

# Appendix B

## Survey Metes and Bounds

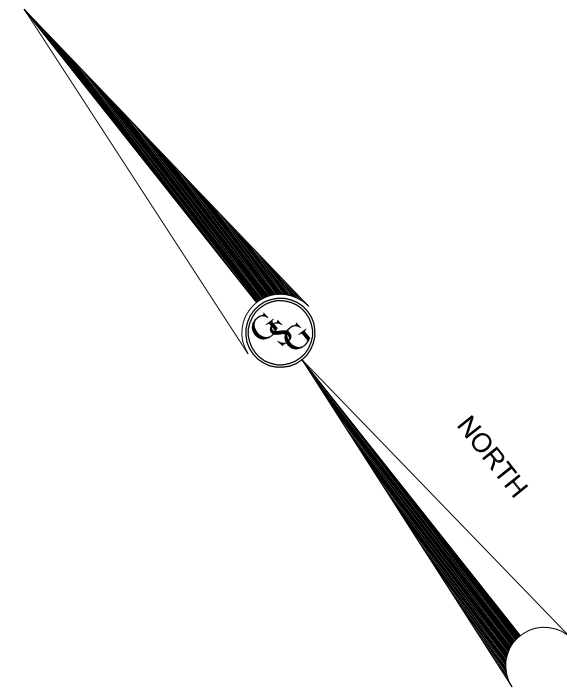
**1454 39<sup>th</sup> Street, Brooklyn, NY**  
**BCP #C224311**



**IMPACT ENVIRONMENTAL**

170 Keyland Court  
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- NOTES:
1. PROPERTY KNOWN AS MERGED LOT 17, IN BLOCK 5346 AS DESIGNATED ON THE NEW YORK CITY DIGITAL TAX MAP HAVING AN EFFECTIVE DATE OF MARCH 14, 2020.
  2. AREA MERGED LOT 17, BLOCK 5346; 25,021 S.F. OR 0.5744 AC. AREA OF ENVIRONMENTAL EASEMENT: 25,021 S.F. OR 0.5744 AC.
  3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
  4. THIS SURVEY WAS PREPARED WITH REFERENCE TO 3 TITLE COMMITMENT REPORTS PREPARED BY TRIBOROUGH LAND SERVICES AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 19-TBL2949K, HAVING AN EFFECTIVE DATE OF OCTOBER 26, 2019, FOR LOTS 17 AND 149, BLOCK 5346, TITLE NO. 19-TBL2949K, HAVING AN EFFECTIVE DATE OF MARCH 1, 2019, FOR LOT 26 AND TITLE NO. 19-TBL2949K, HAVING AN EFFECTIVE DATE OF MARCH 1, 2019, FOR LOT 26.
  5. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 3604970213F, EFFECTIVE DATE: SEPTEMBER 5, 2007, OBTAINED FROM FEMA WPA, WEB SERVICE ON MARCH 16, 2019.
- BE ADVISED THAT FEMA HAS POSTED A MAP FOR THIS AREA AND SHOWS THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (COMMUNITY ID PANEL, 3604970213F NOT PRINTED) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 3604970213F, MAP REVISED: SEPTEMBER 5, 2007.
6. SITE WAS UNDER HEAVY CONSTRUCTION AT THE TIME FIELD SURVEY WAS PERFORMED

