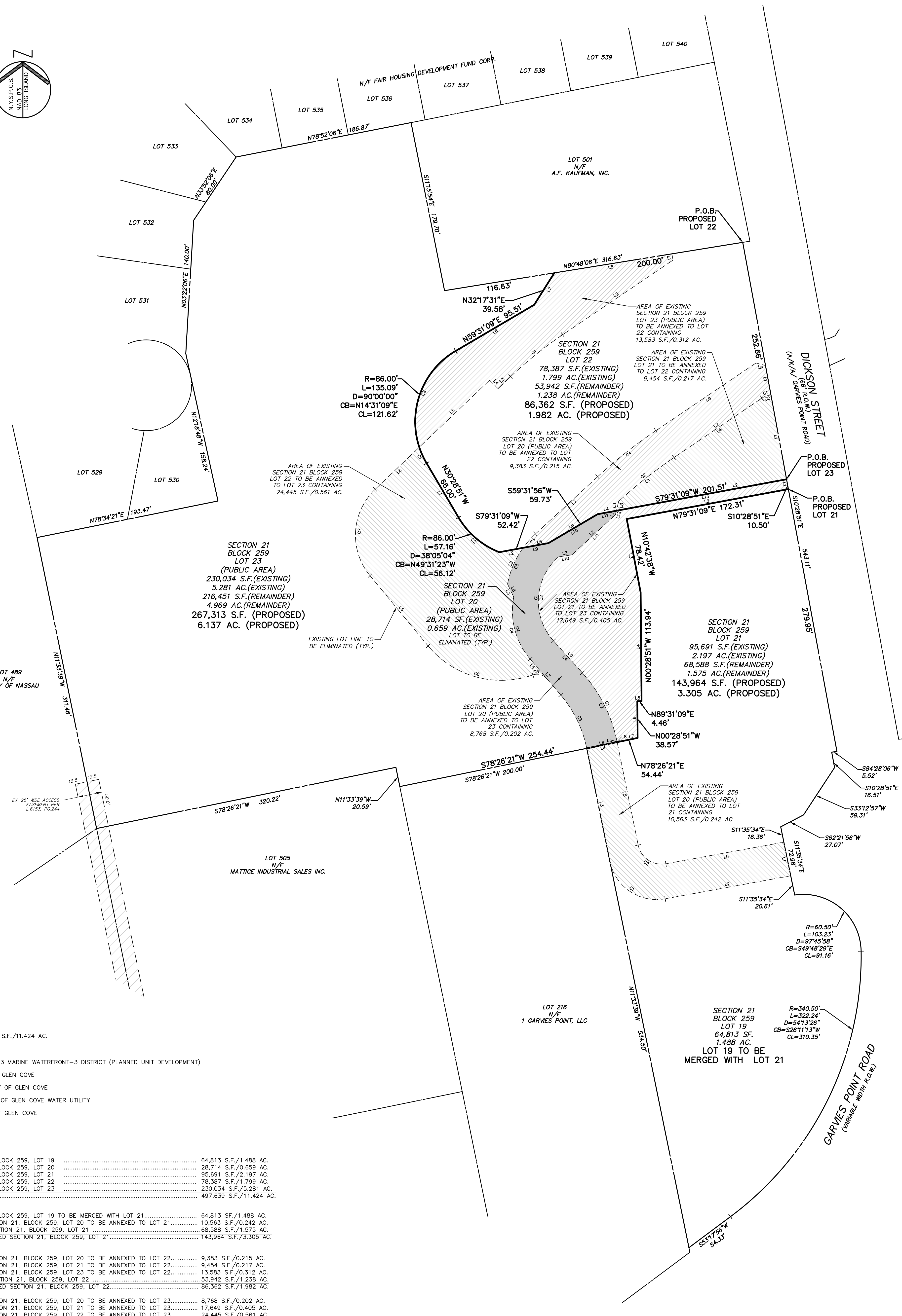


KEY MAP  
N.T.S.

LOCATION MAP  
SCALE: 1"=3000'

REV / ISSUE	DATE	DESCRIPTION



**SITE DATA**

TOTAL AREA - 497,639 S.F./11.424 AC.

