

# **APPENDIX A**

## **METES AND BOUNDS**

Beginning at the intersection of the southerly line of Cooper Avenue and the easterly line of 80<sup>th</sup> Street and running, thence:

1. Along said southerly line of Cooper Avenue, North 70°01'42" East, a distance of 177.67 feet to a point; thence

Through Block 3810 Lot 350 the following nineteen courses:

2. South 09°11'04" East, a distance of 155.82 feet to a point; thence
3. South 64°46'08" West, a distance of 13.33 feet to a point; thence
4. South 08°40'44" East, a distance of 98.52 feet to a point; thence
5. South 12°22'23" East, a distance of 90.93 feet to a point; thence
6. South 20°15'18" West, a distance of 10.11 feet to a point; thence
7. South 89°59'30" West, a distance of 151.22 feet to a point; thence
8. South 00°36'45" West, a distance of 40.47 feet to a point; thence
9. South 88°16'31" East, a distance of 135.42 feet to a point; thence
10. South 07°47'42" East, a distance of 14.48 feet to a point; thence
11. South 13°45'19" East, a distance of 55.68 feet to a point; thence
12. South 25°17'50" East, a distance of 38.65 feet to a point; thence
13. South 64°42'10" East, a distance of 51.51 feet to a point; thence
14. North 62°42'10" East, a distance of 133.44 feet to a point; thence
15. North 25°16'19" East, a distance of 21.74 feet to a point; thence
16. North 63°33'07" East, a distance of 90.05 feet to a point; thence
17. South 26°43'00" East, a distance of 77.74 feet to a point; thence
18. North 63°10'38" East, a distance of 64.22 feet to a point; thence
19. South 25°29'29" East, a distance of 64.22 feet to a point on the southerly line of Block 3810 Lot 350; thence
20. Along said southerly line of Block 3810 Lot 350, South 64°01'47" West, a distance of 66.11 feet to a point; thence
21. Along lands of the now or formerly of the Long Island Railroad, North 82°20'00" West, a distance of 293.23 feet to a point on the aforementioned easterly line of 80<sup>th</sup> Street; thence

Along said easterly line of 80<sup>th</sup> Street the following five courses:

22. North 1°45'09" West, a distance of 318.86 feet to a point; thence
23. North 73°59'13" East, a distance of 12.62 feet to a point; thence
24. North 25°37'07" West, a distance of 68.38 feet to a point; thence
25. North 1°45'09" West, a distance of 26.94 feet to a point; thence
26. North 09°23'17" West, a distance of 363.16 feet to the Point of Beginning.

Encroaching an area of 3.506 acres, more or less.

Date	Description	No.
Revision		



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NEW YORK: PROJECT NO. 5553107  
NJ: Certificate of Authorization No. Z60427398-00

THE SHOPS AT  
ATLAS PARK

QUEENS  
METES AND BOUNDS  
ATLAS PARK SITE  
PARCEL B  
ENVIRONMENTAL  
EASEMENT

Project No. 5553107  
Date 12/18/06  
Scale 1" = 30'  
Dwn. By JPB  
Lost Revised

**B**

COOPER AVENUE

80th STREET

LONG ISLAND R.R.

PARCEL B  
152,817 S.F.  
or 3.506 Acres

BLOCK 3810  
LOT 350

BLOCK 3810  
LOT 2

1. THIS SURVEY IS BASED ON A PLAN TITLED "ATLAS PARK, BOUNDARY SURVEY WITH PROPOSED BUILDING LOCATIONS" DATED FEBRUARY 14, 2005, LAST REVISED FEBRUARY 16, 2006, JOB NUMBER 5553101, DRAWING NUMBER 09.01
2. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS ARE BASED ON CURRENT TAX MAPS.
3. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
4. THIS IS TO CERTIFY THAT THERE ARE NO NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
5. THIS PLAN NOT VALID UNLESS EMBOSSED OR INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.
6. 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 N.Y. STATE EDUCATION LAW.

LEGEND:  
— ENVIRONMENTAL EASEMENT  
- - - SITE PROPERTY LINE