DATUM CONVERSION CHART

0.00' BRONX HIGHWAY DATUM	2.608'	1.529'
0.00' NAVD 88		1.079'
0.00' NGVD 29		



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5583, EFFECTIVE DATE 01/10/2012 10:57:50.
   - B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5622, EFFECTIVE DATE 12/06/2008 20:48:35.
   - C. BOROUGH OF BRONX MONUMENT MAP SECTION 58 DATED 05/20/1930, LAST REVISED 06/25/1997 AND SECTION 59 DATED 04/10/1942, LAST REVISED 06/01/2000.
   - D. BOROUGH OF BRONX FINAL MAP SECTION 58 FILED 07/12/1916 AND 04/22/1924 AND SECTION 59 FILED 03/07/1914.
   - E. "MAP SHOWING THE ELIMINATION AND DISCONTINUING AND CLOSING OF EMERSON AVENUE FROM SCHLEY AVENUE TO MILES AVENUE AND RADIALLY AVE. FROM A POINT APPROXIMATELY 270 FT. EAST OF FOOTE AVE. TO BUTTRICK AVE. AND SHOWING THE ADJUSTMENT OF LEGAL GRADES NECESSITATED THEREBY", AMENDMENT TO SECTION 58, PLAN NO. 11940, DATED 06/31/1976.
   - F. "MAP SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE, BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE, BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE AND THE ESTABLISHMENT OF A PARK ADDITION AND THE DELINEATION OF SEWER CORRIDORS", PLAN NO. 13089, DATED 09/30/1999.
   - G. "MAP SHOWING THE LAYING OUT OF AN ADDITION TO A PARK (FERRY POINT PARK) WITHIN THE TERRITORY BOUNDED BY THE EASTERLY BULKHEAD LINE OF WESTCHESTER CREEK, SCHLEY AVE., HUTCHINSON RIVER PKWY, FOOTE AVE, EMERSON AVE AND THE NORTHERLY U.S. PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER", PLAN NO. 11259, DATED 05/15/1948.
   - H. "MAP SHOWING REVISED AND MODIFIED PIERHEAD AND BULKHEAD LINES FOR THE NORTHERLY SHORE OF EAST RIVER, NEW YORK, WESTCHESTER CREEK–THROGS NECK", BOROUGH OF THE BRONX, NEW YORK CITY, BY CORPS OF ENGINEERS, U.S. ARMY, DATED 05/1913.
   - I. "DESIGNATION OF BRONX–WHITESTONE BRIDGE APPROACH AREA WITH IMPROVEMENTS, INCLUDING APPROACH STRUCTURE, MAINTAINED BY TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY", PROJECT NO. 63057, BY CHAS. H. SELLS, INC., DATED 04/17/2008.
   - J. LIBER 866 PAGE 104, DATED 07/22/1937 AND RECORDED 07/28/1937 (DEED PART OF LOT 1 BLOCK 5622).
   - K. INDEX NO. 1633/1948, TITLE TO DAMAGE PARCELS 1 THROUGH 78A, INCLUSIVE, VESTED IN THE CITY OF NEW YORK ON 01/25/1949 (PUBLIC PARK TAKING– PORTION OF BLOCK 5622 LOT 1 AND PORTION OF BLOCK 5583 LOT 100).
   - L. INDEX NO. 7478/1931, TITLE VESTED IN THE CITY OF NEW YORK ON 06/21/1943 (SCHURZ (NARROW)/EMERSON AVENUE OPENING– PORTION OF EMERSON AVENUE–PART OF BLOCK 5583 LOT 100).
   - M. INDEX NO. 5007/1937, TITLE VESTED IN THE CITY OF NEW YORK ON 07/27/1937 (FERRY POINT APPROACH/FERRIS AVENUE OPENING– NORTHERLY PORTION OF BLOCK 5322 LOT 1).
   - N. PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023.
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   EXCEPTIONS IN PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023 (SEE NOTE 1N):
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   - (6) LP 44 PAGE 686, DATED 12/28/1890 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO CORA MORRIS]
   - (7) LP 50 PAGE 297, DATED 11/19/1895 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO AUGUSTUS TABER]
   - (8) LP 50 PAGE 315, DATED 11/27/1896 [LETTERS PATENT GRATED BY THE PEOPLE OF THE STATE OF NEW YORK TO LOUIS LOWENSTEIN AND ALBERT L. LOWENSTEIN]
   - (9) INDEX NO. 277/1969 [TITLE VESTED IN THE CITY OF NEW YORK ON 10/09/1969– PERMANENT VEHICULAR ACCESS RESTRICTIONS ACQUISITION]
   - (10) REEL 1775 PAGE 1272, RECORDED 05/23/2000 [SEWER CORRIDOR DELINEATED ON MAP NO. 13089 IN CONNECTION WITH THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE] (PLOTTED)
   - (11) CRFN 2015000438887, DATED 12/03/2015 AND RECORDED 12/11/2015 [DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY THE CITY OF NEW YORK ACTING BY AND THROUGH THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION IN FAVOR OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION]
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4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS METHODS.
5. STREET NAMES AS PER MAPS REFERENCED IN NOTE 1A AND 1B.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED WITH LEICA TM700 MOBILE SCANNER BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JANUARY 2024. INFORMATION IS APPROXIMATELY 0.02'–0.04' ACCURACY WITH SURVEY CONTROL.
7. FEMA INFORMATION:

   CURRENT:

   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104F AND PANEL 112 OF 457, MAP NUMBER 36047C0112F, REVISED SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL17 NGVD29), ZONE VE (EL16 NGVD29), ZONE AE (EL15 NGVD29), ZONE AE (EL14 NGVD29), ZONE AE (EL13 NGVD29), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.

   PRELIMINARY:

   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104G AND PANEL 112 OF 457, MAP NUMBER 36047C0112G, PRELIMINARY DATED DECEMBER 5, 2013, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL18 NAVD88), ZONE VE (EL16 NAVD88), ZONE AE (EL15 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.
8. MEAN HIGH WATER LINE SHOWN HEREON BASED UPON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION: https://www.vdatum.noaa.gov/vdatumweb/

   MEAN HIGH WATER LINE ELEVATION=3.3'± (NAVD88)
9. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
11. 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.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

- MHW — MEAN HIGH WATER
- EASEMENT LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- MEAN HIGH WATER LINE

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision, is correct, with the NYS Code of Practice for Land Surveys, to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

DRAFT 04/19/2024

SIGNATURE — DATE SIGNED

PAUL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784–1

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

BALLY'S NEW YORK FERRY POINT
BLOCK No. 5622, LOT No. 1
BLOCK No. 5583, LOT No. 100
BOROUGH OF BRONX
CITY OF NEW YORK
BRONX COUNTY **NEW YORK**

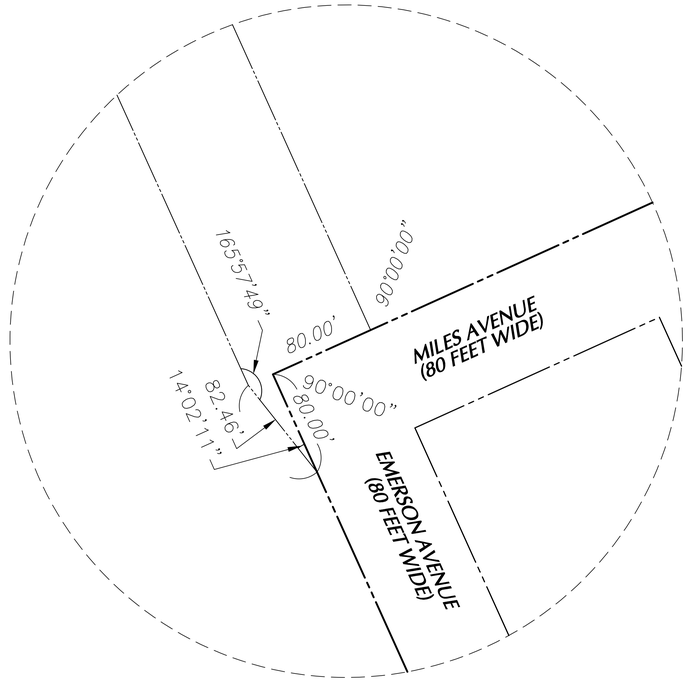
Drawing Title

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

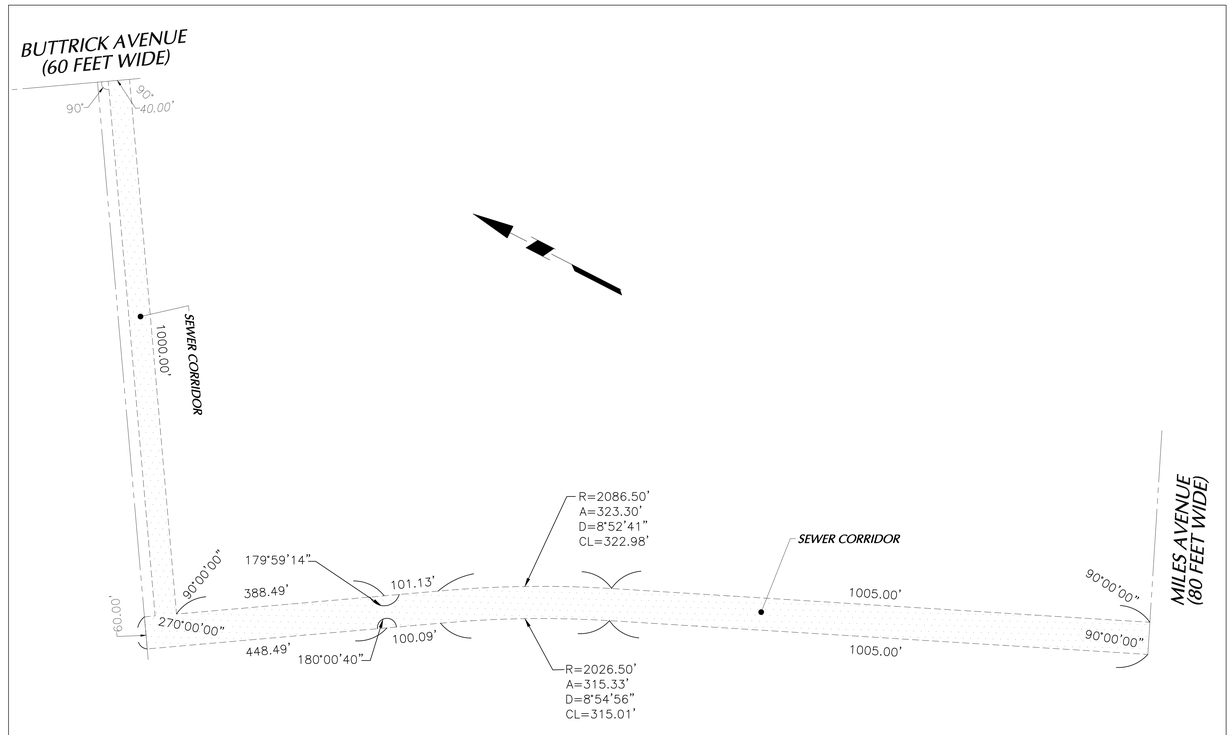
Project No.	Drawing No.
170773001	V100
Date: 03/22/2024	
Drawn By: AA	
Checked By: PDF	Sheet 01 of 12

PROJECT NO. 170773002

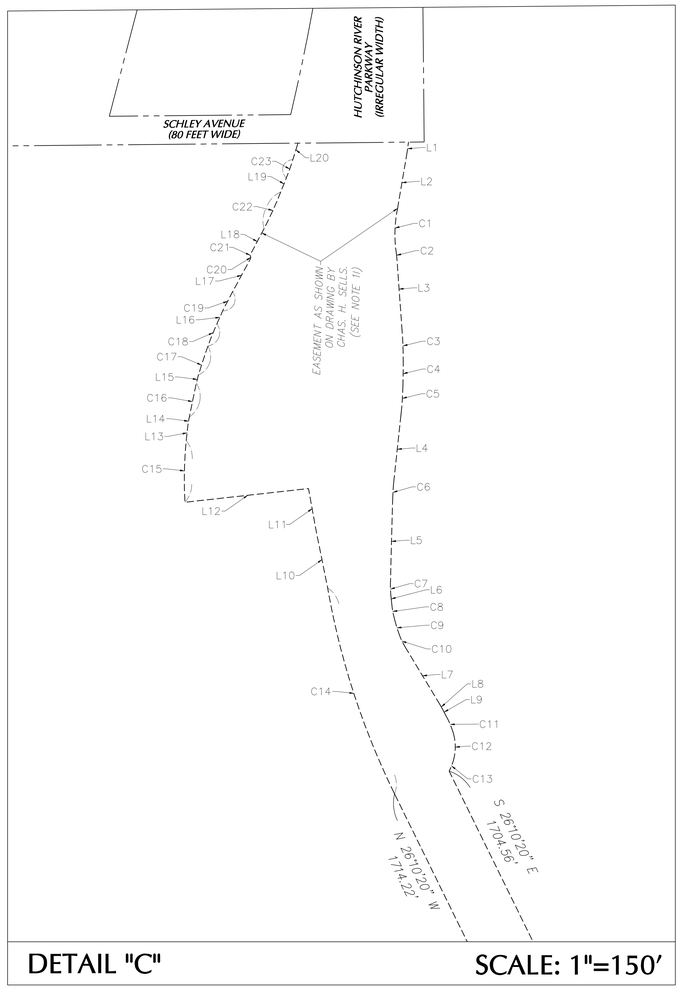
Filename: I:\langan.com\data\NYC\data01\170773001\Project Data_Discipline\Survey\CAD\Existing\Ferry Point\170773002-SHEET2 (EXT102).dwg Date: 4/19/2024 Time: 12:36 User: aakinovu Style Table: Langan.stb Layout: SHEET



