

**DESCRIPTION**

ALL that certain plot, piece or parcel of land, situate, lying and being at Mastic, Town of Brookhaven, County of Suffolk and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at a point on the southerly side of Montauk Highway at the extreme easterly end of the arc of the curve connecting the southerly side of Montauk Highway with the southeasterly side of Mastic Road;

**RUNNING** THENCE south 72 degrees 08 minutes 30 seconds east along the southerly side of Montauk Highway, 348.51 feet;

**THENCE** south 16 degrees 59 minutes 54 seconds west, 250 feet;

**THENCE** south 70 degrees 45 minutes 51 seconds west, 52.21 feet;

**THENCE** south 25 degrees 31 minutes 33 seconds west, 131.57 feet;

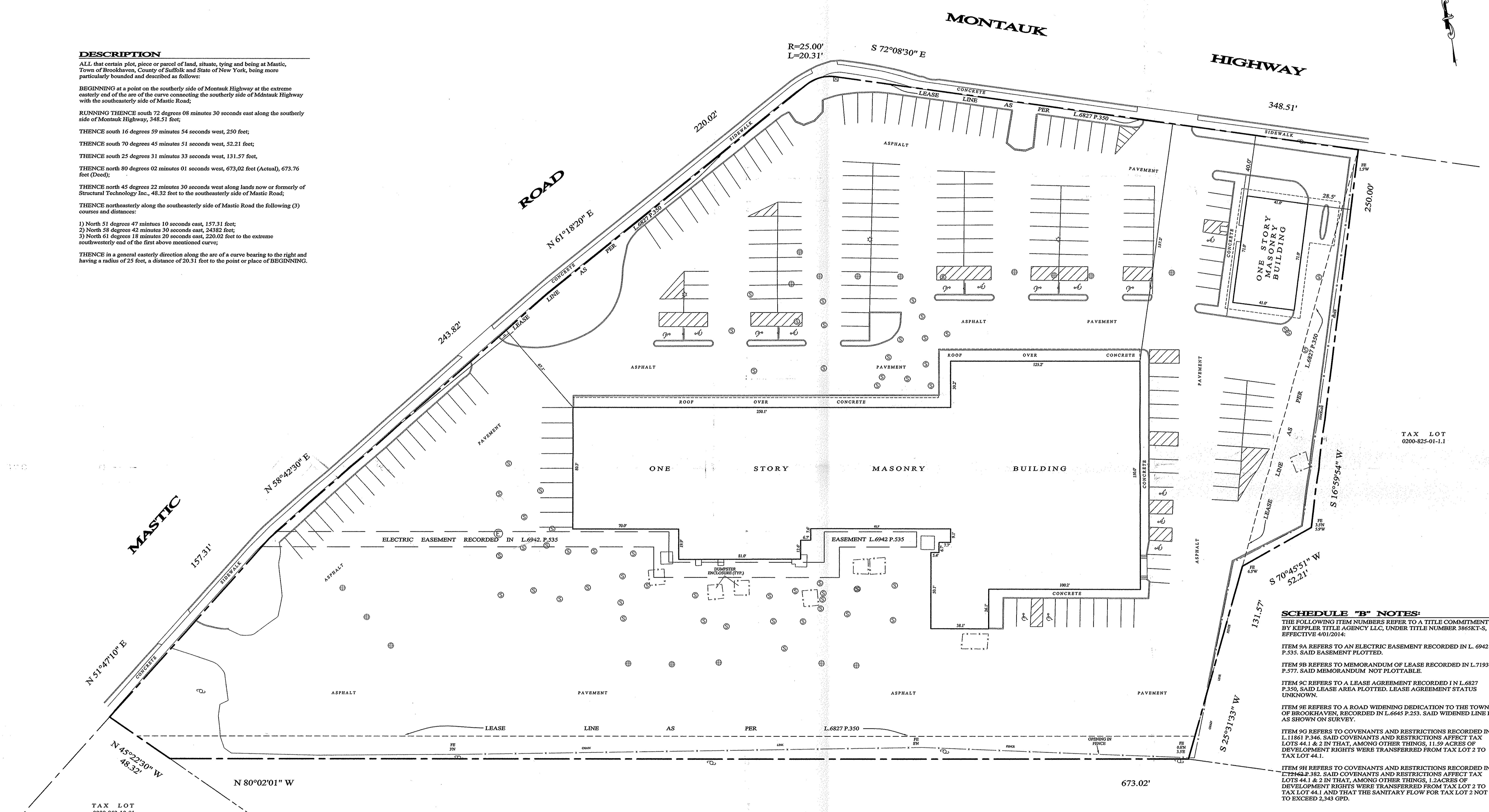
**THENCE** north 80 degrees 02 minutes 01 seconds west, 673.02 feet (Actual), 673.76 feet (Deed);

**THENCE** north 45 degrees 22 minutes 30 seconds west along lands now or formerly of Structural Technology Inc., 48.32 feet to the southeasterly side of Mastic Road;

**THENCE** northeasterly along the southeasterly side of Mastic Road the following (3) courses and distances:

- 1) North 51 degrees 47 minutes 10 seconds east, 157.31 feet;
- 2) North 58 degrees 42 minutes 30 seconds east, 243.82 feet;
- 3) North 61 degrees 18 minutes 20 seconds east, 220.02 feet to the extreme southwesterly end of the first above mentioned curve;

**THENCE** in a general easterly direction along the arc of a curve bearing to the right and having a radius of 25 feet, a distance of 20.31 feet to the point or place of **BEGINNING**.



