

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



1 TITLE DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT HAUPPAUGE, TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF VETERANS MEMORIAL HIGHWAY C.R. 78 DISTANT 1164.45 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WEST SIDE OF LINCOLN BOULEVARD AND THE SOUTH SIDE OF VETERANS MEMORIAL HIGHWAY C.R. 78;

RUNNING THENCE SOUTH 1° 38' 25" EAST 526.35 FEET TO A POINT; THENCE SOUTH 85° 27' 20" 308.29 FEET TO A POINT; THENCE THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 2° 56' 20" WEST 276.56 FEET;
2. NORTH 3° 31' WEST 474.44 FEET TO A POINT ON THE SOUTH SIDE OF VETERANS MEMORIAL HIGHWAY C.R. 78;

THENCE ALONG THE SOUTH SIDE OF VETERANS MEMORIAL HIGHWAY C.R. 78 ON A CURVE HAVING A RADIUS OF 5,801.58 FEET AND A DISTANCE OF 390.32 FEET TO THE POINT OR PLACE OF BEGINNING.

THE AFORESAID LAND BEING ALSO DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT HAUPPAUGE, TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF VETERANS MEMORIAL HIGHWAY C.R. 78 DISTANT 1164.45 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WEST SIDE OF LINCOLN BOULEVARD AND THE SOUTH SIDE OF VETERANS MEMORIAL HIGHWAY C.R. 78;

RUNNING THENCE SOUTH 1° 40' 01" EAST 526.52 FEET TO A POINT;

THENCE SOUTH 85° 26' 45" 308.29 FEET TO A POINT;

THENCE THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 2° 57' 01" WEST 276.56 FEET;
2. NORTH 3° 30' 36" WEST 474.38 FEET TO A POINT ON THE SOUTH SIDE OF VETERANS MEMORIAL HIGHWAY C.R. 78;

THENCE ALONG THE SOUTH SIDE OF VETERANS MEMORIAL HIGHWAY C.R. 78 ON A CURVE HAVING RADIUS OF 5,801.58 FEET AND A DISTANCE OF 390.32 FEET TO THE POINT OR PLACE OF BEGINNING.

The property described above is the same property that is described in Schedule A of First American Title Insurance Company Commitment No. NLT-31388-S-21, having an effective date of March 10, 2021.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 36103C0655H, which bears an effective date of September 25, 2009 and is not in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 0.2% annual chance floodplain.

6 CEMETERY

There is no observable evidence of cemeteries.

7 POSSIBLE ENCROACHMENTS

At the time of survey there were no observable encroachments.

8 ZONING INFORMATION

Zoning Jurisdiction: Islip (Suffolk County) - New York
Zoning Classification: "GSE" General Service E District

Min. Lot Area: 125,000 Sq. Ft.; Existing: 200,937 Sq. Ft.
Min. Lot Width: 150'; Existing: 389.84'
Max. Height (Feet/Stories): Required: 53; Existing: 42'

Setback Lines:
Front Setback - Veterans Memorial Hwy.: 25'; Existing: 115.2'
Side Setback: 15'; Existing: 17.8'
Rear Setback: 35'; Existing: 270.62'

Parking Requirements:
Parking Spaces: Hotel: 114 Parking Spaces (per Residence Inn approved Site Improvement Plan); Required: 114; Existing: 118
Handicapped Spaces: Required: 5; Existing: 5
Zoning information has been provided by a Zoning Report by Zoning-Info, Inc., dated September 16, 2021, Site No. 74985.

Surveyor's Note: Setback lines shown hereon are based solely upon the information provided above, are to be used for reference purposes only and are subject to interpretation by the local zoning authority.

10 BASIS OF BEARINGS

The meridian for all bearings shown hereon is the east line of subject property known as being South 01°40'01" East per Liber 12538, folio 4 of Suffolk County Records.