DETAIL "A" SCALE: 1"=40'



DETAIL "B" SCALE: 1"=100'



DETAIL "C" SCALE: 1"=150'

LINE	DISTANCE	BEARING
L1	30.52'	S 07°47'41" W
L2	155.69'	S 09°39'53" W
L3	204.29'	S 04°07'44" E
L4	196.57'	S 06°09'48" W
L5	235.97'	S 01°29'53" W
L6	24.21'	S 05°58'34" E
L7	192.90'	S 31°06'41" E
L8	10.83'	S 29°29'17" E
L9	21.86'	S 27°46'32" E
L10	160.72'	N 11°24'05" W
L11	121.85'	N 10°15'23" W
L12	347.36'	S 83°40'31" W
L13	43.24'	N 06°08'12" E
L14	22.44'	N 09°39'14" E
L15	22.59'	N 14°28'04" E
L16	39.35'	N 24°07'39" E
L17	103.98'	N 28°23'11" E
L18	81.76'	N 27°56'14" E
L19	41.68'	N 21°36'51" E
L20	48.07'	N 17°20'08" E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	357.58'	131.15'	21°00'54"	130.42'	S 01°21'16" W
C2	50.29'	4.41'	5°01'33"	4.41'	S 06°38'28" E
C3	1,151.41'	90.33'	4°29'42"	90.31'	S 02°12'35" E
C4	3,253.97'	65.16'	1°08'50"	65.16'	S 00°36'42" W
C5	940.26'	81.69'	4°58'39"	81.66'	S 03°40'28" W
C6	668.56'	43.63'	3°44'20"	43.62'	S 03°22'07" W
C7	211.91'	30.58'	8°16'02"	30.55'	S 01°50'34" E
C8	278.71'	46.67'	9°35'42"	46.62'	S 10°03'42" E
C9	509.64'	47.70'	5°21'44"	47.68'	S 17°32'26" E
C10	168.65'	32.05'	10°53'16"	32.00'	S 25°40'00" E
C11	238.64'	54.58'	13°44'44"	54.72'	S 22°38'30" E
C12	136.68'	76.04'	31°52'28"	75.06'	S 00°10'04" W
C13	168.43'	31.98'	10°52'41"	31.93'	S 21°32'33" W
C14	2,133.02'	608.18'	16°20'11"	606.12'	N 18°00'15" W
C15	1,084.26'	172.69'	9°07'32"	172.51'	N 01°10'51" E
C16	6,423.61'	98.16'	0°52'32"	98.16'	N 11°45'41" E
C17	1,661.03'	85.24'	2°56'25"	85.23'	N 18°12'22" E
C18	865.09'	67.21'	4°27'04"	67.19'	N 21°54'07" E
C19	1,822.59'	60.74'	1°54'34"	60.74'	N 27°25'53" E
C20	8.36'	8.32'	57°00'53"	7.98'	N 00°12'29" W
C21	4.43'	4.38'	56°35'38"	4.20'	N 00°23'23" W
C22	1,148.73'	113.31'	5°39'05"	113.26'	N 24°26'23" E
C23	686.59'	54.48'	4°32'48"	54.47'	N 19°36'32" E



FOR NOTES SEE DRAWING V100, SHEET 01 OF 09

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

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BLOCK No. 5583, LOT No. 100
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CITY OF NEW YORK

BRONX COUNTY NEW YORK

Drawing Title

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

Project No.	Drawing No.
170773001	V100
Date: 03/22/2024	
Drawn By: AA	
Checked By: PDF	Sheet 02 of 12

PROJECT NO. 170773002

Filename: \langan.com\data\NYC\data\170773001\Project Data_Discipline\Survey\CAD\ExistingFerry Point\170773002-SHEET8.(EA0102).dwg Date: 4/19/2024 Time: 12:37 User: aalevzov Style Table: Langan.stb Layout: SHEET 8

DATUM CONVERSION CHART

0.00' BRONX HIGHWAY DATUM		1.529'
0.00' NAVD 88	2.608'	
0.00' NGVD 29	1.079'	

PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

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   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047010 4F AND PANEL 112 OF 457, MAP NUMBER 36047012G, REVISED SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL17 NGVD29), ZONE VE (EL16 NGVD29), ZONE AE (EL15 NGVD29), ZONE AE (EL14 NGVD29), ZONE AE (EL13 NGVD29), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.

   PRELIMINARY:

   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047010 4G AND PANEL 112 OF 457, MAP NUMBER 36047012G, PRELIMINARY DATED DESEMBER 5, 2013, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL16 NAVD88), ZONE VE (EL15 NAVD88), ZONE AE (EL15 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.
8. MEAN HIGH WATER LINE SHOWN HEREON BASED UPON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION: https://www.vdatum.noaa.gov/vdatumweb/

   MEAN HIGH WATER LINE ELEVATION=3.3' (NAVD88)
9. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
11. 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.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

- MHW — MEAN HIGH WATER
- EASEMENT LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- MEAN HIGH WATER LINE
- CURRENT FLOOD ZONE LINE (SEE NOTE 7)

CURRENT FEMA INFORMATION (SEE NOTE 7)

SCALE: 1 INCH = 200 FEET

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

DRAFT 04/19/2024

SIGNATURE DATE SIGNED

PAUL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784–1

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
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Project

BALLY'S NEW YORK FERRY POINT
BLOCK No. 5622, LOT No. 1
BLOCK No. 5583, LOT No. 100
BOROUGH OF BRONX
CITY OF NEW YORK
BRONX COUNTY NEW YORK

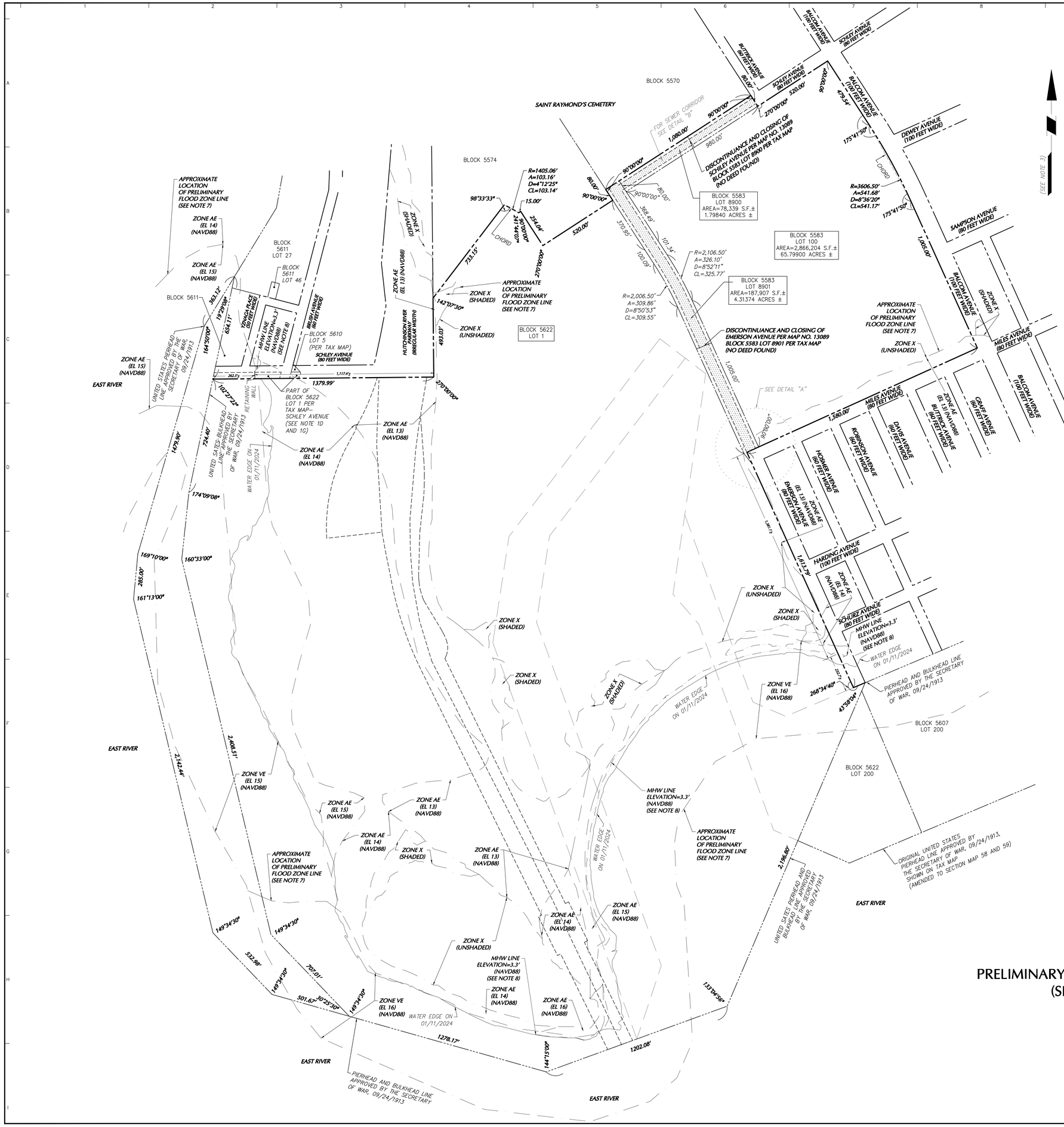
Drawing Title

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

Project No.	Drawing No.
170773001	V100
Date: 03/22/2024	
Drawn By: AA	
Checked By: PDF	Sheet 03 of 12

PROJECT NO. 170773002

Filename: \\langan.com\data\NY\Class01\170773001\Project Data_Discipline\Survey\CAD\ExistingFerry Point\170773002-SHEET3 (EA0102).dwg Date: 4/19/2024 Time: 12:38 User: aalencov Style Table: Langan.stb Layout: SHEET3



DATUM CONVERSION CHART

0.00' BRONX HIGHWAY DATUM	2.608'	1.529'
0.00' NAVD 88		1.079'
0.00' NGVD 29		



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5583, EFFECTIVE DATE 01/10/2012 10:57:50.
   - B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5622, EFFECTIVE DATE 12/06/2008 20:48:35.
   - C. BOROUGH OF BRONX MONUMENT MAP SECTION 58 DATED 05/20/1930, LAST REVISED 06/25/1997 AND SECTION 59 DATED 04/10/1942, LAST REVISED 06/09/2000.
   - D. BOROUGH OF BRONX FINAL MAP SECTION 58 FILED 07/12/1916 AND 04/22/1924 AND SECTION 59 FILED 03/07/1914.
   - E. "MAP SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE FROM SCHLEY AVENUE TO MILES AVENUE AND RADIALLY THEREFROM, FROM A POINT APPROXIMATELY 270 FT EAST OF FOOTE AVE. TO BUTTRICK AVE. AND SHOWING THE ADJUSTMENT OF LEGAL GRADES NECESSITATED THEREBY", AMENDMENT TO SECTION 58, PLAN NO. 11940, DATED 06/13/1976.
   - F. "MAP SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE, BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE, BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE AND THE ESTABLISHMENT OF A PARK ADDITION AND THE DELINEATION OF SEWER CORRIDORS", PLAN NO. 13089, DATED 09/30/1999.
   - G. "MAP SHOWING THE LAYING OUT OF AN ADDITION TO A PARK (FERRY POINT PARK) WITHIN THE TERRITORY BOUNDED BY THE EASTERLY BULKHEAD LINE OF WESTCHESTER CREEK, SCHLEY AVE., HUTCHINSON RIVER PKWY, FOOTE AVE, EMERSON AVE AND THE NORTHERLY U.S. PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER", PLAN NO. 11259, DATED 05/18/1948.
   - H. "MAP SHOWING REVISED AND MODIFIED PIERHEAD AND BULKHEAD LINES FOR THE NORTHERLY SHORE OF EAST RIVER, NEW YORK, WESTCHESTER CREEK– THROGS NECK", BOROUGH OF THE BRONX, NEW YORK CITY, BY CORPS OF ENGINEERS, U.S. ARMY, DATED 05/1913.
   - I. "DESIGNATION OF BRONX–WHITESTONE BRIDGE APPROACH AREA WITH IMPROVEMENTS, INCLUDING APPROACH STRUCTURE, MAINTAINED BY TRIBORO(SIC) BRIDGE AND TUNNEL AUTHORITY", PROJECT NO. 03057, BY CHAS. H. SELLS, INC., DATED 04/17/2008.
   - J. LIBER 966 PAGE 104, DATED 07/22/1937 AND RECORDED 07/28/1937 (DEED PART OF LOT 1 BLOCK 5622).
   - K. INDEX NO. 1633/1948, TITLE TO DAMAGE PARCELS 1 THROUGH 78A, INCLUSIVE, VESTED IN THE CITY OF NEW YORK ON 01/25/1949 (PUBLIC PARK TAKING– PORTION OF BLOCK 5622 LOT 1 AND PORTION OF BLOCK 5583 LOT 100).
   - L. INDEX NO. 7478/1931, TITLE VESTED IN THE CITY OF NEW YORK ON 06/21/1943 (SCHURZ (HARDING)/EMERSON AVENUE OPENING– PORTION OF EMERSON AVENUE–PART OF BLOCK 5583 LOT 100).
   - M. INDEX NO. 5007/1937, TITLE VESTED IN THE CITY OF NEW YORK ON 07/27/1937 (FERRY POINT APPROACH/FERRIS AVENUE OPENING– NORTHERLY PORTION OF BLOCK 5322 LOT 1).
   - N. PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

