

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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2021042000246001002E1AA2

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2021042000246001**

**Document Date: 03-22-2021**

**Preparation Date: 04-21-2021**

**Document Type: ZONING LOT DESCRIPTION**

**Document Page Count: 4**

**PRESENTER:**

E-DOC SERVICES INC.  
38-08 UNION STREET, SUITE 12B  
FLUSHING, NY 11354  
999-999-9999  
ORDERS@TITLESERVICEGROUP.COM Courtesy

**RETURN TO:**

E-DOC SERVICES INC.  
38-08 UNION STREET, SUITE 12B  
FLUSHING, NY 11354  
999-999-9999

| Borough                                        | Block | Lot | Unit       | Address         |
|------------------------------------------------|-------|-----|------------|-----------------|
| BROOKLYN                                       | 760   | 26  | Entire Lot | 852 46TH STREET |
| <b>Property Type: DWELLING ONLY - 4 FAMILY</b> |       |     |            |                 |

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**PARTY ONE:**

ALEXANDER KOPOLOVICH  
852 46TH STREET  
BROOKLYN, NY 11220

☒ Additional Parties Listed on Continuation Page

**FEES AND TAXES**

**Mortgage :**

|                          |           |             |
|--------------------------|-----------|-------------|
| Mortgage Amount:         | \$        | 0.00        |
| Taxable Mortgage Amount: | \$        | 0.00        |
| Exemption:               |           |             |
| TAXES: County (Basic):   | \$        | 0.00        |
| City (Additional):       | \$        | 0.00        |
| Spec (Additional):       | \$        | 0.00        |
| TASF:                    | \$        | 0.00        |
| MTA:                     | \$        | 0.00        |
| NYCTA:                   | \$        | 0.00        |
| Additional MRT:          | \$        | 0.00        |
| <b>TOTAL:</b>            | <b>\$</b> | <b>0.00</b> |
| Recording Fee:           | \$        | 57.00       |
| Affidavit Fee:           | \$        | 0.00        |

**Filing Fee:**

|                                 |    |      |
|---------------------------------|----|------|
|                                 | \$ | 0.00 |
| NYC Real Property Transfer Tax: |    |      |
|                                 | \$ | 0.00 |
| NYS Real Estate Transfer Tax:   |    |      |
|                                 | \$ | 0.00 |

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 04-28-2021 12:13

City Register File No.(CRFN):

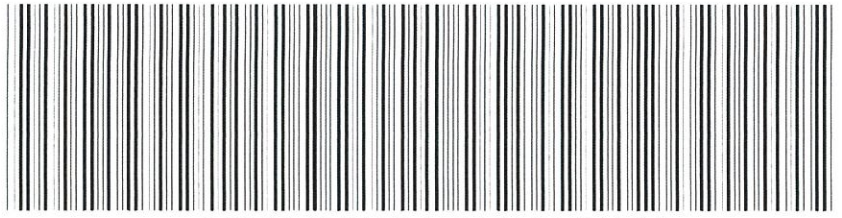
**2021000154481**



*Annita McMill*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2021042000246001002C1822

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2021042000246001

Document Date: 03-22-2021

Preparation Date: 04-21-2021

Document Type: ZONING LOT DESCRIPTION

**PARTIES**

**PARTY ONE:**

ELIZABETH KOPOLOVICH  
852 46TH STREET  
BROOKLYN, NY 11220

Job. # \_\_\_\_\_

EXHIBIT "III"

ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT BY  
BUILDING DEPARTMENT PERMIT APPLICANT  
AND TO BE RECORDED IN THE  
COUNTY CLERK'S OR REGISTER'S OFFICE

Alexander Kopolovich and Elizabeth Kopolovich, having their principal office at: 852 46<sup>th</sup> Street, Brooklyn, New York, an applicant for present or future permits pursuant to the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended states that the zoning lot to which the aforementioned permit or permits pertain are shown on the Tax Map of the City of New York now known as **Tax Lot 26 in Block 760**, as shown on the Tax Map of the City of New York, Kings County, and is more particularly:

Record Description

BEGINNING at a point on the southwesterly side of 46<sup>th</sup> Street, distant 260 feet northwesterly from the corner formed by the intersection of the southwesterly side of 46<sup>th</sup> Street and the northwesterly side of 9<sup>th</sup> Avenue;

RUNNING THENCE southwesterly parallel with 9<sup>th</sup> Avenue, 100 feet 2 inches;

THENCE northwesterly parallel with 46<sup>th</sup> Street, 26 feet 8 inches;

THENCE northeasterly parallel with 9<sup>th</sup> Avenue, and part of the distance through a party wall, 100 feet 2 inches to the southwesterly side of 46<sup>th</sup> Street;

THENCE southeasterly along said southwesterly side of 46<sup>th</sup> Street, 26 feet 8 inches to the point or place of BEGINNING.

Said Premises is known as 852 46<sup>th</sup> Street, Brooklyn, New York, as shown on the diagram attached as "Schedule A".

The above described zoning lots are presently owned by **Alexander Kopolovich and Elizabeth Kopolovich**.

| BLOCK | TAX LOTS | NAME                                              | OFFICE ADDRESS                              |
|-------|----------|---------------------------------------------------|---------------------------------------------|
| 760   | 26       | Alexander Kopolovich<br>&<br>Elizabeth Kopolovich | 852 46 <sup>th</sup> Street<br>Brooklyn, NY |

IN WITNESS WHEREOF the applicant for permit has executed this instrument this  
22 day of March, 2021.

Alexander Kopolovich  
 Alexander Kopolovich

Elizabeth Kopolovich  
 Elizabeth Kopolovich

Jersey City  
 STATE OF NEW YORK )  
 COUNTY OF Ocean )ss:



On the 22 day of March in the year 2021, before me, the undersigned, personally appeared Alexander Kopolovich, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

David Goldberger  
 NOTARY PUBLIC

STATE OF NEW YORK )  
COUNTY OF Ocean )ss:

On the 22 day of March in the year 2021, before me, the undersigned, personally appeared Alexander Kyriakou, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



NOTARY PUBLIC

NOTE #1: A zoning lot may or may not coincide with lot as shown on official tax map of City of New York, or on any subdivision plot or deed.

A zoning lot may be subdivided into two or more zoning lots, and all buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

NOTE #2: Failure to comply with the terms of this declaration may result in revocation of a building permit or Certificate of Occupancy.

NOTE #3: Section C26-110.2 Subdivision (a) Paragraph (1) of the Administrative Code requires submission of an accurate lot diagram in accordance with an attached boundary survey made by a licensed surveyor, which need not be recorded but which must be submitted with the application for the permit.

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- |                                                                                     |                               |                                                                                     |                                    |
|-------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|------------------------------------|
|  | Borough Boundary              | <b>C50</b>                                                                          | Condo Flag/Condo Number            |
|  | Tax Block Boundary            | <b>A50</b>                                                                          | Air Right Flag/Lot Number          |
|  | Tax Block Number              | <b>S50</b>                                                                          | Subterranean Right Flag/Lot Number |
|  | Tax Lot Boundary              | <b>R</b>                                                                            | REUC Flag                          |
| <b>50</b>                                                                           | Tax Lot Number                |  | Under Water Tax Lot Boundary       |
| <del>50</del>                                                                       | Condo FKA Tax Lot Number      |  | Other Boundary                     |
| 50.5                                                                                | Tax Lot Dimension             |  | Possession Hook                    |
| +/-5.5                                                                              | Approximate Tax Lot Dimension | <b>Misc</b>                                                                         | Miscellaneous Text                 |
| <b>1500 - 1550</b>                                                                  | Condo Units Range Label       |  | Small Tax Lot Dimension            |
|  | Building Footprint            |                                                                                     | Surface Water                      |