

ALTA/ACSM LAND TITLE SURVEY

LOTS 888-890 INCL.
MAP OF

COLUMBUS PARK, NUMBER 6

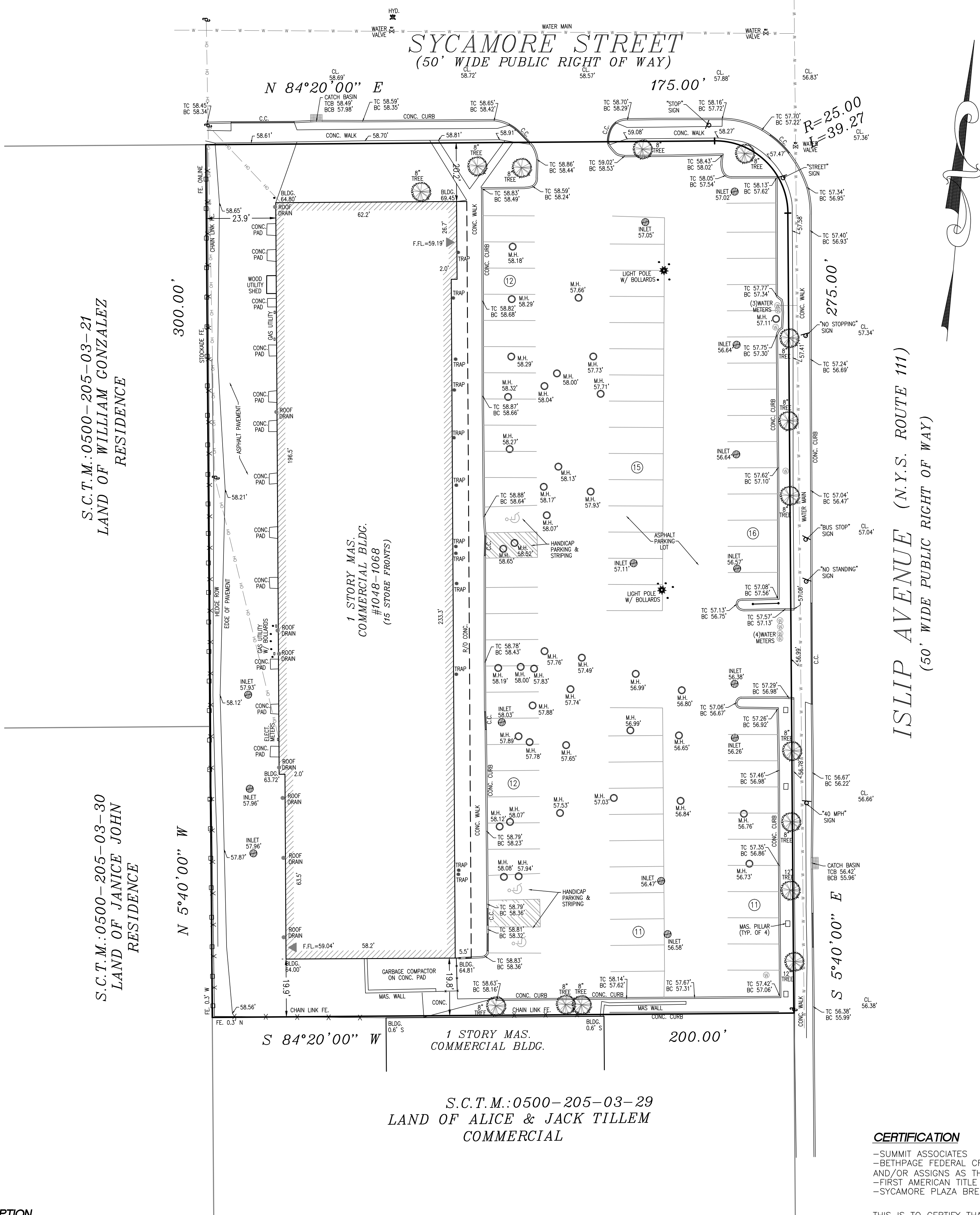
FILED: FEBRUARY 23, 1926 - MAP #: 224

SITUATE
ISLIP
TOWN OF ISLIP
SUFFOLK COUNTY, N.Y.

Suffolk County Tax Map #: 0500-205-03-28.3
Address of Premise: 1048-1068 Islip Avenue, Islip

SURVEYED: DECEMBER 9, 2010
UPDATED: SEPT. 20, 2013

GRAPHIC SCALE: 1 INCH = 20 FEET



S.C.T.M.: 0500-205-03-21
LAND OF WILLIAM GONZALEZ
RESIDENCE

S.C.T.M.: 0500-205-03-30
LAND OF JANICE JOHN
RESIDENCE

1 STORY MAS.
COMMERCIAL BLDG.
#1048-1068
(15 STORE FRONTS)

1 STORY MAS.
COMMERCIAL BLDG.

S.C.T.M.: 0500-205-03-29
LAND OF ALICE & JACK TILLEM
COMMERCIAL

ISLIP AVENUE (N.Y.S. ROUTE 111)
(50' WIDE PUBLIC RIGHT OF WAY)

LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING AT ISLIP, TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT POINT BEING THE EXTREME SOUTHERLY END OF A CURVE CONNECTING THE SOUTHERLY SIDE OF SYCAMORE STREET AND THE WESTERLY SIDE OF ISLIP AVENUE (N.Y.S. ROUTE 111)
RUNNING THENCE SOUTH 05 DEGREES 04 MINUTES 00 SECONDS EAST ALONG THE WESTERLY SIDE OF ISLIP AVENUE (N.Y.S. ROUTE 111) 275.00 FEET;
THENCE SOUTH 84 DEGREES 20 MINUTES 00 SECONDS WEST, 200.00 FEET;
THENCE NORTH 05 DEGREES 04 MINUTES 00 SECONDS WEST, 300.00 FEET TO THE SOUTHERLY SIDE OF SYCAMORE STREET;
THENCE NORTH 84 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY SIDE OF SYCAMORE STREET, 175.00 FEET;
THENCE SOUTHEASTERLY ALONG AN ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LENGTH OF 39.27 FEET TO THE WESTERLY SIDE OF ISLIP AVENUE (N.Y.S. ROUTE 111) AT THE POINT OR PLACE OF BEGINNING.

UTILITY NOTE

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.

PARKING NOTE

THERE ARE 77 PARKING SPACES & 3 HANDICAP PARKING SPACES ON THE SUBJECT PROPERTY.

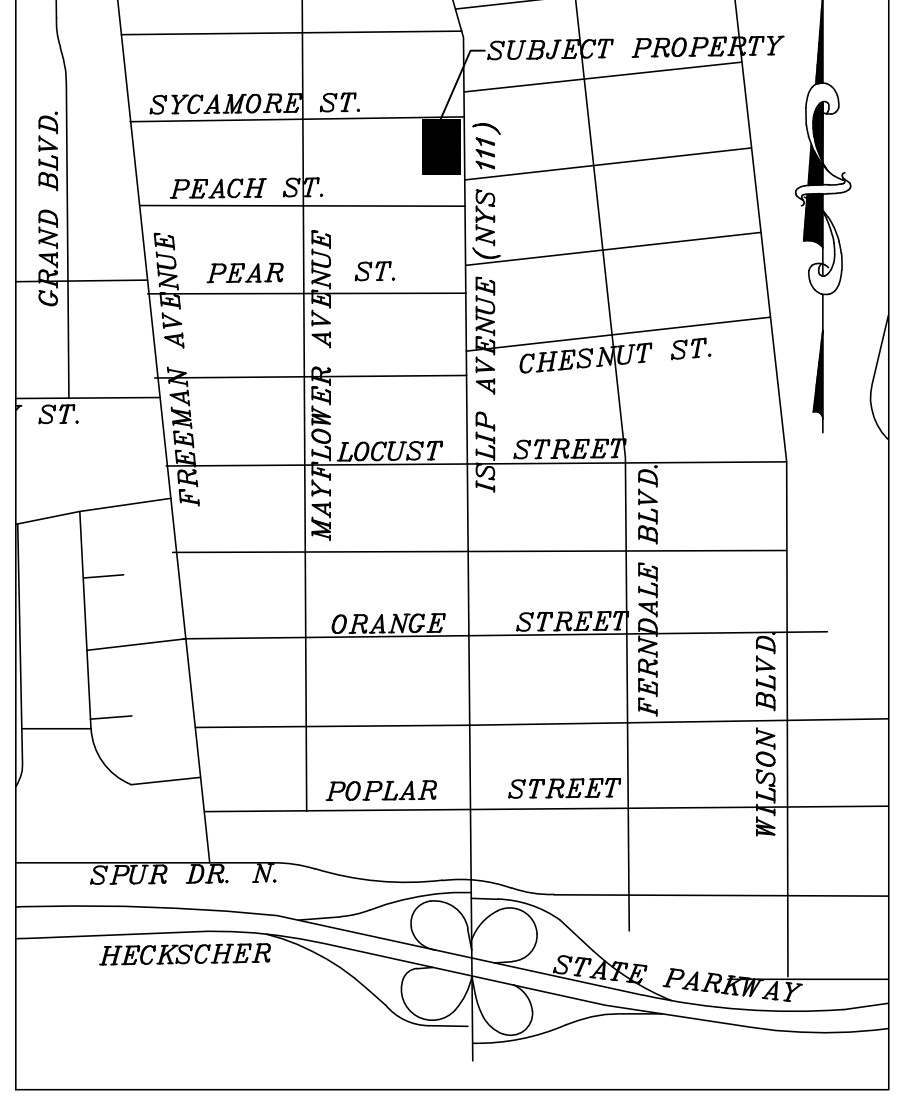
FLOOD ZONE CLASSIFICATION

THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE.

GRASSY LAND AREA

60,000.00 SQ.FT. (1.38 ACRE(S))

LOCATION MAP SCALE 1"=1000'



CERTIFICATION

- SUMMIT ASSOCIATES
- BETHPAGE FEDERAL CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
- FIRST AMERICAN TITLE INSURANCE COMPANY
- SYCAMORE PLAZA BRENTWOOD LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7A, 8, 9, 11A & 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON SEPT. 20, 2013.
DATE OF PLAT OR MAP: SEPT. 21, 2013.

MICHAEL K. WICKS, P.L.S. #50390

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ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
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.

MICHAEL K. WICKS
LAND SURVEYING

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RECORDS OF RICHARD C. DRAKE

SCALE:	SURVEYED BY:	DRAWN BY:	SHEET:
1"=20'	MS/AC	A.C.	1 OF 1