NUMBER OF LOTS - 5

ZONING DISTRICT - MW-3 MARINE WATERFRONT-3 DISTRICT (PLANNED UNIT DEVELOPMENT)

POST OFFICE - CITY OF GLEN COVE

SCHOOL DISTRICT - CITY OF GLEN COVE

WATER DISTRICT - CITY OF GLEN COVE WATER UTILITY

FIRE DISTRICT - CITY OF GLEN COVE

**LOT AREA TABLE**

EXISTING SECTION 21, BLOCK 259, LOT 19	64,813 S.F./1.488 AC.
EXISTING SECTION 21, BLOCK 259, LOT 20	28,714 S.F./0.659 AC.
EXISTING SECTION 21, BLOCK 259, LOT 21	95,691 S.F./2.197 AC.
EXISTING SECTION 21, BLOCK 259, LOT 22	78,387 S.F./1.799 AC.
EXISTING SECTION 21, BLOCK 259, LOT 23	230,034 S.F./5.281 AC.
TOTAL AREA	497,639 S.F./11.424 AC.
AREA OF EXISTING SECTION 21, BLOCK 259, LOT 19 TO BE ANNEXED TO LOT 21	64,813 S.F./1.488 AC.
AREA OF EXISTING SECTION 21, BLOCK 259, LOT 20 TO BE ANNEXED TO LOT 21	10,563 S.F./0.242 AC.
AREA REMAINING OF SECTION 21, BLOCK 259, LOT 21	68,588 S.F./1.575 AC.
TOTAL AREA OF PROPOSED SECTION 21, BLOCK 259, LOT 21	143,964 S.F./3.305 AC.
AREA OF EXISTING SECTION 21, BLOCK 259, LOT 20 TO BE ANNEXED TO LOT 22	9,383 S.F./0.215 AC.
AREA OF EXISTING SECTION 21, BLOCK 259, LOT 21 TO BE ANNEXED TO LOT 22	9,454 S.F./0.217 AC.
AREA OF EXISTING SECTION 21, BLOCK 259, LOT 23 TO BE ANNEXED TO LOT 22	13,583 S.F./0.312 AC.
AREA REMAINING OF SECTION 21, BLOCK 259, LOT 22	53,942 S.F./1.238 AC.
TOTAL AREA OF PROPOSED SECTION 21, BLOCK 259, LOT 22	86,362 S.F./1.982 AC.
AREA OF EXISTING SECTION 21, BLOCK 259, LOT 20 TO BE ANNEXED TO LOT 23	8,768 S.F./0.202 AC.
AREA OF EXISTING SECTION 21, BLOCK 259, LOT 21 TO BE ANNEXED TO LOT 23	17,649 S.F./0.405 AC.
AREA OF EXISTING SECTION 21, BLOCK 259, LOT 22 TO BE ANNEXED TO LOT 23	24,445 S.F./0.561 AC.
AREA REMAINING OF SECTION 21, BLOCK 259, LOT 23	216,451 S.F./4.969 AC.
TOTAL AREA OF PROPOSED SECTION 21, BLOCK 259, LOT 23	267,313 S.F./6.137 AC.

AREA OF EXISTING SECTION 21, BLOCK 259 LOT 20 TO BE ANNEXED TO LOT 21

LINE	BEARING	DISTANCE
L1	S79°31'09"E	172.31'
L2	S10°28'51"W	10.50'
L3	S79°31'09"E	172.31'
L4	S10°28'51"W	10.50'

AREA OF EXISTING SECTION 21, BLOCK 259 LOT 20 TO BE ANNEXED TO LOT 22

LINE	BEARING	DISTANCE
L1	S79°31'09"E	172.31'
L2	S10°28'51"W	10.50'
L3	S79°31'09"E	172.31'
L4	S10°28'51"W	10.50'

AREA OF EXISTING SECTION 21, BLOCK 259 LOT 21 TO BE ANNEXED TO LOT 22

LINE	BEARING	DISTANCE
L1	S79°31'09"E	172.31'
L2	S10°28'51"W	10.50'
L3	S79°31'09"E	172.31'
L4	S10°28'51"W	10.50'

AREA OF EXISTING SECTION 21, BLOCK 259 LOT 23 TO BE ANNEXED TO LOT 22

LINE	BEARING	DISTANCE
L1	S79°31'09"E	172.31'
L2	S10°28'51"W	10.50'
L3	S79°31'09"E	172.31'
L4	S10°28'51"W	10.50'

