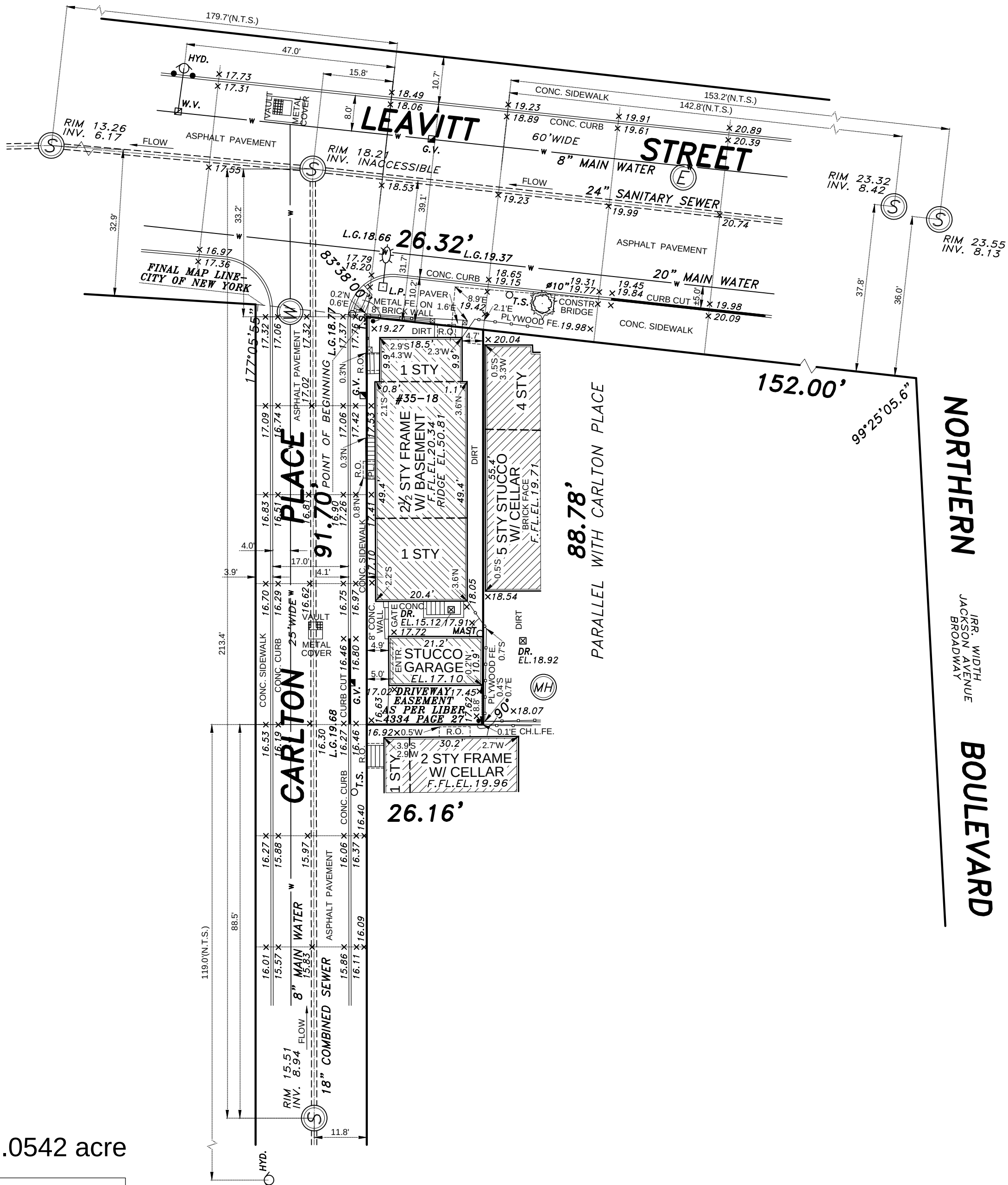
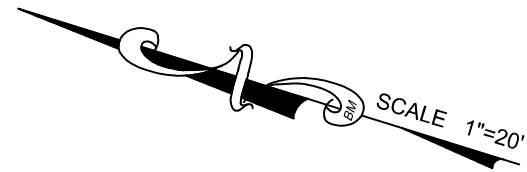


JOB NO. Q 4960-27-TO  
SURVEYED ON: MARCH 10, 2022

**FLOOD NOTE**  
BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY IS LOCATED IN  
ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD)  
AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COMMUNITY PANEL NUMBER  
360 497 0114 F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 5, 2007.  
ZONE X (AREA OF NO FLOODING)  
AS SHOWN ON THE PRELIMINARY FEMA MAP PANEL NUMBER  
360 497 0114 G WHICH BEARS AN REVISED DATE OF JANUARY 30, 2015.