- REFERENCES:
1. SECTION MAP NO. 65 PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE BROOKLYN BOROUGH PRESIDENT, TOPOGRAPHICAL BUREAU.
  2. PLANS SHOWING THE LOCATION OF UNDERGROUND WATER AND SEWER LINES PROVIDED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS, MAPS PRINTED: MARCH 19, 2019.
  3. PLANS SHOWING THE LOCATION OF UNDERGROUND GAS LINES PROVIDED BY NATIONAL GRID, MAP NOS. 59-56 & 59-57.
  4. PLANS SHOWING THE LOCATION OF UNDERGROUND TELEPHONE LINES PROVIDED BY EMPIRE CITY SUBWAY CO. LTD., MAPS RECEIVED: APRIL 1, 2019.
  5. PLAN SHOWING THE LOCATION OF UNDERGROUND FDNY COMMUNICATION LINES PROVIDED BY THE FIRE DEPARTMENT OF THE CITY OF NEW YORK, BUREAU OF FIRE ALARM TELEGRAPH, LAST REVISED: MAY 31, 1991.
  6. ALTANSPS LAND TITLE SURVEY, LOTS 15, 16, 17, 26, 28 & 149, BLOCK 5346, 1426, 1428, 1440, 1446 & 1456 39TH STREET, BOROUGH OF BROOKLYN, KINGS COUNTY, STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED 04-12-2019, LAST REVISED 01-29-2020 AS REVISION NO. 4.



VICINITY MAP

## 39TH STREET

(80' WIDE - PUBLIC)



(ASPHALT ROADWAY)

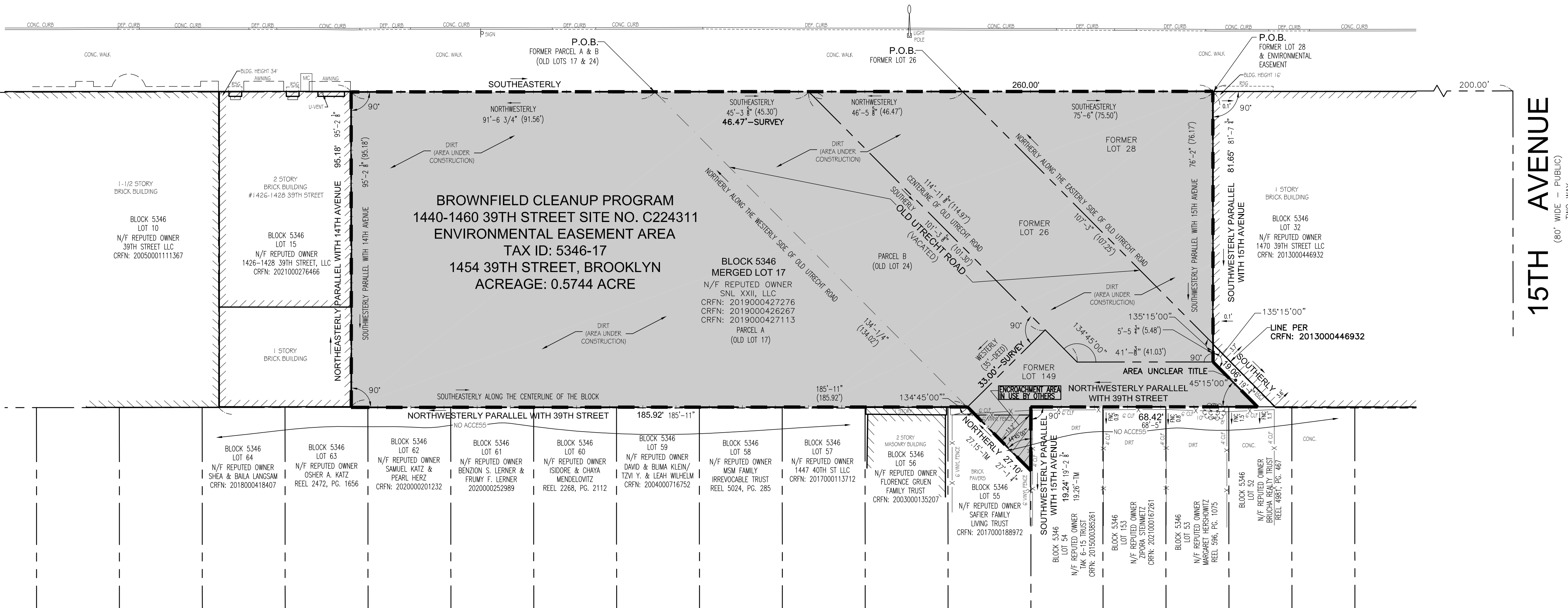
## 14TH AVENUE

(80' WIDE - PUBLIC)



