Cooper Park Commons

REFERENCES:

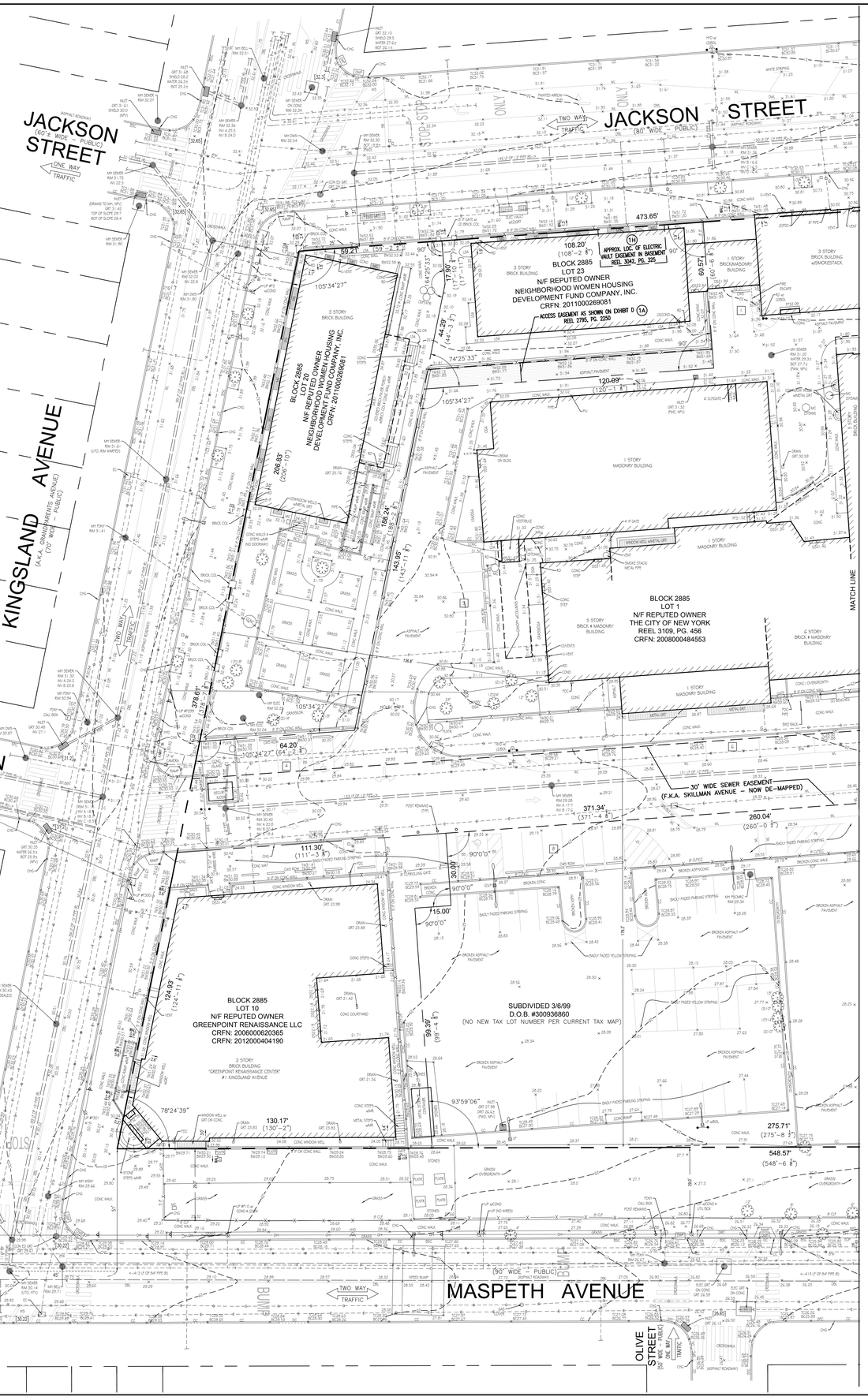
1. SECTION MAP NO. 7 PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE BROOKLYN BOROUGH PRESIDENT, TOPOGRAPHICAL BUREAU.
2. SUBDIVISION OF LOT #1 INTO TWO DIFFERENCE ZONING & TAX LOTS #1 & #10, D.O.B. APPLIC. #301540722, LOT DIVISION - BLOCK 2885, LOT 1, GREENPOINT OUTPATIENT BUILDING SUBDIVISION, 73 MASPETH AVENUE, BROOKLYN, NEW YORK, PREPARED BY BREGER TERJESEN ASSOCIATES, DATED: APRIL 2, 2003, LAST REVISED: OCTOBER 14, 2004, PROJECT NO. 2160, DRAWING NO. Z-1.
3. MAP OF PROPERTY AT BROOKLYN, KINGS COUNTY, N.Y., DATED: MAY 10, 2006, FINAL SURVEY: JUNE 3, 2008, TAX SEC.: 10, TAX BLOCK: 2885, TAX LOT(S): 10, PREPARED BY JOSEPH NICOLETTI ASSOCIATES, REF. NO.: K2885-001.
4. ARCHITECTURAL SURVEY, TAX SECT.: 10, TAX BLOCK: 2885, TAX LOT(S): MAP OF PROPERTY AT BROOKLYN, KINGS COUNTY, NEW YORK, PARKING LOT, PREPARED BY JOSEPH NICOLETTI ASSOCIATES, DATED: FEBRUARY 1, 1999, LAST REVISED: FEBRUARY 11, 2009, REF. NO.: K2885-001P_L.
5. SITE PLAN, THE CITY OF NEW YORK, DEPARTMENT OF GENERAL SERVICES, DIVISION OF DESIGN & CONSTRUCTION MANAGEMENT, BUREAU OF BUILDING DESIGN, NEW BOILER INSTALLATION AT GREENPOINT SHELTER, CAPITAL BUDGET NUMBER HR112KGB, 300 SKILLMAN AVENUE, BOROUGH OF BROOKLYN, FOR THE HUMAN RESOURCES ADMINISTRATION, PREPARED BY AMBROSINO, DePINTO & SCHMIEDER, DATED: JULY 14, 1989. SHEET NO.: S-1 OF 15.
