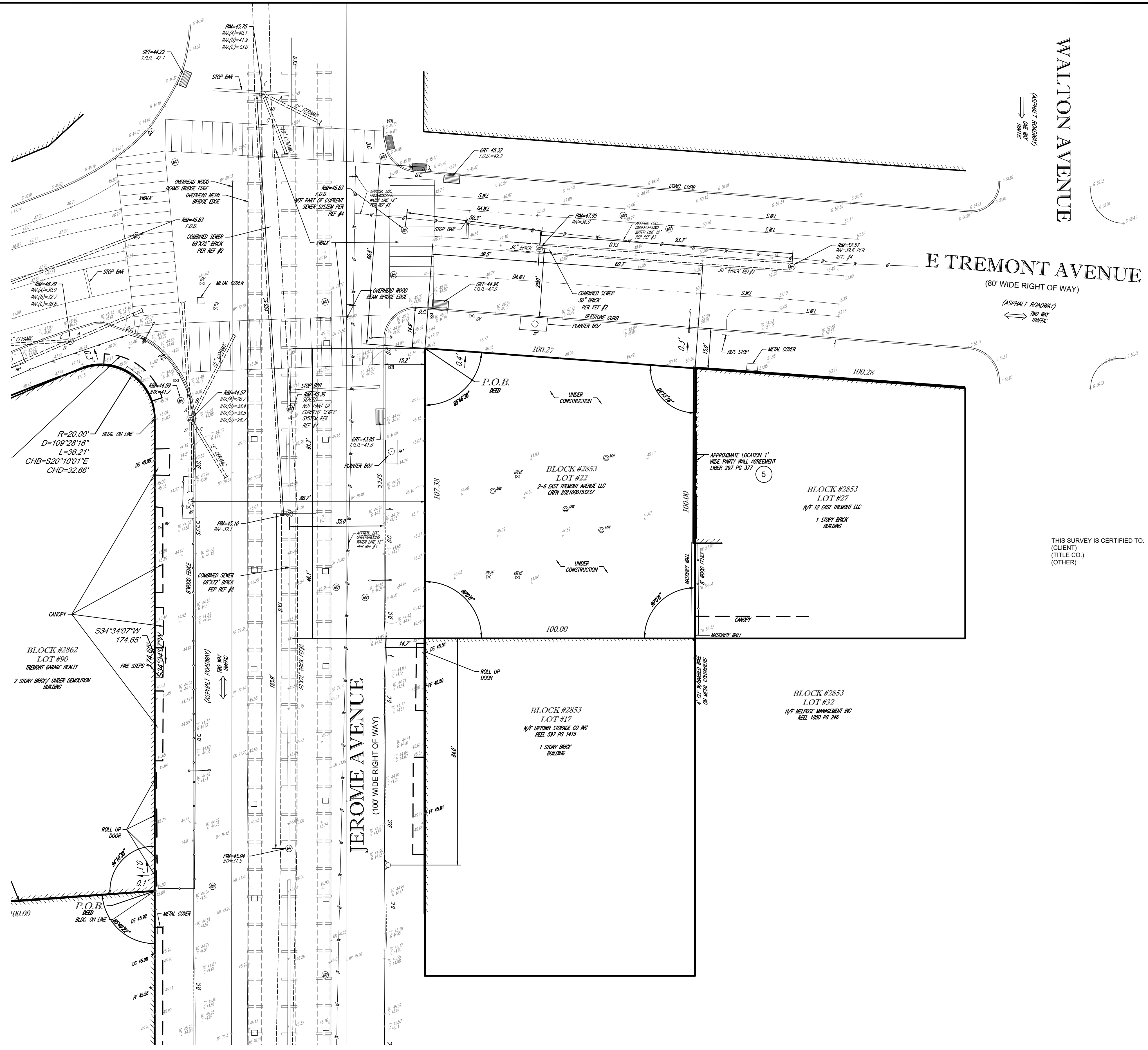
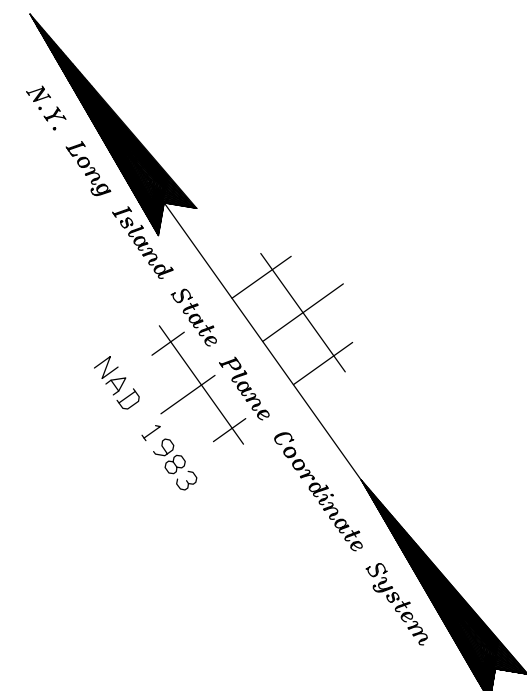