AREA OF EXISTING SECTION 21, BLOCK 259 LOT 20 TO BE ANNEXED TO LOT 23

LINE	BEARING	DISTANCE
L1	S79°31'09"E	172.31'
L2	S10°28'51"W	10.50'
L3	S79°31'09"E	172.31'
L4	S10°28'51"W	10.50'

AREA OF EXISTING SECTION 21, BLOCK 259 LOT 21 TO BE ANNEXED TO LOT 23

LINE	BEARING	DISTANCE
L1	S79°31'09"E	172.31'
L2	S10°28'51"W	10.50'
L3	S79°31'09"E	172.31'
L4	S10°28'51"W	10.50'

AREA OF EXISTING SECTION 21, BLOCK 259 LOT 22 TO BE ANNEXED TO LOT 23

LINE	BEARING	DISTANCE
L1	S79°31'09"E	172.31'
L2	S10°28'51"W	10.50'
L3	S79°31'09"E	172.31'
L4	S10°28'51"W	10.50'

AREA OF EXISTING SECTION 21, BLOCK 259 LOT 20 TO BE ANNEXED TO LOT 23

LINE	BEARING	DISTANCE
L1	S79°31'09"E	172.31'
L2	S10°28'51"W	10.50'
L3	S79°31'09"E	172.31'
L4	S10°28'51"W	10.50'

AREA OF EXISTING SECTION 21, BLOCK 259 LOT 21 TO BE ANNEXED TO LOT 23

LINE	BEARING	DISTANCE
L1	S79°31'09"E	172.31'
L2	S10°28'51"W	10.50'
L3	S79°31'09"E	172.31'
L4	S10°28'51"W	10.50'

**REFERENCES**

1. NASSAU COUNTY TAX MAPS.

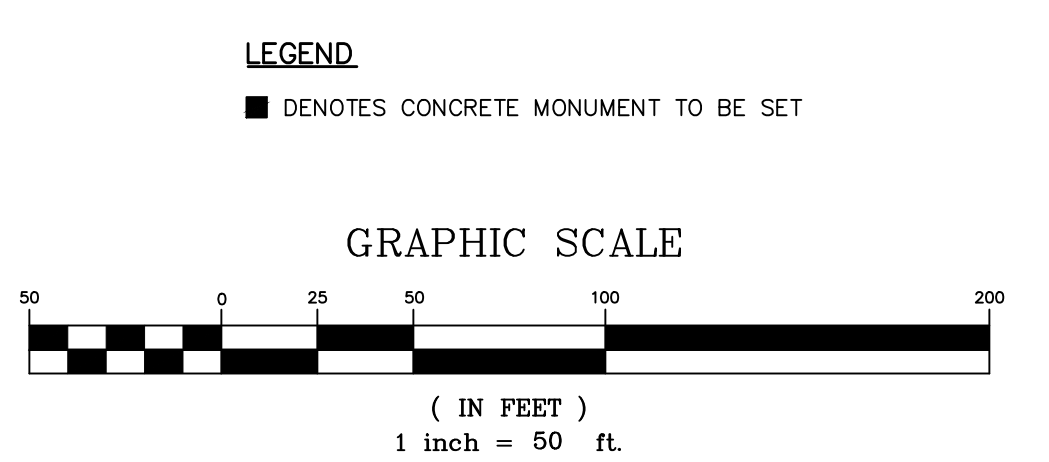
2. MAP ENTITLED "MAP OF GARVIES POINT DEVELOPMENT, CITY OF GLEN COVE, NASSAU COUNTY, NEW YORK, SECTION 21, BLOCK A, PARCELS 1 & 2, SECTION 31, BLOCK G, PARCELS 3, SECTION 21, BLOCK A, PARCEL 5, SECTION 21, BLOCK A, PARCEL 6, SECTION 21, BLOCK 259, PARCELS 4 & 7, SECTION 21, BLOCK A, LOTS 661 & 662" FILED IN THE NASSAU COUNTY CLERK'S OFFICE ON APRIL 7, 2017 AS MAP #9900.

**GENERAL NOTES**

1. THIS SURVEY IS VALID ONLY WHEN SURVEYOR'S EMBOSSED SEAL IS AFFIXED

2. HORIZONTAL DATUM IS N.Y.S.P.C.S. NAD83 LONG ISLAND.

3. SUBJECT TO ALL EASEMENTS OF RECORD.



I CERTIFY THAT RXR GLEN ISLE PARTNERS LLC IS THE OWNER OF THE FOLLOWING PROPERTIES AND WE THE UNDERSIGNED, HAVING AN INTEREST IN THE TITLE OF THE PROPERTY LISTED HEREBY CONSENT TO THE FILING OF THIS MAP IN THE NASSAU COUNTY CLERK'S OFFICE.