6. RECORD DRAWINGS, BLDG. #1 CELLAR FLOOR SPRINKLER PLAN (DRAWING NO. SP-2), BLDG. #1 FIRST FLOOR SPRINKLER PLAN (DRAWING NO. SP-3), BLDG. #1 SECOND FLOOR SPRINKLER PLAN (DRAWING NO. SP-4), BLDG. #1 THIRD FLOOR SPRINKLER PLAN (DRAWING NO. SP-5), BLDG. #1 FOURTH FLOOR SPRINKLER PLAN (DRAWING NO. SP-6), PLUMBING, BLDG. #1 FIFTH FLOOR PLAN (DRAWING NO. P-7) & BLDG. #1 SIXTH FLOOR SPRINKLER PLAN (DRAWING NO. SP-8), PREPARED BY CARL PUCHALL ASSOCIATES, ARCHITECT, P.C. AND MARIANO D. MOLINA, P.C., DATED: JANUARY 15, 1998.
7. PARTIAL COPY, "SURVEY OF KINGSLAND & SKILLMAN FOR LOT 10 SUBDIVISION", PROVIDED BY CLIENT, UNTITLED AND UNDATED
8. PARTIAL COPY, "SURVEY OF MASPETH & OLIVE", PROVIDED BY CLIENT, UNTITLED AND UNDATED,
9. PLANS SHOWING THE LOCATION OF UNDERGROUND WATER AND SEWER LINES PROVIDED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS, MAPS PRINTED: APRIL 23, 2019.
10. PLAN SHOWING THE LOCATION OF UNDERGROUND FDNY COMMUNICATION LINES, PROVIDED BY THE FIRE DEPARTMENT OF THE CITY OF NEW YORK, SECTION 5, LAST REVISED: MAY 28, 1991.
11. PLANS SHOWING THE LOCATION OF UNDERGROUND TELEPHONE LINES PROVIDED BY EMPIRE CITY SUBWAY CO. LTD, MAPS RECEIVED: MAY 1, 2019.

