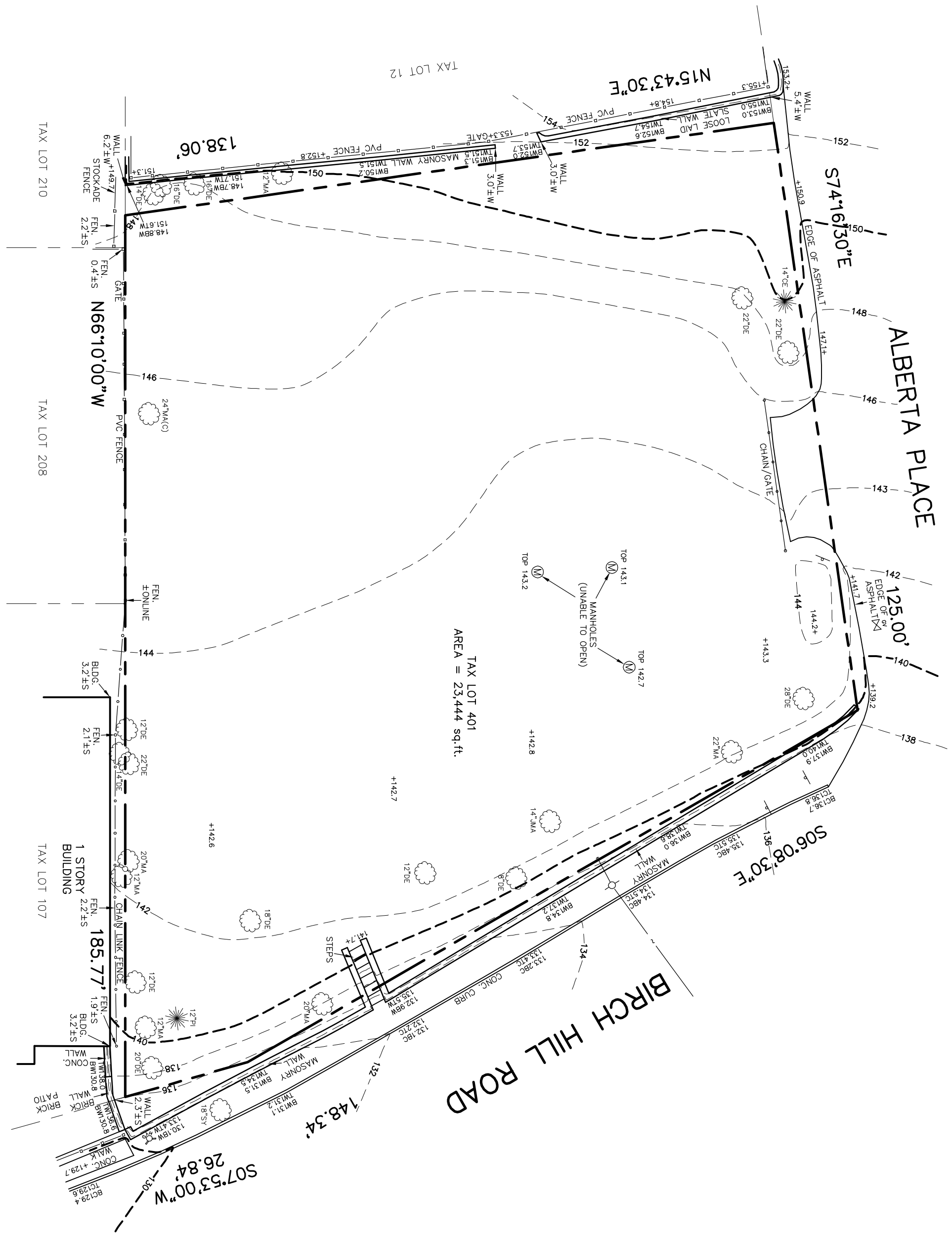


LEGEND					
—	OVERHEAD WIRES	TC	TOP OF CURB	DE	DECIDUOUS
—○—	UTILITY POLE	BC	BOTTOM OF CURB	MA	MAPLE
—	GUY WIRE	TW	TOP OF WALL	JMA	JAPANESE MAPLE
—	SIGN	BW	BOTTOM OF WALL	SY	SYCAMORE
—	HYDRANT	+125.0	SPOT ELEVATION	CE	CEDAR
—	MANHOLE	PI	PINE	PI	PINE
—	GAS VALVE	(C)	CLUSTER	(C)	CLUSTER



- SURVEY NOTES:**
1. ALL INFORMATION CONTAINED HEREON IS A VIOLATION OF SECTION 7709 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE SURVEYOR'S SIGNED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON/PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF SURVEYORS.
 2. THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
 3. DIMENSIONS OF DWELING AND DISTANCES TO PROPERTY LINES ARE TO EXTERIOR FINISH AND MAY NOT REPRESENT THE FOUNDATION.
 4. SUBSURFACE STRUCTURES AND/OR UTILITIES, IF ANY, MAY NOT BE SHOWN DEPENDING ON SCOPE OF WORK REQUESTED BY CLIENT.
 5. "CERTIFIED" AND/OR "GUARANTEED" LOCATION OF IMPROVEMENTS BELOW GRADE SHOWN HEREON SUCH AS, BUT NOT LIMITED TO, SEWER, WATER, GAS, AND PHYSICAL ASSESSMENT OF EXISTING MARK-OUT IMPROVEMENTS WAS OBTAINED BY THIS FIRM FROM EXPERTS AND PHYSICALLY VERIFIED. THE TIME OF THIS SURVEY WAS APPROXIMATELY 08/02/2019.
 6. UNDERGROUND UTILITIES SHOWN HEREON WERE MAPPED BY OTHER, FIELD LOCATION OF EXISTING MARK-OUT IMPROVEMENTS AND/OR BY THE USE OF UTILITY RECORD MAPS. THE LOCATION OF SAID UTILITIES ARE APPROXIMATE.
 7. SUBSURFACE STRUCTURE SIZES ARE APPROXIMATE DUE TO LIMITED VISIBILITY AND/OR ACCESSIBILITY. PIPE DIRECTIONS AND STRUCTURE CONNECTIONS WERE ASSUMED AND SHOULD BE VERIFIED WITH RECORD MAP INFORMATION.
 8. ELEVATIONS SHOWN ARE IN REFERENCE TO N.A.V.D. 1988.

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EAST NORWICH, NEW YORK 11732
(877) 779-5722 phone/fax

SURVEY and TOPOGRAPHIC MAP
BEING REAL PROPERTY DESCRIBED IN
LIBER 11350 OF DEEDS, PAGE 66

LOCATION: 235 BIRCH HILL ROAD, LOCUST VALLEY, TOWN OF OYSTER BAY,
COUNTY OF NASSAU, STATE OF NEW YORK

CERTIFIED TO: GRADE DEVELOPMENT, INC.

JOB No. 2019-035

SEC. 30 BLK. H LOT 401

DATE: 08/02/2019 SCALE: 1" = 20'

JERRY P. LARUE, LICENSE NO. 050518