

THIS INDENTURE, made the 7 day of October, 2019
BETWEEN

MARCIA WIDENOR, residing at 111 Downing Avenue, Sea Cliff, New York 11579
party of the first part

LUKE McAULIFFE and MARY BRENNAN McAULIFFE, his wife, residing at 200 Littleworth Lane,
Sea Cliff, New York 11579
party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable
consideration paid by the party of the second part, does hereby grant and release unto the party of the
second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected,
situate, lying and being in the

SEE SCHEDULE "A" ATTACHED HERETO

S-21
B-M
L-120 &
121

AS to lot 120:

Also known as Section 21, Block M, Lot 120 on the Nassau County Land and Tax Map.

The premises herein described are the same and are intended to be the same as those conveyed to the party
of the first part by deed dated August 9, 2010 and recorded on September 9, 2010 in Liber 12648 at page
508.

AS to lot 121:

Also known as Section 21, Block M, Lot 121 on the Nassau County Land and Tax Map.

The premises herein described are the same and are intended to be the same as those conveyed to the party
of the first part by deed dated August 9, 2010 and recorded on September 9, 2010 in Liber 12648 at page
512.

Further known as 111 Downing Avenue, Sea Cliff, New York. The premises are improved by a one
family dwelling.

TOGETHER with all right, title and interest, if any, of the party of the first part of and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the
appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE
AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and
assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such
consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and
will apply the same first to the payment of the cost of the improvement before using any part of the total of
the same for any other purpose.

THE word "party" shall be construed as if it read "parties" whenever the sense of this indenture so
requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first
above written.

IN PRESENCE OF:

Marcia Widenor
MARCIA WIDENOR

undersigned, MARCIA WIDENOR, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

MICHAEL R. SCHWEGER
Notary Public, State of New York
No. 01802249081

Acknowledgment Form Below Valid in New York State
Notary Public, Nassau County
Commission Expires October 05, 2012
(New York Subscribing Witness Acknowledgment Certificate)

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____ of year _____ before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number, if any, thereof), that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Notary Public

personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual (s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

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Acknowledgment Form Use Outside New York State Only
(Not of State or Foreign General Acknowledgment Certificate)

[Complete Verue with State, Country, Province or Municipality]

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Notary Public

[Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken].

**Bargain and Sale Deed
WITH COVENANT AGAINST
GRANTOR'S ACTS**
Title No. *CL-21587-N*

SECTION 21
BLOCK M
LOT 120 & 121
COUNTY OR TOWN NASSAU
Recorded at Request of

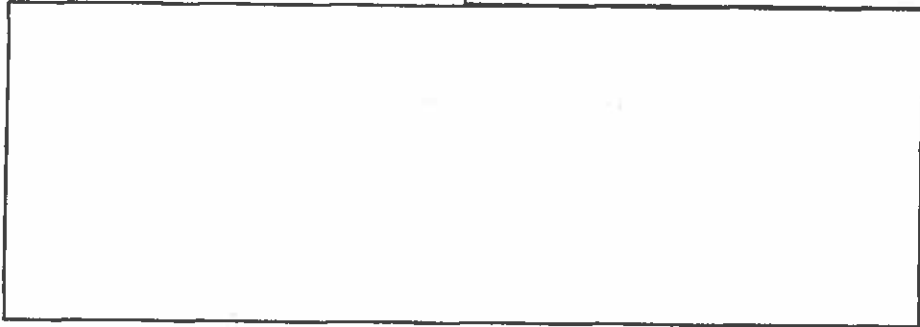
RETURN BY MAIL TO:

JAMES W. VERSOCKI, ESQ.
1 Huntington Quadrangle - Suite 4C10
Melville, New York 11747
ARCHER BYINGTON GILMANSON & LEUNG

MARCIA WIDENOR

TO

LUKE McAULIFFE and MARY BRENNAN
McAULIFFE



SCHEDULE A DESCRIPTION - AMENDED

ALL that certain plot, piece or parcel of land, situate, lying and being in the incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, known and designated as lot 20 on a certain map entitled "Map of Tanglewood at Sea Cliff, L.I., Nassau County, N.Y. Jan. 15, 1923 Wm. H. Seaman, C.E." and filed in the office of the Clerk of the County of Nassau February 26, 1923 as map No. 3237, bounded and described according to said map as follows:

BEGINNING at a point on the southerly side of Downing Avenue at the division line of lots 19 and 20, which point is also distant 190.33 feet easterly from the corner formed by the intersection of the southerly side of Downing Avenue and the easterly side of Tanglewood Lane;

