

# COLLEGE POINT BOULEVARD

(122nd STREET)  
(COLLEGE AVENUE  
(13th STREET)  
59.94, WIDE

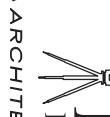
EASEMENTS, RIGHT OF WAYS, COVENANTS, ETC., IF ANY, NOT SHOWN HEREON.  
NO EASEMENT INFORMATION PROVIDED TO LAND SURVEYOR.

FOR BUILDING DEPARTMENT PURPOSES USE ONLY  
FOR PROPERTY LINE STAKE-OUT USE ONLY

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSISTING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

AND ON HIS BEHALF  
SNEES OF THE LENDING

SURVEY OF: *Described Property*  
LOCATED AT:  
18-35, 18-39 College Point  
Boulevard, College Point  
*Borough and County of Queens*  
*City and State of New York*  
TAX DESIG:  
*Block 4128 Lot 5,6*  
CERTIFIED TO:  
*Xiao Hu*

 ROG  
LAND SURV  
TITLE • ARCHITECTURAL • BO  
56-39 61st STREET, MASPETH, N.Y. 1137  
Tel. • (718)480-3761 • Fax. • (718)480-3762 •  
Email • [info@roguski.us](mailto:info@roguski.us)  
SZCZEPAN H. ROGUSKI  
PROFESSIONAL LAND SURVEYOR  
DATE: *December 28, 2022*  
SCALE: *Not To Scale*

STAKE OUT DETAIL – NOT TO SCALE

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS  
OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

PARALLEL WITH 20th AVENUE

100.00'

STRUCTURES IF ANY NOT SHOWN

SEE DETAIL "A" FOR ALL OF STRUCTURES ALONG EXTERIOR PROPERTY LINES

STRUCTURES IF ANY NOT SHOWN

100.00'

PARALLEL WITH 20th AVENUE

100.00'

22.00'

28.00'

22.00'

28.00'

N

E

W

S

**SURVEY OF: Described Property**

**LOCATED AT:**  
18-35, 18-39 College Point  
Boulevard, College Point  
Borough and County of Queens  
City and State of New York

**TAX DESIGN:**  
Block 4128 Lot 5,6

**CERTIFIED TO:**  
Xiao Hu

**LEGEND:**

- + CROSS CUT SET
- ▲ STAKE SET
- P/L PROPERTY LINE
- P/P/L PROLONGATION LINE OF PROPERTY
- [P/L CORNER]
- [CROSS CUT SET ON SIDEWALK (1'-0" W & P/P/L)]
- [CROSS CUT SET ON SIDEWALK (0'-6" N)]
- [CROSS CUT SET ON SIDEWALK (1'-0" W & P/P/L)]
- [CROSS CUT SET ON SIDEWALK (0'-6" N)]

**VACANT LOT # 18-35 TAX MAP LOT #6**

**VACANT LOT # 18-39 TAX MAP LOT #5**

**COLLEGE POINT BOULEVARD**  
(122nd STREET)  
(COLLEGE AVENUE)  
(13th STREET)  
(59'-94" WIDE)

**20th AVENUE**  
(5th AVENUE)  
(BROADWAY)  
60' WIDE

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.  
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED  
TO BE A VALID TRUE COPY.  
CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF  
TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING  
INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

DRAWN BY KG

STATE OF NEW YORK  
LICENSING BOARD  
LAND SURVEYOR  
050716  
SZEZEPAN HENRYK ROGUSKI  
PROFESSIONAL LAND SURVEYOR  
SZCZEPAN H. ROGUSKI  
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Signature of Surveyor