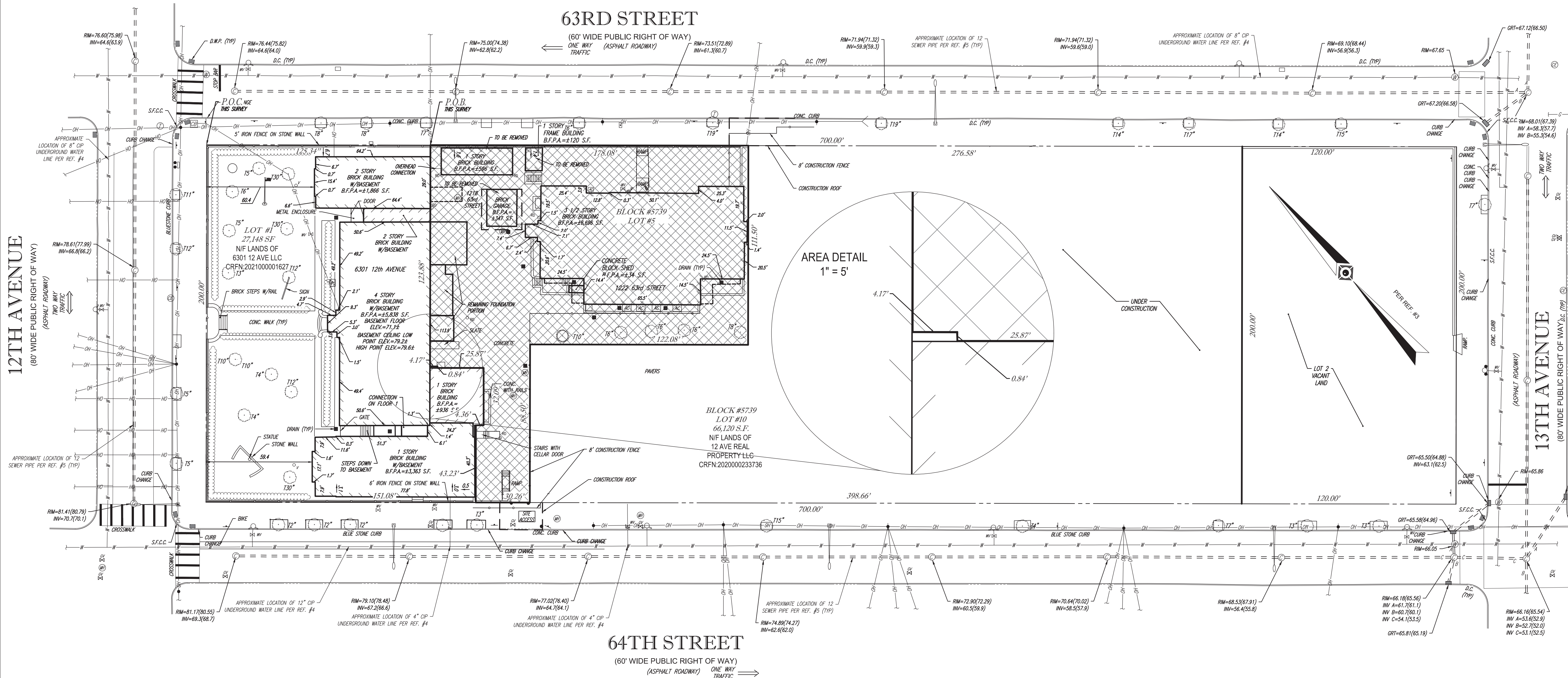




LEGEND	
---	EXISTING CONTOUR
×	EXISTING SPOT ELEVATION
× TC	EXIST. TOP OF CURB ELEVATION
× G	EXIST. GUTTER ELEVATION
× TW	EXIST. TOP OF WALL ELEVATION
× BW	EXIST. BOTTOM OF WALL ELEVATION
× TI	EXIST. TOP OF ISLAND ELEVATION
× BI	EXIST. BOTTOM OF ISLAND ELEVATION
× FS	EXIST. FINISHED FLOOR ELEVATION
× DS	UNCONFIRMED DOOR SILL ELEVATION
RM=125.00 (124.38)	RIM NAVD 88 (BOROUGH SEWER DATUM)
INV=123.00 (122.4)	INV. NAVD 88 (BOROUGH SEWER DATUM)
×	EXIST. LEGAL GRADE ELEVATION - N.U. INDICATES GRADE ESTABLISHED IN NEW UTRECHT DATUM WHICH IS 2.76 FEET ABOVE U.S.C. & G.S. DATUM
---	DEPRESSED CURB
WV	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
TM	TELEPHONE MANHOLE
EM	ELECTRIC MANHOLE
UM	UNKNOWN MANHOLE
CM	COMBINED SEWER MANHOLE
V	VENT & NUMBER OF VENTS
UP	UTILITY POLE
UL	UTILITY POLE/LIGHT POLE
GW	GUY WIRE
SL	STREET LIGHT
TS	TRAFFIC SIGNAL
SN	SIGN
B	BOLLARD
CB	CATCH BASIN OR INLET
DT	DECIDUOUS TREE & TRUNK SIZE
CF	CONIFEROUS TREE & TRUNK SIZE
CLF	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
(TYP.)	TYPICAL
D.W.P.	DETECTABLE WARNING PAD
S.W.L.	SOLID WHITE LINE
D.Y.L.	DOUBLE YELLOW LINE
B.F.P.A.	BUILDING FOOTPRINT AREA

SURVEYOR DESCRIPTION

LOT 5, BLOCK 5739

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF 63TH STREET (60' WIDE RIGHT OF WAY) WITH THE EASTERLY SIDE OF 12TH AVENUE (80' WIDE RIGHT OF WAY), THENCE:

A. SOUTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID 63RD STREET (60' WIDE RIGHT OF WAY), HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 125.34 FEET, TO THE POINT AND PLACE OF BEGINNING,

