



Appendix 3.1-3

ALTA/NSPS Land Title Survey

NOTES

- 1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING INSTRUMENTS:
A. LAND AND TAX MAP, NASSAU COUNTY, DEPARTMENT OF ASSESSMENT, SECTION 44, BLOCK F, LAST REVISION FEBRUARY 14, 2019.
B. DEED DATED 6/27/1963, RECORDED 1/28/1963 IN LIBER 3171 PAGE 177.
C. LEASE AGREEMENT, DATED 8/16/1979, RECORDED 8/16/1979 IN LIBER 8210 PAGE 162 (LOT 106, MASSADAMPT EASEMENT AND RIGHT OF WAY EASEMENT - PLOTTED).
D. LEASE AGREEMENT, DATED 8/26/1984, RECORDED 1/23/1989 IN LIBER 10028 PAGE 858 (LOT 107 - PLOTTED).
E. LEASE AGREEMENT, DATED 5/17/1981, RECORDED 10/26/1983 IN LIBER 10362 PAGE 320 (LOT 102 - PLOTTED).
F. DEED DATED 1/17/1982, RECORDED 1/17/1982 IN LIBER 10362 PAGE 320 (LOT 102 - PLOTTED).
G. DEED DATED 1/17/1982, RECORDED 1/17/1982 IN LIBER 10362 PAGE 320 (LOT 102 - PLOTTED).
H. ALTA/NPS LAND TITLE SURVEY FOR JAMES DOOLITTLE BOULEVARD AND MARROTT HOTEL, PREPARED BY GERALD T. CRONLEY PROFESSIONAL LAND SURVEYORS, DATED NOVEMBER 11, 2019.
I. EXISTING UTILITY PLAN FOR NASSAU SUB STATION IN UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK, JOB NO. 2009-05 SHEET 01-1, BY GEORGE W. KELLY ENGINEERS, P.C., DATED MAY 06, 2019.

- 2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREIN REFERENCED INFORMATION: THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SURVEY. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
SCHEDULE B-2 EXCEPTIONAL CERTIFICATE FOR TITLE INSURANCE (SEE NOTE 1F)
A. AGREEMENT MADE BY AND BETWEEN THE COUNTY OF NASSAU WITH LONG ISLAND LIGHTING COMPANY RECORDED IN LIBER 8227 PAGE 336 (GAS AND ELECTRIC EASEMENT - OPTI)
B. AGREEMENT MADE BY AND BETWEEN THE COUNTY OF NASSAU WITH NEW YORK TELEPHONE COMPANY RECORDED IN LIBER 8230 PAGE 343 (TELEPHONE EASEMENT, GAS AND ELECTRIC EASEMENT AND POSSIBLE BULK AND SANITARY SEWER EASEMENTS - OPTI)
C. UNDERGROUND ELECTRIC EASEMENT MADE BY AND BETWEEN COLISEUM HOTEL ASSOCIATES WITH LONG ISLAND LIGHTING COMPANY RECORDED IN LIBER 9467 PAGE 368 (ELECTRIC EASEMENT - APPROXIMATE LOCATION PLOTTED)
D. EASEMENT, RECORDED 1/20/2019 IN LIBER 13849 PAGE 518, AS AMENDED BY FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED 1/21/2019 IN LIBER 13843 PAGE 43 (NON-ELECTRIC EASEMENT FOR ACCESS AND TRAVEL - LOT 401 - BLANKET)
E. TYPICAL COVENANTS, CONDITIONS, PROVISIONS AND AGREEMENTS IN LEASE, DATED 8/16/1979, RECORDED 8/16/1979 IN LIBER 8210 PAGE 162 (40 FEET PASSAGEWAY EASEMENT AND 30 FEET RIGHT OF WAY EASEMENT - PLOTTED)

- 3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD 83, LONG ISLAND ZONE 45 ESTABLISHED USING GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) BASED UPON GPS METHODS.
5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1A.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM AIRBORNE SURVEYS, AERIAL PHOTO AND AERIAL PHOTOGRAPHY BY LANGAN ENGINEERING ENVIRONMENTAL SURVEYING LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING OCTOBER OF 2022 AND JANUARY, FEBRUARY OF 2023. DATA SHOWN WERE NOT METEOROLOGICALLY STRANDED.
7. FEMA INFORMATION
CURRENT
AS PER THE NATIONAL FLOOD INSURANCE RATE MAP TITLED "09 NASSAU COUNTY, NEW YORK (ALL JURISDICTIONS) HEMPSTEAD, TOWN NORTH HEMPSTEAD, PARCELS 227 OF 368, MAP SHEET G, MAP NUMBER 80020202G, MAP REVISED OCTOBER 15, 2020" (UNLESS OTHERWISE SPECIFICALLY NOTED WITHIN ZONE A (NOT SHOWN), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING).
8. OFFSETS OF SHOWN ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
9. METEOROLOGIC ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
10. IF SHOWN, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL AND PIPE SIZE) HAS BEEN OBTAINED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLE/CATCH BASIN, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIME, AND THE LOCATION FROM DATA HAS BEEN OBTAINED, DEPENDING ON THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN IS THE SAME AS INDICATED ON EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
ADDITIONAL UTILITY MARKERS (GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OF CONSTRUCTION INDICATED HEREON.
PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR IDENTIFICATION OF UTILITY TYPES AND FOR FIELD LOCATION.
UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPLETE THE SUBSTANTIVE UTILITY INFORMATION SHOWN HEREON.
UTILITIES SHOWN PER PLAN REFERENCED IN NOTE 1B.

- 11. UNANNOUNCED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2206, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.
13. IN REFERENCE TO ALTA/NPS ITEM NUMBER 2 OF THE TABLE "X" OPTIONAL REQUIREMENTS: ADDRESS INFORMATION IS BASED ON THE "REALQUEST" WEBSITE.
(https://www.nassautax.com/realquest/realquest/property/property)
14. IN REFERENCE TO ALTA/NPS ITEM NUMBER 17 OF THE TABLE "X" OPTIONAL REQUIREMENTS: OWNERSHIP INFORMATION IS BASED ON THE "REALQUEST" WEBSITE.
(https://www.nassautax.com/realquest/realquest/property/property)
15. IN REFERENCE TO ALTA/NPS ITEM NUMBER 16 OF THE TABLE "X" OPTIONAL REQUIREMENTS: NO EVIDENCE WAS OBSERVED OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
16. IN REFERENCE TO ALTA/NPS ITEM NUMBER 17 OF THE TABLE "X" OPTIONAL REQUIREMENTS: NO INFORMATION WAS MADE AVAILABLE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BY THE CONSTRUCTING JURISDICTION, EXISTING OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
17. THE PARCELS DESCRIBED IN THE WRITTEN DESCRIPTIONS FORM MATHEMATICALLY CLOSED FIGURES.
18. THE LOTS SHOWN HEREON HAVE ACCESS TO JAMES DOOLITTLE BOULEVARD COUNTY ROAD AS PER AGREEMENT CITED IN NOTE 1C.

SECTION 44, BLOCK F, LOT 326 PER AGREEMENT CITED IN NOTE 1C

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT UNIONDALE, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BOUND AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTLY CORNER OF PREMISES HEREBY DESCRIBED, BEING DISTANT THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM THE NASSAU COUNTY FIRST ORDER TRAVERSE STATION "SANTIN 1969":
(1) NORTH 25 DEGREES 17 MINUTES 30.5 SECONDS WEST, 32.47 FEET TO THE NORTHERLY LINE OF LAND OF THE PEOPLE OF THE STATE OF NEW YORK KNOWN AS LOT 151, BLOCK F IN SECTION 44 OF THE LAND AND TAX MAP OF NASSAU COUNTY;
(2) SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST ALONG SAID LINE, 564.44 FEET TO A POINT, SAID POINT BEING ALSO DISTANT 837.81 FEET WESTERLY THROUGH A CONCRETE MONUMENT ON A COURSE OF SOUTH 84 DEGREES 42 MINUTES 29.5 SECONDS WEST FROM THE INTERSECTION OF THE WESTERLY LINE OF THE MEADOWBROOK STATE PARKWAY AND THE NORTHERLY LINE OF HEMPSTEAD-FARMINGDALE TURNPIKE; SAID POINT BEING ALSO DISTANT 738.76 FEET WESTERLY FROM THE ADJACENT CONCRETE MONUMENT SET IN THE SAID NORTHERLY LINE OF LOT 151, WHERE THE DIVISION LINE BETWEEN LOT 325 AND 326A, BLOCK F IN SECTION 44 OF THE LAND AND TAX MAP OF NASSAU COUNTY INTERSECTS SAID LINE;
(3) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, 643.45 FEET TO THE TRUE POINT OF BEGINNING;
RUNNING THENCE SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, 425.18 FEET TO A POINT;
THENCE NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, 795.00 FEET TO A POINT;
THENCE NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, 493.13 FEET TO A POINT;
THENCE SOUTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, 438.22 FEET TO A POINT; AND
THENCE SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, 361.93 FEET TO THE SOUTHWESTERLY CORNER OF PREMISES HEREBY DESCRIBED, THE POINT OR PLACE OF BEGINNING.

SECTION 44, BLOCK F, LOT 401 PER AGREEMENT CITED IN NOTE 1D

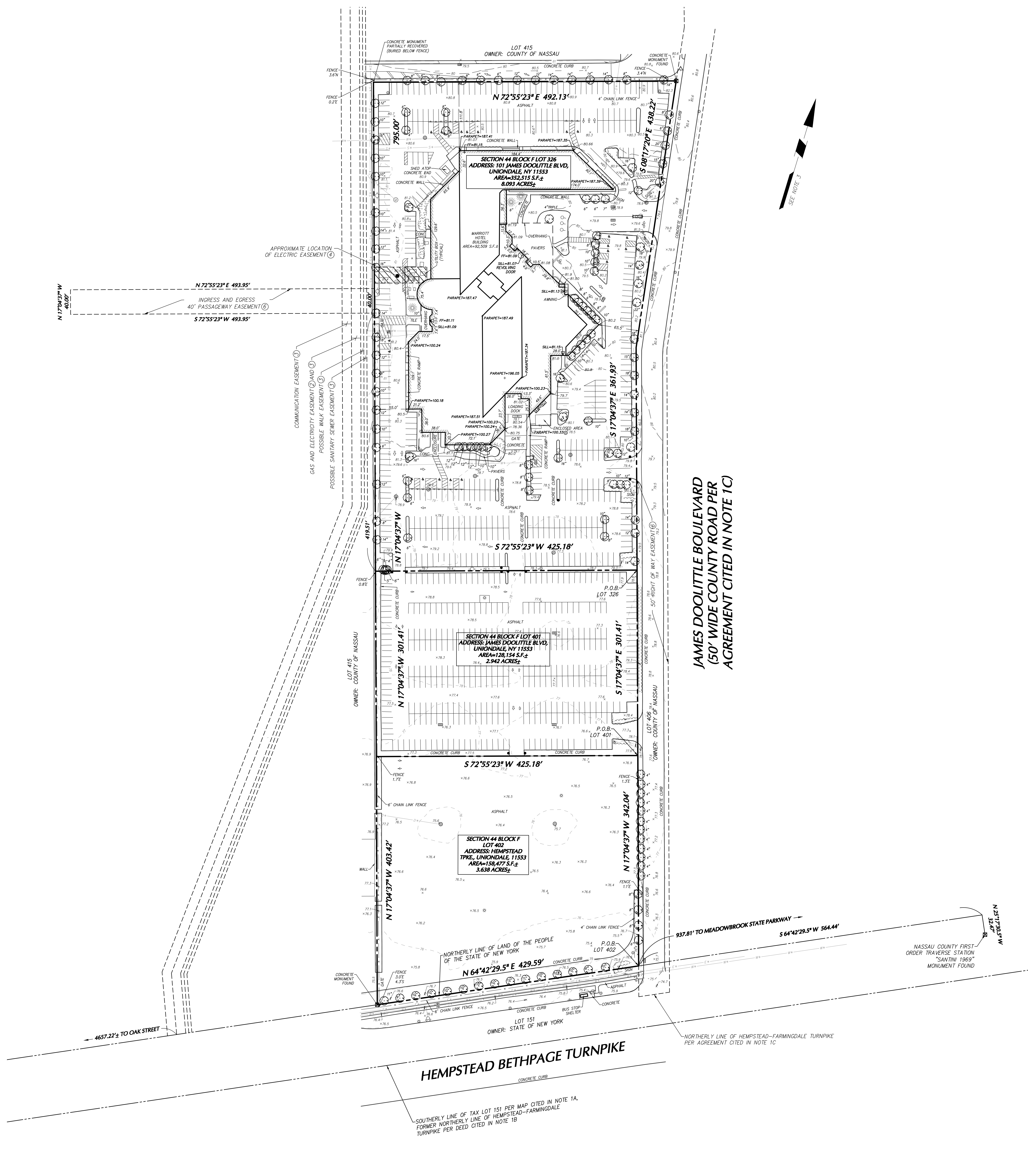
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, LYING, BEING AND SITUATE AT UNIONDALE, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BEING BOUND AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THE FOLLOWING TWO (2) COURSES AND DISTANCES FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF MEADOWBROOK STATE PARKWAY AND THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE:
(1) WESTERLY ALONG THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE, A DISTANCE OF 937.81 FEET TO A POINT;
(2) NORTHERLY ALONG THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED) NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 301.41 FEET;
RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH 72 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 425.18 FEET TO A POINT;
RUNNING THENCE NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 301.41 FEET TO A POINT;
RUNNING THENCE NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 425.18 FEET TO THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED);
RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 301.41 FEET TO THE POINT OR PLACE OF BEGINNING.