RUNNING THENCE along said division line and the division line of lots 18 and 20, south 3 degrees 03 minutes east 267.54 feet to land now or formerly of Convalescent Home For Babies;

THENCE along said land the following courses and distances:

- (1) North 62 degrees 25 minutes east 45 feet
- (2) North 52 degrees 55 minutes east 93.78 feet to the easterly boundary of lot 20;
- (3) North 52 55 minutes degrees east 102.00 feet;
- (4) North 81 degrees 52 minutes east 25.15 feet;

THENCE north 1 degrees 47 minutes west 151.26 feet;

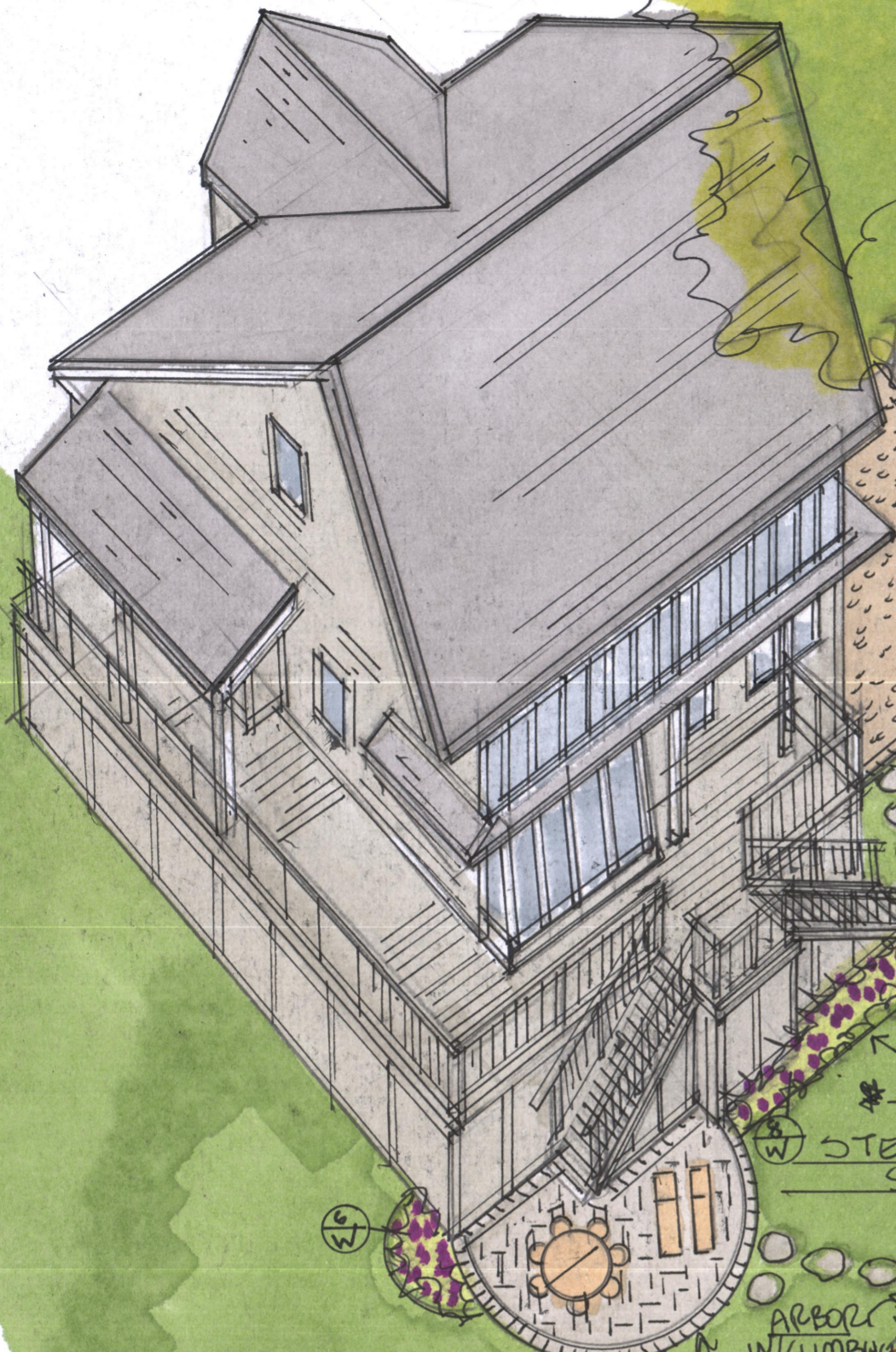
THENCE along said boundary, north 3 degrees 06 minutes west 197.19 feet to the southerly side of Downing Avenue;

THENCE along the southerly side of Downing Avenue the following courses and distances:

- (1) North 87 degrees 54 minutes east, 21.52 feet;
- (2) North 78 degrees 20 minutes east 74.61 feet;
- (3) North 78 degrees 55 minutes east 18.00 feet;
- (4) South 78 degrees 55 minutes west 33.93 feet,
- (5) South 89 degrees 36 minutes west 84.95 feet to the point or place of **BEGINNING**.