## 15TH AVENUE

(80' WIDE - PUBLIC)



**DEED DESCRIPTION FOR FORMER LOT 26:**

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

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF 39TH STREET WHERE IT IS INTERSECTED BY THE EASTERLY SIDE OF OLD NEW UTRECHT ROAD, DISTANT 275 FEET 6 INCHES NORTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF 39TH STREET WITH THE NORTHWESTERLY SIDE OF 15TH AVENUE;

RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF 39TH STREET, 46 FEET 5 5/8 INCHES TO THE CENTER LINE OF OLD NEW UTRECHT ROAD;

RUNNING THENCE SOUTHERLY ALONG THE CENTER LINE OF OLD NEW UTRECHT ROAD, 114 FEET 11 5/8 INCHES;

RUNNING THENCE SOUTHEASTERLY AT AN INTERIOR ANGLE OF 134 DEGREES 45 MINUTES WITH THE PRECEDING COURSE, 41 FEET 3/8 INCHES;

RUNNING THENCE EASTERLY AT RIGHT ANGLES TO THE PREVIOUS COURSE, 5 FEET 5 1/4 INCHES;

RUNNING THENCE NORTHERLY AT AN INTERIOR ANGLE OF 135 DEGREES 15 MINUTES 00 SECONDS WITH THE PRECEDING COURSE AND ALONG THE EASTERLY SIDE OF OLD NEW UTRECHT ROAD AND ALONG THE WESTERLY LINE OF LOT #26, 107 FEET 3 INCHES TO THE SOUTHWESTERLY SIDE OF 39TH STREET, THE POINT OR PLACE OF BEGINNING.

**DEED DESCRIPTION FOR FORMER LOT 28:**

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

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF 39TH STREET, DISTANT 200 FEET NORTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF 39TH STREET WITH THE NORTHWESTERLY SIDE OF 15TH AVENUE;

RUNNING THENCE SOUTHWESTERLY PARALLEL WITH 15TH AVENUE, 76 FEET 2 INCHES TO THE EASTERLY SIDE OF OLD NEW UTRECHT ROAD;

RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF OLD NEW UTRECHT ROAD, 107 FEET 3 INCHES TO THE SOUTHWESTERLY SIDE OF 39TH STREET;

RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF 39TH STREET, 75 FEET 6 INCHES TO THE POINT OR PLACE OF BEGINNING.

**DEED DESCRIPTION FOR FORMER LOTS 149 & 17:**

AS TO LOT 149:

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

PARCEL A - (OLD LOT 17)

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF 39TH STREET WITH THE WESTERLY SIDE OF ROAD FROM FLATBUSH AVENUE TO NEW UTRECHT AVENUE;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF 39TH STREET 91 FEET 6 3/4 INCHES;

THENCE SOUTHWESTERLY PARALLEL WITH 14TH AVENUE 95 FEET 2 1/8 INCHES TO THE CENTER OF THE BLOCK;

THENCE SOUTHEASTERLY ALONG THE CENTER OF THE BLOCK 185 FEET 11 INCHES TO THE WESTERLY SIDE OF THE ROAD FROM FLATBUSH AVENUE TO NEW UTRECHT AVENUE;

THENCE NORTHWESTERLY ALONG THE WESTERLY SIDE OF ROAD FROM FLATBUSH AVENUE TO NEW UTRECHT AVENUE 134 FEET 3/4 INCH TO THE CORNER POINT OR PLACE OF BEGINNING.