   EXCEPTIONS IN PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023 (SEE NOTE 1N):

   (5) LP 31 PAGE 118, DATED 10/24/1845 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO EDWARD PRIME]

   (6) LP 44 PAGE 686, DATED 12/28/1890 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO CORA MORRIS]

   (7) LP 50 PAGE 297, DATED 11/19/1895 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO AUGUSTUS TABER]

   (8) LP 50 PAGE 315, DATED 11/27/1896 [LETTERS PATENT GRATED BY THE PEOPLE OF THE STATE OF NEW YORK TO LOUIS LOWENSTEIN AND ALBERT L. LOWENSTEIN]

   (9) INDEX NO. 277/1969 [TITLE VESTED IN THE CITY OF NEW YORK ON 10/09/1969– PERMANENT VEHICULAR ACCESS RESTRICTIONS ACQUISITION]

   (10) REEL 1775 PAGE 1272, RECORDED 05/23/2000 [SEWER CORRIDOR DELINEATED ON MAP NO. 13089 IN CONNECTION WITH THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE] (PLOTTED)

   (11) CRFN 2015000438987, DATED 12/03/2015 AND RECORDED 12/11/2015 [DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY THE CITY OF NEW YORK ACTING BY AND THROUGH THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION IN FAVOR OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION]
3. THE MERIDIAN OF THIS SURVEY IS IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS METHODS.
5. STREET NAMES AS PER MAPS REFERENCED IN NOTE 1A AND 1B.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED WITH LEICA TM700 MOBILE SCANNER BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JANUARY 2024. INFORMATION IS APPROXIMATELY 0.02"–0.04" ACCURACY WITH SURVEY CONTROL.
7. FEMA INFORMATION:

   CURRENT:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 3604970104F AND PANEL 112 OF 457, MAP NUMBER 3604970112F, REVISED SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL17 NGVD29), ZONE VE (EL16 NGVD29), ZONE AE (EL15 NGVD29), ZONE AE (EL14 NGVD29), ZONE AE (EL13 NGVD29), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.

   PRELIMINARY:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36049701040 AND PANEL 112 OF 457, MAP NUMBER 36049701120, PRELIMINARY DATED DECEMBER 5, 2013, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL14 NAVD88), ZONE VE (EL15 NAVD88), ZONE AE (EL15 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.
8. MEAN HIGH WATER LINE SHOWN HEREON BASED UPON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION: https://www.vdatum.noaa.gov/vdatumweb/

   MEAN HIGH WATER LINE ELEVATION=3.3' (NAVD88)
9. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
11. 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.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

- MHW — MEAN HIGH WATER
- EASEMENT LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- MEAN HIGH WATER LINE
- PRELIMINARY FLOOD ZONE LINE (SEE NOTE 7)

PRELIMINARY FEMA INFORMATION (SEE NOTE 7)

SCALE: 1 INCH = 200 FEET

Date	Description	No.

REVISIONS

"I, hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

DRAFT 04/19/2024

SIGNATURE DATE SIGNED

PAUL FISHER

PROFESSIONAL LAND SURVEYOR NY Llc. No. 050784–1

LANGAN

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

21 Penn Plaza, 360 West 31st Street, 8th Floor

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Project

BALLY'S NEW YORK FERRY POINT

BLOCK No. 5622, LOT No. 1

BLOCK No. 5583, LOT No. 100

BOROUGH OF BRONX

CITY OF NEW YORK

BRONX COUNTY NEW YORK

Drawing Title

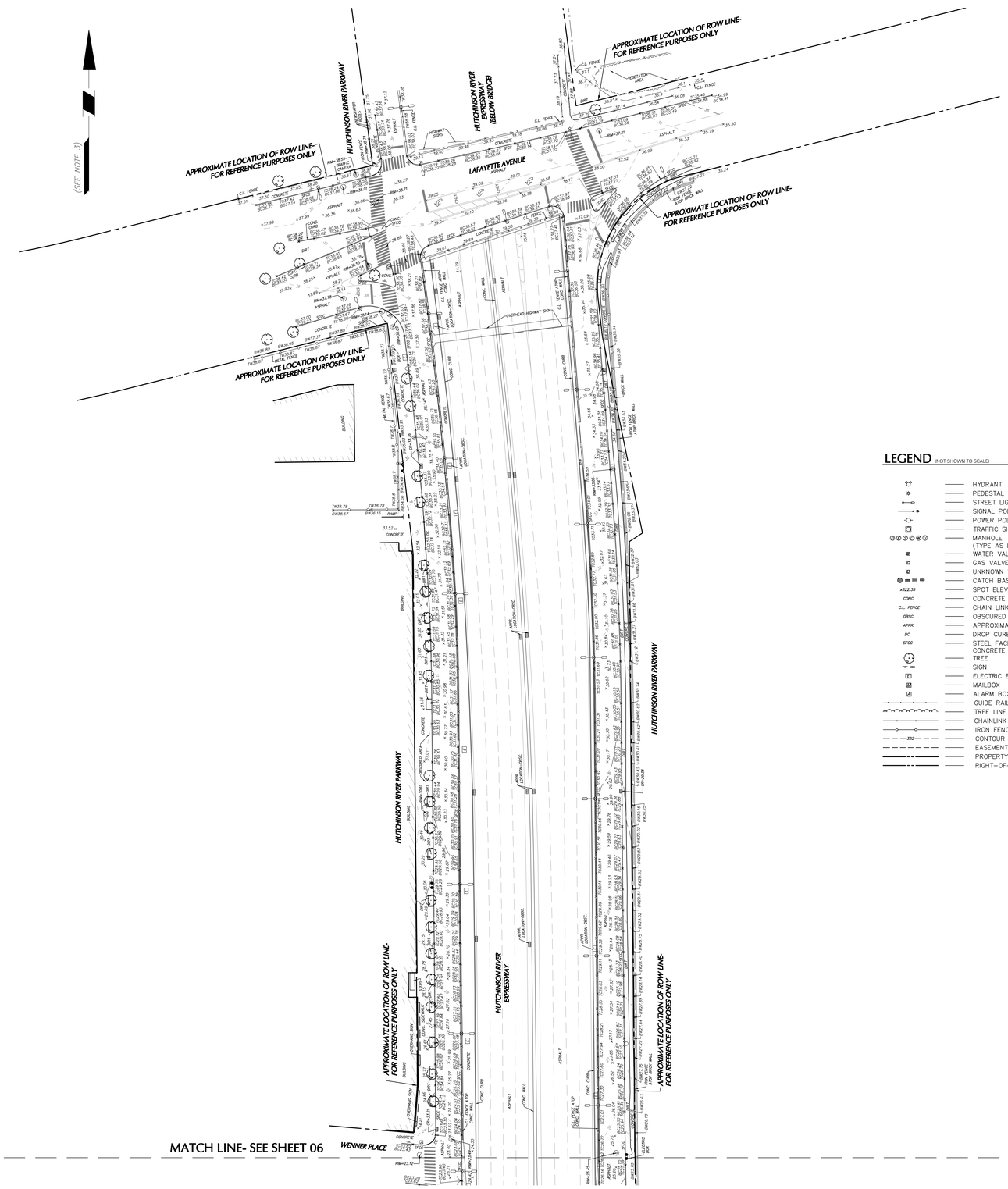
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

Project No.	Drawing No.
170773001	V100
Date: 03/22/2024	
Drawn By: AA	
Checked By: PDF	Sheet 04 of 12

LANGAN

PROJECT NO. 170773002

Filename: \langan.com\data\NYC\data01\170773001\Project Data_Discipline\Survey\CAD\Existing\Ferry Point\170773002-SHEET3 (EASTSIDE).dwg Date: 4/19/2024 Time: 12:39 User: aakhodov Style Table: Langan.stb Layout: SHEET 3



DATUM CONVERSION CHART

0.00' BRONX HIGHWAY DATUM	2.608'	1.529'
0.00' NAVD 88		1.079'
0.00' NGVD 29		



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

LEGEND (NOT SHOWN TO SCALE)

- HYDRANT
- PEDESTAL LIGHT
- STREET LIGHT
- SIGNAL POLE
- POWER POLE
- TRAFFIC SIGNAL POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- x322.35 — SPOT ELEVATION
- CONC. — CONCRETE
- C.L. FENCE — CHAIN LINK FENCE
- OBSC. — OBSCURED
- APPR. — APPROXIMATE
- DC — DROP CURB
- SFCC — STEEL FACE CONCRETE CURB
- TREE
- SIGN
- ELECTRIC BOX
- MAILBOX
- ALARM BOX
- GUIDE RAIL METAL
- TREE LINE
- CHAINLINK FENCE
- IRON FENCE
- 322 — CONTOUR LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5583, EFFECTIVE DATE 01/10/2012 10:57:50.
   - B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5622, EFFECTIVE DATE 12/06/2008 20:48:35.
   - C. BOROUGH OF BRONX MONUMENT MAP SECTION 5B DATED 05/20/1930, LAST REVISED 06/25/1997 AND SECTION 5B DATED 04/10/1942, LAST REVISED 06/01/2000.
   - D. BOROUGH OF BRONX FINAL MAP SECTION 5B FILED 07/12/1916 AND 04/22/1924 AND SECTION 5A FILED 03/07/1914.
   - E. "MAP SHOWING THE ELIMINATION AND DISCONTINUANCE AND CLOSING OF EMERSON AVENUE FROM SCHLEY AVENUE TO MILES AVENUE AND SCHLEY AVENUE, FROM A POINT APPROXIMATELY 270 FT EAST OF FOOTE AVE. TO BUTTRICK AVE. AND SHOWING THE ADJUSTMENT OF LEGAL GRADES NECESSITATED THEREBY", AMENDMENT TO SECTION 5B, PLAN NO. 11940, DATED 06/13/1976.
   - F. "MAP SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE, BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE, BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE AND THE ESTABLISHMENT OF A PARK ADDITION AND THE DELINEATION OF SEWER CORRIDORS", PLAN NO. 13089, DATED 09/30/1999.
   - G. "MAP SHOWING THE LAYING OUT OF AN ADDITION TO A PARK (FERRY POINT PARK) WITHIN THE TERRITORY BOUNDED BY THE EASTERLY BULKHEAD LINE OF WESTCHESTER CREEK, SCHLEY AVE., HUTCHINSON RIVER PKWY, FOOTE AVE, EMERSON AVE AND THE NORTHERLY U.S. PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER", PLAN NO. 11259, DATED 05/18/1948.
   - H. "MAP SHOWING REVISED AND MODIFIED PIERHEAD AND BULKHEAD LINES FOR THE NORTHERLY SHORE OF EAST RIVER, NEW YORK, WESTCHESTER CREEK–THROGS NECK", BOROUGH OF THE BRONX, NEW YORK CITY, BY CORPS OF ENGINEERS, U.S. ARMY, DATED 05/1913.
   - I. "DESIGNATION OF BRONX–WHITESTONE BRIDGE APPROACH AREA WITH IMPROVEMENTS, INCLUDING APPROACH STRUCTURE, MAINTAINED BY TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY", PROJECT NO. 63057, BY CHAS. H. SELLS, INC., DATED 04/17/2008.
   - J. LIBER 866 PAGE 104, DATED 07/22/1937 AND RECORDED 07/28/1937 (DEED PART OF LOT 1 BLOCK 5622).
   - K. INDEX NO. 1633/1948, TITLE TO DAMAGE PARCELS 1 THROUGH 78A, INCLUSIVE, VESTED IN THE CITY OF NEW YORK ON 01/25/1949 (PUBLIC PARK TAKING– PORTION OF BLOCK 5622 LOT 1 AND PORTION OF BLOCK 5583 LOT 100).
   - L. INDEX NO. 7478/1931, TITLE VESTED IN THE CITY OF NEW YORK ON 06/21/1943 (SCHURZ (HARDING)/EMERSON AVENUE OPENING– PORTION OF EMERSON AVENUE–PART OF BLOCK 5583 LOT 100).
   - M. INDEX NO. 5007/1937, TITLE VESTED IN THE CITY OF NEW YORK ON 07/27/1937 (FERRY POINT APPROACH/FERRIS AVENUE OPENING– NORTHERLY PORTION OF BLOCK 5322 LOT 1).
   - N. PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

   EXCEPTIONS IN PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023 (SEE NOTE 1N):

   (5) LP 31 PAGE 118, DATED 10/24/1845 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO EDWARD PRIME]

   (6) LP 44 PAGE 686, DATED 12/28/1850 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO CORA MORRIS]

   (7) LP 50 PAGE 297, DATED 11/19/1859 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO AUGUSTUS TABER]

   (8) LP 50 PAGE 315, DATED 11/27/1896 [LETTERS PATENT GRATED BY THE PEOPLE OF THE STATE OF NEW YORK TO LOUIS LOWENSTEIN AND ALBERT L. LOWENSTEIN]

   (9) INDEX NO. 273/1969 [TITLE VESTED IN THE CITY OF NEW YORK ON 10/09/1969– PERMANENT VEHICULAR ACCESS RESTRICTIONS ACQUISITION]

   (10) REEL 1775 PAGE 1272, RECORDED 05/23/2000 [SEWER CORRIDOR DELINEATED ON MAP NO. 13089 IN CONNECTION WITH THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE] (PLOTTED)

   (11) CRFN 2015000438987, DATED 12/03/2015 AND RECORDED 12/11/2015 [DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY THE CITY OF NEW YORK ACTING BY AND THROUGH THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION IN FAVOR OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION]
3. THE MERIDIAN OF THIS SURVEY IS IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS METHODS.
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6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED WITH LEICA TRK700 MOBILE SCANNER BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JANUARY 2024. INFORMATION IS APPROXIMATELY 0.02'–0.04' ACCURACY WITH SURVEY CONTROL.
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   CURRENT:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104F AND PANEL 112 OF 457, MAP NUMBER 36047C0112F, REVISED SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL17 NGVD29), ZONE VE (EL16 NGVD29), ZONE AE (EL15 NGVD29), ZONE AE (EL14 NGVD29), ZONE AE (EL13 NGVD29), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.