FOR INFORMATION ONLY: SAID PREMISES BEING KNOWN AS AND BY 111 DOWNING AVENUE, SEA CLIFF, NY 11579

SECTION: 21
BLOCK: M
LOT: 120 & 121
COUNTY: NASSAU



STEPPING STONES
 *100' LENGTH LAWN AREA
 *AVG. 6' WIDTH
 *28' WIDTH
 STEPPING STONES
 ARBOR W/ CLIMBING ROSES
 PAVER PATIO (PROPOSED) 20' RADIUS
 EVERGREEN HEDGE

GRAVEL SITTING AREA
 *2 TIER BOULDER WALL
 3-2 1/2' HT. EACH TIER
 (3 FEET PER TIER)
 PLANTINGS EACH TIER

* REMOVE SMALL TREE, 5" TRUNK CALIPER

* REMOVE SMALL TREE, 5" TRUNK CALIPER

WOODED AREA

* RETAINING WALL 135' X 2'-0" HT. MIX BOULDERS WITH EXISTING WALL

* REMOVE SMALL TREE 5" TRUNK CALIPER

* REMOVE SMALL TREE, 5" TRUNK CALIPER

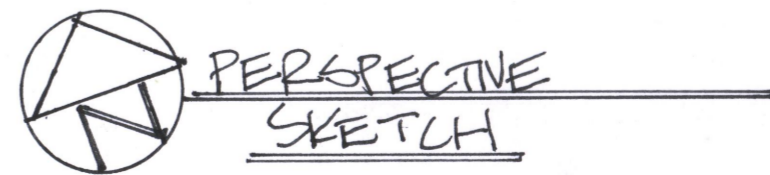
* TOTAL LENGTH OF GRAVEL AREA 135 FEET.

* AVG. WIDTH 10' (GRAVEL AREA)

MOVE TRAMPOLINE DOWN

PLANT KEY QTY SIZE		
AR	ARBORVITE	3 6"-T"HT
AS	ASTILBE (PERENNIAL)	#2
DR	DRIFT ROSE	18 #2
HS	HOSTA (PER.)	16 #2
HY	HYDRANGEA	5 #3
IL	ILEX 'STEEDS'	21 #5
W	NINE PINNULT	22 #2
ST	STELLA PATULI	14 #2
LI	LIATRIS (PER.)	5 #2

LANDSCAPE PLANS FOR:
 111 DOWNING AVE.
 SEA CLIFF, N.Y.



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SEE SCHEDULE "A" ATTACHED HERETO

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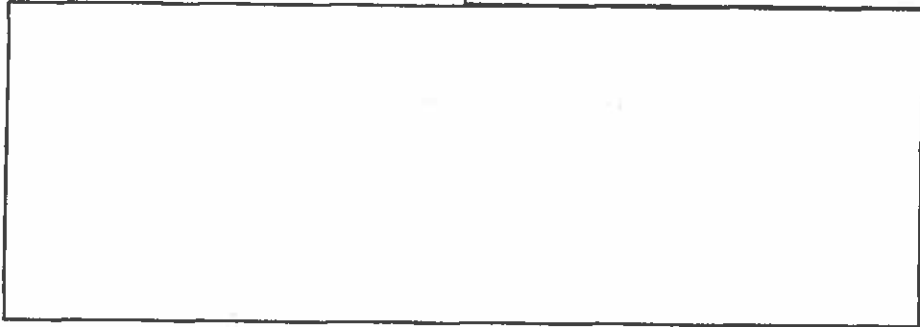
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SECTION: 21
BLOCK: M
LOT: 120 & 121
COUNTY: NASSAU



INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080

Notice of Review

6/5/20

TO:

PROPERTY OWNER: Luke & Mary McAuliffe
PROPERTY ADDRESS: 111 Downing Ave
SECTION/ BLOCK/ LOT: 21/M/120

APPLICATION NO: 11963
APPLICATION RECV'D: 6/5/2020
ZONE: Residence C

DESCRIPTION: The applicant is proposing to enlarge existing driveway, add a curb cut, construct additional pillars and fencing and restore grading and boulder walls in rear of the property.