PARCEL B - (OLD LOT 24)

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF 39TH STREET WHERE IT IS INTERSECTED BY THE WESTERLY SIDE OF OLD NEW UTRECHT ROAD DISTANT 331 FEET 6 3/4 INCHES SOUTHEASTERLY FROM 14TH AVENUE;

RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF 39TH STREET 45 FEET 3 5/8 INCHES TO THE CENTER OF SAID ROAD;

THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD 101 FEET 3 5/8 INCHES;

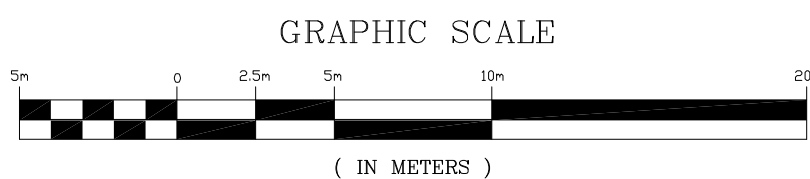
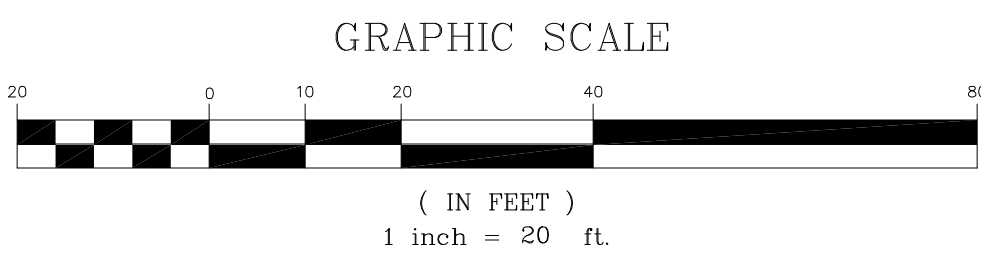
THENCE WESTERLY AT RIGHT ANGLES TO THE WESTERLY SIDE OF SAID ROAD 35 FEET TO THE WESTERLY SIDE OF SAID ROAD WHICH POINT IS SOUTHERLY CORNER OF LOT 17 BLOCK 5346;

THENCE NORTHERLY ALONG THE WESTERLY SIDE OF SAID OLD NEW UTRECHT ROAD ALONG THE EASTERLY SIDE OF LOT 17 134 FEET 3/4 INCH TO THE SOUTHWESTERLY SIDE OF 39TH STREET AT THE POINT OR PLACE OF BEGINNING.

**LEGAL DESCRIPTION FOR BCP SITE ENVIRONMENTAL EASEMENT AREA (MERGED LOT 17):**

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF 39TH STREET (80' WIDE), SAID POINT BEING DISTANT 200 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF 39TH STREET WITH THE WESTERLY SIDE OF 15TH AVENUE (80' WIDE) RUNNING, THENCE:

1. SOUTHWESTERLY, PARALLEL WITH 15TH AVENUE, TURNING AN EXTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS A DISTANCE OF 81 FEET, 7-3/4 INCHES (81.65') TO A POINT, THENCE;
2. SOUTHERLY, TURNING AN EXTERIOR ANGLE OF 135 DEGREES - 15 MINUTES - 00 SECONDS, A DISTANCE OF 19 FEET, 3/4 INCHES (19.06') TO A POINT, THENCE;
3. NORTHWESTERLY, PARALLEL WITH 39TH STREET, TURNING AN INTERIOR ANGLE OF 45 DEGREES - 15 MINUTES - 00 SECONDS, A DISTANCE OF 68 FEET, 5 INCHES (68.42') TO A POINT, THENCE;
4. SOUTHWESTERLY, PARALLEL WITH 15TH AVENUE, TURNING AN EXTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS, A DISTANCE OF 19 FEET, 2-7/8 INCHES (19.24') TO A POINT, THENCE;
5. NORTHERLY, TURNING AN INTERIOR ANGLE OF 44 DEGREES - 45 MINUTES - 00 SECONDS, A DISTANCE OF 27 FEET, 1-1/4 INCHES (27.10') TO A POINT, THENCE;
6. NORTHWESTERLY, PARALLEL WITH 39TH STREET, TURNING AN EXTERIOR ANGLE OF 134 DEGREES - 45 MINUTES - 00 SECONDS, A DISTANCE OF 185 FEET, 11 INCHES (185.92') TO A POINT, THENCE;
7. NORTHEASTERLY, PARALLEL WITH 14TH AVENUE, TURNING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS, A DISTANCE OF 95 FEET, 2-1/8 INCHES (95.18') TO A POINT, THENCE;
8. SOUTHEASTERLY, ALONG THE SOUTHWESTERLY SIDE OF 39TH STREET, TURNING AN INTERIOR ANGLE OF 90 DEGREES - 00 MINUTES - 00 SECONDS, A DISTANCE OF 260 FEET TO THE POINT AND PLACE OF BEGINNING.