VICINITY MAP
© 2008 DeLorme, Street Atlas USA
(NOT TO SCALE)



LEGEND

---	EXISTING CONTOUR
•	BRIDGE SPOT ELEVATION
•	EXISTING SPOT ELEVATION
•	EXIST. TOP OF CURB ELEVATION
•	EXIST. GUTTER ELEVATION
•	EXIST. TOP OF WALL ELEVATION
•	EXIST. BOTTOM OF WALL ELEVATION
---	DEPRESSED CURB
⊕	HYDRANT
⊕	SIAMESE CONNECTION
⊕	WATER VALVE
⊕	POINT INDICATOR VALVE
⊕	WATER METER
⊕	UNKNOWN VALVE
⊕	GAS VALVE
⊕	ROOF DRAIN
⊕	DETECTABLE WARNING PAD
⊕	UTILITY POLE
⊕	UTILITY POLE/LIGHT POLE/SOLAR PANEL
⊕	GUY WIRE
⊕	STREET LIGHT
⊕	TRAFFIC SIGNAL POLE
⊕	TRAFFIC SIGNAL
⊕	SIGN
⊕	UNKNOWN MANHOLE
⊕	CATCH BASIN OR INLET
⊕	CAUCIOUS TREE & TRUNK SIZE
⊕	STEEL FACED CONC. CURB
⊕	CHAIN LINK FENCE
⊕	DEPRESSED CURB
⊕	SOLID WHITE LINE
⊕	SOLID YELLOW LINE
⊕	SOLID BLUE LINE
⊕	DASHED WHITE LINE
⊕	STOP BAR
⊕	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
⊕	TOP OF DEBRIS

- NOTES:**
- PROPERTY KNOWN AS LOT 22, BLOCK 2853.
 - AREA = 10,369 S.F. OR 0.238 AC.
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGAIN. UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED. BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5127007-F-NY-CR-KV, WITH AN EFFECTIVE DATE OF JULY 29, 2022, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
 - PARTY WALL AGREEMENT RECORDED APRIL 29, 1921 IN LIBER 297, PAGE 377. - SHOWN HEREON
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNET GPS), TO CONVERT TO BROOKLYN HIGHWAY DATUM SUBTRACT 1.51' FROM THE ELEVATIONS SHOWN. TO CONVERT TO NGVD 1929 ADD 1.10' TO ELEVATIONS SHOWN.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

- REFERENCES:**
- NEW YORK CITY DIGITAL TAX MAP OF THE BRONX BLOCK 2853, CITY AND STATE OF NEW YORK.
 - SEWER MAPPING, PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS, 59-17 JUNCTION BOULEVARD, 3RD FLOOR, CORONA, NY 11373-5108. MAP PRINT DATE: 01/08/2021
 - WATER MAPPING, PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS, 59-17 JUNCTION BOULEVARD, 3RD FLOOR, CORONA, NY 11373-5108. MAP PRINT DATE: 01/08/2021
 - ANNOTATED SEWER MAPPING, PROVIDED BY CLIENT, PREPARED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS, 59-17 JUNCTION BOULEVARD, 3RD FLOOR, CORONA, NY 11373-5108.

