

SITE INFORMATION

NF: ESPO REALTY CORP
100 SAXON AVE
BAY SHORE, SUFFOLK COUNTY, NEW YORK 11706
DOCUMENT NUMBER: CS12691
TOTAL AREA:
21,850 SQ. FEET ±
0.502 ACRES ±
APN: 318-2-58.1

REFERENCE DOCUMENTS

1. DOCUMENT NUMBER: L 000012120, RECORDED ON MAY 25, 2001, 10:21:20 A.M., IN SUFFOLK COUNTY, NEW YORK.

RECORD DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING, AND BEING IN THE TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK KNOWN AND DESIGNATED AS LOTS 1809 TO 1814 INCLUSIVE AND PART OF CAYUGA STREET AS ABANDONED ON A CERTAIN MAP ENTITLED MAP OF SAXON PARK SECTION TWO PROPERTY OF THE WILLIAM H. MOFFITT REALTY COMPANY, SURVEYED JUNE 1906 BY EUGENE R. SMITH, ENGINEER AND SURVEYOR OF ISLIP, N.Y., AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SUFFOLK, JULY 1906 TOGETHER WITH SOUTHERLY 25 FEET OF CAYUGA ST., SAID LOTS WHEN TAKEN TOGETHER ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF SAXON AVENUE, SAID POINT BEING AT THE SOUTHEASTERLY CORNER OF THE PREMISES ABOUT TO BE DESCRIBED HEREIN; SAID POINT OR PLACE OF BEGINNING BEING ALSO DISTANT 50.58 FEET NORTHERLY AS MEASURED ALONG THE WESTERLY SIDE OF SAXON AVENUE FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF DELAWARE STREET WITH THE WESTERLY SIDE OF SAXON AVE.;

RUNNING THENCE FROM SAID POINT OR PLACE OF BEGINNING SOUTH 79 DEGREES 30 MINUTES WEST 129.22 FEET;

THENCE NORTH 10 DEGREES 30 MINUTES WEST 50.00 FEET;

THENCE NORTH 79 DEGREES 30 MINUTES EAST A DISTANCE OF 25.00 FEET;

THENCE NORTH 10 DEGREES 30 MINUTES WEST 125.00 FEET;

THENCE NORTH 79 DEGREES 30 MINUTES EAST 131.21 FEET TO THE WESTERLY SIDE OF SAXON AVE.; AND

THENCE ALONG THE WESTERLY SIDE OF SAXON AVENUE SOUTH 1 DEGREE 43 MINUTES EAST 177.04 FEET TO THE POINT OR PLACE OF BEGINNING.

FOR INFORMATION ONLY: DISTRICT 0500 SECTION 318.00 BLOCK 02.00 LOT 058.000

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN DOCUMENT NUMBER: L 000012120, RECORDED ON MAY 25, 2001, 10:21:20 A.M., IN SUFFOLK COUNTY, NEW YORK.

PARKING INFORMATION

REGULAR= 16
HANDICAP= 2
LOADING= 2
TOTAL= 20

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 361030809H, WHICH BEARS AN EFFECTIVE DATE OF 09/25/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DEVOTED AS S02°30'51"E PER GPS COORDINATE OBSERVATIONS NEW YORK STATE PLANE, LONG ISLAND ZONE NAD83.
LATITUDE = 40°44'14.1615"
LONGITUDE = -73°13'43.7282"
CONVERGENCE ANGLE = 00°30'15.91"

SIGNIFICANT OBSERVATIONS

- WALL APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 1.0'.
- FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 1.0'.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE-CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL NEW YORK ONE-CALL AT (800)824-7603 OR 811 FOR FIELD LOCATIONS/REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES BEFORE DIGGING.
DIG TICKET NUMBER 230661754

COMPANY:
NATIONAL GRID
LONG ISLAND POWER AUTHORITY
SUFFOLK COUNTY DPW SEWER DIST
SUFFOLK COUNTY WATER AUTHORITY
TOWN OF ISLIP
VERIZON COMMUNICATIONS