**SCHEDULE "B" NOTES:**  
 THE FOLLOWING ITEM NUMBERS REFER TO A TITLE COMMITMENT BY KEPLER TITLE AGENCY LLC, UNDER TITLE NUMBER 3865KT-S, EFFECTIVE 4/01/2014:

ITEM 9A REFERS TO AN ELECTRIC EASEMENT RECORDED IN L. 6942 P.535. SAID EASEMENT PLOTTED.

ITEM 9B REFERS TO MEMORANDUM OF LEASE RECORDED IN L.7193 P.577. SAID MEMORANDUM NOT PLOTTABLE.

ITEM 9C REFERS TO A LEASE AGREEMENT RECORDED IN L.6827 P.350. SAID LEASE AREA PLOTTED. LEASE AGREEMENT STATUS UNKNOWN.

ITEM 9E REFERS TO A ROAD WIDENING DEDICATION TO THE TOWN OF BROOKHAVEN, RECORDED IN L.6645 P.253. SAID WIDENED LINE IS AS SHOWN ON SURVEY.

ITEM 9G REFERS TO COVENANTS AND RESTRICTIONS RECORDED IN L.11861 P.346. SAID COVENANTS AND RESTRICTIONS AFFECT TAX LOTS 44.1 & 2 IN THAT, AMONG OTHER THINGS, 1.29 ACRES OF DEVELOPMENT RIGHTS WERE TRANSFERRED FROM TAX LOT 2 TO TAX LOT 44.1.

ITEM 9H REFERS TO COVENANTS AND RESTRICTIONS RECORDED IN L.12462 P.382. SAID COVENANTS AND RESTRICTIONS AFFECT TAX LOTS 44.1 & 2 IN THAT, AMONG OTHER THINGS, 1.29 ACRES OF DEVELOPMENT RIGHTS WERE TRANSFERRED FROM TAX LOT 2 TO TAX LOT 44.1 AND THAT THE SANITARY FLOW FOR TAX LOT 2 NOT TO EXCEED 2,343 GPD.

- NOTES:**
1. PARCEL AREA = 251,961 SQ. FT. OR 5.78± ACRES
  2. DEED REFERENCE - L.12458 P.512
  3. PARCEL LOCATED IN FLOOD ZONE X, AS PER FEMA/FIRM PANEL # 36193C0378I, EFFECTIVE 9/25/2009.
  4. ADDRESS - 1600 MONTAUK HIGHWAY MASTIC, NY 11950

**TITLE NUMBER**  
 3865KT-S

**LEGEND**

⊕	DRAIN INLET	☆	LIGHT POLE
⊙	DRAINAGE MANHOLE	⊙	UTILITY POLE
⊗	SANITARY MANHOLE	—	CONCRETE CURB
⊛	WATER METER	—	DROP CURB
⊜	WATER VALVE	—	STOCKADE FENCE
⊝	SIGN	—	CHAIN LINK FENCE

CERTIFICATIONS HEREOF SIGNIFY THAT THIS PLAN OF PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A RECENT SURVEY MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE LAND SURVEYORS BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON WHOM THE SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, OR FREEDOM FROM ENCUMBRANCES. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL OR SUBSEQUENT OWNERS.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE IMPROVEMENTS TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE, AND THEREFORE ARE NOT INTENDED TO BE USED AS A GUIDE IN THE ERECTION OF FENCES, WALLS, POOLS, PATIOS, BUILDINGS, ADDITIONS TO BUILDINGS OR ANY OTHER IMPROVEMENTS. SUBSURFACE AND ENVIRONMENTAL CONDITIONS NOT SHOWN. PROPERTY CORNER MARKERS WERE NOT SET AS A PART OF THIS SURVEY. EASEMENTS AND OR RIGHTS-OF-WAY OF RECORD, IF ANY, NOT SHOWN.

**PJM LAND SURVEYING, PLLC**  
 132 CLYDE STREET / SUITE 16  
 WEST SAYVILLE, NY 11796  
 TEL: 631-563-0400 FAX: 631-563-8808  
 PIMSURVEYING@AOL.COM

**UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF NEW YORK SUBDIVISION LAW.**

COPIES OF THIS SURVEY MAP NOT BEARING THE SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL NOT BE CONSIDERED A TRUE AND VALID COPY

**PROJECT NO.: 2014-124**  
 DATE: 06/10/14

SCTM. NUMBER- DISTRICT- 0200, SECTION- 024, BLOCK- 10, LOT- 441	REVISIONS
<b>PROPERTY SITUATE MASTIC</b>	ADDITIONAL INFO 72944
TOWN OF BROOKHAVEN SUFFOLK COUNTY, NY	
<b>BOUNDARY SURVEY</b>	
DRAWN: PM CHECKED BY: PM	SCALE: 1" = 30'