   PRELIMINARY:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104G AND PANEL 112 OF 457, MAP NUMBER 36047C0112G, PRELIMINARY DATED DECEMBER 5, 2013, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL16 NAVD88), ZONE VE (EL15 NAVD88), ZONE AE (EL13 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.
8. MEAN HIGH WATER LINE SHOWN HEREON BASED UPON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION: https://www.ngs.noaa.gov/cgi-bin/VERTCON/vert_s.prl

   MEAN HIGH WATER LINE ELEVATION=3.3'± (NAVD88)
9. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
11. 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.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

SCALE: 1 INCH = 40 FEET

Date	Description	No.

REVISIONS

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

DRAFT 04/19/2024

SIGNATURE DATE SIGNED

PAUL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784–1

LANGAN
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Project

BALLY'S NEW YORK FERRY POINT
BLOCK No. 5622, LOT No. 1
BLOCK No. 5583, LOT No. 100
BOROUGH OF BRONX
CITY OF NEW YORK

BRONX COUNTY NEW YORK

Drawing Title

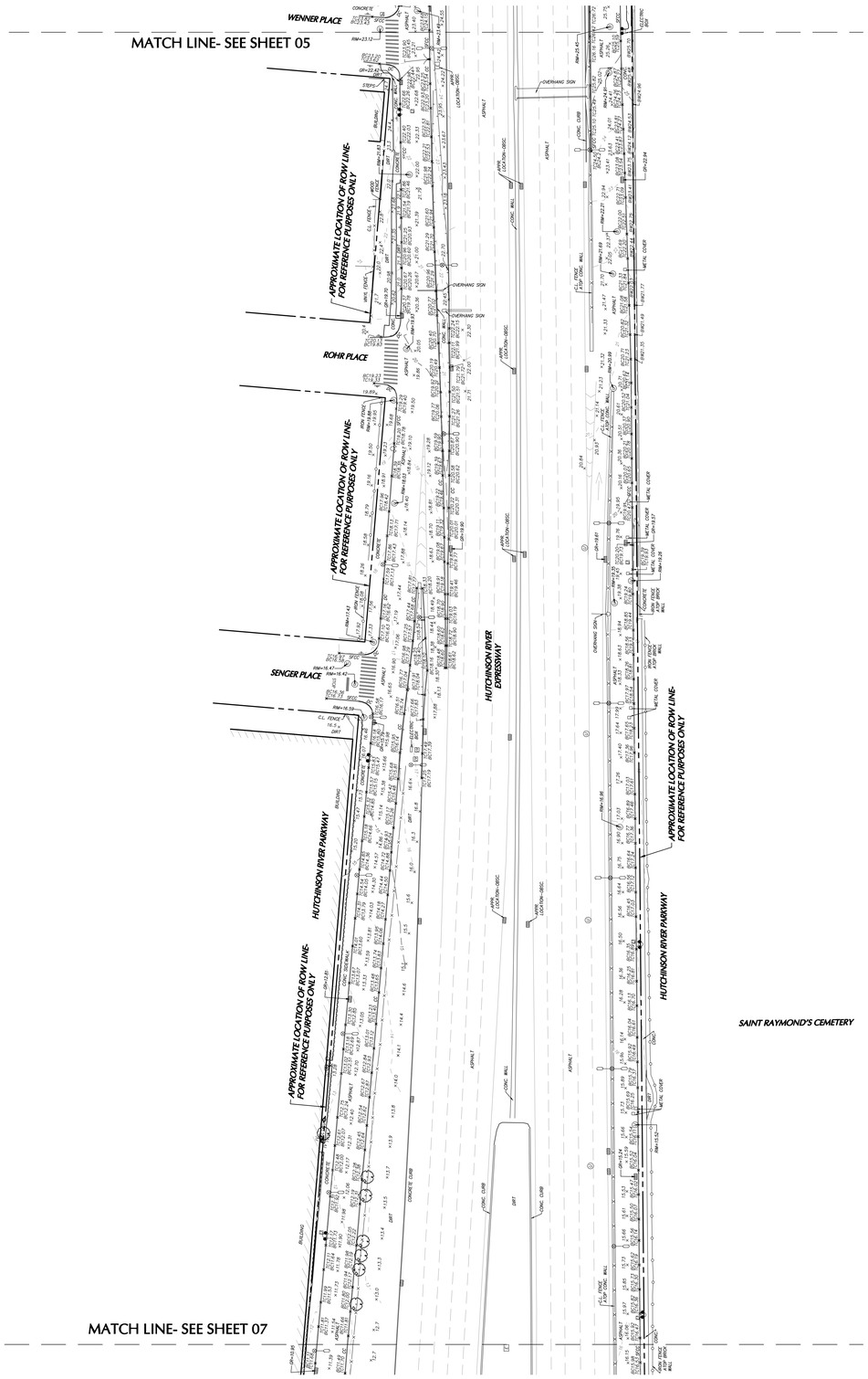
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

Project No. 170773001	Drawing No. V101
Date 03/22/2024	
Drawn By AA	
Checked By PDF	Sheet 05 of 12

LANGAN

PROJECT NO. 170773002

Filename: \langan.com\data\NYC\data5\170773001\Project Data_Discipline\Survey\CADD\Existing Ferry Point\170773002-SHEETS (EXD102).dwg Date: 4/19/2024 Time: 12:40 User: aalevzov Style Table: Langan.stb Layout: SHEET



(SEE NOTE 3)

DATUM CONVERSION CHART

0.00' BRONX HIGHWAY DATUM		1.529'
0.00' NAVD 88	2.608'	
0.00' NGVD 29	1.079'	



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

LEGEND (NOT SHOWN TO SCALE)

	HYDRANT
	PEDESTAL LIGHT
	STREET LIGHT
	SIGNAL POLE
	POWER POLE
	TRAFFIC SIGNAL POLE
	MANHOLE (TYPE AS LABELED)
	WATER VALVE
	GAS VALVE
	UNKNOWN VALVE
	CATCH BASIN
x222.35	SPOT ELEVATION
CONC.	CONCRETE
C.L. FENCE	CHAIN LINK FENCE
OBSC.	OBSCURED
APPR.	APPROXIMATE
DC	DROP CURB
SFCC	STEEL FACE CONCRETE CURB
	TREE
	SIGN
	ELECTRIC BOX
	MAILBOX
	ALARM BOX
	GUIDE RAIL METAL
	TREE LINE
	CHAINLINK FENCE
	IRON FENCE
322	CONTOUR LINE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5583, EFFECTIVE DATE 01/10/2012 10:57:50.
   - B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5622, EFFECTIVE DATE 12/06/2008 20:48:35.
   - C. BOROUGH OF BRONX MONUMENT MAP SECTION 5B DATED 05/20/1930, LAST REVISED 06/25/1997 AND SECTION 5W DATED 04/10/1942, LAST REVISED 06/20/2000.
   - D. BOROUGH OF BRONX FINAL MAP SECTION 5B FILED 07/12/1916 AND 04/22/1924 AND SECTION 5A FILED 03/07/1914.
   - E. "MAP SHOWING THE ELIMINATION AND DISCONTINUING AND CLOSING OF EMERSON AVENUE FROM SCHLEY AVENUE TO BUTTRICK AVENUE AND BOSTON ROAD AVE. FROM A POINT APPROXIMATELY 270 FT EAST OF FOOTE AVE. TO BUTTRICK AVE. AND SHOWING THE ADJUSTMENT OF LEGAL GRADES NECESSITATED THEREBY", AMENDMENT TO SECTION 5B, PLAN NO. 11940, DATED 06/13/1976.
   - F. "MAP SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE, BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE, BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE AND THE ESTABLISHMENT OF A PARK ADDITION AND THE DELINEATION OF SEWER CORRIDORS", PLAN NO. 13089, DATED 09/30/1999.
   - G. "MAP SHOWING THE LAYING OUT OF AN ADDITION TO A PARK (FERRY POINT PARK) WITHIN THE TERRITORY BOUNDED BY THE EASTERLY BULKHEAD LINE OF WESTCHESTER CREEK, SCHLEY AVE., HUTCHINSON RIVER PKWY, FOOTE AVE, EMERSON AVE AND THE NORTHERLY U.S. PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER", PLAN NO. 11259, DATED 05/18/1948.
   - H. "MAP SHOWING REVISED AND MODIFIED PIERHEAD AND BULKHEAD LINES FOR THE NORTHERLY SHORE OF EAST RIVER, NEW YORK, WESTCHESTER CREEK-THROGS NECK", BOROUGH OF THE BRONX, NEW YORK CITY, BY CORPS OF ENGINEERS, U.S. ARMY, DATED 05/1913.
   - I. "DESIGNATION OF BRONX-WHITESTONE BRIDGE APPROACH AREA WITH IMPROVEMENTS, INCLUDING APPROACH STRUCTURE, MAINTAINED BY TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY", PROJECT NO. 63057, BY CHAS. H. SELLS, INC., DATED 04/17/2008.
   - J. LIBER 966 PAGE 104, DATED 07/22/1937 AND RECORDED 07/28/1937 (DEED PART OF LOT 1 BLOCK 5622).
   - K. INDEX NO. 1633/1948, TITLE TO DAMAGE PARCELS 1 THROUGH 79A, INCLUSIVE, VESTED IN THE CITY OF NEW YORK ON 01/25/1949 (PUBLIC PARK TAKING- PORTION OF BLOCK 5622 LOT 1 AND PORTION OF BLOCK 5583 LOT 100).
   - L. INDEX NO. 7478/1931, TITLE VESTED IN THE CITY OF NEW YORK ON 06/21/1943 (SOUND/WARNING)/EMERSON AVENUE OPENING- PORTION OF EMERSON AVENUE-PART OF BLOCK 5583 LOT 100).
   - M. INDEX NO. 5007/1937, TITLE VESTED IN THE CITY OF NEW YORK ON 07/27/1937 (FERRY, POINT APPROACH/FERRIS AVENUE OPENING- NORTHERLY PORTION OF BLOCK 5322 LOT 1).
   - N. PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23-7406-61564-B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

   EXCEPTIONS IN PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23-7406-61564-B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023 (SEE NOTE 1N):

   (5) LP 31 PAGE 118, DATED 10/24/1845 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO EDWARD PRIME]

   (6) LP 44 PAGE 686, DATED 12/28/1890 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO CORA MORRIS]

   (7) LP 50 PAGE 297, DATED 11/19/1895 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO AUGUSTUS TABER]

   (8) LP 50 PAGE 315, DATED 11/27/1896 [LETTERS PATENT GRATED BY THE PEOPLE OF THE STATE OF NEW YORK TO LOUIS LOWENSTEIN AND ALBERT L. LOWENSTEIN]

   (9) INDEX NO. 273/1969 [TITLE VESTED IN THE CITY OF NEW YORK ON 10/09/1969- PERMANENT VEHICULAR ACCESS RESTRICTIONS ACQUISITION]

   (10) REEL 1775 PAGE 1272, RECORDED 05/23/2000 [SEWER CORRIDOR DELINEATED ON MAP NO. 13089 IN CONNECTION WITH THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE] (PLOTTED)

   (11) CRFN 2015000438987, DATED 12/03/2015 AND RECORDED 12/11/2015 [DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY THE CITY OF NEW YORK ACTING BY AND THROUGH THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION IN FAVOR OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION]
3. THE MERIDIAN OF THIS SURVEY IS IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS METHODS.
5. STREET NAMES AS PER MAPS REFERENCED IN NOTE 1A AND 1B.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED WITH LEICA TM700 MOBILE SCANNER BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JANUARY 2024. INFORMATION IS APPROXIMATELY 0.02'-0.04' ACCURACY WITH SURVEY CONTROL.
7. FEMA INFORMATION:

   CURRENT:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104G AND PANEL 112 OF 457, MAP NUMBER 36047C0112G, REVISED SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL17 NGVD29), ZONE VE (EL14 NGVD29), ZONE AE (EL15 NGVD29), ZONE AE (EL14 NGVD29), ZONE AE (EL13 NGVD29), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.