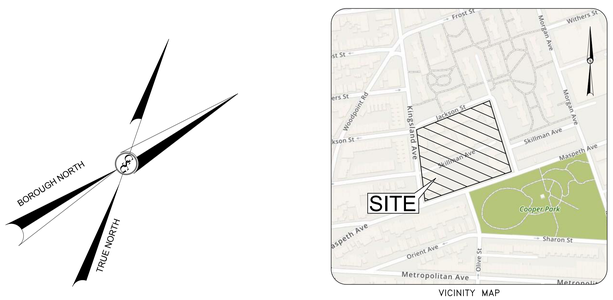
ABBREVIATIONS

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BL	BLUE LINE
BLDG	BUILDING
BOT	BOTTOM OF STRUCTURE
BS	BLUE STRIPING
BSC	BLUESTONE CURB
CC	CONCRETE CURB
CHG	CHANGE OF CURB OR FENCE
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CWS	CONCRETE WHEEL STOP
DBL	DOUBLE YELLOW LINE
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EC	ELECTRIC COVER
EOF	EDGE OF PAVEMENT
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FWD	FILLED WITH DEBRIS OR DIRT
FWW	FILLED WITH WATER
GRT	GRATE
HTV	HEAVY TRAFFIC VOLUME
IF	IRON FENCE
INV	INVERT
LSA	LANDSCAPED AREA
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PIV	POINT INDICATOR VALVE
PLNTR	PLANTER
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SB	STOP BAR
SFC	STEEL FACED CONCRETE CURB
TRANS	TRANSFORMER
UTIL	UTILITY
UTO	UNABLE TO OPEN
WL	WHITE LINE
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MAP LEGEND

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- 7 — DENOTES PARKING SPACE COUNT
- ACCESSIBLE PARKING SPACE
- PAINTED ARROWS





VICINITY MAP

NOTES:

1. PROPERTY KNOWN AS LOTS 1, 10, 20, 23, 28 & 32, BLOCK 2885 AS DESIGNATED ON THE NEW YORK CITY DIGITAL TAX MAP, HAVING AN EFFECTIVE DATE OF DECEMBER 5, 2008.
2. LOT 1, BLOCK 2885: 148,339 S.F. OR 3.4054 AC.
   LOT 10, BLOCK 2885: 14,645 S.F. OR 0.3362 AC.
   LOT 20, BLOCK 2885: 12,746 S.F. OR 0.2926 AC.
   LOT 23, BLOCK 2885: 6,808 S.F. OR 0.1563 AC.
   LOT 28, BLOCK 2885: 6,571 S.F. OR 0.1509 AC.
   LOT 32, BLOCK 2885: 8,023 S.F. OR 0.1842 AC.
   TOTAL AREA: 197,132 S.F. OR 4.5256 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. **THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE SEARCH PREPARED BY FEDERATED NATIONAL LAND AS AGENTS FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. FNL-NY-200503-K NWH, WITH AN EFFECTIVE DATE OF MARCH 27, 2019 COVERING BLOCK 2885, LOTS 20 (PARCEL 1), 23 (PARCEL 2), 28 (PARCEL 3) AND 32 (PARCEL 4) AND BLOCK 3097 LOT 12 (PARCEL 5), PARCEL 5 IS SPECIFICALLY EXCLUDED IN THIS REVIEW OF TITLE, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:**
   1 COVENANTS, CONDITIONS, EASEMENTS, LEASES, AGREEMENTS OF RECORD, AS FOLLOWS. PARCEL 5 IS SPECIFICALLY EXCLUDED IN THE REVIEW OF TITLE:
   - A) ACCESS EASEMENT IN REEL 2795 PAGE 2250 **[AFFECTS PARCEL 1-3] [LIES ON OR WITHIN PARCEL 2, SHOWN]**
   - B) TERMS, CONDITIONS, OBLIGATIONS, COVENANTS AND RESTRICTIONS IN LAND DISPOSITION AGREEMENT IN REEL 2795 PAGE 2261 **[AFFECTS PARCELS 1-3] [INCOMPLETE COPY PROVIDED, NOT REVIEWED, NOT SHOWN]**
   - C) ASSIGNMENT OF SURPLUS MONEY IN REEL 2795 PAGE 2360 **[AFFECTS PARCELS 1-3] [BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN]**
   - D) REGULATORY AGREEMENT IN REEL 2795 PAGE 2337 **[AFFECTS PARCELS 1-3] [INCOMPLETE COPY PROVIDED, NOT REVIEWED, NOT SHOWN]**
   - E) RECIPROCAL EASEMENT AGREEMENT IN REEL 2804 PAGE 2077 **[AFFECTS PARCEL 3] [LIES ON OR WITHIN PARCELS 3 AND 4, SHOWN]**
   - F) DRIVEWAY EASEMENT IN REEL 3027 PAGE 1880 **[AFFECTS PARCEL 2] [SHOWN]**
   - G) DECLARATION OF EASEMENT FOR BOILER IN REEL 3048 PAGE 454 **[LIES ON PARCELS 1 & 2 AND ESTABLISHES NON-EXCLUSIVE RIGHT OF PARCEL 2 TO RECEIVE HEAT AND HOT WATER FROM A BOILER ON PARCEL 1 AND THE RIGHT OF PARCEL 2 TO ACCESS THE BOILER ON PARCEL 1, BLANKET IN NATURE, NOT SHOWN]**
   - H) ELECTRICAL VAULT EASEMENT IN REEL 3042 PAGE 325 **[AFFECTS PARCELS 1-4] [EASEMENT ON TAX LOT 23 TO TAX LOT 1 AND 10 FOR ACCESS TO THE VAULT AND FOR ELECTRICAL SERVICES. ACCESS AND VAULT EASEMENT CANNOT BE ACCURATELY PLOTTED UNLESS AN INTERIOR SURVEY OF THE BUILDING ON LOT 23 IS PERFORMED, APPROXIMATE LOCATION SHOWN]**
   - I) DECLARATION OF ZONING LOT RESTRICTION IN REEL 3109 PAGE 455 **[SUBJECTS ALL LOTS IN BLOCK 2885 AND ANY SUBSEQUENT LOTS IN THE BLOCK TO SPECIFIC PROVISIONS OF THE ZRCNY, NOT PLOTTABLE, NOT SHOWN]**
   - J) ZONING LOT DESCRIPTION IN REEL 3109 PAGE 465 **[DESCRIBES AND CERTIFIES THE OWNERSHIP OF THE ENTIRETY OF BLOCK 2885 AS A ZONING LOT, BLOCK SHOWN]**
   - K) TERMS, CONDITIONS, OBLIGATIONS, COVENANTS, RESTRICTIONS, $1.00 CONDEMNATION CLAUSE, RESTRAINT ON ALIENATION AND RIGHT OF RE-ENTRY IN LAND DISPOSITION AGREEMENT IN REEL 2783 PAGE 2106 **[AFFECTS PARCELS 4 & 5]. [PARCEL 4 SUBJECT TO TERMS AND CONDITIONS AND LIMITS COMPENSATION TO ONE DOLLAR IN CONDEMNATION PROCEEDINGS, TERMS AND CONDITIONS ARE BLANKET IN NATURE, NOT SHOWN]**
   - L) TERMS, CONDITIONS, OBLIGATIONS, COVENANTS, RESTRICTIONS, RESTRAINT ON ALIENATION AND RIGHT OF RE-ENTRY IN DEED IN REEL 2783 PAGE 2150 **[AFFECTS PARCELS 4& 5]. [PARCEL 4 SUBJECT TO TERMS AND CONDITIONS AND LIMITS COMPENSATION TO ONE DOLLAR IN CONDEMNATION PROCEEDINGS, TERMS AND CONDITIONS ARE BLANKET IN NATURE, NOT SHOWN]**
   - M) TERMS, CONDITIONS, OBLIGATIONS, AGREEMENTS, COVENANTS AND RESTRICTIONS IN REGULATORY AGREEMENT IN REEL 2783 PAGE 2200. **[AFFECTS PARCELS 4]. [DOCUMENT NOT PROVIDED, NOT REVIEWED, NOT SHOWN]**
   - N) RECIPROCAL EASEMENT AGREEMENT RECORDED IN REEL 2783 PAGE 2160 **[AFFECTS PARCELS 3 & 4] [LIES ON OR WITHIN PARCELS 3 AND 4, SHOWN]**
   - O) ASSIGNMENT OF SURPLUS MONEYS IN REEL 2783 PAGE 2221 **[AFFECTS PARCELS 4 & 5] [DOCUMENT NOT PROVIDED, NOT REVIEWED, NOT SHOWN]**
   - P) ZONING LOT DECLARATION RECORDED IN REEL 3109 PAGE 2160 **[AFFECTS PARCEL 4]. [DOCUMENT NOT PROVIDED, NOT REVIEWED, NOT SHOWN]**
   - Q) TERMS, CONDITIONS, OBLIGATIONS, AGREEMENTS, COVENANTS AND RESTRICTIONS IN AMENDED AND RESTATED REGULATORY AGREEMENT IN CRFN: 2011000269088 **[AFFECTS ALL PARCELS]. [BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN]**