The Proposed Construction does not comply with the following Village of Sea Cliff Code Section(s):

§ 64-1.1 Walls.

[Added 2-1-2010 by L.L. No. 1-2010; amended 11-19-2019 by L.L. No. 7-2019]

A. Retaining walls shall not extend more than three inches above the ground that they support.

B. No retaining wall shall exceed four feet in height, and no two retaining walls may be closer than five feet to one another, measured from wall face to wall face.

The applicant is proposing to construct walls that will be closer than 5ft to each other.

§ 64-1 Height of fences and walls.

[Amended 11-19-2019 by L.L. No. 7-2019]

A. Except as otherwise permitted herein, no person shall be permitted to erect or maintain or cause to be erected or maintained any fence or wall, other than a wall which is an integral part of a structure.

B. A new or replacement fence located not closer to a front property line than a front line of the principal building on the premises and a front line of the principal building on an adjoining premises made of natural wood, at a height of not more than five feet, together with an additional one foot high top portion containing open type fencing, including lattice, slats or similar open fencing, made of wrought or cast iron, at a height of not more than six feet, and/or made of open-wire material, at a height of not more than five feet, is permitted upon first applying for and obtaining a building permit from the Building Department.

C. A new or replacement fence in a front yard and located between the principal building on the premises and a front property line, made of natural wood, wrought or cast iron or open-wire material at a height of not more than four feet, and located at least 15 feet from curb cut or intersection, and/or at a height of not more than three feet, and located within 15 feet of a curb cut or intersection, is permitted upon first applying for and obtaining a building permit from the Building Department.

The applicant is proposing to install fencing with intermittent stone pillars matching the existing at 5ft in height and a 4ft foot fence within 15ft of a curb cut.

§ 107-4 Review required.

[Amended 10-7-1996 by L.L. No. 1-1996; 12-10-2018 by L.L. No. 7-2018]

Site plan review, as provided herein, shall be required for the following, and the Planning Board shall approve, approve with modifications or disapprove applications, as follows:

D. A change in access to a site or a change in circulation within a site that affects at least 20% of the paved and/or gravel area, increases the paved and/or gravel area by 10% or more, or relocates or increase the total linear width of any curb cut or cuts.

E. Any substantial change in topography. For purposes of this section, any change in topography in excess of one foot in height or elevation, at any point or over any ten-foot linear area, shall be considered a substantial change.

The applicant is proposing to alter grade of hill and install boulder retaining wall.



Shane Dommin

Village of Sea Cliff Building Department

Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.

ZONING BOARD OF APPEALS _____
PLANNING BOARD (check one)

-----X
IN THE MATTER OF THE APPLICATION OF

APPLICATION

Village of Sea Cliff.
-----X

1. Name of applicant: Luke & Mary McAuliffe
2. Applicant's address: 111 Downing Avenue, Sea Cliff, NY 11579

3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):

N/A

4. The property which is the subject of this application is located at: 111 Downing Avenue, Sea Cliff, NY 11579, Village of Sea Cliff, N. Y. and is also known as Section 21, Block M, Lot(s) 120 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:

Luke & Mary McAuliffe

6. The property is located in the _____ zoning district of the Village of Sea Cliff.

7. The subject property is located on the South side of 111 Downing Street (street).

8. The date on which the owner(s) acquired the property was November 22, 2019.

9. The approximate dimensions of the property are 330 feet by 386 feet, and the total acreage of property is 1 acres.

10. The property is presently used for Residential

11. Are there existing buildings on the property? (1) House of 1

12. Are there any outstanding village taxes on the property?
No If so, for what years? _____

13. The applicant or owner(s) wish to make use of the property for the purpose of: Living

14. The Building Department of the Village of Sea Cliff denied an application for a building permit on Note that I am aware

15. The proposed construction use of the property does not comply with the following sections of the Village Code: _____

N/A

16. This is an application for:

_____ an appeal

_____ a variance

_____ a special permit

_____ other (describe): *Rebuild small retaining wall with larger retaining wall, expand driveway with gravel, build (3) fieldstone columns at 4ft in height*

17. Description of the problem, or reasons for this application,

that support the request for relief:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

_____ *N/A* _____


18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? *No* If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? No
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.