   PRELIMINARY:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104G AND PANEL 112 OF 457, MAP NUMBER 36047C0112G, PRELIMINARY DATED DESEMBER 5, 2013, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL16 NAVD88), ZONE VE (EL15 NAVD88), ZONE AE (EL15 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.
8. MEAN HIGH WATER LINE SHOWN HEREON BASED UPON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION: https://www.vdatum.noaa.gov/vdatumweb/

   MEAN HIGH WATER LINE ELEVATION=3.3' (NAVD88)
9. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
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12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

SCALE: 1 INCH = 40 FEET (40 0 10 25 40)

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSDCA regulations, that it meets the minimum standards of my professional knowledge, information and belief and that in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

DRAFT 04/19/2024

SIGNATURE DATE SIGNED

PAUL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784-1

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Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
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Project

BALLY'S NEW YORK FERRY POINT
BLOCK No. 5622, LOT No. 1
BLOCK No. 5583, LOT No. 100
BOROUGH OF BRONX
CITY OF NEW YORK
BRONX COUNTY NEW YORK

Drawing Title

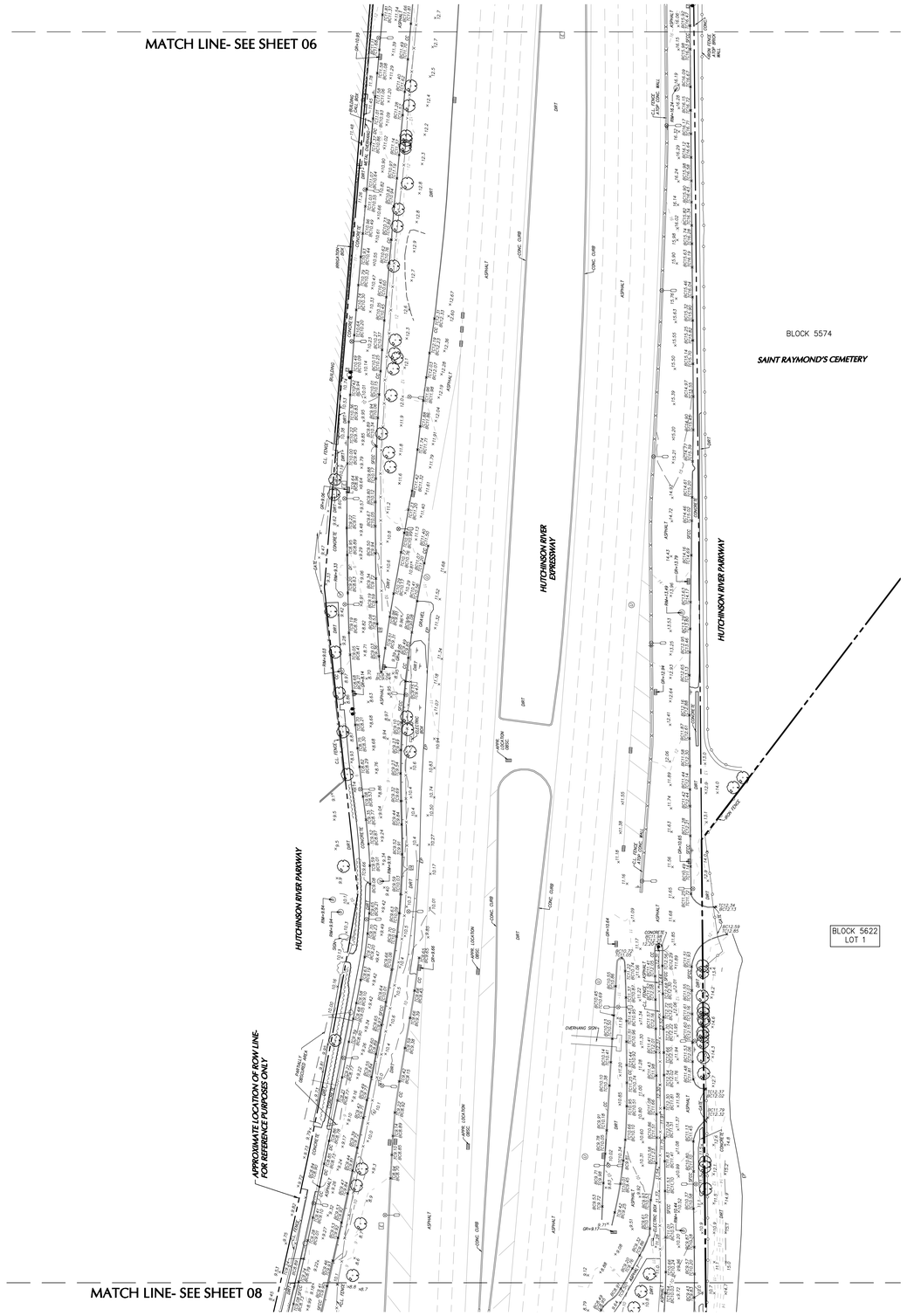
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

Project No.	Drawing No.
170773001	V101
Date: 03/22/2024	
Drawn By: AA	
Checked By: PDF	Sheet 06 of 12

PROJECT NO. 170773002

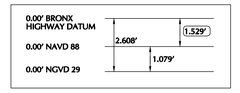
Filename: \\langan.com\data\NY\Data\170773001\Project Data_Discipline\Survey\CAD\Existing Ferry Point\170773002-SHEETS (EXT102).dwg Date: 4/19/2024 Time: 12:41 User: adevicu Style Table: Langan.stb Layout: SHEET 06

MATCH LINE- SEE SHEET 06



MATCH LINE- SEE SHEET 08

DATUM CONVERSION CHART





PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

LEGEND (NOT SHOWN TO SCALE)

	HYDRANT
	PEDESTAL LIGHT
	STREET LIGHT
	SIGNAL POLE
	POWER POLE
	TRAFFIC SIGNAL POLE
MH MH MH MH MH	MANHOLE (TYPE AS LABELED)
	WATER VALVE
	GAS VALVE
	UNKNOWN VALVE
	CATCH BASIN
x322.35	SPOT ELEVATION
CONC.	CONCRETE
C.L. FENCE	CHAIN LINK FENCE
OBSC.	OBSCURED
APPR.	APPROXIMATE
DC	DROP CURB
SFCC	STEEL FACE CONCRETE CURB
	TREE
	SIGN
	ELECTRIC BOX
	MAILBOX
	ALARM BOX
	GUIDE RAIL METAL
	TREE LINE
	CHAINLINK FENCE
	IRON FENCE
322	CONTOUR LINE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5583, EFFECTIVE DATE 01/10/2012 10:57:50.
   - B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5622, EFFECTIVE DATE 12/06/2008 20:48:35.
   - C. BOROUGH OF BRONX MONUMENT MAP SECTION 5B DATED 05/20/1930, LAST REVISED 06/25/1997 AND SECTION 5B DATED 04/10/1942, LAST REVISED 06/01/2000.
   - D. BOROUGH OF BRONX FINAL MAP SECTION 5B FILED 07/12/1916 AND 04/22/1924 AND SECTION 5A FILED 03/07/1914.
   - E. "MAP SHOWING THE ELIMINATION AND DISCONTINUING AND CLOSING OF EMERSON AVENUE FROM SCHLEY AVENUE TO MILES AVENUE AND RADCLIFFE AVE. FROM A POINT APPROXIMATE 270 FT. EAST OF FOOTE AVE. TO BUTTRICK AVE. AND SHOWING THE ADJUSTMENT OF LOCAL GRADES NECESSITATED THEREBY", AMENDMENT TO SECTION 5B, PLAN NO. 11940, DATED 06/31/1976.
   - F. "MAP SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE, BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE, BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE AND THE ESTABLISHMENT OF A PARK ADDITION AND THE DELINEATION OF SEWER CORRIDORS", PLAN NO. 13088, DATED 09/30/1999.
   - G. "MAP SHOWING THE LAYING OUT OF AN ADDITION TO A PARK (FERRY POINT PARK) WITHIN THE TERRITORY BOUNDED BY THE EASTERLY BULKHEAD LINE OF WESTCHESTER CREEK, SCHLEY AVE., HUTCHINSON RIVER PKWY, FOOTE AVE, EMERSON AVE AND THE NORTHERLY U.S. PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER", PLAN NO. 11259, DATED 05/18/1948.
   - H. "MAP SHOWING REVISED AND MODIFIED PIERHEAD AND BULKHEAD LINES FOR THE NORTHERLY SHORE OF EAST RIVER, NEW YORK, WESTCHESTER CREEK–THROGS NECK", BOROUGH OF THE BRONX, NEW YORK CITY, BY CORPS OF ENGINEERS, U.S. ARMY, DATED 05/1913.
   - I. "DESIGNATION OF BRONX–WHITESTONE BRIDGE APPROACH AREA WITH IMPROVEMENTS, INCLUDING APPROACH STRUCTURE, MAINTAINED BY TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY", PROJECT NO. 03057, BY CHAS. H. SELLS, INC., DATED 04/17/2008.
   - J. LIBER 966 PAGE 104, DATED 07/22/1937 AND RECORDED 07/28/1937 (DEED PART OF LOT 1 BLOCK 5622).
   - K. INDEX NO. 1633/1948, TITLE TO DAMAGE PARCELS 1 THROUGH 79A, INCLUSIVE, VESTED IN THE CITY OF NEW YORK ON 01/25/1949 (PUBLIC PARK TAKING– PORTION OF BLOCK 5622 LOT 1 AND PORTION OF BLOCK 5583 LOT 100).
   - L. INDEX NO. 7478/1931, TITLE VESTED IN THE CITY OF NEW YORK ON 06/21/1943 (SCHURZ (HARDING)/EMERSON AVENUE OPENING– PORTION OF EMERSON AVENUE–PART OF BLOCK 5583 LOT 100).
   - M. INDEX NO. 5007/1937, TITLE VESTED IN THE CITY OF NEW YORK ON 07/27/1937 (FERRY POINT APPROACH/FERRIS AVENUE OPENING– NORTHERLY PORTION OF BLOCK 5322 LOT 1).
   - N. PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–8, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

   EXCEPTIONS IN PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–8, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023 (SEE NOTE 1N):

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   (6) LP 44 PAGE 686, DATED 12/28/1890 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO CORA MORRIS]

   (7) LP 50 PAGE 297, DATED 11/19/1895 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO AUGUSTUS TABER]

   (8) LP 50 PAGE 315, DATED 11/27/1896 [LETTERS PATENT GRATED BY THE PEOPLE OF THE STATE OF NEW YORK TO LOUIS LOWENSTEIN AND ALBERT L. LOWENSTEIN]

   (9) INDEX NO. 273/1969 [TITLE VESTED IN THE CITY OF NEW YORK ON 10/09/1969– PERMANENT VEHICULAR ACCESS RESTRICTIONS ACQUISITION]

   (10) RES1 1775 PAGE 1272, RECORDED 05/23/2000 [SEWER CORRIDOR DELINEATED ON MAP NO. 13088 IN CONNECTION WITH THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE] (PLOTTED)

   (11) CRFN 2015000438987, DATED 12/03/2015 AND RECORDED 12/11/2015 [DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY THE CITY OF NEW YORK ACTING BY AND THROUGH THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION IN FAVOR OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION]
3. THE MERIDIAN OF THIS SURVEY IS IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS.
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7. FEMA INFORMATION:

   CURRENT:

   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104C AND PANEL 112 OF 457, MAP NUMBER 36047C0112C, REVISED SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL17 NGVD29), ZONE VE (EL16 NGVD29), ZONE AE (EL15 NGVD29), ZONE AE (EL14 NGVD29), ZONE AE (EL13 NGVD29), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.

   PRELIMINARY:

   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104D AND PANEL 112 OF 457, MAP NUMBER 36047C0112D, PRELIMINARY DATED DECEMBER 5, 2013, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL14 NAVD88), ZONE VE (EL15 NAVD88), ZONE AE (EL15 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.
8. MEAN HIGH WATER LINE SHOWN HEREON BASED UPON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION: https://www.vdatum.noaa.gov/vdatumweb/.