11 SURVEYOR'S NOTES

- There is direct access to the subject property via Veterans Memorial Highway, SR 454, a public right of way.
- The address of the site is 850 Veterans Memorial Highway, Hauppauge, NY.
- Any underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the field.
- At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- At the time of this survey there was no observable evidence that the subject property is being used as a solid waste dump, sump, or as a sanitary landfill.
- At the time of this survey there was no observable evidence of cemeteries on the subject property observed in the field.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- Pursuant to Table A, Item 7(b)(1), building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, parking, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- There are no offsite easements or servitudes affecting the subject property that the surveyor has been made aware of.
- Only title surveys bearing the makers embossed seal should be relied upon since other than embossed seal copies may contain unauthorized and undetectable modifications, deletions, additions and changes. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
- A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- 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.
- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc.
- The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency and to the lending institution listed on the boundary survey map.

2 TITLE INFORMATION

The Title Description and Schedule B items shown hereon are from First American Title Insurance Company Commitment No. NLT-31388-S-21, having an effective date of March 10, 2021.

3 SCHEDULE "B" ITEMS

- Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.
- 9. Covenants and restrictions contained in Declaration recorded on 06/04/1999 in Liber 11967 Cp 272, AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS
 - 10. Covenants and restrictions contained in Declaration recorded on 07/13/2000 in Liber 12055 Cp 414, AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS

4 SURVEYOR CERTIFICATION

To: KRE HRP Res Hauppauge Owner LLC, a Delaware limited liability company, and it's successor and/or assigns; WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE IN TRUST FOR HOLDERS OF CSMC TRUST 2017-CHOP, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-CHOP, and its successors and/or assigns; First American Title Insurance Company; Zoning Info; First American Title Insurance Company and Commercial Due Diligence Services;

This is to certify that this map or plat and the survey on which it is 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 1 (except in states that require record monument relation), 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 19 and 20(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on July 14, 2021.

Date of Preliminary Plat: July 27, 2021
Date of Final Plat: October 4, 2021

Timothy R. Durr
Timothy R. Durr
PLS# 051136
In the State of New York
For the benefit and use of LMS Surveying, LTD



Approved CDS Surveyor

LMS SURVEYING LTD
Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSurveying.com

12 PARKING INFORMATION

113 Regular Parking Spaces
5 Handicap Parking Spaces
118 Total Parking Spaces

15 BUILDING HEIGHT

42±

13 LAND AREA

200,937 Square Feet ±
4.6129 Acres ±

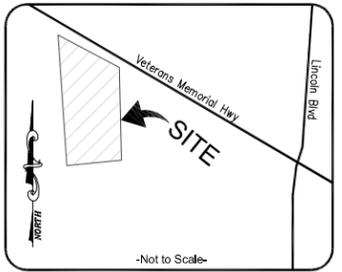
14 BUILDING AREA

27,465 Square Feet ±

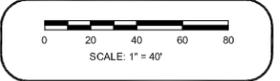
9 LEGEND

- R/W - Right-of-Way
- C/L - Centerline
- P.L. - Property Line
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- - Monumentation Found
- - 5/8" Rebar Set
- - Nail Found
- △ - MAG Nail Set
- △ - Calculated
- Msd. - Measured
- Rad - Radius
- Arc - Arc Length
- ChL - Chord Length
- ChB - Chord Bearing
- Water Valve
- Hydrant
- Sanitary Manhole
- Clean Out
- Gas Valve
- Gas Meter
- Gas Marker
- Catch Basin (Square)
- Catch Basin (Round)
- Storm Manhole
- Transformer
- Electric Meter
- Utility Box
- Air Conditioning Unit
- Power Pole
- Light Pole
- Guy Wire
- Sign
- Bollard
- Flagpole
- Handicapped Space
- Overhead Utility Line
- Fence
- Concrete Area
- No Parking Area
- Building Area

16 VICINITY MAP



17 SCALE



Key to CDS ALTA Survey

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcads.com
Toll Free: 888.322.7371

Drawn By: SS	Date: 8.31.21
Surveyor Ref.No: B-210824	Revision: Zoning/Comments
Approved By: TRD	Date: 9.23.21
Field Date: 7.14.21	Revision: Zoning/Comments
Scale: 1" = 40'	Date: 10.4.21
	Revision: Certification
	Date:
	Revision:

Prepared For:

850 Veterans Memorial Highway
Hauppauge, NY 11788

Project Name:
KKR Hotel & Suites
CDS Project Number:
21-06-0246:043

19 SURVEY DRAWING

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