SECTION 44, BLOCK F, LOT 402 PER AGREEMENT CITED IN NOTE 1E

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, LYING, BEING AND SITUATE AT UNIONDALE, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, BEING BOUND AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE DISTANT 837.81 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF MEADOWBROOK STATE PARKWAY AND THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE;
RUNNING THENCE WESTERLY, FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY SIDE OF HEMPSTEAD-FARMINGDALE TURNPIKE, SOUTH 64 DEGREES 42 MINUTES 29.5 SECONDS WEST, A DISTANCE OF 425.18 FEET TO A POINT;
RUNNING THENCE NORTH 17 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 403.42 FEET TO A POINT;
RUNNING THENCE NORTH 72 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 425.18 FEET TO THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED);
RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF JAMES DOOLITTLE BOULEVARD (PROPOSED) SOUTH 17 DEGREES 04 MINUTES 37 SECONDS EAST, A DISTANCE OF 301.41 FEET TO THE POINT OR PLACE OF BEGINNING.

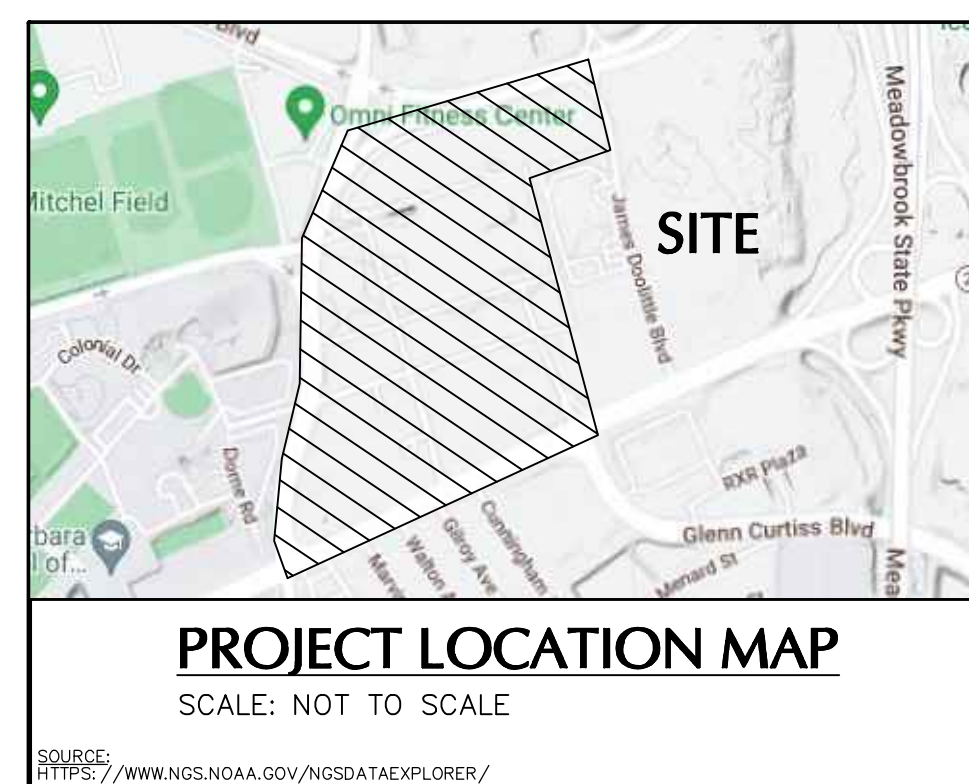


LEGEND (NOT SHOWN TO SCALE)
HYDRANT
STAND PIPE
ROOF DRAIN
FLAG POLE
PEDESTAL LIGHT
STREET LIGHT
AREA LIGHT
SIGNAL POLE
POWER POLE
GUY WIRE
ANCHOR POLE
MANHOLE (TYPE AS LABELED)
WATER VALVE
GAS VALVE
UNKNOWN VALVE
CATCH BASIN
SPOT ELEVATION
CLEAN OUT
SIGN
BOLLARD
ELECTRIC BOX
ELECTRIC METER
GAS METER
WATER METER
TELEPHONE BOX
TRAFFIC SIGNAL POLE
MONITOR WELL
BENCH
DOOR
DOUBLE DOOR
ROLL UP DOOR
YARD DRAIN
MAILBOX
HANDICAP PARKING
DROP CURB
CONCRETE
POINT OF BEGINNING
FINISHED FLOOR
OVERHEAD WIRE
GUIDE RAIL WOOD
GUIDE RAIL METAL
TREE LINE
CHAINLINK FENCE
STOCKADE FENCE
IRON FENCE
EASEMENT LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
CONTOUR LINE
WATER MARK OUT LINE
ELECTRIC MARK OUT LINE
COMMUNICATION MARK OUT LINE
SANITARY MARK OUT LINE
DRAINAGE MARK OUT LINE
UNKNOWN UTILITY MARK OUT LINE
REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

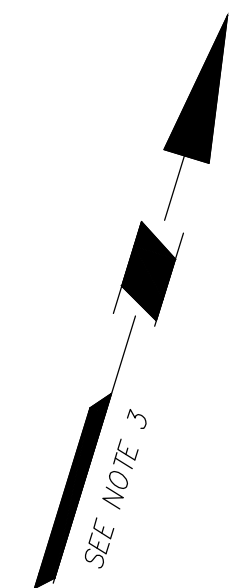


ALTA CERTIFICATION
TO:
FROM:
DATE:
I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH NY DECISIONS OF PRACTICE FOR LAND SURVEYS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS PLANNED ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY" AND
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2023.
Date:
Signature: PAUL B. FORDS
PROFESSIONAL LAND SURVEYOR
BY LIC. NO. 050784-1

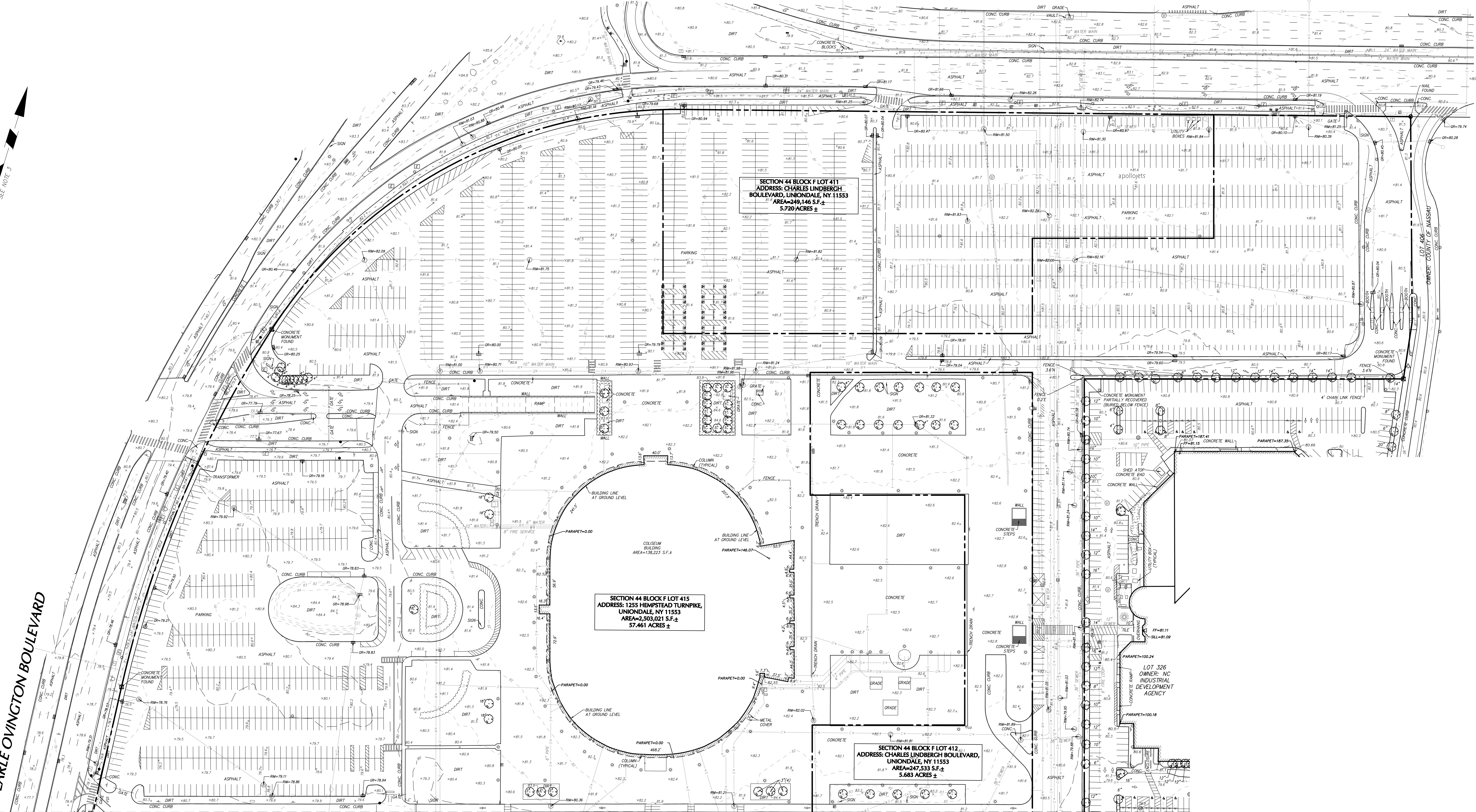
Project: PROJECT MAXIMUS
Drawing Title: ALTA / NSPS LAND TITLE SURVEY
Project No.: 170754501
Date: 11/23/2022
Drawing No.: VL101
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212-479-5400 F: 212-479-5444 www.langan.com