| SYMBOLS AND ABBREVIATIONS |          |
|---------------------------|----------|
| FENCE                     | CH.L.FE. |
| UTILITY POLE              | WOOD FE. |
| PARKING METER             | 8'x4' M. |
| OIL FILL                  | 8'x4' F. |
| MONITORING WELL           | 8'x4' W. |
| TRAFFIC LIGHT             | 8'x4' T. |
| LIGHT                     | 8'x4' L. |
| STREET LIGHT              | 8'x4' S. |
| FIRE HYDRANT              | 8'x4' H. |
| SIAMSE CONNECTION         | 8'x4' C. |
| SHUT OFF VALVE            | 8'x4' V. |
| HANDICAPPED PARKING       | 8'x4' P. |
| EXISTING TREE             | 8'x4' T. |
| DRAINS                    | 8'x4' D. |
| ROOF OVER                 | 8'x4' R. |
| EXISTING ELEVATIONS       | 8'x4' E. |
| CITY ESTABLISHED GRADES   | 8'x4' G. |
| CURB AND CURB CUT         | 8'x4' C. |
| OVERHEAD SERVICE          | 8'x4' O. |
| CABLE TV MANHOLE          | 8'x4' M. |
| MANHOLES                  | 8'x4' H. |
| CATCH BASIN               | 8'x4' B. |
| FIRE ESCAPE               | 8'x4' E. |
| PLATFORM                  | 8'x4' P. |
| BASEMENT ENTRANCE         | 8'x4' B. |
| CELLAR ENTRANCE           | 8'x4' C. |
| AIR WAY                   | 8'x4' A. |
| BAY WINDOW                | 8'x4' B. |
| CONCRETE                  | 8'x4' C. |
| OVERHANG                  | 8'x4' O. |
| AIR CONDITION             | 8'x4' A. |
| METAL                     | 8'x4' M. |
| NORTH OF PROPERTY LINE    | 8'x4' N. |
| SOUTH OF PROPERTY LINE    | 8'x4' S. |
| EAST OF PROPERTY LINE     | 8'x4' E. |
| WEST OF PROPERTY LINE     | 8'x4' W. |

SUBSURFACE UTILITIES ARE NOT GUARANTEED BY SURVEYOR. HIGH CAUTION RECOMMENDED AND VERIFICATION WITH PROPER CITY AGENCIES, IS MANDATORY BEFORE COMMENCING ALL NEW WORK.

ALL SUBSURFACE AND OVERHEAD UTILITIES (AS TO SIZE, TYPE AND DEPTH) SHOWN ON THIS SURVEY ARE TAKEN FROM RECORDS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES, UNLESS OTHERWISE NOTED AND SHOWN.

COVER OR DEPTH OF UTILITIES WHICH DERIVED FROM FIELD MEASUREMENTS SHOWN ON THIS SURVEY SHOULD BE VERIFIED WITH PROPER AGENCY PRIOR TO CONSTRUCTION OF PROJECT. INVERT ELEVATIONS ARE DERIVED FROM CITY AGENCY RECORDS WHEN NOT AVAILABLE BY FIELD SURVEY AND NOTED AS "PER RECORD" ON THE SURVEY.

ALL SUBSURFACE UTILITY AS TO LOCATION AND DEPTH, SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING CONSTRUCTION.

THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES ON THE SURVEYED PROPERTY EXCEPT AS SHOWN AND/OR DESCRIBED ON THIS SURVEY.

ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATORS ARE OBLIGATED TO COMPLY WITH ARTICLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO EVERY OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION WORK IN THE SPECIFIED AREA.

ALL ELEVATIONS SHOWN REFER TO THE NAVD 1988 DATUM. TO OBTAIN:  
- NGVD 1929 DATUM - ADD 1.086 FEET  
- QUEENS BOROUGH DATUM - SUBTRACT 1.625 FEET

EASEMENTS IF ANY ARE NOT SHOWN ON THIS SURVEY. NO INFORMATION PROVIDED TO SURVEYOR AT THIS TIME.

**UNDERGROUND UTILITIES NOTES**

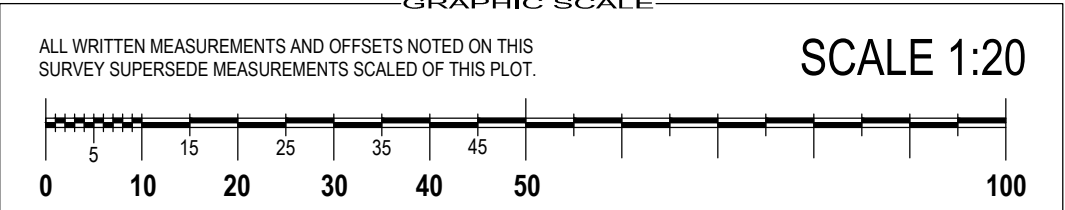
UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE. ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES, PUBLIC AND PRIVATE UTILITY COMPANIES PRIOR TO TAKING TITLE AND OR DESIGN WORK. BOUNDARIES ARE NOT GUARANTEED UNLESS SO NOTED.

ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATORS ARE OBLIGATED TO COMPLY WITH ARTICLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO EVERY OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION WORK IN THE SPECIFIED AREA.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

|                   |                        |
|-------------------|------------------------|
| GUARANTEED TO:    |                        |
| COUNTY:           | QUEENS                 |
| CITY:             | FLUSHING               |
| SECTION:          | BLOCK: 4960 LOT(S): 27 |
| PROPERTY ADDRESS: | 35-18 LEAVITT STREET   |

LOT AREA = 2360.47 sq.ft. = 0.0542 acre



## ARCHITECTURAL SURVEY

PREPARED BY  
**PERFECT POINT**  
LAND SURVEYING  
brooklyn - queens - manhattan - bronx  
staten island - nassau  
phone: (718) 474-7700  
fax: (718) 872-9699  
info@ppsurveying.com  
www.ppsurveying.com

DATE: MARCH 10, 2022  
RICHARD T. JACOBSON  
N.Y.S. L.L.S. 049844