1. AND FROM SAID BEGINNING POINT RUNNING THENCE THE FOLLOWING 12 COURSES:

SOUTHERLY, PARALLEL WITH 12TH AVENUE, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 123.88 FEET, THENCE;

2. EASTERLY, PARALLEL WITH 63RD STREET, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 4.17 FEET, THENCE;

3. SOUTHERLY, PARALLEL WITH 12TH AVENUE, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 0.84 FEET, THENCE;

4. EASTERLY, PARALLEL WITH 63RD STREET, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 25.87 FEET, THENCE;

5. SOUTHERLY, PARALLEL WITH 12TH AVENUE, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 32.09 FEET, THENCE;

6. WESTERLY, PARALLEL WITH 63RD STREET, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 4.36 FEET, THENCE;

7. SOUTHERLY, PARALLEL WITH 12TH AVENUE, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 43.23 FEET TO THE NORTHERLY LINE OF 64TH STREET, THENCE;

8. SOUTHERLY, PARALLEL WITH 63RD STREET, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 30.26 FEET, THENCE;

9. NORTHERLY, PARALLEL WITH 12TH AVENUE, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 88.50 FEET, THENCE;

10. SOUTHERLY, PARALLEL WITH 63RD STREET, HAVING AN EXTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 122.08 FEET, THENCE;

11. NORTHERLY, PARALLEL WITH 12TH AVENUE, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 111.50 FEET, THENCE;

12. WESTERLY, PARALLEL WITH 63RD STREET, HAVING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 178.08 FEET TO THE POINT AND PLACE OF BEGINNING.