CHARLES LINDBERGH BOULEVARD



EARLE OVINGTON BOULEVARD



MATCH LINE-SEE SHEET 03

LEGEND

<ul style="list-style-type: none"> HYDRANT STAND PIPE ROOF DRAIN FLAG POLE PEDESTAL LIGHT STREET LIGHT AREA LIGHT SIGNAL POLE POWER POLE GUY WIRE ANCHOR POLE MARSHALE (TYPE AS LABELED) WATER VALVE GAS VALVE UNKNOWN VALVE STEAM VALVE CATCH BASIN CLEAN OUT TREE SIGN BOLLARD ELECTRIC BOX CONCRETE MONUMENT SURVEY NAIL 	<ul style="list-style-type: none"> COMMUNICATION BOX TRAFFIC SIGNAL MONITOR WELL BENCH DOOR DOUBLE DOOR ROLL UP DOOR YARD DRAIN MAILBOX PARKING METER GRATE STEEL FACE CONCRETE CURB METAL COVER ON LINE BUILDING SOUTH NORTH EAST WEST CONCRETE SPOT ELEVATION HANDICAP PARKING 	<ul style="list-style-type: none"> DROP CURB FINISHED FLOOR OVERHEAD WIRE GUIDE RAIL WOOD GUIDE RAIL METAL TREE LINE CHAINLINK FENCE STOCKADE FENCE FENCE (TYPE AS NOTED) EASEMENT LINE PROPERTY LINE RIGHT-OF-WAY LINE CONTOUR LINE GAS MARK OUT LINE WATER MARK OUT LINE ELECTRIC MARK OUT LINE COMMUNICATION MARK OUT LINE SANITARY MARK OUT LINE DRAINAGE MARK OUT LINE UNKNOWN UTILITY MARK OUT LINE REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
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ALTA CERTIFICATION

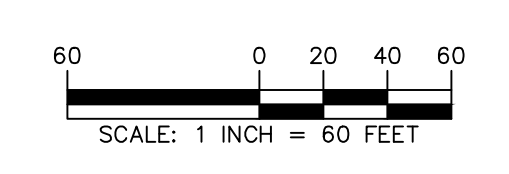
I, PAUL D. FISHER, a duly licensed Professional Land Surveyor in the State of New York, do hereby certify that this plan is based on a field survey made by me or under my immediate supervision in accordance with the Code of Practice for Land Surveyors, and to the best of my professional knowledge, information and belief, and in my professional opinion, correct as respects the boundary lines on the date of the field survey at the subject property and

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS OF PRACTICE FOR ALTA SURVEYS AND IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS OF PRACTICE FOR ALTA SURVEYS AND IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS OF PRACTICE FOR ALTA SURVEYS AND IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS OF PRACTICE FOR ALTA SURVEYS.

Date: **DRAFT 03/14/2023**

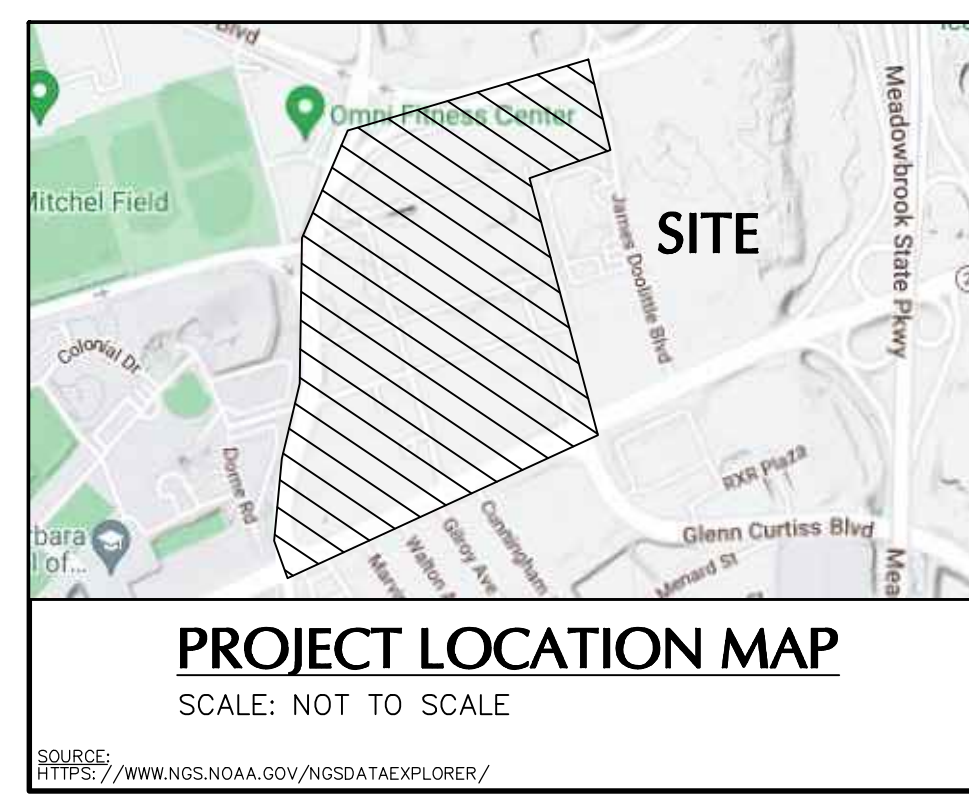
Signature: **PAUL D. FISHER**
PROFESSIONAL LAND SURVEYOR
NY LIC. NO. 050784-1

SEE SHEET 01 OF 03 FOR NOTES

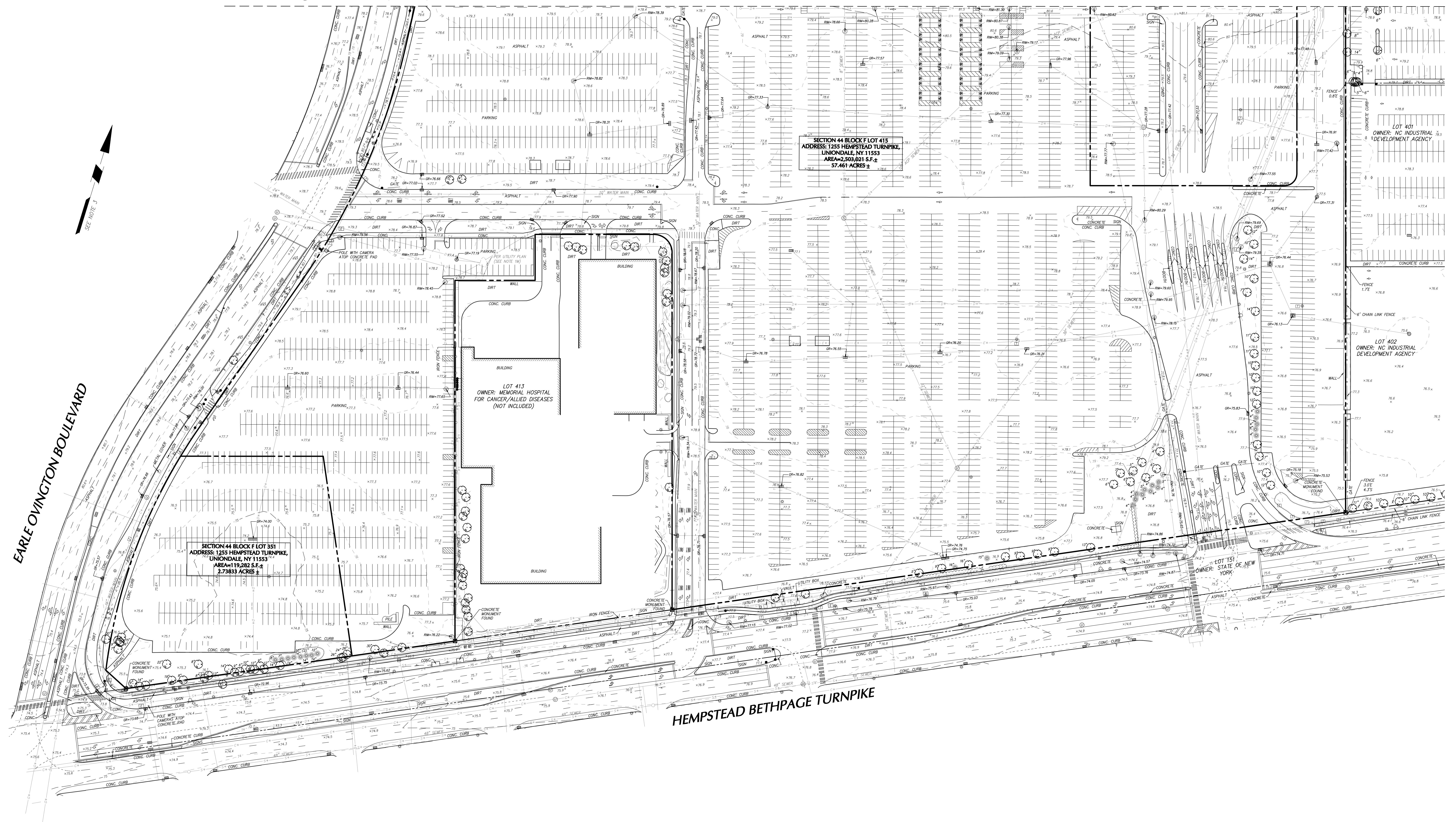


<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212-479-5400 F: 212-479-5444 www.langan.com</p>			<p>Project: PROJECT MAXIMUS SECTION No. 44, BLOCK F LOTS No. 411, 412, 415 and 351 TOWN OF HEMPSTEAD</p>	<p>Project No. 170754501 Date 03/14/2023 Drawn By TAMA Checked By PDF</p>	<p>Drawing No. VL102 Sheet 02 of 03</p>
<p>Date Description No.</p> <p>REVISIONS</p>		<p>Project Name: ALTA / NSPS LAND TITLE SURVEY</p>			

PROJECT NO. 170754501



MATCH LINE-SEE SHEET 02



LEGEND (NOT SHOWN TO SCALE)

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> HYDRANT STAND PIPE ROOF DRAIN FLAG POLE PEDESTAL LIGHT STREET LIGHT AREA LIGHT SIGNAL POLE POWER POLE GUY WIRE ANCHOR POLE MANHOLE (TYPE AS LABELED) WATER VALVE GAS VALVE UNKNOWN VALVE STEAM VALVE CATCH BASIN CLEAN OUT TREE SIGN BOLLARD ELECTRIC BOX CONCRETE MONUMENT SURVEY NAIL | <ul style="list-style-type: none"> COMMUNICATION BOX TRAFFIC BOX TRAFFIC SIGNAL POLE MONITOR WELL BENCH DOOR DOUBLE DOOR ROLL UP DOOR YARD DRAIN MAILBOX PARKING METER GRATE STEEL FACE CONCRETE CURB METAL COVER ON LINE BUILDING SOUTH NORTH EAST WEST CONCRETE ELECTRIC BOX HANDICAP PARKING | <ul style="list-style-type: none"> DC FF=322.35 DROP CURB FINISHED FLOOR OVERHEAD WIRE GUIDE RAIL WOOD GUIDE RAIL METAL TREE LINE CHAINLINK FENCE STOCKADE FENCE FENCE (TYPE AS NOTED) EASEMENT LINE PROPERTY LINE RIGHT-OF-WAY LINE CONTOUR LINE GAS MARK OUT LINE WATER MARK OUT LINE ELECTRIC MARK OUT LINE COMMUNICATION MARK OUT LINE SANITARY MARK OUT LINE DRAINAGE MARK OUT LINE UNKNOWN UTILITY MARK OUT LINE REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING |
|--|---|--|

ALTA CERTIFICATION

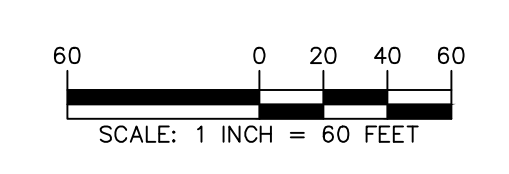
I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NY'S CODE OF PRACTICE FOR LAND SURVEYS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY AND

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 ANNUAL STATUTES OF THE PROFESSIONAL LAND SURVEYORS AND THE SURVEY, DIRECT ESTABLISHMENT AND ADJUSTED BY ALTA AND TOPS, AND HOLDS TRUST 2.