CONTACT:
718-643-4050
800-490-0075
931-224-5010
631-923-1892
631-224-5380
800-837-4966

INVERT INFORMATION

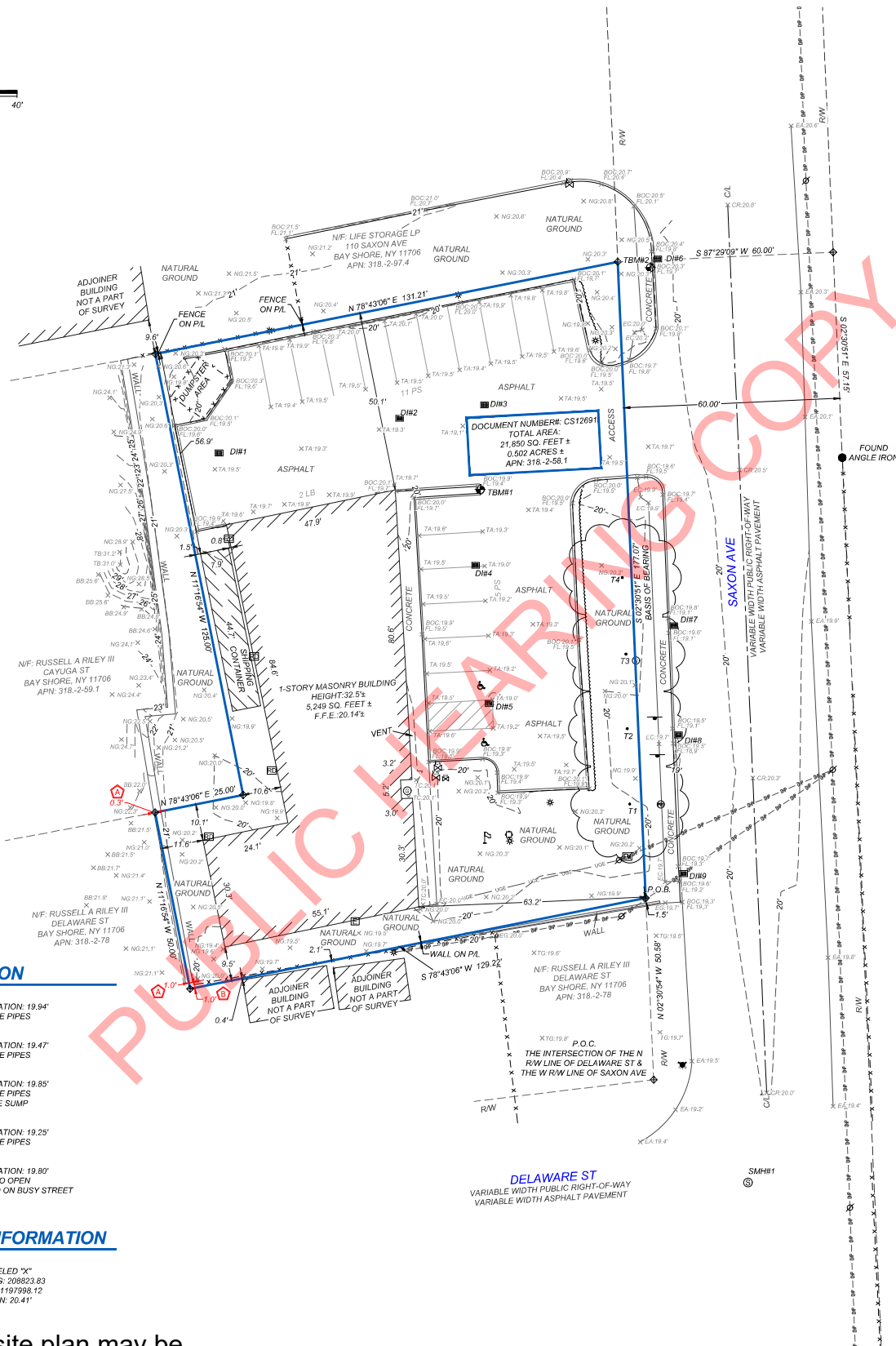
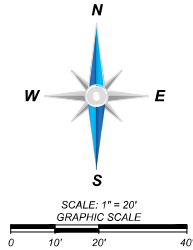
D#1 RIM ELEVATION: 19.30' NO VISIBLE PIPES -POSSIBLE SUMP	D#6 RIM ELEVATION: 19.94' NO VISIBLE PIPES
D#2 RIM ELEVATION: 19.12' NO VISIBLE PIPES -POSSIBLE SUMP	D#7 RIM ELEVATION: 19.47' NO VISIBLE PIPES
D#3 RIM ELEVATION: 18.19' NO VISIBLE PIPES -POSSIBLE SUMP	D#8 RIM ELEVATION: 19.85' NO VISIBLE PIPES -POSSIBLE SUMP
D#4 RIM ELEVATION: 18.89' NO VISIBLE PIPES -POSSIBLE SUMP	D#9 RIM ELEVATION: 19.25' NO VISIBLE PIPES
D#5 RIM ELEVATION: 18.83' NO VISIBLE PIPES -POSSIBLE SUMP	SMH#1 RIM ELEVATION: 19.80' UNABLE TO OPEN -LOCATED ON BUSY STREET

