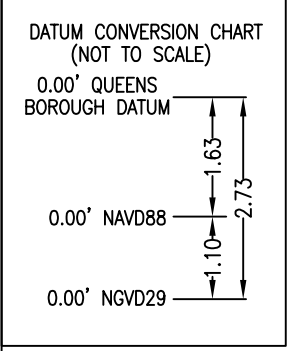
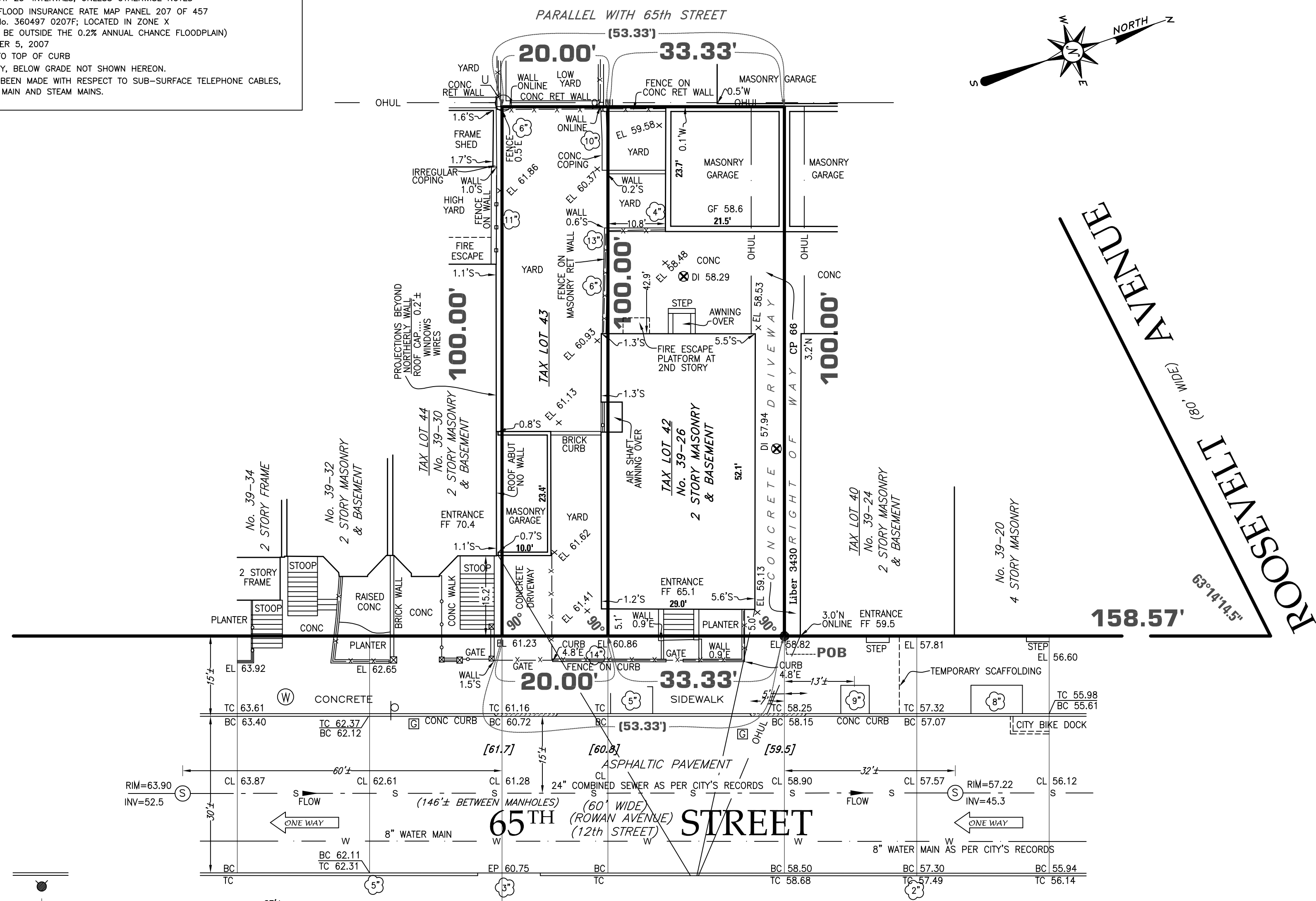