Date: **DRAFT 03/14/2023**

Signature: **PAUL D. FISHER**
PROFESSIONAL LAND SURVEYOR
NY LIC. No. 050784-1

SEE SHEET 01 OF 03 FOR NOTES

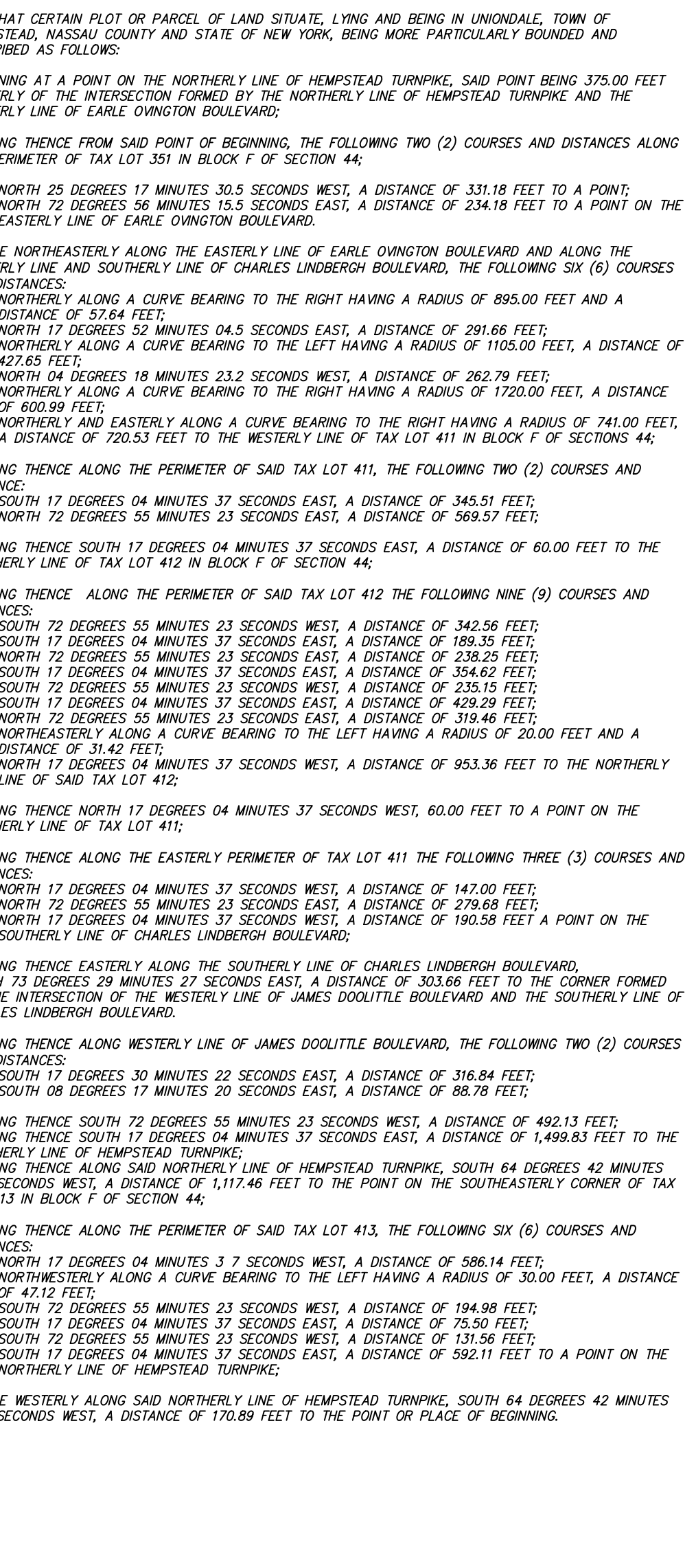


<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212-479-5400 F: 212-479-5444 www.langan.com</p>			<p>Project No. 170754501 Date 03/14/2023 Drawn By TAMA Checked By PDF</p>	<p>Project PROJECT MAXIMUS SECTION No. 44, BLOCK F LOTS No. 411, 412, 415 and 351 TOWN OF HEMPSTEAD</p>	<p>Drawing Title ALTA / NSPS LAND TITLE SURVEY</p>	<p>Project No. 170754501 Date 03/14/2023 Drawn By TAMA Checked By PDF</p>	<p>Drawing No. VL102 Sheet 03 of 03</p>
<p>Date Description No.</p> <p>REVISIONS</p>			<p>Project Nassau County New York</p>				

NOTES

- 1. THE SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
A. LAND AND TAX MAP, NASSAU COUNTY, DEPARTMENT OF ASSESSMENT, SECTION 44, BLOCK F, LAST REVISION FEBRUARY 14, 2018.
B. DEED, DATED 6/27/1984, RECORDED 6/28/1983 IN LIBER 7174 PAGE 177 (PARCELS NO. 4 - PARTIALLY PLOTTED).
C. LEASE AGREEMENT, DATED 8/16/1978, RECORDED 8/16/1979 IN LIBER 1020 PAGE 162 (LOT 30).
D. LEASE AGREEMENT, DATED 9/26/1989, RECORDED 10/13/1989 IN LIBER 1028 PAGE 308 (LOT 40).
E. LEASE AGREEMENT, DATED 5/17/1993, RECORDED 10/28/1993 IN LIBER 1032 PAGE 330 (LOT 42).
F. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
G. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
H. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
I. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
J. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
K. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
L. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
M. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
N. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
O. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
P. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
Q. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
R. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
S. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
T. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
U. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
V. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
W. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
X. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
Y. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.
Z. CERTIFICATE FOR TITLE INSURANCE, DATED FEBRUARY 10, 2011, ISSUED BY THE COUNTY OF NASSAU, TITLE NO. 1522-0042-04, EFFECTIVE DATE FEBRUARY 10, 2011.

SECTION 44, BLOCK F, LOT 415 PER AGREEMENT CITED IN NOTE 11



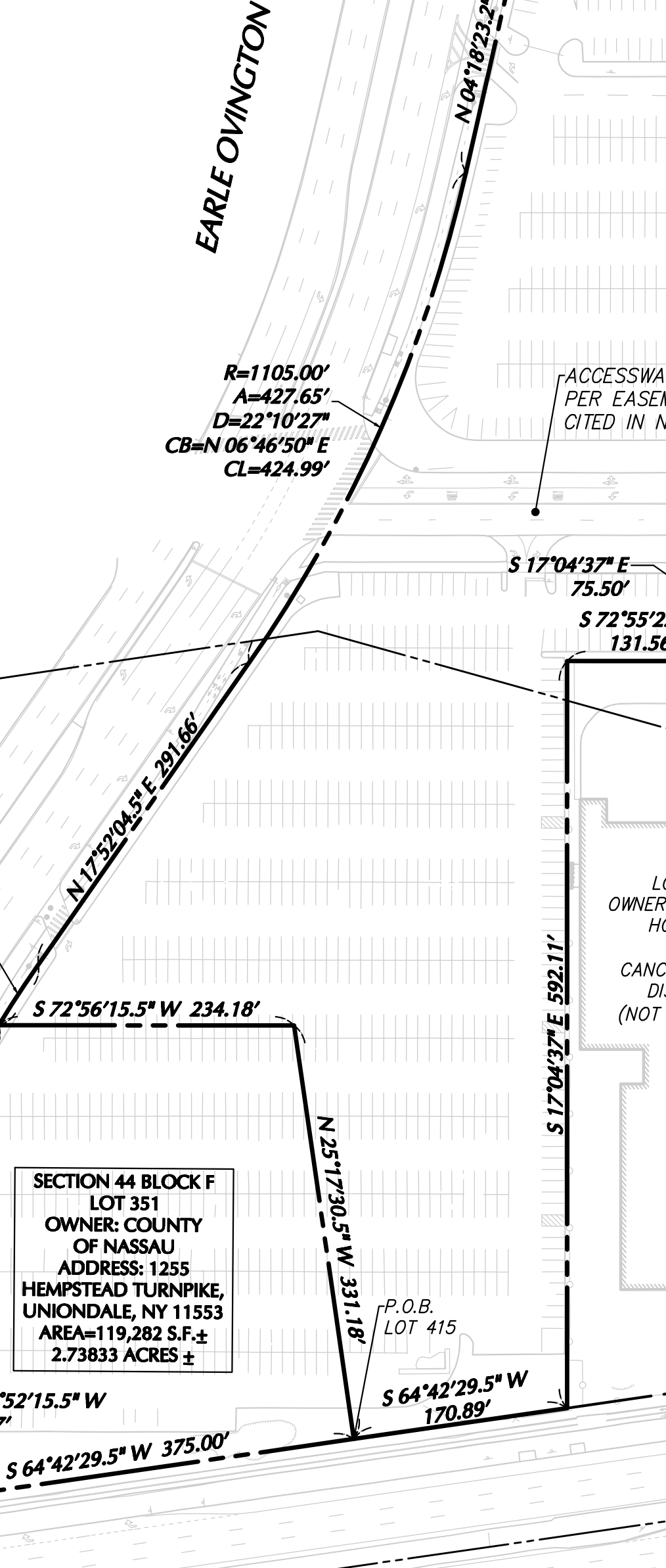
SECTION 44, BLOCK F, LOT 412 PER AGREEMENT CITED IN NOTE 1M