   MEAN HIGH WATER LINE ELEVATION=3.5' (NAVD88)
9. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
11. 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.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

SCALE: 1 INCH = 40 FEET

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

DRAFT 04/19/2024

SIGNATURE DATE SIGNED

PAUL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784–1

LANGAN
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New York, NY 10001
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Project

BALLY'S NEW YORK FERRY POINT
BLOCK No. 5622, LOT No. 1
BLOCK No. 5583, LOT No. 100
BOROUGH OF BRONX
CITY OF NEW YORK
BRONX COUNTY NEW YORK

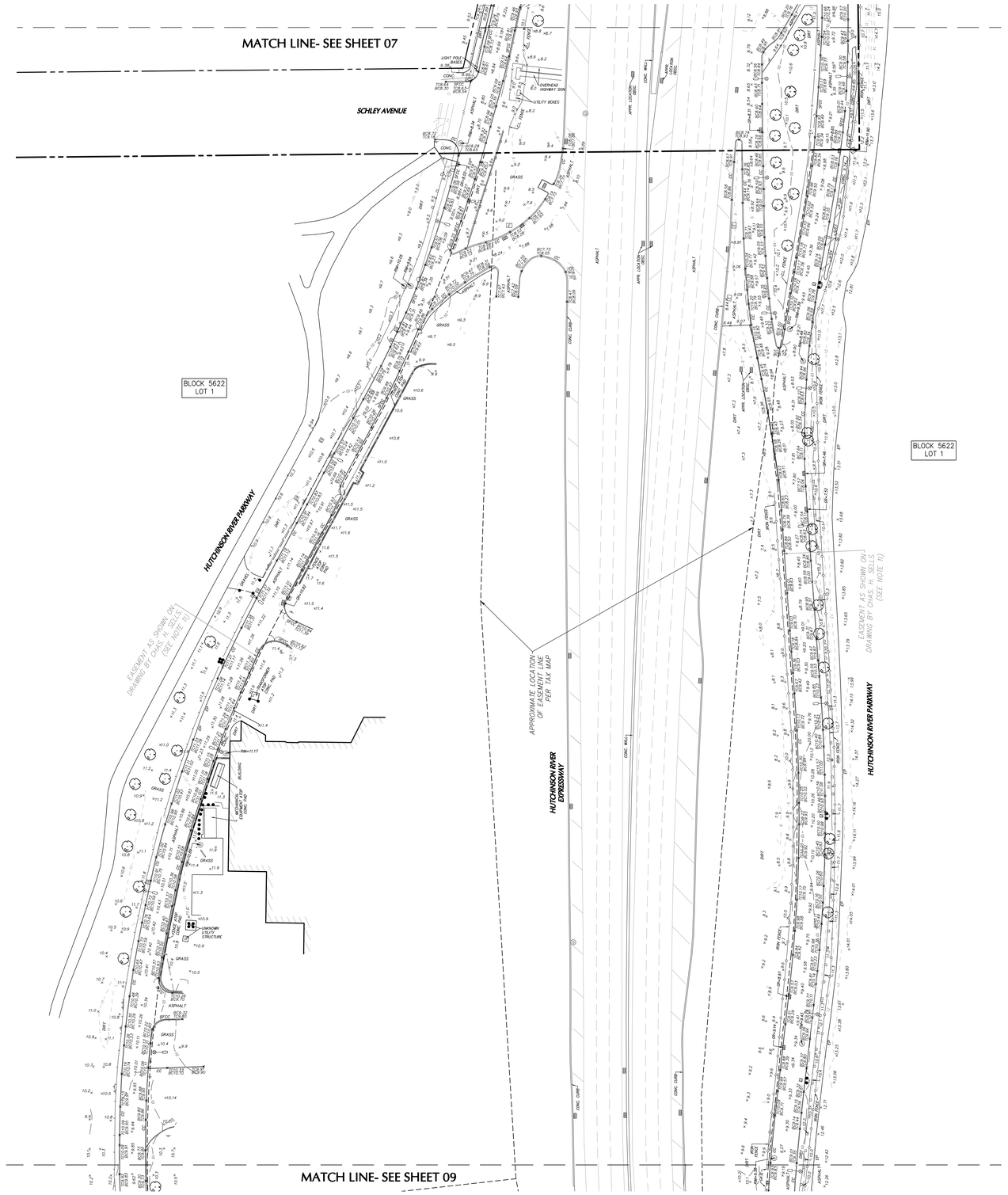
Drawing Title

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

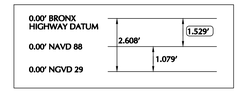
Project No.	Drawing No.
170773001	V101
Date: 03/22/2024	
Drawn By: AA	
Checked By: PDF	Sheet 07 of 12

LANGAN
PROJECT NO. 170773002

Filename: I:\langan.com\data\NYC\data01\170773001\Project Data_Discipline\Survey\CAD\ExistingFerry Point\170773002-SHEET3 (EXD102).dwg Date: 4/19/2024 Time: 12:42 User: aalevizos Style Table: Langan.stb Layout: SHEET 3



DATUM CONVERSION CHART



LEGEND (NOT SHOWN TO SCALE)

- HYDRANT
- PEDESTAL LIGHT
- STREET LIGHT
- SIGNAL POLE
- POWER POLE
- TRAFFIC SIGNAL POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- x322.35 — SPOT ELEVATION
- CONC. — CONCRETE
- C.L. FENCE — CHAIN LINK FENCE
- OBSC. — OBSCURED
- APPR. — APPROXIMATE
- DC — DROP CURB
- SFCC — STEEL FACE CONCRETE CURB
- TREE
- SIGN
- ELECTRIC BOX
- MAILBOX
- ALARM BOX
- GUIDE RAIL METAL
- TREE LINE
- CHAINLINK FENCE
- IRON FENCE
- 322 — CONTOUR LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5583, EFFECTIVE DATE 01/10/2012 10:57:50.
   - B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5622, EFFECTIVE DATE 12/06/2008 20:48:35.
   - C. BOROUGH OF BRONX MONUMENT MAP SECTION 5B DATED 05/20/1930, LAST REVISED 06/25/1997 AND SECTION 5B DATED 04/10/1942, LAST REVISED 06/20/2000.
   - D. BOROUGH OF BRONX FINAL MAP SECTION 5B FILED 07/12/1916 AND 04/22/1924 AND SECTION 5A FILED 03/07/1914.
   - E. "MAP SHOWING THE ELIMINATION AND DISCONTINUANCE AND CLOSING OF EMERSON AVENUE FROM SCHLEY AVENUE TO MILES AVENUE AND SCHLEY AVENUE, FROM A POINT APPROXIMATELY 370 FT EAST OF FOOTE AVE. TO BUTTRICK AVE. AND SHOWING THE ADJUSTMENT OF LEGAL GRADES NECESSITATED THEREBY", AMENDMENT TO SECTION 5B, PLAN NO. 11940, DATED 06/31/1976.
   - F. "MAP SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE, BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE, BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE AND THE ESTABLISHMENT OF A PARK ADDITION AND THE DELINEATION OF SEWER CORRIDORS", PLAN NO. 13089, DATED 09/30/1999.
   - G. "MAP SHOWING THE LAYING OUT OF AN ADDITION TO A PARK (FERRRY POINT PARK) WITHIN THE TERRITORY BOUNDED BY THE EASTERLY BULKHEAD LINE OF WESTCHESTER CREEK, SCHLEY AVE., HUTCHINSON RIVER PKWY, FOOTE AVE, EMERSON AVE AND THE NORTHERLY U.S. PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER", PLAN NO. 11259, DATED 05/15/1948.
   - H. "MAP SHOWING REVISED AND MODIFIED PIERHEAD AND BULKHEAD LINES FOR THE NORTHERLY SHORE OF EAST RIVER, NEW YORK, WESTCHESTER CREEK–THROGS NECK", BOROUGH OF THE BRONX, NEW YORK CITY, BY CORPS OF ENGINEERS, U.S. ARMY, DATED 05/1913.
   - I. "DESIGNATION OF BRONX–WHITESTONE BRIDGE APPROACH AREA WITH IMPROVEMENTS, INCLUDING APPROACH STRUCTURE, MAINTAINED BY TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY", PROJECT NO. 03057, BY CHAS. H. SELLS, INC., DATED 04/17/2008.
   - J. LIBER 866 PAGE 104, DATED 07/22/1937 AND RECORDED 07/28/1937 (DEED PART OF LOT 1 BLOCK 5622).
   - K. INDEX NO. 1633/1948, TITLE TO DAMAGE PARCELS 1 THROUGH 79A, INCLUSIVE, VESTED IN THE CITY OF NEW YORK ON 01/25/1949 (PUBLIC PARK TAKING– PORTION OF BLOCK 5622 LOT 1 AND PORTION OF BLOCK 5583 LOT 100).
   - L. INDEX NO. 7478/1931, TITLE VESTED IN THE CITY OF NEW YORK ON 06/21/1943 (SCHURZ (HARDING)/EMERSON AVENUE OPENING– PORTION OF EMERSON AVENUE–PART OF BLOCK 5583 LOT 100).
   - M. INDEX NO. 5007/1937, TITLE VESTED IN THE CITY OF NEW YORK ON 07/27/1937 (FERRY, POINT APPROACH/FERRIS AVENUE OPENING– NORTHERLY PORTION OF BLOCK 5322 LOT 1).
   - N. PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

   EXCEPTIONS IN PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023 (SEE NOTE 1N):

   (5) LP 31 PAGE 118, DATED 10/24/1845 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO EDWARD PRIME]

   (6) LP 44 PAGE 686, DATED 12/28/1890 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO CORA MORRIS]

   (7) LP 50 PAGE 297, DATED 11/19/1895 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO AUGUSTUS TABER]

   (8) LP 50 PAGE 315, DATED 11/27/1896 [LETTERS PATENT GRATED BY THE PEOPLE OF THE STATE OF NEW YORK TO LOUIS LOWENSTEIN AND ALBERT L. LOWENSTEIN]

   (9) INDEX NO. 273/1969 [TITLE VESTED IN THE CITY OF NEW YORK ON 10/09/1969– PERMANENT VEHICULAR ACCESS RESTRICTIONS ACQUISITION]

   (10) REEL 1775 PAGE 1272, RECORDED 05/23/2000 [SEWER CORRIDOR DELINEATED ON MAP NO. 13089 IN CONNECTION WITH THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE] (PLOTTED)

   (11) CRFN 2015000438987, DATED 12/03/2015 AND RECORDED 12/11/2015 [DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY THE CITY OF NEW YORK ACTING BY AND THROUGH THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION IN FAVOR OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION]
3. THE MERIDIAN OF THIS SURVEY IS IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS METHODS.
5. STREET NAMES AS PER MAPS REFERENCED IN NOTE 1A AND 1B.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED WITH LEICA TM700 MOBILE SCANNER BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JANUARY 2024. INFORMATION IS APPROXIMATELY 0.02"–0.04" ACCURACY WITH SURVEY CONTROL.
7. FEMA INFORMATION:

   CURRENT:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104F AND PANEL 112 OF 457, MAP NUMBER 36047C0112F, REVISED SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL17 NGVD29), ZONE VE (EL16 NGVD29), ZONE AE (EL15 NGVD29), ZONE AE (EL14 NGVD29), ZONE AE (EL13 NGVD29), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.

   PRELIMINARY:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104G AND PANEL 112 OF 457, MAP NUMBER 36047C0112G, PRELIMINARY DATED DECEMBER 5, 2013, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL16 NAVD88), ZONE VE (EL15 NAVD88), ZONE AE (EL15 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.
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   MEAN HIGH WATER LINE ELEVATION=3.5'± (NAVD88)
9. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
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12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

SCALE: 1 INCH = 40 FEET

Date	Description	No.

REVISIONS

"I hereby state that this plan is based on a field survey made by me or under my supervision and complies with the requirements of NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

DRAFT 04/19/2024

SIGNATURE DATE SIGNED

PAUL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784–1

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New York, NY 10001
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Project

BALLY'S NEW YORK FERRY POINT
BLOCK No. 5622, LOT No. 1
BLOCK No. 5583, LOT No. 100
BOROUGH OF BRONX
CITY OF NEW YORK
BRONX COUNTY NEW YORK

Drawing Title

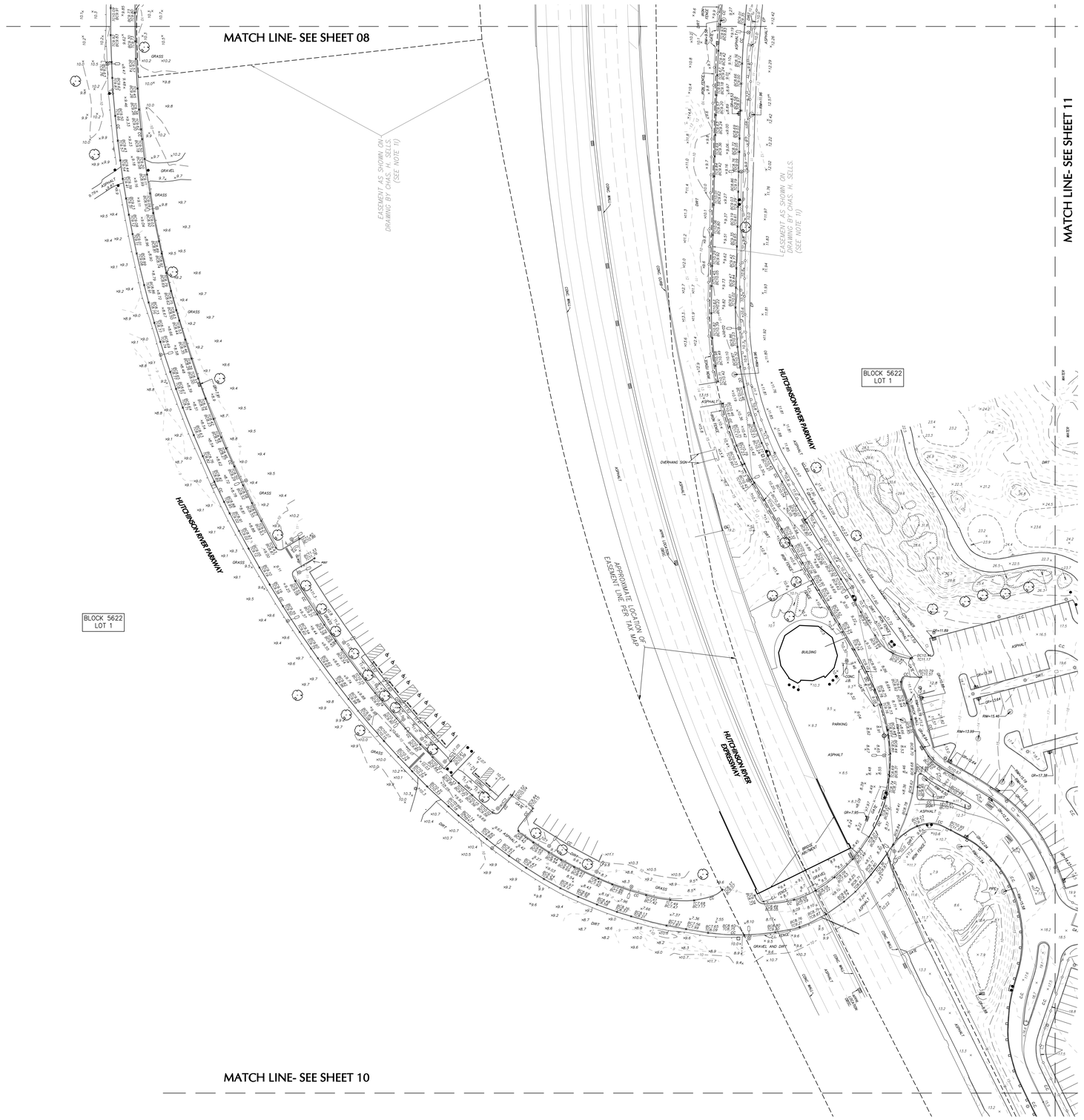
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