SCHEDULE A DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF JEROME AVENUE AND THE SOUTHERLY SIDE OF TREMONT AVENUE;

RUNNING THENCE SOUTHERLY ALONG THE SAID EASTERLY SIDE OF JEROME AVENUE, 107.38 FEET;

RUNNING THENCE EASTERLY AND ON A LINE WHICH ON ITS NORTHERLY SIDE FORMS AN ANGLE OF 90 DEGREES WITH THE PRECEDING COURSE, 100 FEET;

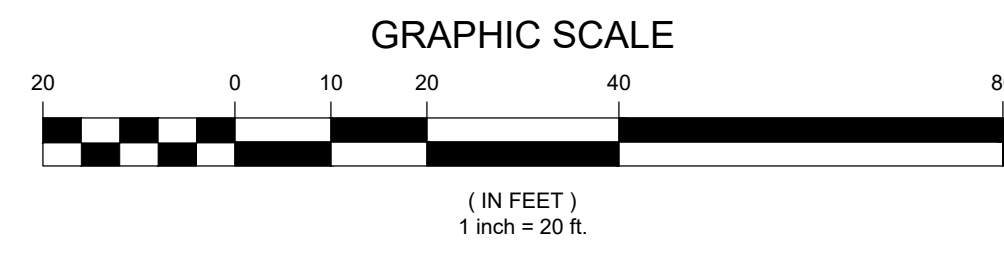
RUNNING THENCE NORTHERLY PARALLEL WITH THE SAID EASTERLY SIDE OF JEROME AVENUE AND PART OF THE WAY THROUGH A PARTY WALL 100 FEET TO THE SOUTHERLY SIDE OF TREMONT AVENUE; AND

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF TREMONT AVENUE 100.27 FEET TO THE POINT OR PLACE OF BEGINNING.

THIS SURVEY IS CERTIFIED TO:

- KENSINGTON VANGUARD NATIONAL LAND SERVICES
- FIRST AMERICAN TITLE INSURANCE COMPANY
- 2-6 EAST TREMONT AVENUE LLC
- M&T BANK, A NEW YORK BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09-09-2022.



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.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

PREPARED BY:

CONTROL POINT ASSOCIATES, INC. PC
 9 TIMES SQUARE,
 200 WEST 41ST STREET, SUITE 1203
 NEW YORK, NY 10136
 646.780.0411 • 908.668.9595 FAX
 WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
 CHALFONTE, PA 215.712.9800
 MT. LAUREL, NJ 609.852.2099
 LONG ISLAND, NY 631.580.2648
 SOUTHBOROUGH, MA 508.968.3000
 ALBANY, NY 518.217.5010

NO.	DATE	BY	DESCRIPTION	APPROVED
REVISIONS				

PROJECT NAME
BOLIVAR DEVELOPMENT
 1956 JEROME AVENUE
 LOT 22, BLOCK 2853
 BOROUGH & COUNTY OF BRONX,
 CITY & STATE OF NEW YORK

DRAWING TITLE
 ALTA/NSPS LAND TITLE SURVEY

SEAL & SIGNATURE	FIELD DATE:	09-09-2022
	FIELD BK:	22-20
	F. B. PAGE:	133
	DATE:	09-12-2022
	SCALE:	1"=20'
	PROJECT No:	01-200416-00
	DRAWING BY:	JJW
	CHK BY:	MW
	APPROVED BY:	JCW
	DWG No:	V-001.0.0
	CAD FILE No:	01-200416-00
	PAGE No:	1 OF 1

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