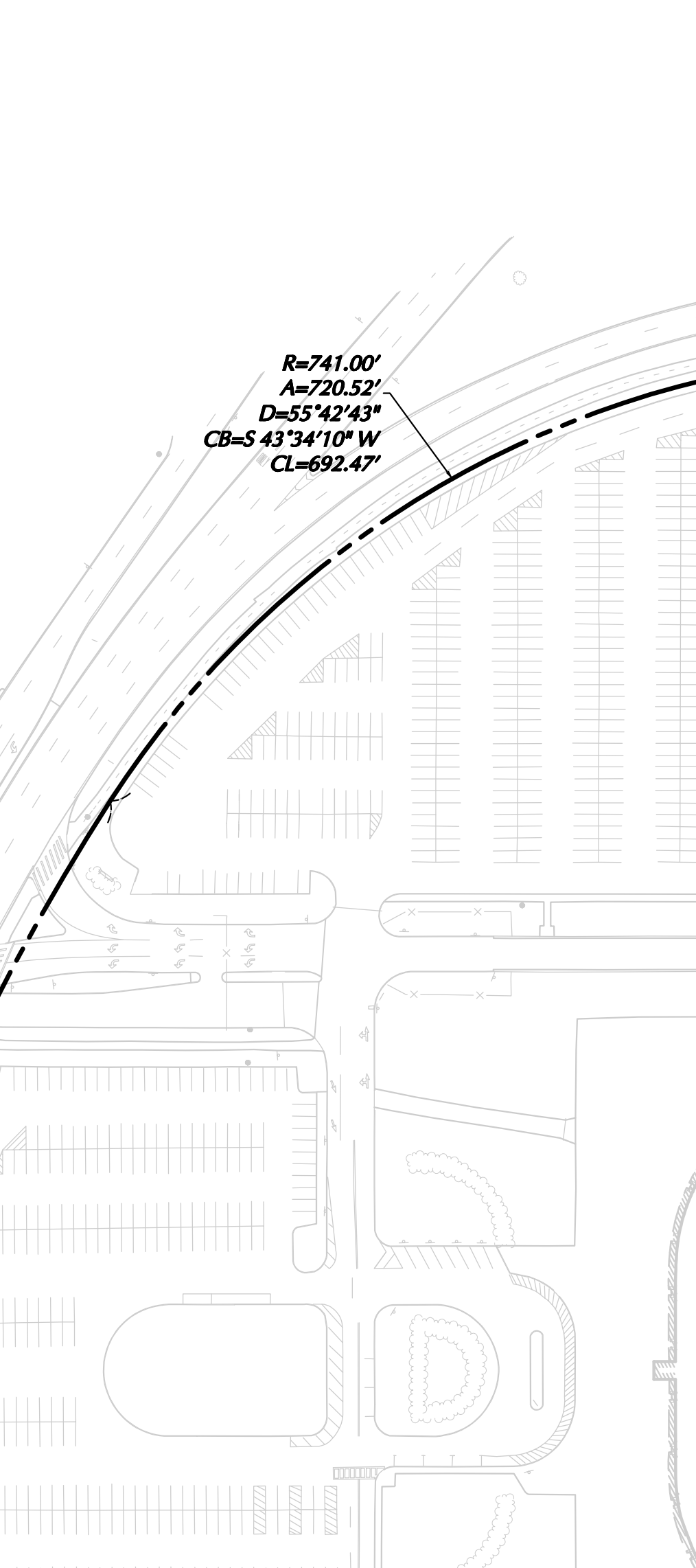
SECTION 44, BLOCK F, LOT 401 PER AGREEMENT CITED IN NOTE 1C



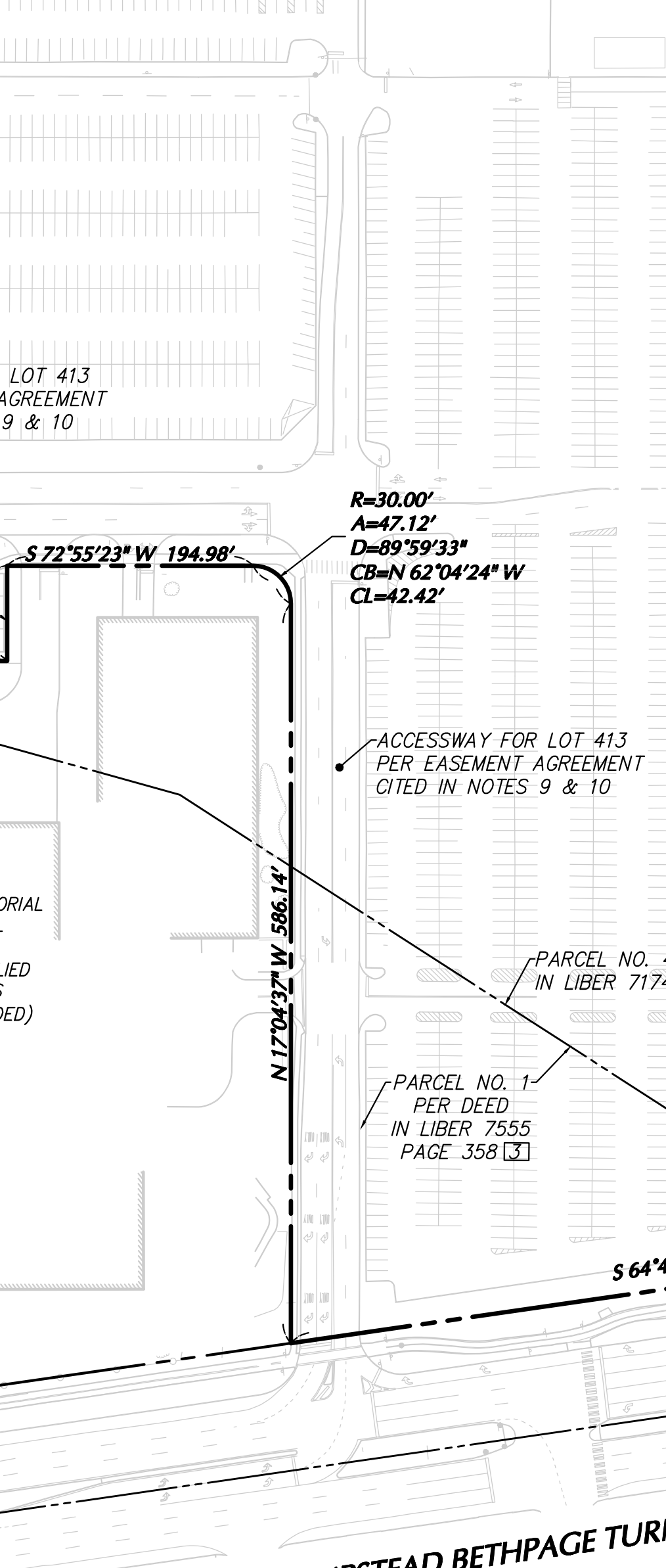
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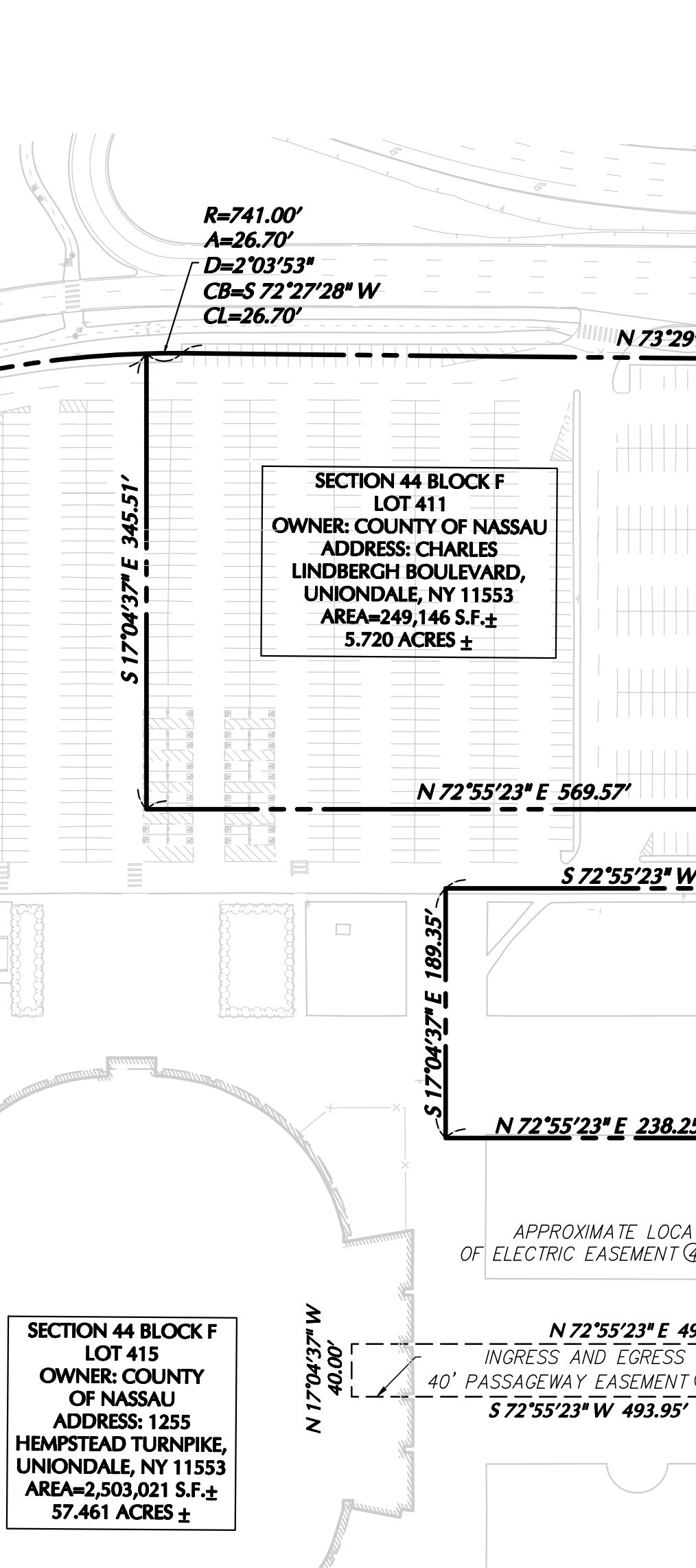
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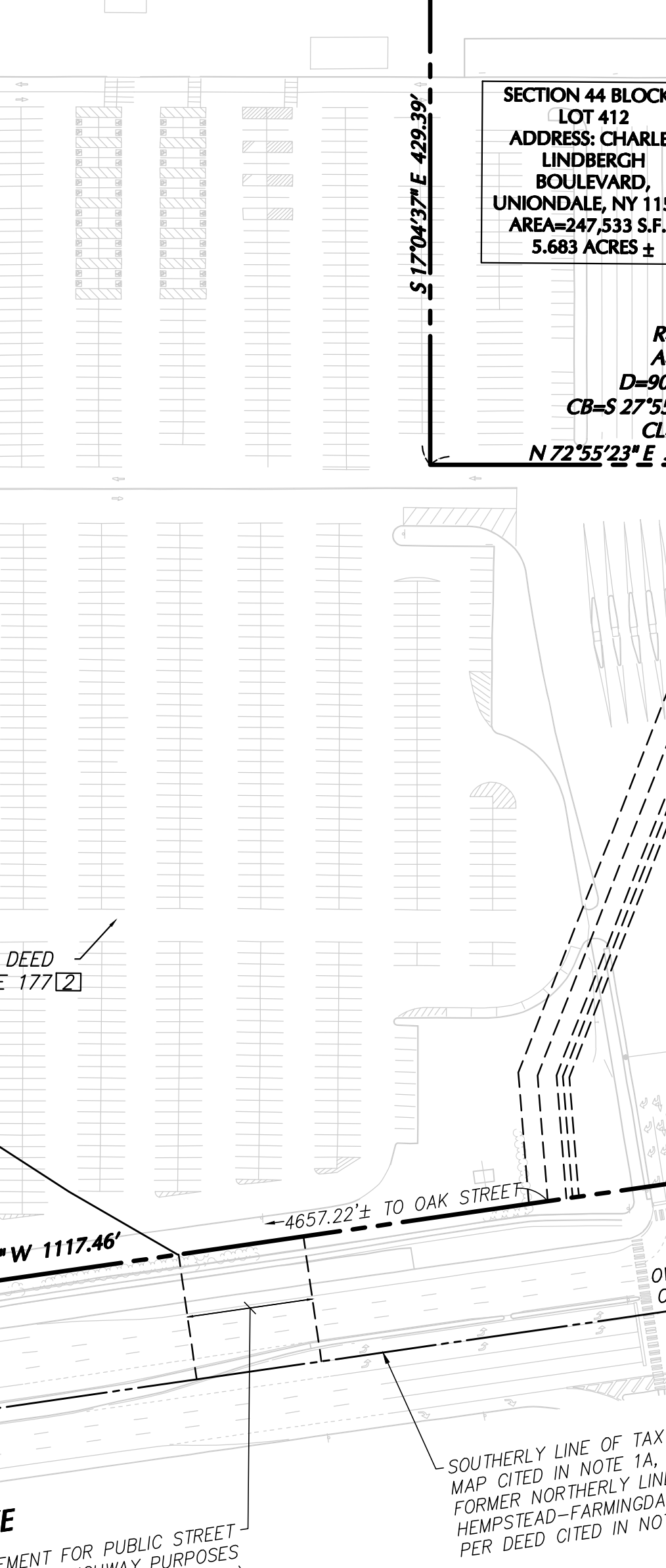
SECTION 44, BLOCK F, LOT 411 OWNER: COUNTY OF NASSAU