Project No.	Drawing No.
170773001	V101
Date: 03/22/2024	
Drawn By: AA	
Checked By: PDF	Sheet 08 of 12

LANGAN

PROJECT NO. 170773002

Filename: \\langan.com\data\NY\Cdata\170773001\Project Data_Discipline\Survey\CAD\Existing\Ferry Point\170773002-SHEETS (EXIST02).dwg Date: 4/19/2024 Time: 12:44 User: aalevzov Style Table: Langan.stb Layout: SHEET



DATUM CONVERSION CHART

0.00' BRONX HIGHWAY DATUM	2.608'	1.529'
0.00' NAVD 88		1.079'
0.00' NGVD 29		

PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

LEGEND (NOT SHOWN TO SCALE)

- HYDRANT
- PEDESTAL LIGHT
- STREET LIGHT
- SIGNAL POLE
- POWER POLE
- TRAFFIC SIGNAL POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- SPOT ELEVATION
- CONCRETE
- CHAIN LINK FENCE
- OBSCURED
- APPROXIMATE
- DROP CURB
- STEEL FACE CONCRETE CURB
- TREE
- SIGN
- ELECTRIC BOX
- MAILBOX
- ALARM BOX
- GUIDE RAIL METAL
- TREE LINE
- CHAINLINK FENCE
- IRON FENCE
- CONTOUR LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5583, EFFECTIVE DATE 01/10/2012 10:57:50.
   - B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5622, EFFECTIVE DATE 12/06/2008 20:48:35.
   - C. BOROUGH OF BRONX MONUMENT MAP SECTION 5B DATED 05/20/1930, LAST REVISED 06/25/1997 AND SECTION 5W DATED 04/10/1942, LAST REVISED 06/20/2000.
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   - F. "MAP SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE, BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE, BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE AND THE ESTABLISHMENT OF A PARK ADDITION AND THE DELINEATION OF SEWER CORRIDORS", PLAN NO. 13089, DATED 09/30/1999.
   - G. "MAP SHOWING THE LAYING OUT OF AN ADDITION TO A PARK (FERRY POINT PARK) WITHIN THE TERRITORY BOUNDED BY THE EASTERLY BULKHEAD LINE OF WESTCHESTER CREEK, SCHLEY AVE., HUTCHINSON RIVER PKWY, FOOTE AVE, EMERSON AVE AND THE NORTHERLY U.S. PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER", PLAN NO. 11259, DATED 05/18/1948.
   - H. "MAP SHOWING REVISED AND MODIFIED PIERHEAD AND BULKHEAD LINES FOR THE NORTHERLY SHORE OF EAST RIVER, NEW YORK, WESTCHESTER CREEK–THROGS NECK", BOROUGH OF THE BRONX, NEW YORK CITY, BY CORPS OF ENGINEERS, U.S. ARMY, DATED 05/19/13.
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   - M. INDEX NO. 5007/1937, TITLE VESTED IN THE CITY OF NEW YORK ON 07/27/1937 (FERRY POINT APPROACH/FERRIS AVENUE OPENING– NORTHERLY PORTION OF BLOCK 5322 LOT 1).
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2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

   EXCEPTIONS IN PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23–7406–61564–B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023 (SEE NOTE 1N):

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   6. LP 44 PAGE 686, DATED 12/28/1890 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO CORA MORRIS]
   7. LP 50 PAGE 297, DATED 11/19/1895 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO AUGUSTUS TABER]
   8. LP 50 PAGE 315, DATED 11/27/1896 [LETTERS PATENT GRATED BY THE PEOPLE OF THE STATE OF NEW YORK TO LOUIS LOWENSTEIN AND ALBERT L. LOWENSTEIN]
   9. INDEX NO. 273/1969 [TITLE VESTED IN THE CITY OF NEW YORK ON 10/09/1969– PERMANENT VEHICULAR ACCESS RESTRICTIONS ACQUISITION]
   10. REEL 1775 PAGE 1272, RECORDED 05/23/2000 [SEWER CORRIDOR DELINEATED ON MAP NO. 13089 IN CONNECTION WITH THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE] (PLOTTED)
   11. CRFN 2015000438987, DATED 12/03/2015 AND RECORDED 12/11/2015 [DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY THE CITY OF NEW YORK ACTING BY AND THROUGH THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION IN FAVOR OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION]
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS METHODS.
5. STREET NAMES AS PER MAPS REFERENCED IN NOTE 1A AND 1B.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED WITH LEICA TM700 MOBILE SCANNER BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JANUARY 2024. INFORMATION IS APPROXIMATELY 0.02'–0.04' ACCURACY WITH SURVEY CONTROL.
7. FEMA INFORMATION:

   CURRENT:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 3604970104F AND PANEL 112 OF 457, MAP NUMBER 3604970112F, REVISED SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL17 NGVD29), ZONE VE (EL16 NGVD29), ZONE AE (EL15 NGVD29), ZONE AE (EL14 NGVD29), ZONE AE (EL13 NGVD29), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.

   PRELIMINARY:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 3604970104G AND PANEL 112 OF 457, MAP NUMBER 3604970112G, PRELIMINARY DATED DECEMBER 5, 2013, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL16 NAVD88), ZONE VE (EL15 NAVD88), ZONE AE (EL15 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.
8. MEAN HIGH WATER LINE SHOWN HEREON BASED UPON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION: https://www.vdatum.noaa.gov/vdatumweb/.

   MEAN HIGH WATER LINE ELEVATION=3.5'± (NAVD88)
9. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
11. 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.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

SCALE: 1 INCH = 40 FEET (40 0 10 25 40)

Date	Description	No.

REVISIONS

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

DRAFT 04/19/2024

SIGNATURE DATE SIGNED

PAUL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784–1

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Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
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Project

BALLY'S NEW YORK FERRY POINT
BLOCK No. 5622, LOT No. 1
BLOCK No. 5583, LOT No. 100
BOROUGH OF BRONX
CITY OF NEW YORK
BRONX COUNTY NEW YORK

Drawing Title

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

Project No. 170773001	Drawing No. V101
Date 03/22/2024	
Drawn By AA	
Checked By PDF	Sheet 09 of 12

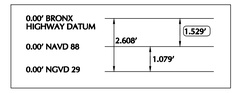
PROJECT NO. 170773002

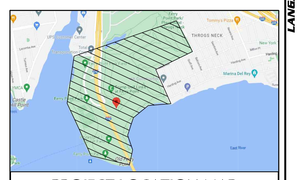
Filename: \\langan.com\data\NY\Class\170773001\Project Data_Discipline\Survey\CAD\Existing\Ferry Point\170773002-SHEETS (EXD102).dwg Date: 4/19/2024 Time: 12:43 User: aakinoluo Style Table: Langan.stb Layout: SHEET





DATUM CONVERSION CHART





PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

LEGEND (NOT SHOWN TO SCALE)

- HYDRANT
- PEDESTAL LIGHT
- STREET LIGHT
- SIGNAL POLE
- POWER POLE
- TRAFFIC SIGNAL POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- ▲322.35 SPOT ELEVATION
- CONC. CONCRETE
- C.L. FENCE CHAIN LINK FENCE
- OBSC. OBSCURED
- APPR. APPROXIMATE
- DC DROP CURB
- SFCC STEEL FACE CONCRETE CURB
- TREE
- SIGN
- ELECTRIC BOX
- MAILBOX
- ALARM BOX
- GUIDE RAIL METAL
- TREE LINE
- CHAINLINK FENCE
- IRON FENCE
- 122 CONTOUR LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5583, EFFECTIVE DATE 01/10/2012 10:57:50.
   - B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5622, EFFECTIVE DATE 12/06/2008 20:48:35.
   - C. BOROUGH OF BRONX MONUMENT MAP SECTION 58 DATED 05/20/1930, LAST REVISED 06/25/1997 AND SECTION 59 DATED 04/10/1942, LAST REVISED 06/01/2000.
   - D. BOROUGH OF BRONX FINAL MAP SECTION 58 FILED 07/12/1916 AND 04/22/1924 AND SECTION 59 FILED 03/07/1914.
   - E. "MAP SHOWING THE ELIMINATION AND DISCONTINUANCE AND CLOSING OF EMERSON AVENUE FROM SCHLEY AVENUE TO MILES AVENUE AND SCHLEY AVENUE, FROM A POINT APPROXIMATELY 270 FT. EAST OF FOOTE AVE. TO BUTTRICK AVE. AND SHOWING THE ADJUSTMENT OF LEGAL GRADES NECESSITATED THEREBY", AMENDMENT TO SECTION 58, PLAN NO. 11940, DATED 06/13/1976.
   - F. "MAP SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE, BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE, BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE AND THE ESTABLISHMENT OF A PARK ADDITION AND THE DELINEATION OF SEWER CORRIDORS", PLAN NO. 13088, DATED 09/30/1999.
   - G. "MAP SHOWING THE LAYING OUT OF AN ADDITION TO A PARK (FERRY POINT PARK) WITHIN THE TERRITORY BOUNDED BY THE EASTERLY BULKHEAD LINE OF WESTCHESTER CREEK, SCHLEY AVE., HUTCHINSON RIVER PKWY, FOOTE AVE, EMERSON AVE AND THE NORTHERLY U.S. PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER", PLAN NO. 11259, DATED 05/15/1948.
   - H. "MAP SHOWING REVISED AND MODIFIED PIERHEAD AND BULKHEAD LINES FOR THE NORTHERLY SHORE OF EAST RIVER, NEW YORK, WESTCHESTER CREEK-THROGS NECK", BOROUGH OF THE BRONX, NEW YORK CITY, BY CORPS OF ENGINEERS, U.S. ARMY, DATED 05/1913.
   - I. "DESIGNATION OF BRONX-WHITESTONE BRIDGE APPROACH AREA WITH IMPROVEMENTS, INCLUDING APPROACH STRUCTURE, MAINTAINED BY TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY", PROJECT NO. 63057, BY CHAS. H. SELLS, INC., DATED 04/17/2008.
   - J. LIBER 966 PAGE 104, DATED 07/22/1937 AND RECORDED 07/28/1937 (DEED PART OF LOT 1 BLOCK 5622).
   - K. INDEX NO. 1633/1948, TITLE TO DAMAGE PARCELS 1 THROUGH 79A, INCLUSIVE, VESTED IN THE CITY OF NEW YORK ON 01/25/1949 (PUBLIC PARK TAKING- PORTION OF BLOCK 5622 LOT 1 AND PORTION OF BLOCK 5583 LOT 100).
   - L. INDEX NO. 7478/1931, TITLE VESTED IN THE CITY OF NEW YORK ON 06/21/1943 (SCHURZ (HARDING)/EMERSON AVENUE OPENING- PORTION OF EMERSON AVENUE-PART OF BLOCK 5583 LOT 100).
   - M. INDEX NO. 5007/1937, TITLE VESTED IN THE CITY OF NEW YORK ON 07/27/1937 (FERRY POINT APPROACH/FERRIS AVENUE OPENING- NORTHERLY PORTION OF BLOCK 5322 LOT 1).
   - N. PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23-7406-61564-B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

   EXCEPTIONS IN PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23-7406-61564-B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023 (SEE NOTE 1N):

   5) LP 31 PAGE 118, DATED 10/24/1845 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO EDWARD PRIME]
   6) LP 44 PAGE 686, DATED 12/28/1890 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO CORA MORRIS]
   7) LP 50 PAGE 297, DATED 11/19/1895 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO AUGUSTUS TABER]
   8) LP 50 PAGE 315, DATED 11/27/1896 [LETTERS PATENT GRATED BY THE PEOPLE OF THE STATE OF NEW YORK TO LOUIS LOWENSTEIN AND ALBERT L. LOWENSTEIN]
   9) INDEX NO. 277/1969 [TITLE VESTED IN THE CITY OF NEW YORK ON 10/09/1969- PERMANENT VEHICULAR ACCESS RESTRICTIONS ACQUISITION]
   10) RESO. 1775 PAGE 1272, RECORDED 05/23/2000 [SEWER CORRIDOR DELINEATED ON MAP NO. 13088 IN CONNECTION WITH THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE] (PLOTTED)
   11) CRFN 2015000438987, DATED 12/03/2015 AND RECORDED 12/11/2015 [DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY THE CITY OF NEW YORK ACTING BY AND THROUGH THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION IN FAVOR OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION]
3. THE MERIDIAN OF THIS SURVEY IS IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS METHODS.
5. STREET NAMES AS PER MAPS REFERENCED IN NOTE 1A AND 1B.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED WITH LEICA TRK700 MOBILE SCANNER BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JANUARY 2024. INFORMATION IS APPROXIMATELY 0.02'-0.04' ACCURACY WITH SURVEY CONTROL.
7. FEMA INFORMATION:

   CURRENT:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104F, AND PANEL 112 OF 457, MAP NUMBER 36047C0112F, REVISED SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL16 NAVD88), ZONE VE (EL15 NAVD88), ZONE AE (EL15 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.

