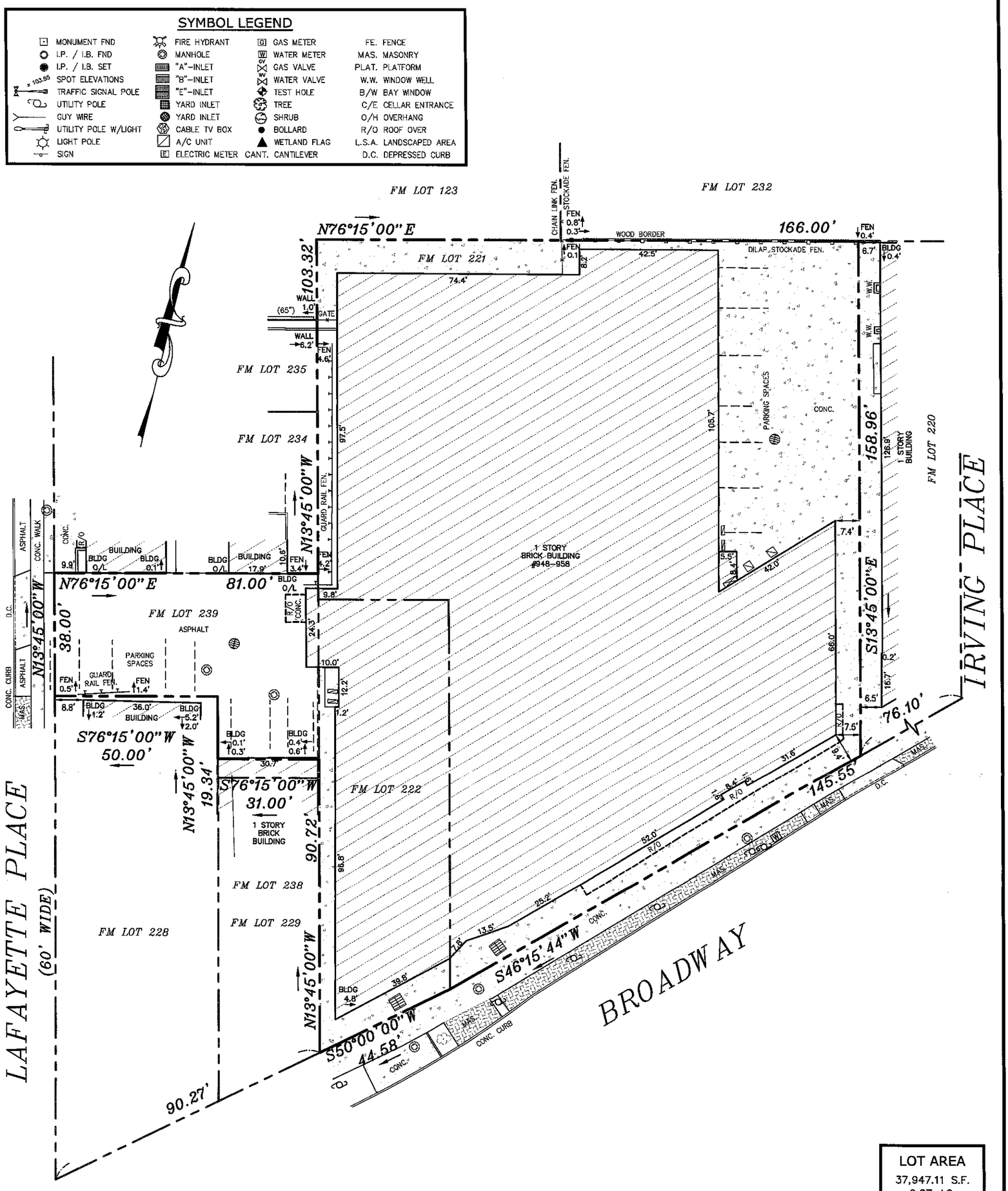

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

LOT AREA
37,947.11 S.F.
0.87 AC.

GUARANTEED TO:

CAPITAL ONE NATIONAL ASSOCIATION,
ITS SUCCESSORS AND OR ASSIGNS
AS THEIR INTEREST MAY APPEAR.
C.B.H. PROPERTIES INC.
VINTAGE ABSTRACT CORP.
STEWART TITLE INSURANCE COMPANY

STATE OF NEW YORK
MICHAEL J. SCALICE
No. 050884
LICENSED LAND SURVEYOR

SCALICE
land surveying
mjslandsurvey.com P: 631-957-2400

DR.: MC	CREW.: RG	SCALE: 1" = 30'	NASSAU TAX MAP NO.
DATE SURVEYED: 06/25/2019		JOB No. N19-1291	39-221-221,222,239

SURVEY OF PROPERTY

LOTS 221,222,239, BLOCK 19
MAP OF
PROPERTY AT WOODMERE
FILE DATE: 12/30/1909 MAP NO. 57
SITUATE
WOODMERE, TOWN OF HEMPSTEAD
NASSAU COUNTY, NEW YORK

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO RESIDENCES, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.