- NOTES:**
- PROPERTY KNOWN AS LOT 5, BLOCK 5739, AS SHOWN ON THE MAP ENTITLED "TAX LOT SUBDIVISION PLAN, 1222 63RD STREET, LOT 1, BLOCK 5739, BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES DATED 05-20-2019 AND REVISED MARCH 03, 2020.
 - AREA = 22,732 S.F. OR 0.522 AC.
 - THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN. UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC, AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NUMBER 566358-F-NY-CP-AMK, WITH AN EFFECTIVE DATE OF 12/06/2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
5 COVENANTS, CONDITIONS, EASEMENTS, LEASES, AGREEMENTS OF RECORD, IF ANY, AS MORE FULLY SET FORTH HEREIN:
a. DECLARATION RECORDED IN LIBER 2086, PAGE 445 **BLANKET IN NATURE**
b. RAILROAD CONSENT RECORDED IN SECTION 17, LIBER 39, PAGE 120 **BLANKET IN NATURE**
c. RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN DEED DATED AS OF AUGUST 15, 2018 MADE BY AND BETWEEN SISTERS OF MERCY OF THE AMERICAS MID-ATLANTIC COMMUNITY, INC. AND SUNSHINE BROOKLYN LLC, 12 AVE REAL PROPERTY LLC AND JISS DH LLC RECORDED SEPTEMBER 6, 2018 AS CRFN 2018002299078, AS AMENDED BY AGREEMENT TO AMEND PREVIOUS DEED RESTRICTIONS DATED JUNE 8, 2020 RECORDED AUGUST 25, 2020 AS CRFN 202000239351. **BLANKET IN NATURE**
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.460 FEET ABOVE THE BOROUGH OF BROOKLYN HIGHWAY DATUM AND 0.520 ABOVE THE BOROUGH OF BROOKLYN SEWER DATUM. ELEVATIONS ARE BASED UPON BOROUGH BM 3786.
 - TO CONVERT TO BOROUGH OF BROOKLYN HIGHWAY DATUM, SUBTRACT 1.460 FEET FROM THE ELEVATIONS LISTED, TO CONVERT TO THE BOROUGH OF BROOKLYN SEWER DATUM, SUBTRACT 0.620 FROM THE ELEVATIONS LISTED, TO CONVERT TO NGVD 1929 ADD 1.1 TO THE ELEVATIONS LISTED.
 - THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, ENTITIES CONTACTED: BOROUGH OF BROOKLYN.
 - NO WETLANDS, AS DELINEATED BY A QUALIFIED PARTY, WERE OBSERVED ON THE PROPERTY AT THE TIME OF SURVEY.
 - PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED BY THE SURVEYOR THAT EXCEEDS THE AMOUNT REQUIRED BY CLIENT.
 - NO ENCROACHMENTS WERE OBSERVED ON THE SUBJECT PREMISES AT THE TIME OF SURVEY.
 - EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #7.
 - THIS SITE HAS DIRECT ACCESS TO 64TH STREET A 60 FOOT WIDE PUBLIC RIGHT OF WAY.
 - THERE WERE NO STRIPED PARKING SPACES OBSERVED ON THE SUBJECT PREMISES AT THE TIME OF SURVEY.

- REFERENCES:**
- THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK.
 - "TAX LOT SUBDIVISION PLAN, 6301 12TH AVENUE, LOT 1, BLOCK 5739, BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES DATED 05-20-2019 AND REVISED MARCH 03, 2020.
 - MAP ENTITLED "DYKER HEIGHTS ZONING STUDY, 6301 12TH AVENUE, BROOKLYN, NY 11219", PREPARED BY JLS DESIGNS ARCHITECTURE.
 - MAP OF LOT 1, BLOCK 5739, BOROUGH OF BROOKLYN, KINGS COUNTY, STATE OF NEW YORK, PREPARED BY ALL COUNTY LAND SURVEYOR PC.
 - WATER MAPPING PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTIONS, BUREAU OF WATER AND SEWER OPERATIONS.
 - SEWER MAPPING PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTIONS, BUREAU OF WATER AND SEWER OPERATIONS.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES," PANEL 194 OF 457, MAP NUMBER 360497, MAP REVISED: SEPTEMBER 5, 2007.

THIS SURVEY IS CERTIFIED TO:

- KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC
- CORNERSTONE LAND ABSTRACT
- FIRST AMERICAN TITLE INSURANCE COMPANY
- SISTERS OF MERCY IN BROOKLYN
- SUNSHINE BROOKLYN LLC
- JISS DH LLC
- 12 AVE REAL PROPERTY LLC
- 6301 12TH AVENUE 1 LLC
- 6301 12TH AVENUE 2 LLC
- 1222 REALTY GROUP LLC, A NEW YORK LIMITED LIABILITY COMPANY
- DB 380 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01-08-2021.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

PREPARED BY:

CONTROL POINT ASSOCIATES INC. PC

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NO.	DATE	BY	DESCRIPTION	APPROVED
REVISIONS				

PROJECT NAME

1222 63RD STREET

BROOKLYN, NY 11219
LOT 5, BLOCK 5739
BOROUGH OF BROOKLYN, KINGS COUNTY
CITY AND STATE OF NEW YORK

DRAWING TITLE

ALTA/NSPS LAND TITLE SURVEY

SEAL & SIGNATURE	FIELD DATE:
	08-10-18
	FIELD BK:
	18-21
	F. B. PAGE:
	10-14
DATE:	
04-20-21	
SCALE:	
1"=30'	
PROJECT No:	
01-180228	
DRAWING BY:	
Z.B.	
CHK BY:	
J.W.B.	
APPROVED BY:	
J.C.W.	
DWG No:	
V-001.0.0	
CAD FILE No:	
01-180228-05	
PAGE No:	
1 OF 1	

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