SECTION 21, BLOCK 259, LOTS 19, 20, 21, 22 & 23

OWNER:  
RXR GLEN ISLE PARTNERS LLC  
c/o RXR REALTY  
625 RXR PLAZA  
UNIONDALE, N.Y. 11556  
(516) 506-6000

SIGNED \_\_\_\_\_

DATE \_\_\_\_\_

TITLE COMPANY \_\_\_\_\_

THE PROPERTIES SHOWN ON THIS MAP APPEAR ON THE LAND AND TAX MAP OF NASSAU COUNTY AS SECTION 21, BLOCK 259, LOTS 19, 20, 21, 22 & 23.

**CONSENT OF THE MORTGAGEES TO THE FILING OF THE MAP**

THE UNDERSIGNED HOLDERS OF THE MORTGAGES DO HEREBY CONSENT TO THE FILING OF MAP OF GARVIES POINT DEVELOPMENT IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU, WHICH COVERS PROPERTIES KNOWN AS SECTION 21, BLOCK 259, LOTS 19, 20, 21, 22 & 23 ON THE LAND AND TAX MAP OF NASSAU COUNTY.

**CERTIFICATE OF LICENSED LAND SURVEYOR**

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON SEPTEMBER 27, 2022 AND CONCRETE MONUMENTS WILL BE SET AS SHOWN AND THE LAND SHOWN ON THIS MAP LIES WHOLLY WITHIN THE LIMITS OF THE CITY OF GLEN COVE AND IS NOT WITHIN 300 FEET OF THE BOUNDARY OF ANY CITY, UNINCORPORATED AREA OR OTHER INCORPORATED VILLAGE, AND THE MAP CONFORMS AND IS IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE MW-3 ZONING DISTRICT.

JAROSLAVA VONDER  
NEW YORK PROFESSIONAL LAND SURVEYOR LIC. NO. 050533

**CERTIFICATE OF LICENSED LAND SURVEYOR**

JAROSLAVA VONDER, NEW YORK STATE LICENSED LAND SURVEYOR, HEREBY CERTIFIES THAT STONE OR CONCRETE MONUMENTS HAVE BEEN SET AT NOT LESS THAN TWO CORNERS OF EVERY STREET INTERSECTION AS INDICATED ON CERTAIN MAP ENTITLED "MAP OF GARVIES POINT DEVELOPMENT" DATED JULY 12, 2022 WHICH MAP IS BEING SUBMITTED FOR FILING ALONG WITH THIS CERTIFICATE.

TO THE EXTENT ANY SUCH STREET LOCATED ON THE MAP HAS NOT YET BEEN INSTALLED, PURSUANT TO CERTAIN BONDS WHICH HAVE BEEN DEPOSITED AND ACCEPTED BY THE CITY OF GLEN COVE, STONE OR CONCRETE MONUMENTS WILL BE SET AT NOT LESS THAN TWO CORNERS OF EVERY SUCH STREET, AND A FURTHER CERTIFICATE STATING THE COMPLETION OF MONUMENTATION SHALL BE DELIVERED BOTH TO THE NASSAU COUNTY CLERK AND TO THE CITY OF GLEN COVE.

JAROSLAVA VONDER  
NEW YORK PROFESSIONAL LAND SURVEYOR LIC. NO. 050533

UNAUTHORIZED ADDITION OR ALTERATION OF THIS MAP IS IN VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS

JAROSLAVA VONDER  
PROFESSIONAL LAND SURVEYOR  
N.Y.LIC. NO. 050533

**DRAFT**

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT

SECTION 21, BLOCK 259,  
LOTS 19, 20, 21, 22 & 23

CITY OF GLEN COVE  
NASSAU COUNTY, NEW YORK

SHEET TITLE

**SUBDIVISION  
MAP**

APPROVED BY THE CITY OF GLEN COVE PLANNING BOARD IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE BOARD'S RESOLUTION ADOPTED ON 3/7/17.

PROJECT NO. 03610-0034 DRAWN BY: BJF  
SCALE: 1"=50' CHECKED BY: JV  
DATE: 6/20/23 SHEET 1 OF 1  
SHEET NO. **S-1**