   PRELIMINARY:
   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 36047C0104G AND PANEL 112 OF 457, MAP NUMBER 36047C0112G, PRELIMINARY DATED DECEMBER 5, 2013, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL16 NAVD88), ZONE VE (EL15 NAVD88), ZONE AE (EL15 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.
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   MEAN HIGH WATER LINE ELEVATION=3.3'± (NAVD88)
9. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
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12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

SCALE: 1 INCH = 40 FEET

Date	Description	No.

REVISIONS

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my knowledge and belief, correctly represents the conditions found on the date of the field survey at the subject property".

DRAFT 04/19/2024

SIGNATURE DATE SIGNED

PAUL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784-1

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New York, NY 10001
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Project

BALLY'S NEW YORK FERRY POINT
BLOCK No. 5622, LOT No. 1
BLOCK No. 5583, LOT No. 100
BOROUGH OF BRONX
CITY OF NEW YORK

BRONX COUNTY **NEW YORK**

Drawing Title

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

Project No.	Drawing No.
170773001	V101
Date: 03/22/2024	
Drawn By: AA	
Checked By: PDF	Sheet 10 of 12

LANGAN
PROJECT NO. 170773002

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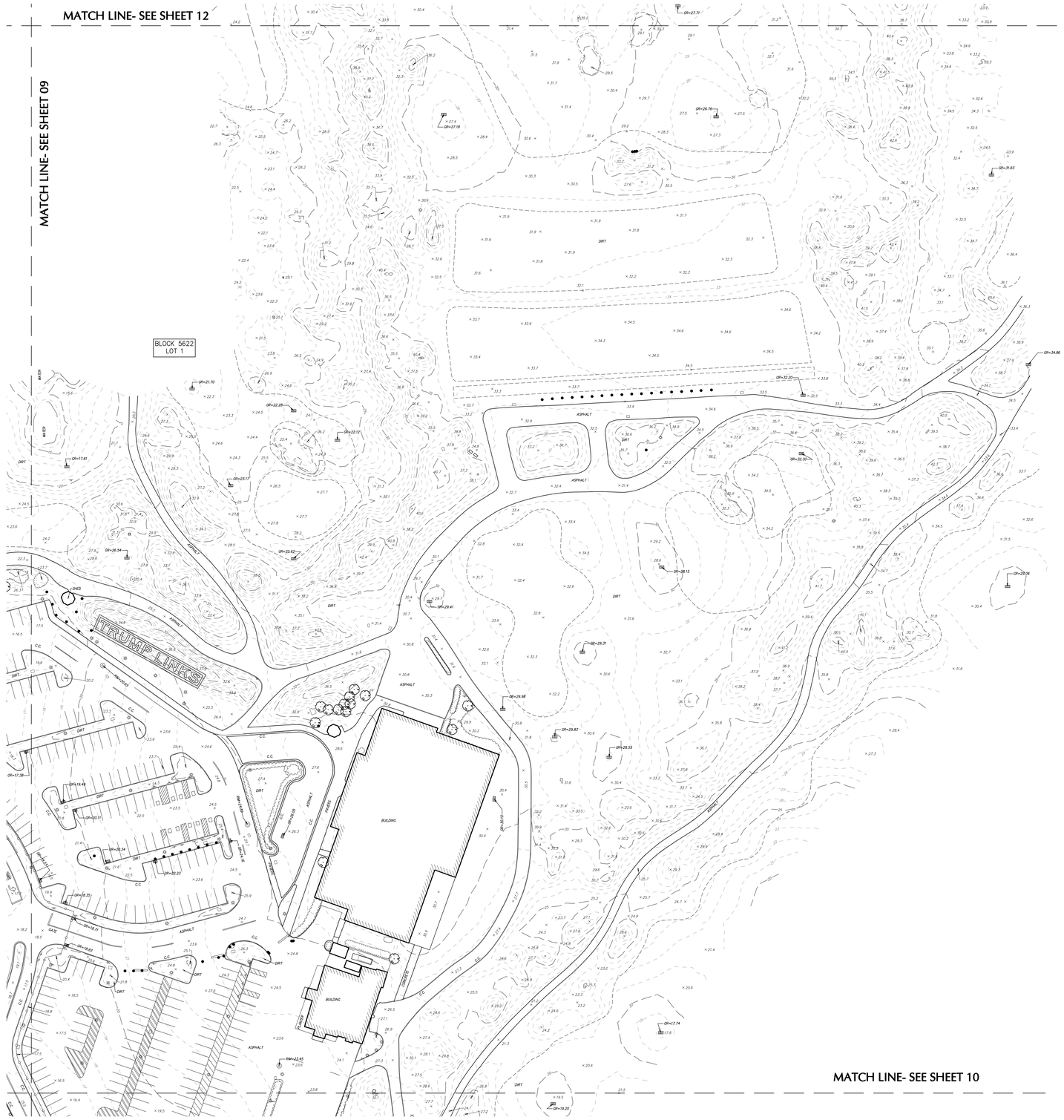
MATCH LINE- SEE SHEET 12
MATCH LINE- SEE SHEET 09
MATCH LINE- SEE SHEET 10
BLOCK 5622
LOT 1
(SEE NOTE 3)
TRUMP LINKS
BUILDING
BUILDING
SHED
ASPHALT
DIRT
CONC.
WATER
GAS
C.C.
PARKING
PARKING
PARKING



DATUM CONVERSION CHART

0.00' BRONX HIGHWAY DATUM	2.608'	1.529'
0.00' NAVD 88		1.079'
0.00' NGVD 29		

(SEE NOTE 3)

PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: GOOGLE MAPS

LEGEND (NOT SHOWN TO SCALE)

- HYDRANT
- PEDESTAL LIGHT
- STREET LIGHT
- SIGNAL POLE
- POWER POLE
- TRAFFIC SIGNAL POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- SPOT ELEVATION
- CONCRETE
- CHAIN LINK FENCE
- OBSCURED
- APPROXIMATE
- DROP CURB
- STEEL FACE CONCRETE CURB
- TREE
- SIGN
- ELECTRIC BOX
- MAILBOX
- ALARM BOX
- GUIDE RAIL METAL
- TREE LINE
- CHAINLINK FENCE
- IRON FENCE
- CONTOUR LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
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   - B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP, BRONX BLOCK 5622, EFFECTIVE DATE 12/06/2008 20:48:35.
   - C. BOROUGH OF BRONX MONUMENT MAP SECTION 5B DATED 05/20/1930, LAST REVISED 06/25/1997 AND SECTION 5W DATED 04/10/1942, LAST REVISED 06/01/2000.
   - D. BOROUGH OF BRONX FINAL MAP SECTION 5B FILED 07/12/1916 AND 04/22/1924 AND SECTION 5W FILED 03/07/1914.
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   - F. "MAP SHOWING THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE, BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE, BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE AND THE ESTABLISHMENT OF A PARK ADDITION AND THE DELINEATION OF SEWER CORRIDORS", PLAN NO. 13088, DATED 09/30/1999.
   - G. "MAP SHOWING THE LAYING OUT OF AN ADDITION TO A PARK (FERRY POINT PARK) WITHIN THE TERRITORY BOUNDED BY THE EASTERLY BULKHEAD LINE OF WESTCHESTER CREEK, SCHLEY AVE., HUTCHINSON RIVER PKWY, FOOTE AVE, EMERSON AVE AND THE NORTHERLY U.S. PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER", PLAN NO. 11259, DATED 05/15/1948.
   - H. "MAP SHOWING REVISED AND MODIFIED PIERHEAD AND BULKHEAD LINES FOR THE NORTHERLY SHORE OF EAST RIVER, NEW YORK, WESTCHESTER CREEK-THROGS NECK", BOROUGH OF THE BRONX, NEW YORK CITY, BY CORPS OF ENGINEERS, U.S. ARMY, DATED 05/1913.
   - I. "DESIGNATION OF BRONX-WHITESTONE BRIDGE APPROACH AREA WITH IMPROVEMENTS, INCLUDING APPROACH STRUCTURE, MAINTAINED BY TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY", PROJECT NO. 03057, BY CHAS. H. SELLS, INC., DATED 04/17/2008.
   - J. LIBER 966 PAGE 104, DATED 07/22/1937 AND RECORDED 07/28/1937 (DEED PART OF LOT 1 BLOCK 5622).
   - K. INDEX NO. 1633/1948, TITLE TO DAMAGE PARCELS 1 THROUGH 79A, INCLUSIVE, VESTED IN THE CITY OF NEW YORK ON 01/25/1949 (PUBLIC PARK TAKING- PORTION OF BLOCK 5622 LOT 1 AND PORTION OF BLOCK 5583 LOT 100).
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   - M. INDEX NO. 5007/1937, TITLE VESTED IN THE CITY OF NEW YORK ON 07/27/1937 (FERRY, POINT APPROACH/FERRIS AVENUE OPENING- NORTHERLY PORTION OF BLOCK 5322 LOT 1).
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2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

   EXCEPTIONS IN PRELIMINARY CERTIFICATE AND REPORT OF TITLE, TITLE NO. 23-7406-61564-B, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE 12/12/2023 (SEE NOTE 1h):

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   (6) LP 44 PAGE 686, DATED 12/28/1890 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO CORA MORRIS]

   (7) LP 50 PAGE 297, DATED 11/19/1895 [LETTERS PATENT GRANTED BY THE PEOPLE OF THE STATE OF NEW YORK TO AUGUSTUS TABER]

   (8) LP 50 PAGE 315, DATED 11/27/1896 [LETTERS PATENT GRATED BY THE PEOPLE OF THE STATE OF NEW YORK TO LOUIS LOWENSTEIN AND ALBERT L. LOWENSTEIN]

   (9) INDEX NO. 277/1969 [TITLE VESTED IN THE CITY OF NEW YORK ON 10/09/1969- PERMANENT VEHICULAR ACCESS RESTRICTIONS ACQUISITION]

   (10) RESL 1775 PAGE 1272, RECORDED 05/23/2000 [SEWER CORRIDOR DELINEATED ON MAP NO. 13088 IN CONNECTION WITH THE ELIMINATION, DISCONTINUANCE AND CLOSING OF EMERSON AVENUE BETWEEN SCHLEY AVENUE AND MILES AVENUE AND SCHLEY AVENUE BETWEEN EMERSON AVENUE AND BUTTRICK AVENUE] (PLOTTED)

   (11) CRFN 2015000438987, DATED 12/03/2015 AND RECORDED 12/11/2015 [DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY THE CITY OF NEW YORK ACTING BY AND THROUGH THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION IN FAVOR OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION]
3. THE MERIDIAN OF THIS SURVEY IS IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 LONG ISLAND ZONE AS ESTABLISHED USING GPS METHODS.
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   CURRENT:

   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 3604970104F AND PANEL 112 OF 457, MAP NUMBER 3604970112F, REVISED SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL17 NGVD29), ZONE VE (EL16 NGVD29), ZONE AE (EL15 NGVD29), ZONE AE (EL14 NGVD29), ZONE AE (EL13 NGVD29), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.

   PRELIMINARY:

   AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES", PANEL 104 OF 457, MAP NUMBER 3604970104G AND PANEL 112 OF 457, MAP NUMBER 3604970112G, PRELIMINARY DATED DECEMBER 5, 2013, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (NOT SHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, OTHER PORTIONS OF THE SUBJECT PROPERTIES LIE WITHIN ZONE VE (EL16 NAVD88), ZONE VE (EL15 NAVD88), ZONE AE (EL15 NAVD88), ZONE AE (EL14 NAVD88), ZONE AE (EL13 NAVD88), AREAS WHERE THE BASE FLOOD ELEVATION IS DETERMINED.
8. MEAN HIGH WATER LINE SHOWN HEREON BASED UPON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION: https://www.vdatum.noaa.gov/datumtools/.

   MEAN HIGH WATER LINE ELEVATION=3.5'± (NAVD88)
9. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
11. 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.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

SCALE: 1 INCH = 40 FEET (40 0 10 25 40)

Date	Description	No.

REVISIONS

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

DRAFT 04/19/2024

SIGNATURE DATE SIGNED

PAUL FISHER
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784-1

LANGAN
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Project

BALLY'S NEW YORK FERRY POINT

BLOCK No. 5622, LOT No. 1
BLOCK No. 5583, LOT No. 100
BOROUGH OF BRONX
CITY OF NEW YORK

BRONX COUNTY NEW YORK

Drawing Title

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

Project No. 170773001	Drawing No. V101
Date 03/22/2024	
Drawn By AA	
Checked By PDF	Sheet 12 of 12

PROJECT NO. 170773002

Filename: \\langan.com\data\NYC\data3\170773001\Project Data_Discipline\Survey\CAD\Existing\Ferry Point\170773002-SHEETS (EXD102).dwg Date: 4/19/2024 Time: 12:50 User: aalevzov Style Table: Langan.stb Layout: SHT2