TEMPORARY BENCHMARK INFORMATION

TBM#1 SET CHISELED "X" NORTHING: 208762.14 EASTING: 1197950.78 ELEVATION: 19.80'	TBM#2 SET CHISELED "X" NORTHING: 208823.83 EASTING: 1197998.12 ELEVATION: 20.41'
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BOUNDARY/TOPOGRAPHIC SURVEY

100 SAXON AVE
BAY SHORE, SUFFOLK COUNTY, NEW YORK 11706



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. COMPLETED FIELD WORK WAS MARCH 3, 2023.
4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
6. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM SUFFOLK COUNTY GIS.
7. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
8. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING. VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET. CONTOURS SHOWN ARE 1 FOOT INTERVALS.
9. 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.
10. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS ARE NOT COVERED BY THIS CERTIFICATE.
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF CERTIFIED TITLE RESEARCH AND OR A TITLE COMMITMENT.
12. THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED TO THIS SURVEYOR AND THE MAP OF BOUNDARY SURVEY SHOWN HEREON REPRESENTS THE BOUNDARIES OF THE LANDS ENCOMPASSED BY SAID DESCRIPTION.
13. ANY MATTERS THAT HAVE BEEN MADE KNOWN TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS ARE SHOWN OR NOTED HEREON.
14. THIS SURVEY MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.
15. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS NOT SHOWN HEREON BUT FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TREE TABLE

TAG	TRUNK	TREE TYPE
T1	6"	OAK
T2	6"	OAK
T3	6"	ELM
T4	6"	ELM

LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊕	COMPUTED POINT
⊙	TEMPORARY BENCHMARK (TBM)
⊗	HANDICAP PARKING
⚡	FIRE HYDRANT
⊕	LIGHT
⊕	SANITARY MANHOLE (SMH)
⊕	ELECTRIC CABINET
⊕	POWER POLE
⊕	ELECTRIC METER
⊕	ELECTRIC BOX
⊕	GAS METER
⊕	WATER METER
⊕	WATER VALVE
⊕	DRAINAGE INLET
⊕	MANHOLE
⊕	IRRIGATION CONTROL VALVE
⊕	SIGN
⊕	FLAG POLE
⊕	ROOF DRAIN
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION PER DOCUMENT NUMBER: CS12691
NF	NOW OR FORMERLY
B.H.L.	BUILDING HEIGHT LOCATION
F.F.E.	FINISHED FLOOR ELEVATION
EA	EDGE OF ASPHALT
BOC	BACK OF CURB
TA	TOP OF ASPHALT
NG	NATURAL GROUND
EC	EDGE OF CONCRETE
TC	TOP OF CONCRETE
EG	EDGE OF GRAVEL
FL	FLOW LINE
TG	TOP OF GRAVEL
BB	BOTTOM OF BANK
TB	TOP OF BANK
LB	LOADING BAYS(S)
PS	PARKING SPACE(S)
POB	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
CR	CROWN OF ROAD
---	BOUNDARY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
-x-x-x-	FENCE LINE
-w-w-w-	OVERHEAD POWER LINE
---	MAJOR CONTOUR LINE
---	MINOR CONTOUR LINE
---	HEDGE LINE
---	UNDERGROUND ELECTRIC LINE



JEROME D. BRUNNER
LAND SURVEYOR NO. 050928
STATE OF NEW YORK
DATE OF PLAT OR MAP: 03/20/2023
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE OR PLAT.

BLEW & ASSOCIATES, P.A.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

Surveying
Engineering
Mapping

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER:
23-1398

SURVEY DRAWN BY:
P.J.Z. - 03/20/2023

SURVEY REVIEWED BY:
S.T.M.

SHEET:
1 OF 1

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.