   ADDITIONALLY, THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE INSURANCE POLICY BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. Y 3008-76177, WITH AN EFFECTIVE DATE OF MARCH 27, 2019 COVERING BLOCK 2885, LOT 10, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
   3 SEWER EASEMENT AS SHOWN ON KINGS COUNTY LAND MAP #N-732-F, DATED NOVEMBER 25, 1953 ADOPTED BY THE BOARD OF ESTIMATE ON SEPTEMBER 17, 1953. **[DOCUMENT NOT PROVIDED, NOT REVIEWED, NOT SHOWN]**
5. ELEVATIONS ARE BASED UPON NAVD 88 DATUM.
6. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 36047P0204F, EFFECTIVE DATE: SEPTEMBER 5, 2007, OBTAINED FROM FEMA NFHL WEB SERVICE ON APRIL 23, 2019.

   BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP NUMBER 36047P0204G, DATED: DECEMBER 5, 2013.
7. THERE WERE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AT THE TIME OF FIELD SURVEY.
8. THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
9. CON EDISON REFUSED TO ISSUE GAS AND ELECTRIC MAPPING FOR THIS PROJECT.

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.

SEE SHEET 2 OF 2 FOR PROPERTY DESCRIPTIONS

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE, ANYWHERE IN THE STATE.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK CITY AND LONG ISLAND ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 191122624, 191122631, 191122642, 191122650, 191122654 & 191122659

UTILITY COMPANY	PHONE NUMBER
NATIONAL GRID	(718) 270-5735
CONSOLIDATED EDISON CO. OF N.Y.	(800) 778-9140
TIME WARNER CABLE - BROOKLYN	(800) 262-8600
VERIZON COMMUNICATIONS	(855) 661-6323

NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BOUNDARY & TOPOGRAPHIC SURVEY
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LOTS 1, 10, 20, 23, 28 & 32, BLOCK 2885
JACKSON STREET, DEBEVOISE, MASPETH & KINGSLAND AVENUES
BOROUGH OF BROOKLYN
KINGS COUNTY
CITY AND STATE OF NEW YORK

GALLAS SURVEYING GROUP
2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TEL.E: 732-422-6700
FAX: 732-940-8786
www.gallassurvey.com

DATE	SCALE	DRAWN:	CHECKED:
05-29-2019	1"=20'	E.C.R.	G.S.G.