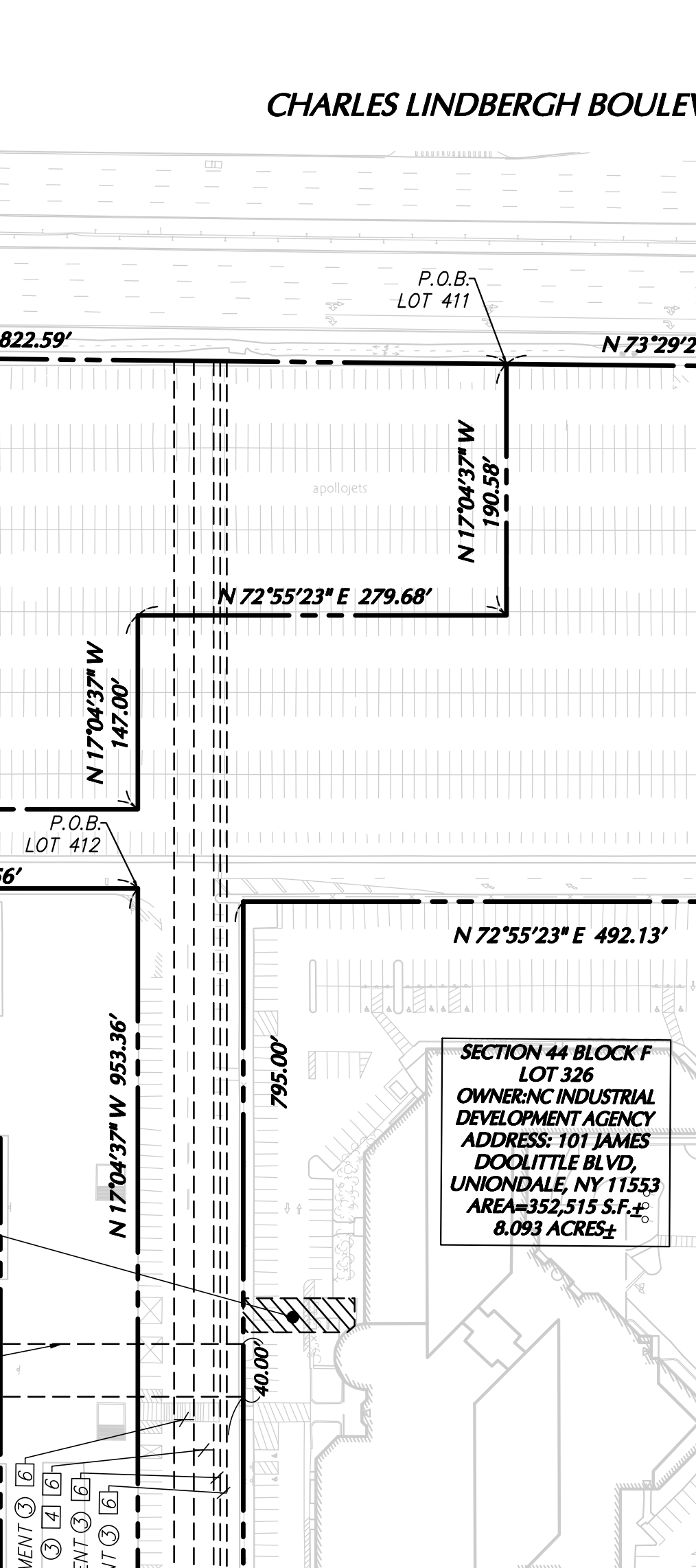
SECTION 44, BLOCK F, LOT 400 OWNER: COUNTY OF NASSAU



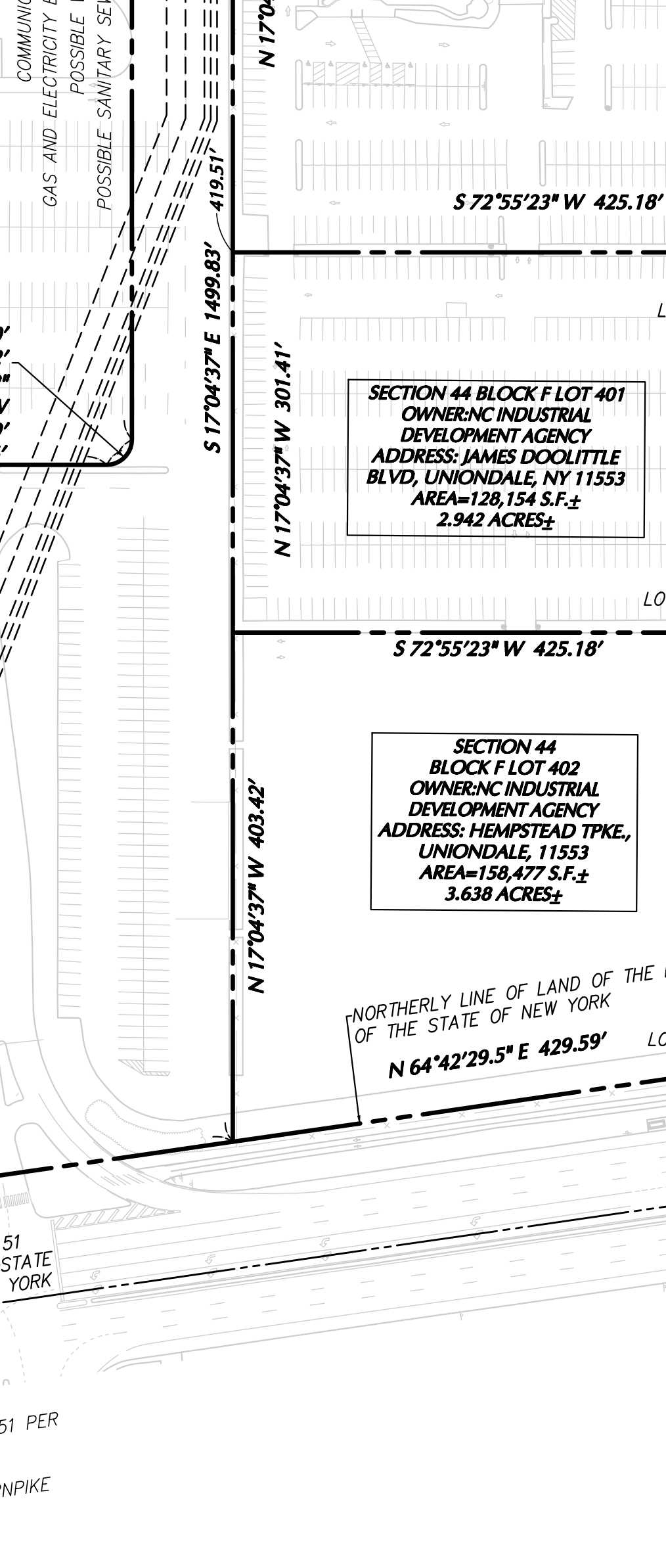
SECTION 44, BLOCK F, LOT 403 OWNER: COUNTY OF NASSAU



SECTION 44, BLOCK F, LOT 404 OWNER: COUNTY OF NASSAU



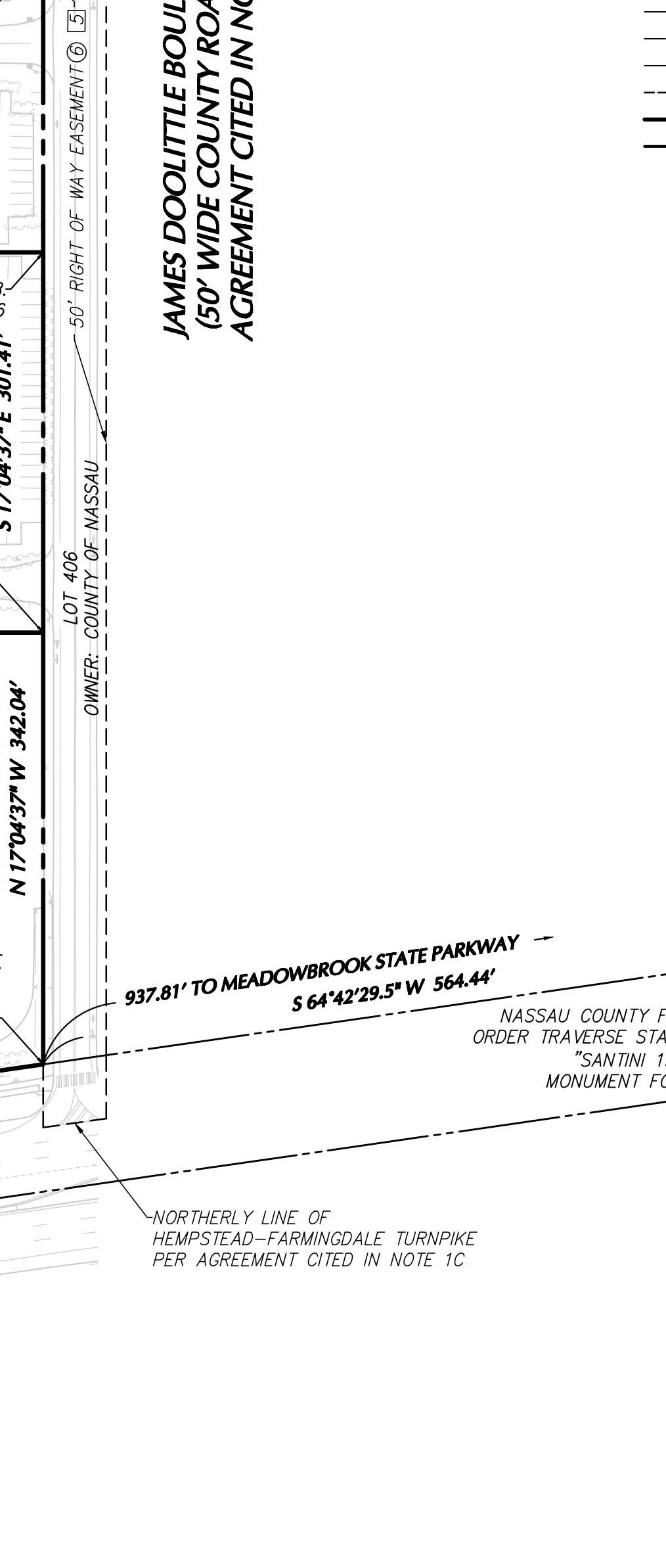
SECTION 44, BLOCK F, LOT 405 OWNER: COUNTY OF NASSAU