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

### MAP LEGEND

- PROPERTY LINE  
PROPOSED ENVIRONMENTAL EASEMENT AREA
- BUILDING FOOTPRINT AND DOORWAY AT GROUND LEVEL
- LIGHT POLE
- SIGN
- CHAIN LINK FENCE
- METAL COVER
- ROLL DOWN SECURITY GATE
- TAX MAP
- DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

ENVIRONMENTAL EASEMENT SURVEY  
**MERGED LOT 17, BLOCK 5346**  
(FORMER LOTS 17, 26, 28 & 149, BLOCK 5346)  
1440 - 1460 39TH STREET (A.K.A. 1454 39TH STREET)  
BOROUGH OF BROOKLYN  
KINGS COUNTY  
CITY & STATE OF NEW YORK

**GALLAS SURVEYING GROUP**

2865 U.S. ROUTE 1  
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DATE	SCALE	DRAWN:	CHECKED:
09-10-2021	1"=20'	T.J.D.	G.S.G.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
04-01-2019 12-11-2019	110	78	B.F.J.K.S. M.C.J.A.S.
FILE NO.:	DRAWING NAME/SHEET NO.		
G19052	G19052-ENV-ESMT.DWG	1	OF 1

NOT VALID UNLESS EMBOSSED WITH SIGNATURE AND EXPIRATION DATE INK SEAL

**GREGORY S. GALLAS**  
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

DATE



**LEGAL DESCRIPTION FOR BCP SITE ENVIRONMENTAL EASEMENT AREA  
(MERGED LOT 17):**

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF 39<sup>TH</sup> STREET (80' WIDE), SAID POINT BEING DISTANT 200 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF 39<sup>TH</sup> STREET WITH THE WESTERLY SIDE OF 15<sup>TH</sup> AVENUE (80') RUNNING, THENCE;

1. SOUTHWESTERLY, PARALLEL WITH 15<sup>TH</sup> AVENUE, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS A DISTANCE OF 81 FEET, 7-3/4 INCHES (81.65') TO A POINT, THENCE;
2. SOUTHERLY, TURNING AN EXTERIOR ANGLE OF 135 DEGREES – 15 MINUTES – 00 SECONDS, A DISTANCE OF 19 FEET, 3/4 INCHES (19.06') TO A POINT, THENCE;
3. NORTHWESTERLY, PARALLEL WITH 39<sup>TH</sup> STREET, TURNING AN INTERIOR ANGLE OF 45 DEGREES – 15 MINUTES – 00 SECONDS, A DISTANCE OF 68 FEET, 5 INCHES (68.42') TO A POINT, THENCE;
4. SOUTHWESTERLY, PARALLEL WITH 15<sup>TH</sup> AVENUE, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 19 FEET, 2-7/8 INCHES (19.24') TO A POINT, THENCE;
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6. NORTHWESTERLY, PARALLEL WITH 39<sup>TH</sup> STREET, TURNING AN EXTERIOR ANGLE OF 134 DEGREES – 45 MINUTES – 00 SECONDS, A DISTANCE OF 185 FEET, 11 INCHES (185.92') TO A POINT, THENCE;
7. NORTHEASTERLY, PARALLEL WITH 14<sup>TH</sup> AVENUE, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 95 FEET, 2-1/8 INCHES (95.18') TO A POINT, THENCE;
8. SOUTHEASTERLY, ALONG THE SOUTHWESTERLY SIDE OF 39<sup>TH</sup> STREET, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 260 FEET TO THE POINT AND PLACE OF BEGINNING.