

# ALTA / NSPS LAND TITLE SURVEY

MAP OF  
DESCRIBED PROPERTY

SITUATE  
HAUPPAUGE  
TOWN OF SMITHTOWN  
SUFFOLK COUNTY, N.Y.  
SURVEYED: NOVEMBER 18, 2025

SCTM: 0800-156.00-02.00-007.000

LOT AREA  
40732.44 S.F.  
(0.935 ACRE(S))

## OVERALL LEGAL DESCRIPTION

### SCHEDULE A Description

Title Number: NY13602

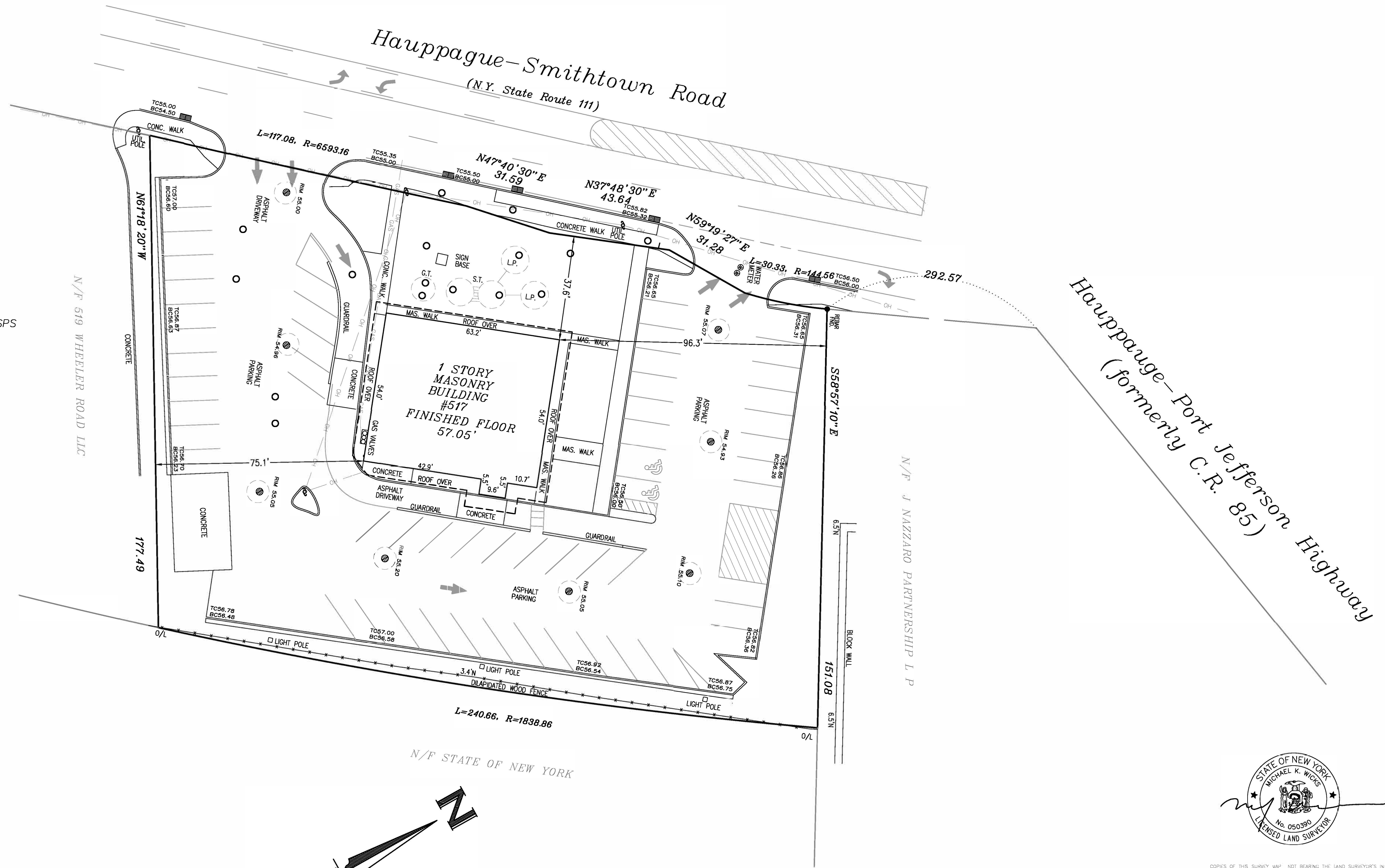
ALL that certain plot, piece or parcel of land, situate, lying and being the at Hauppauge, Town of Smithtown, County of Suffolk and State of New York being bounded and described as follows: BEGINNING at a point on the southeasterly side of Smithtown- Hauppauge Road (N.Y. State Route 111) distant 292.57 feet southwesterly as measured along the southeasterly side of Smithtown- Hauppauge Road from a line which connects the southeasterly side of Smithtown- Hauppauge Road and the southerly side of Hauppauge Port Jefferson Road (CR 85) .