SECTION 44, BLOCK F, LOT 406 OWNER: COUNTY OF NASSAU



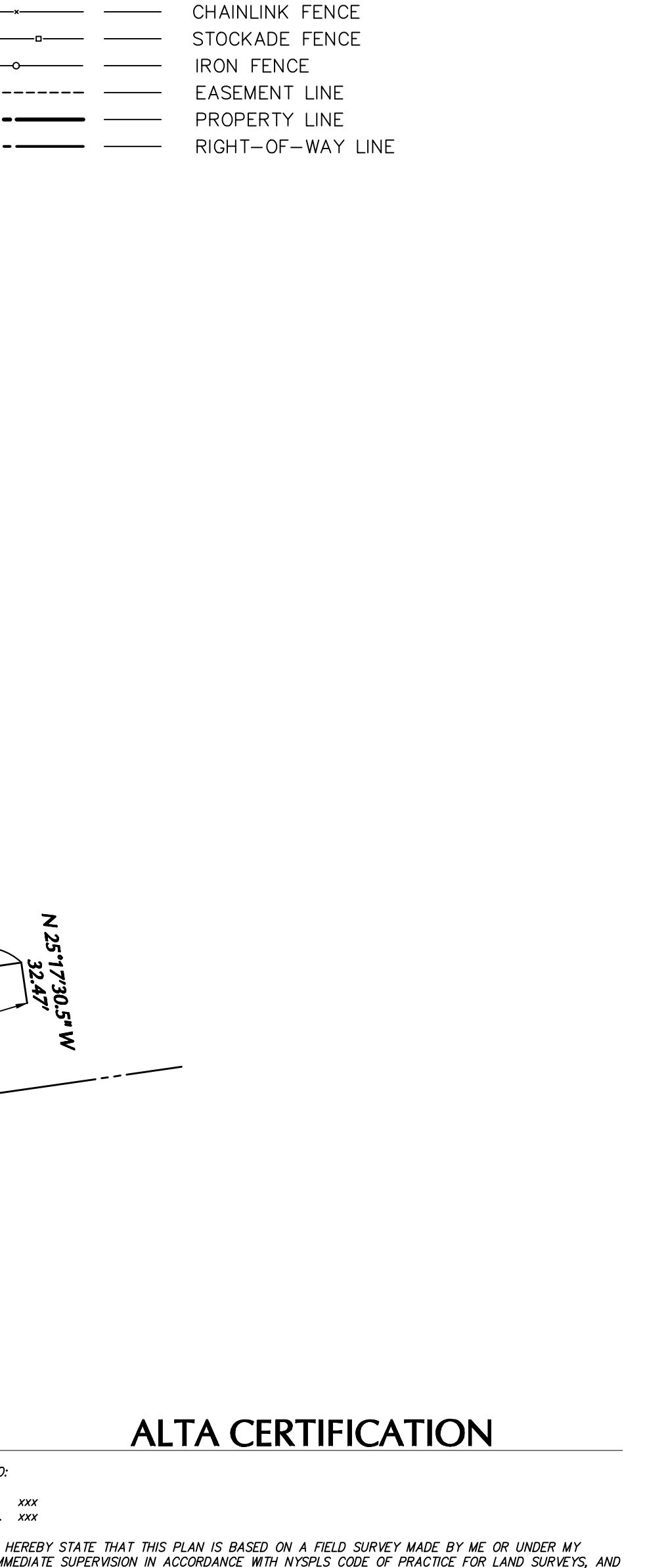
SECTION 44, BLOCK F, LOT 407 OWNER: COUNTY OF NASSAU



SECTION 44, BLOCK F, LOT 408 OWNER: COUNTY OF NASSAU



SECTION 44, BLOCK F, LOT 409 OWNER: COUNTY OF NASSAU



ALTA CERTIFICATION

I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NYSPS CODE OF PRACTICE FOR LAND SURVEYORS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY. AND THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2003 NATIONAL STANDARD SET BY THE BOARD OF PROFESSIONAL LAND SURVEYORS, WHICH IS ESTABLISHED AND ADOPTED BY ALTA AND NYSPS, AND INCLUDES ITEMS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF SAID STANDARD. THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2023.

DRAFT 03/14/2023

Signature: PAUL G. FISHER, PROFESSIONAL LAND SURVEYOR BY LIC. NO. 03084-1

ALTA CERTIFICATION

I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NYSPS CODE OF PRACTICE FOR LAND SURVEYORS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY. AND THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2003 NATIONAL STANDARD SET BY THE BOARD OF PROFESSIONAL LAND SURVEYORS, WHICH IS ESTABLISHED AND ADOPTED BY ALTA AND NYSPS, AND INCLUDES ITEMS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF SAID STANDARD. THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2023.

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DRAFT 03/14/2023

Signature: PAUL G. FISHER, PROFESSIONAL LAND SURVEYOR BY LIC. NO. 03084-1

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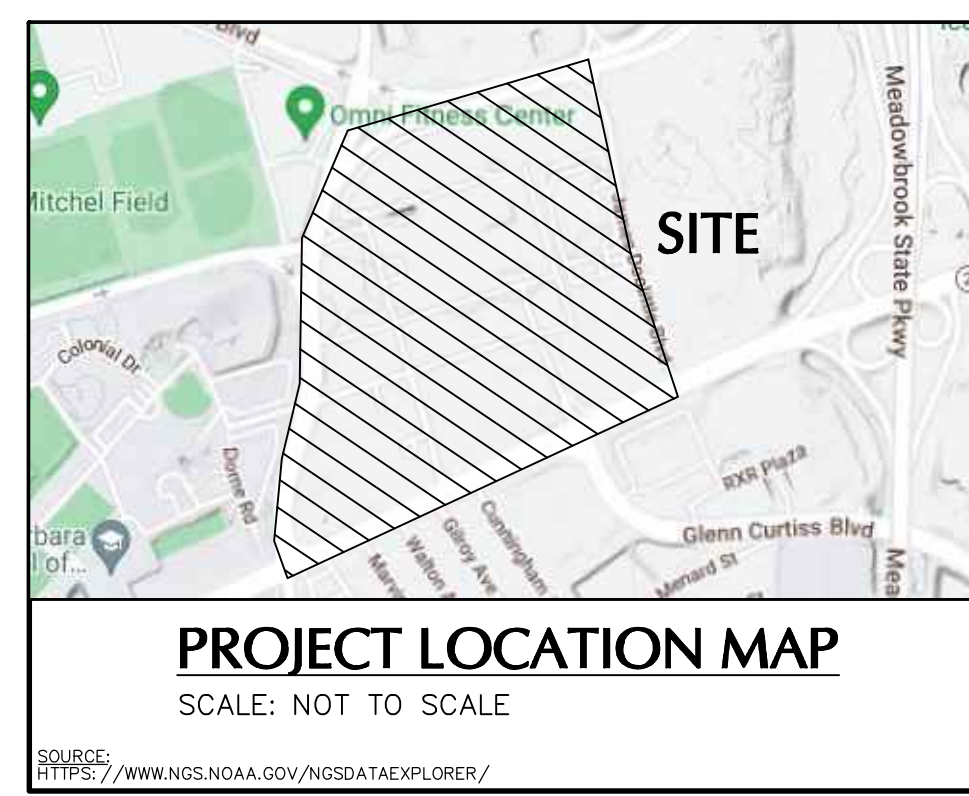
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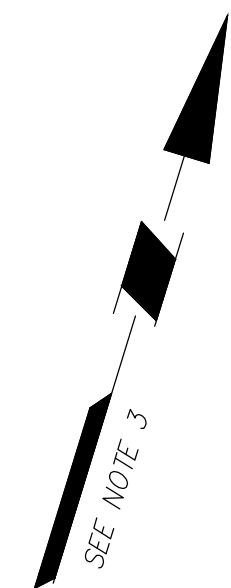
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Project information including Project No. 170754501, Date 03/14/2023, Drawing No. VL103, and Langan Engineering, Environmental, Surveying, Landscaping Architecture and Geology, D.P.C. logo and contact info.

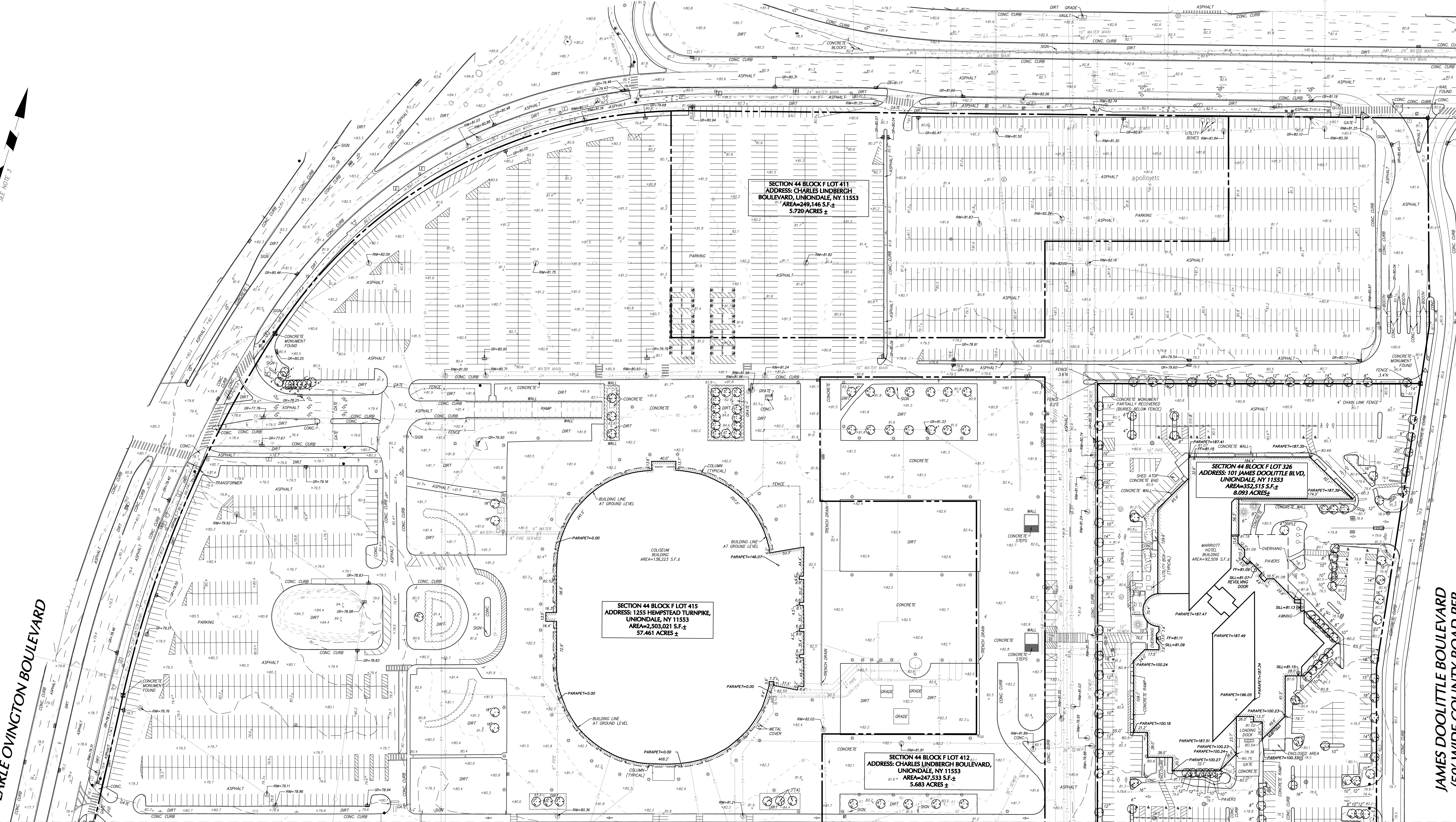


CHARLES LINDBERGH BOULEVARD



EARLE OYINGTON BOULEVARD

JAMES DOOLITTLE BOULEVARD
(50' WIDE COUNTY ROAD PER AGREEMENT CITED IN NOTE 1C)



