

KEY MAP
N.T.S.

CERTIFICATION

TO:

HF2 HOTEL OWNER LLC
CHICAGO TITLE INSURANCE COMPANY
NORTHEAST BANK, its successors and/or assigns,
as their interest may appear

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7 (B1), 7(C), 8, 9, 13, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 7, 2023.

BARRETT, BONACCI & VAN WEELE, P.C.

DATE OF MAP:
NOVEMBER 7, 2023

WILTON H. WRIGHT, P.L.S.
NYS LICENSE NO. 050587
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OPTIONAL TABLE 'A' NOTES:

- ITEM 2: PROPERTY IS KNOWN AS 200 MAIN STREET, GREENPORT, NEW YORK
- ITEM 3: ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 36103C0176H, REVISED SEPTEMBER 25, 2009, THE PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- ITEM 4: LOT AREA = 8,174 SQUARE FEET.
- ITEM 9: THERE EXIST A TOTAL OF 3 PARKING STALLS INCLUDING 0 HANDICAP STALLS ON THE SUBJECT PROPERTY.
- ITEM 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK.
- ITEM 17: INFORMATION FOR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF ANY, WAS NOT PROVIDED AND ARE NOT SHOWN. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK.

GENERAL NOTES:

1. THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS OR ANY OTHER CONSTRUCTION.
2. SUBJECT PARCEL HAS DIRECT PHYSICAL ACCESS TO THE APPARENT PUBLIC RIGHT OF WAY KNOWN AS MAIN STREET (S.R. 25) AND CARPENTER STREET.

SCHEDULE B NOTES

THIS SURVEY IS BASED ON TITLE COMMITMENT NO. CT21-00514-S, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF SEPTEMBER 26, 2023.

THE FOLLOWING ITEMS REFER TO THE SCHEDULE B-II (EXCEPTIONS):

ITEM 2: ENCROACHMENT CONSENT MADE BY FLORENCE S. KRAMER DATED 11/1/1967, RECORDED 11/15/1967 IN LIBER 6256 CP 329 (NOT PLOTTABLE).

SCHEDULE 'A' DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE INCORPORATED VILLAGE OF GREENPORT, IN THE TOWN OF SOUTHOLD, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF MAIN STREET WITH THE NORTHERLY SIDE OF EAST FRONT STREET;

RUNNING THENCE NORTH 7 DEGREES 04 MINUTES 10 SECONDS WEST 50 FEET;

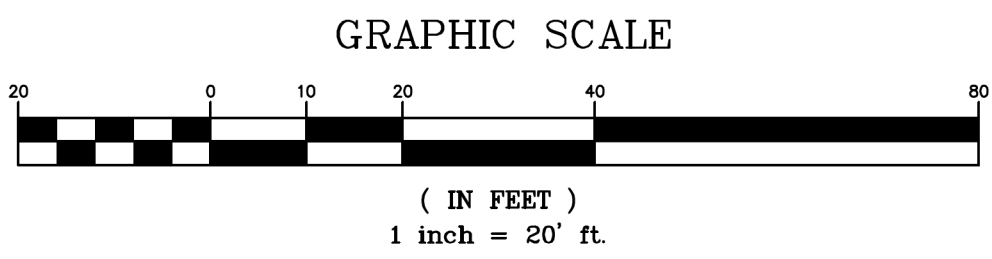
THENCE NORTH 83 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG LAND NOW OR FORMERLY OF FLORENCE KRAMER, 163.55 FEET TO THE WESTERLY SIDE OF CARPENTER STREET;

THENCE SOUTH 6 DEGREES 55 MINUTES 10 SECONDS EAST, ALONG THE WESTERLY SIDE OF CARPENTER STREET, 50 FEET TO THE NORTHERLY SIDE OF EAST FRONT STREET;

THENCE SOUTH 83 DEGREES 13 MINUTES 20 SECONDS WEST, ALONG THE NORTHERLY SIDE OF EAST FRONT STREET, 163.42 FEET TO THE CORNER AND THE POINT OR PLACE OF BEGINNING.

LEGEND

- CONCRETE CURB
- DROP CURB
- EDGE OF PAVEMENT
- OVERHEAD WIRES
- CONCRETE/MASONRY
- PARKING STALL COUNT
- LIGHT POLE
- DRAINAGE INLET
- SIGN
- TRAFFIC SIGNAL POLE
- BOLLARD



11/13/23	CW	ISSUED FOR REVIEW AND COMMENT
Date	By	Revision
Surveyed by: C.S.	Drafted by: A.V.R.	Checked by: C.W.

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Tax Map: **DISTRICT 1001 SECTION 4 BLOCK 10 LOT 16**

Certifications indicated hereon signify that this plat of the property depicted hereon was made in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. This certification is only for the lands depicted hereon and is not certification of title, zoning or freedom of encumbrances. Said certifications shall run only to the persons and/or entities listed hereon and are not transferable to additional persons, entities or subsequent owners.

PROPERTY
SITUATE
INCORPORATED VILLAGE OF
GREENPORT
SUFFOLK COUNTY NEW YORK

ALTA / NSPS LAND TITLE SURVEY

Unauthorized alteration or addition to this survey is a violation of Section 7209 of New York State Education Law
Copies of this survey map not bearing the land surveyor's embossed seal and signature shall not be considered to be a true and valid copy

Date: **NOVEMBER 7, 2023**
Scale: **1" = 20'**
Project No: **A210465A**
Sheet No: **1 of 1**
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