RUNNING THENCE south 58 degrees 57 minutes 10 seconds east, 151.08 feet;  
Thence along a curve bearing to the right with a radius of 1838.86 feet and a length of 240.66 feet;  
Thence north 61 degrees 18 minutes 20 seconds west, 177.49 feet;  
Thence along the easterly side of Smithtown- Hauppauge Road (N.Y. State Route 111) a curve bearing to the right with a radius of 6593.16 feet and a length of 117.08 feet;  
Thence north 47 degrees 40 minutes 30 seconds east, 31.59 feet;  
Thence north 37 degrees 48 minutes 30 seconds east, 43.64 feet;  
Thence north 69 degrees 19 minutes 27 seconds east, 31.28 feet;  
Thence along a curve bearing to the left with a radius of 144.66 feet and a length of 30.35 feet to the point of beginning.



KEY MAP

LEGEND	
CONCRETE CURB	STRUCTURE - SANITARY
DROP CURB	CLEAN OUT
WALL	STRUCTURE - TELEPHONE
EDGE OF PAVEMENT	TELEPHONE CONTROL BOX
OH - OVERHEAD WIRES	WATER VALVE
OH - GUY WIRE	WATER METER
CHAIN LINK FENCE	FIRE HYDRANT
STOCKADE FENCE	MONITORING WELL
FENCE OTHER	STRUCTURE - DRAINAGE
CONCRETE/MASONRY	DRAINAGE INLET / STRUCTURE
GUIDE RAIL	CATCH BASIN
HEDGE	UTILITY POLE
TRANSFORMER	SIGN
STRUCTURE - ELECTRIC	TRAFFIC CONTROL BOX
ELECTRIC CONTROL BOX	TRAFFIC SIGNAL POLE
LIGHT POLE	PEDESTRIAN SIGNAL POLE
GAS VALVE	BOLLARD
STRUCTURE - MANHOLE	HANDICAP PARKING
CABLE TV CONTROL BOX	PARKING STALL COUNT



### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2024 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,4,7(A),(2),8,11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2025.

MICHAEL K. WICKS, L.S.  
PROFESSIONAL LAND SURVEYOR  
NEW YORK LICENSE NO. 50390

1. ADDRESS OF PROPERTY IS 517 ROUTE 111, HAUPPAUGE NY 11788
2. PROPERTY LOCATED IN AN "X" FLOOD ZONE.
3. TOTAL PARKING SPOT COUNT 66 (2 HANDICAP SPACES)
4. TOTAL BUILDING COVERAGE SQUARE FOOTAGE 3,411 S.F.

ANY BURIED UTILITIES OR PIPELINES ARE AS SHOWN PER SURFACE EVIDENCE. MICHAEL K. WICKS L.S. SURVEYING AND THE CERTIFYING SURVEYOR SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

### CERTIFIED TO:

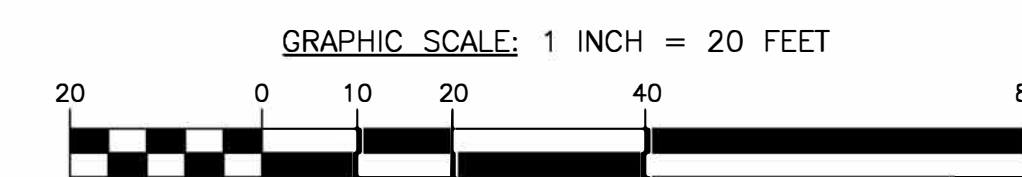
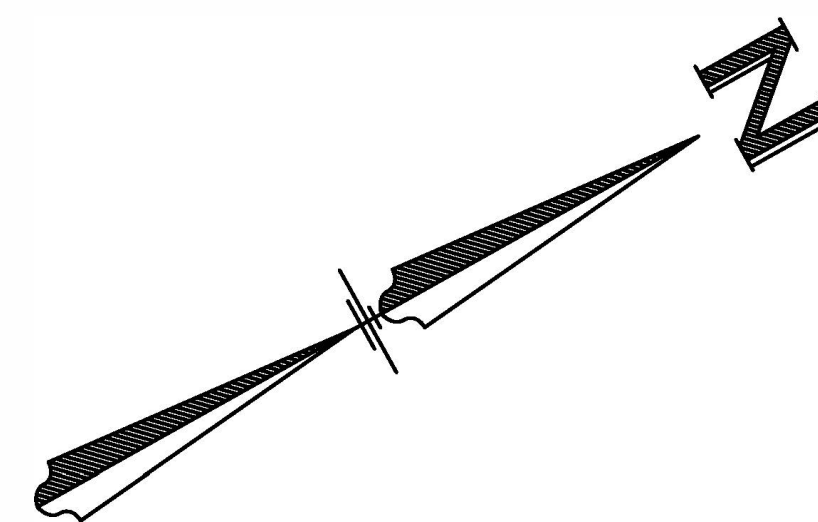
STEWART TITLE INSURANCE COMPANY

Date of Plat or Map: NOVEMBER 18, 2025

\*ELEVATIONS REFER TO A NAVD 88 DATUM

### STANDARD NOTES:

1. COPYRIGHT 2024 MICHAEL K. WICKS LAND SURVEYING
2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7203, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. 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. 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 BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION.



COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

MICHAEL K. WICKS, P.L.S. #50390  
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 RECORDS OF RICHARD C. DRAKE

SCALE: 1"=20'	SURVEYED BY: M.W.	DRAWN BY: J.W.W.	SHEET: 1 OF 1
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