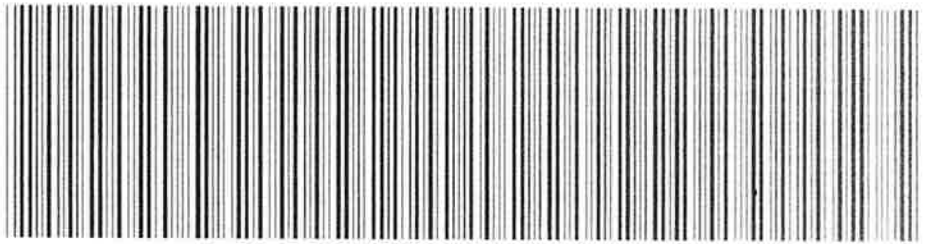


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2025072200859002

Document Date: 07-16-2025

Preparation Date: 07-25-2025

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 4

PRESENTER:

ABSOLUTE TITLE AGENCY, LLC
179 WEST END AVE, SUITE 2A
BROOKLYN, NY 11235
718-975-2175
INFO@ABSTITLE.COM

RETURN TO:

MARIA P. TASSOU
18-41 26TH ROAD
QUEENS, NY 11102

Borough	Block	Lot	Unit	Address
QUEENS	886	7	Entire Lot	18-41 26TH ROAD
Property Type: DWELLING ONLY - 6 FAMILY				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY ONE:

MARIA P. TASSOU
18-41 26TH ROAD
QUEENS, NY 11102

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

TOTAL: \$ 0.00

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 07-25-2025 14:58

City Register File No.(CRFN):

2025000198444



Colette McLean-Jacques

City Register Official Signature

N.B # _____
Or
ALT. # _____

EXHIBIT "III"

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

Maria P. Tassou, having an address of 18-41 26th Road, Queens, New York, an applicant for present and future permits pursuant to 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, County of New York, as Lot(s) 7 in Block 886 as shown on the Tax Map of the City of New York, Queens County, and is more particularly described as:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the at Astoria in the First Ward of the Borough of Queens of the City of New York and being in block on map made and filed by Commissioners for laying out streets, avenues, roads and parks in Long Island City is bounded northeasterly by Trowbridge Street, southeasterly by Van Alst Avenue, southerly by North William Street, formerly Third Avenue, and northwesterly by Willow Street, said to coincide with street formerly designated as Fourth Street, which said piece and parcel of land hereby granted is known and distinguished on a certain map on file in Office of Clerk of Queens County 7-18-1848 entitled "Map of 56 Lots of Ground Belonging to Henry F. Riker" situated in Village of Astoria, Queens County, Long Island, surveyed 5-6-1848 by E.A. Smith, Surveyor, as Lot No. 34 and is bounded and contained as follows, to wit:

BEGINNING at a point on the southerly side of St. Johns Place, as laid down on said last mentioned map, distant 132 feet 2 inches (as per Deed) and 143.18 feet (as per Tax Map) westerly from the corner formed by the intersection of the said St. Johns Place with the westerly side of Emerald Street, as laid down on said last mentioned map; and
RUNNING THENCE WESTERLY along said St. Johns Place, 20 feet 7 inches (as per Deed) and 20.58 feet (as per tax Map) to the easterly side of Lot No. 33 on said snap;
THENCE SOUTHWESTERLY at right angles to said St. Johns Place and along the easterly side of said Lot No. 33 on said map, 77 feet 11 inches (as per Deed) and 77.92 feet (as per Tax Map);
THENCE SOUTHERLY and at right angles to Third Avenue, as laid down on said map, 50 feet 2 inches (as per Deed) and 50.17 feet (as per Tax Map) to the northerly side of Third Avenue;
THENCE EASTERLY along said Third Avenue, 19 feet to the westerly side of Lot No. 35 on said map;

thence NORTHERLY at right angles to said Third Avenue and along the le. westerly side of Lot No. 35, 40 feet 5 inches (as per Deed) and 40.42 feet (as per Tax Map) and THENCE NORTHEASTERLY at right angles to said St. Johns Place and still along the westerly side of Lot No. 3A on said map, 78 feet 10 inches (Map per Deed) and 78.83 feet (as per Tax Map) to the point or place of BEGINNING.

That the said premises are known as and by street address(es) 18-41 26th Road, Queens, NY and Block 886 Lot 7, as shown on the following Diagram:

a) Show Distance
From Corner

Block No.

b) Show Block & Lot
numbers and dimensions
of each lot.

The North point of the diagram must agree with the arrow
The above described zoning lot is presently owned by Maria P. Tassou.

<u>BLOCK</u>	<u>TAX LOT</u>	<u>NAME</u>	<u>ADDRESS</u>
886	7	Maria P. Tassou	18-41 26 th Road Queens, NY

IN WITNESS WHEREOF the applicant for permit has executed this instrument this
16 day of July, 2025

BY: Maria P. Tassou
Maria P. Tassou

State of New York)
) SS.:
County of Queens)

On the 16 day of July, 2025, before me the personally appeared Maria P. Tassou to me known, who, being by me duly sworn, did depose and say that he/she/they own(s) 18-41 26th Road, Queens, NY, described in and which executed the foregoing instrument; that said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he/she/ they signed his/her/their name thereto by like order

State of New York)
) SS.:
County of Queens)

On the 16 day of July in the year 2025, before me the undersigned, personally appeared Maria P. Tasso known to me or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and by his/her/their signature(s) on the instrument. the individual or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

JOHN GILMORE
Notary Public New York State
No. 01GI6108428
Qualified In Nassau County
Commission Expires 04/19/2028

NOTE: Section C6-110.2 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.

Queens County
Block 886
Lot 7