MATCH LINE-SEE SHEET 03

LEGEND

<ul style="list-style-type: none"> HYDRANT STAND PIPE ROOF DRAIN FLAG POLE PEDESTAL LIGHT STREET LIGHT AREA LIGHT SIGNAL POLE POWER POLE GUY WIRE ANCHOR POLE MANHOLE (TYPE AS LABELED) WATER VALVE GAS VALVE UNKNOWN VALVE STEAM VALVE CATCH BASIN CLEAN OUT TREE SIGN BOLLARD ELECTRIC BOX CONCRETE MONUMENT SURVEY NAIL 	<ul style="list-style-type: none"> COMMUNICATION BOX TRAFFIC SIGNAL MONITOR WELL BENCH DOOR DOUBLE DOOR ROLL UP DOOR YARD DRAIN MAILBOX PARKING METER GRATE STEEL FACE CONCRETE CURB METAL COVER ON LINE BUILDING SOUTH NORTH EAST WEST CONCRETE SPOT ELEVATION HANDICAP PARKING 	<ul style="list-style-type: none"> DROP CURB FINISHED FLOOR OVERHEAD WIRE GUIDE RAIL WOOD GUIDE RAIL METAL TREE LINE CHAINLINK FENCE STOCKADE FENCE FENCE (TYPE AS NOTED) EASEMENT LINE PROPERTY LINE RIGHT-OF-WAY LINE CONTOUR LINE GAS MARK OUT LINE WATER MARK OUT LINE ELECTRIC MARK OUT LINE COMMUNICATION MARK OUT LINE SANITARY MARK OUT LINE DRAINAGE MARK OUT LINE UNKNOWN UTILITY MARK OUT LINE REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
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ALTA CERTIFICATION

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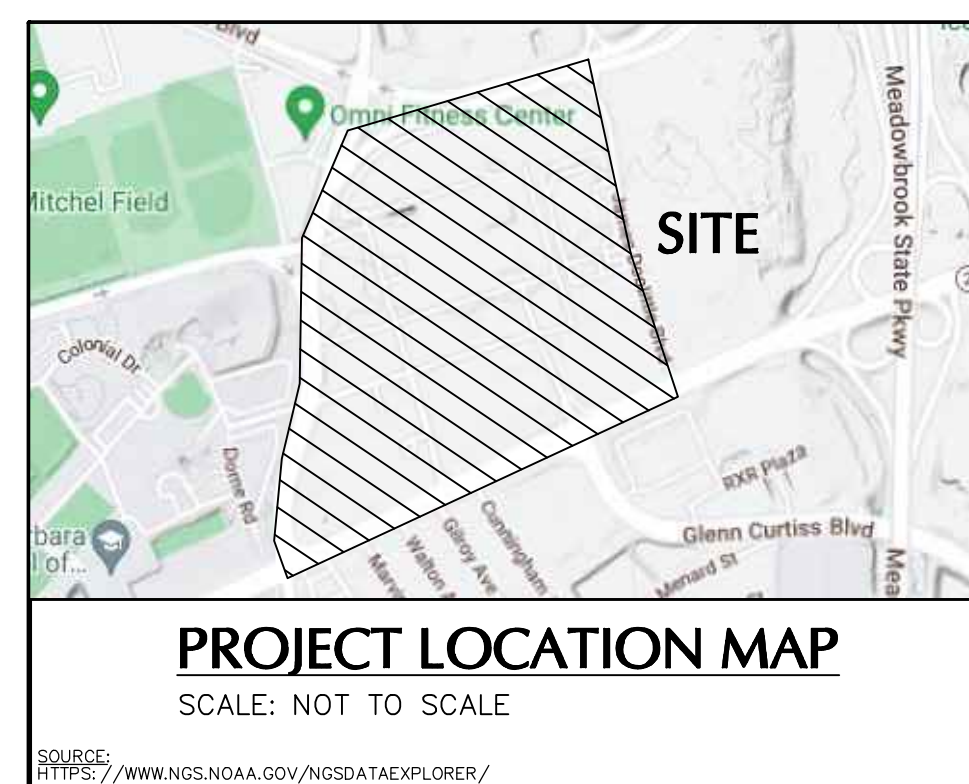
Date: **DRAFT 03/14/2023**

Signature: **PAUL D. FISHER**
PROFESSIONAL LAND SURVEYOR
NY LIC. NO. 050784-1

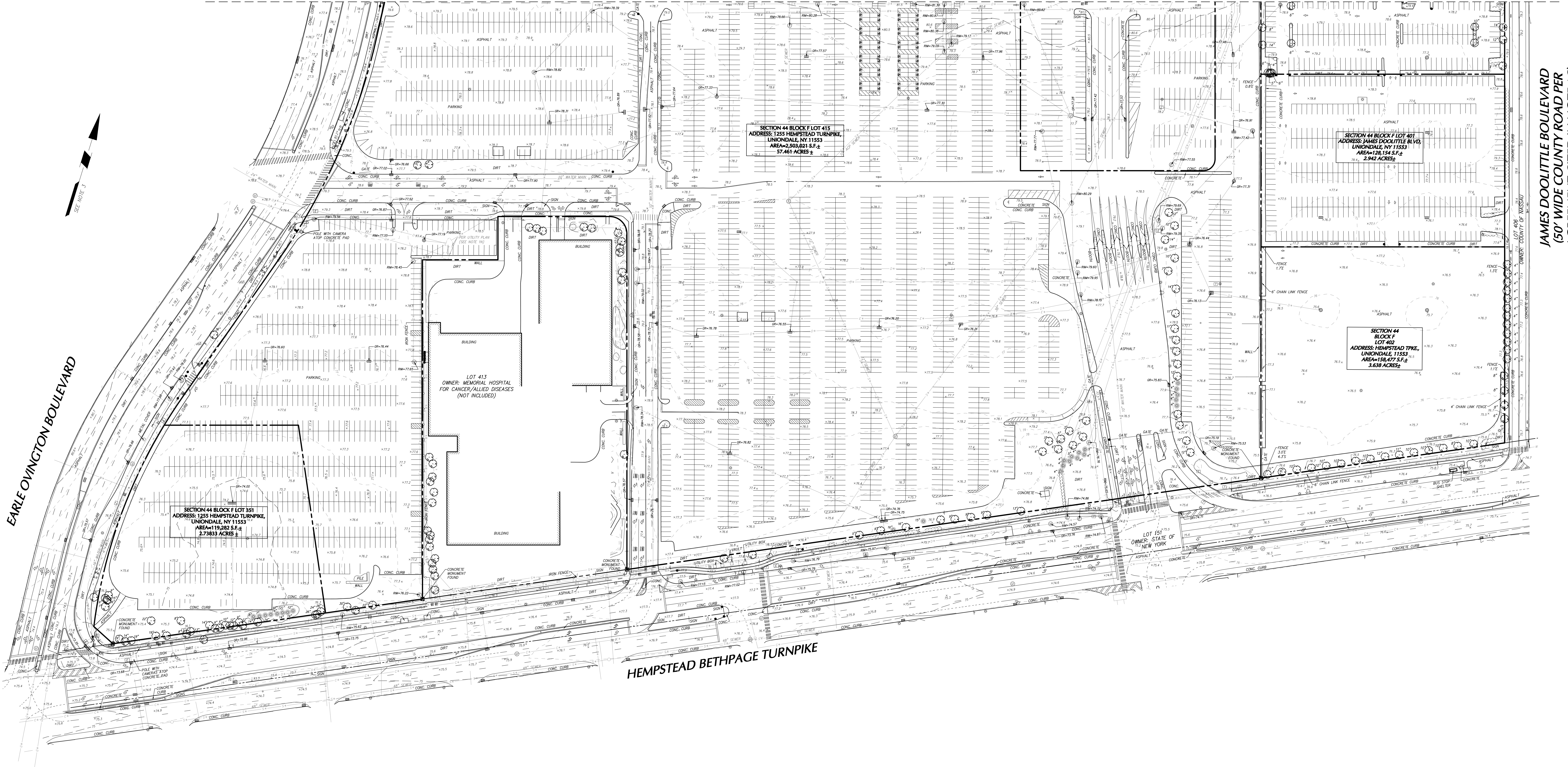
SEE SHEET 01 OF 03 FOR NOTES



<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212-479-5400 F: 212-479-5444 www.langan.com</p>			<p>Project No. 170754501 Date 03/14/2023 Drawn By TAMA Checked By PDF</p>	<p>Project Title ALTA / NSPS LAND TITLE SURVEY</p>	<p>Project No. 170754501 Date 03/14/2023 Drawn By TAMA Checked By PDF</p>
<p>Section 44, Block F Lots No. 326, 401, 402, 411, 412, 415 and 351 Town of Hempstead</p>			<p>Project No. 170754501 Date 03/14/2023 Drawn By TAMA Checked By PDF</p>	<p>Project Title ALTA / NSPS LAND TITLE SURVEY</p>	<p>Project No. 170754501 Date 03/14/2023 Drawn By TAMA Checked By PDF</p>



MATCH LINE-SEE SHEET 02



JAMES DOOLITTLE BOULEVARD
(50' WIDE COUNTY ROAD PER
AGREEMENT CITED IN NOTE 1C)

EARLE OVINGTON BOULEVARD

HEMPSTEAD BETHPAGE TURNPIKE

LEGEND (NOT SHOWN TO SCALE)

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> HYDRANT STAND PIPE ROOF DRAIN FLAG POLE PEDESTAL LIGHT STREET LIGHT AREA LIGHT SIGNAL POLE POWER POLE GUY WIRE ANCHOR POLE MANHOLE (TYPE AS LABELED) WATER VALVE GAS VALVE UNKNOWN VALVE STEAM VALVE CATCH BASIN CLEAN OUT TREE SIGN BOLLARD ELECTRIC BOX CONCRETE MONUMENT SURVEY NAIL | <ul style="list-style-type: none"> COMMUNICATION BOX TRAFFIC SIGNAL MONITOR WELL BENCH DOOR DOUBLE DOOR ROLL UP DOOR YARD DRAIN MAILBOX PARKING METER GRATE STEEL FACE CONCRETE CURB METAL COVER ON LINE BUILDING SOUTH NORTH EAST WEST CONCRETE SPOT ELEVATION HANDICAP PARKING | <ul style="list-style-type: none"> DC FF=322.35 DROP CURB FINISHED FLOOR OVERHEAD WIRE GUIDE RAIL WOOD GUIDE RAIL METAL TREE LINE CHAINLINK FENCE STOCKADE FENCE FENCE (TYPE AS NOTED) EASEMENT LINE PROPERTY LINE RIGHT-OF-WAY LINE CONTOUR LINE GAS MARK OUT LINE WATER MARK OUT LINE ELECTRIC MARK OUT LINE COMMUNICATION MARK OUT LINE SANITARY MARK OUT LINE DRAINAGE MARK OUT LINE UNKNOWN UTILITY MARK OUT LINE REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING |
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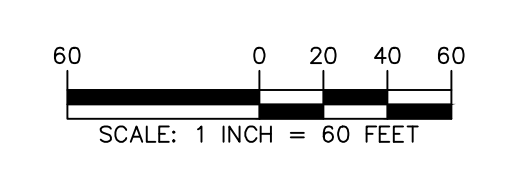
ALTA CERTIFICATION

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Date: **DRAFT 03/14/2023**

Signature: *Paul D. Fisher*
PROFESSIONAL LAND SURVEYOR
NY Lic. No. 050784-1

SEE SHEET 01 OF 03 FOR NOTES



<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212-479-5400 F: 212-479-5444 www.langan.com</p>			<p>Project: PROJECT MAXIMUS SECTION No. 44, BLOCK F LOTS No. 326, 401, 402, 411, 412, 415 and 351 TOWN OF HEMPSTEAD</p>	<p>Drawing Title: ALTA / NSPS LAND TITLE SURVEY</p>	<p>Project No.: 170754501 Date: 03/14/2023 Drawn By: TANA Checked By: PDF</p>	<p>Drawing No.: VL103 Sheet 03 of 03</p>						
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Date	Description	No.				<p>NASSAU COUNTY NEW YORK</p>			
Date	Description	No.										