- GENERAL NOTES:**
- CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON
  - SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES WHERE ACCESSIBLE. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON
  - NEW YORK STATE LAW REQUIRES BEFORE EXCAVATE CALL 811, AND DIGNET AT 1-800-272-4480
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS 1.63 FEET BELOW QUEENS TOPOGRAPHICAL BUREAU DATUM.
  - THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
  - NONVISIBLE EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN HEREON.
  - SECTIONS WERE TAKEN AT 25' INTERVALS, UNLESS OTHERWISE NOTED
  - THIS PROPERTY IS ON FLOOD INSURANCE RATE MAP PANEL 207 OF 457 IN COMMUNITY PANEL No. 360497 0207F; LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP REVISED: SEPTEMBER 5, 2007
  - LEGAL GRADE REFERS TO TOP OF CURB
  - ENCROACHMENTS, IF ANY, BELOW GRADE NOT SHOWN HEREON.
  - NO INVESTIGATION HAS BEEN MADE WITH RESPECT TO SUB-SURFACE TELEPHONE CABLES, ELECTRIC CABLES, GAS MAIN AND STEAM MAINS.



TAX LOT 42 AREA= 3,333 Sq. Ft.  
 TAX LOT 43 AREA= 2,000 Sq. Ft.  
 TOTAL AREA OF LOTS= 5,333 Sq. Ft.



**EARL B. LOVELL - S.P. BELCHER, INC.**  
 Land & City Surveyors - Incorporated 1933  
 77-16 164 Street  
 Fresh Meadows, NY 11366  
 Tel: 212-732-1381  
 E-mail: [lovellbelcher@gmail.com](mailto:lovellbelcher@gmail.com)  
[www.lovellbelcher.com](http://www.lovellbelcher.com)  
 Records of NY Land Surveyor

NOTICE: © 2024 Earl B. Lovell-S.P. Belcher, Inc. All Rights Reserved

Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor, to alter an item in any way. The altering of a boundary or title survey should only be prepared for a specific purpose named in the alteration. Any re-survey map bearing a new date should conform to the requirements of a new survey.

PROJECT No.:	LB-001846Q
CAD DWG FILE:	1296Q42&43A
DRAWN BY:	NF
CHECKED BY:	DWR

PROFESSIONAL SEAL:

STATE OF NEW YORK

A copy of this document without a proper application of the surveyor's inked or embossed seal should be assumed to be an unauthorized copy.

Property Situated at: 39-26 & 39-28 65th Street Woodside Borough & County of Queens City & State of New York	Tax Designation: District: - Section: - Block: 1296 Lots: 42 & 43
--	---

SCALE:

**LEGEND**

[59.3] LEGAL GRADE	CL CENTERLINE	(W) WATER MANHOLE	(P) STREET SIGN	(X) DI DRAIN INLET	POB POINT OF BEGINNING
FF FIRST FLOOR ELEVATION	EL SPOT ELEVATION	(S) SEWER MANHOLE	(H) HYDRANT	(-o-) IRON FENCE	
GF GARAGE FLOOR ELEVATION	CONG CONCRETE	(U) UTILITY POLE	(C) CURB CUT	(-x-x) VINYL FENCE	
TC TOP OF CURB	INV INVERT ELEVATION	(G) GAS VALVE	(T) TREE & SIZE	(-x-x) CHAIN LINK FENCE	
BC BOTTOM OF CURB	OHUL OVERHEAD UTILITY LINES			(-x-x) PROPERTY LINE	

MARK	DATE	DESCRIPTION
	November 12, 2024	DATE OF SURVEY

SHEET TITLE:  
**ARCHITECTURAL SURVEY**