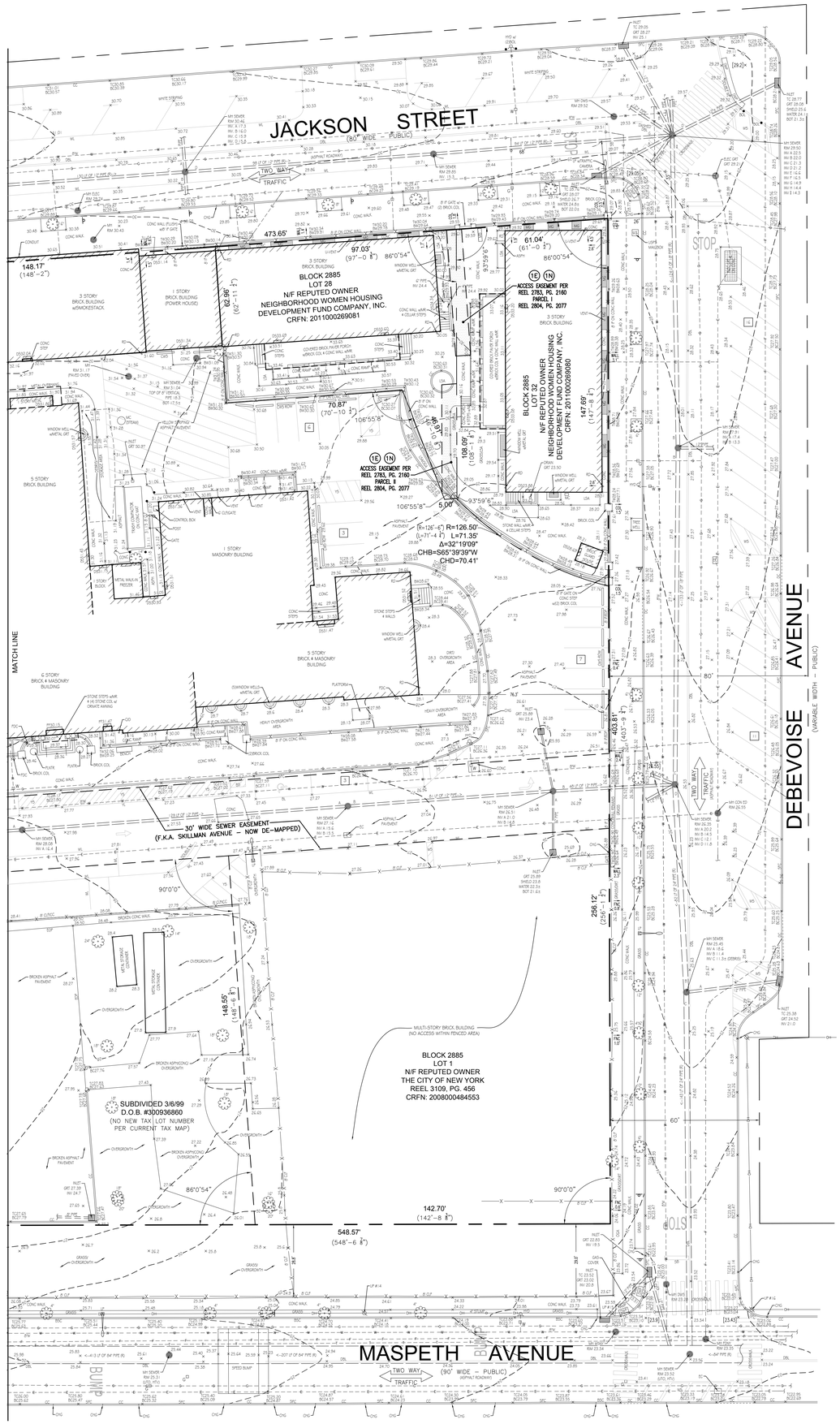
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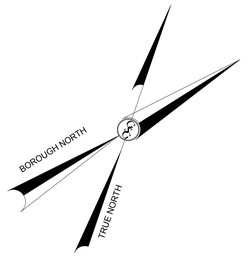
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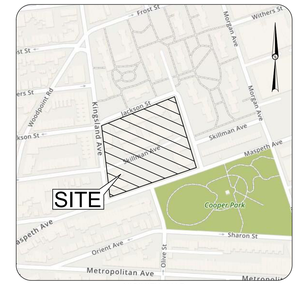
PRELIMINARY

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS — DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50124







VICINITY MAP

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DATE	SCALE	DRAWN:	CHECKED:
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