20. Are there any outstanding violation notices affecting the subject premises? No but there is a stop work order.

21. Are there any pending court proceedings involving the subject premises? No

22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: Luke McAuliffe
Signature of applicant: 
Title of signatory: Owner
Date: 6/1/2020

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the _____, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

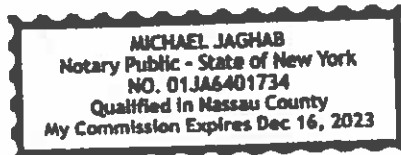
If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

Luke McAliffe
Print Name

[Signature]
Signature

Sworn to before me this 3rd
day of June 2020.

[Signature]



AFFIDAVIT OF OWNER(S)

(To be completed only if the applicant is not the sole owner)
(All owners must sign either as owner or applicant)

STATE OF NEW YORK) SS:

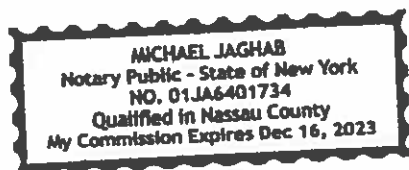
COUNTY OF NASSAU)

Luke McAviffe being duly sworn, deposes and says that (s)he is the owner of the property known as /// Downing Ave, in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

[Handwritten signature]

Sworn to before me on this 3rd day of JUNE 2020.

[Handwritten signature]



STATE OF NEW YORK) SS:

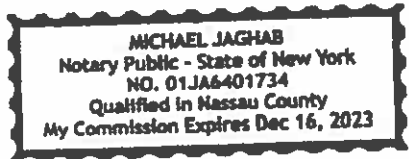
COUNTY OF NASSAU)

Mary McAviffe being duly sworn, deposes and says that (s)he is the owner of the property known as /// Downing Ave in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

[Handwritten signature: Mary McAviffe]

Sworn to before me on this 3rd day of JUNE 2020.

[Handwritten signature]



ZONING BOARD OF APPEALS _____
PLANNING BOARD _____ (check one)
VILLAGE OF SEA CLIFF

In the Matter of the Application of

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Luke McAviffle, being duly sworn, deposes and says:

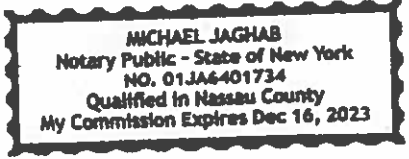
1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of North Hempstead or the Village of Sea Cliff, and no party officer of any political party, has an interest in the attached application within the meaning of General Municipal Law Section 809, except as stated hereinafter (if none, state "NONE"):

<u>Name</u>	<u>Address</u>	<u>Position</u>	<u>Nature of Interest</u>
<u>NONE</u>			

[Signature]
Signature

Sworn to before me this 3rd
day of June 2020 .

[Signature]





Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

Inspection Authorization

I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: _____

Date: _____

[Handwritten signature]
6/3/2020



INCORPORATED VILLAGE OF SEA CLIFF

Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579
(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

APPLICATION ID # 11963 APPLICATION DATE 6/5/2020 PERMIT # _____

PROPERTY ADDRESS: 111 Downing Avenue SECT 21 BLOCK M LOT 120

Owner: Luke & Mary McAniff Sea Cliff NY 11579
Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell: 917-623-9554 Email: luke-democrat@aol.com
mary mary 212@hotmail.com

Applicant: (if applicant is different from owner state relationship to owner) same
Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____ Email: _____

Architect:
Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____ Email: _____

Contractor: Woody Tree Service - Joe Douse Glen Cove NY 11542
Address: 1 Collins Rd City: _____ State: _____ Zip: _____

Phone: 516-493-7517 Cell: _____ Email: calljoe@woodytree.com

Plumber:
Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____ Email: _____

Electrician:
Address: _____ City: _____ State: _____ Zip: _____

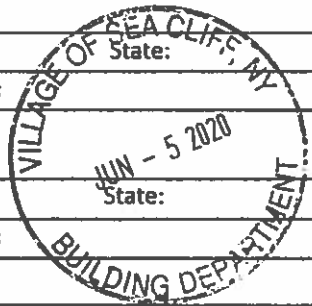
Phone: _____ Cell: _____ Email: _____

Other/Mechanical:
Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____ Email: _____

A/C, Boiler, etc Model# _____

A/C, Boiler, etc Model# _____



PROPOSED WORK: Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures, new services, i.e. gas, water, electric, number of new branch circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.

- Rebuild small retaining wall in back that fell down - 20ft by 135ft roughly
- Build three foot wall with stones then flat area for plants then another 3 foot wall of stones in back yard.
- widen driveway from 9 feet to 21 feet. This will be gravel as is now.
- Build 2 new foldstone columns & put 3 foot gate across front lawn.
- Build half driveway (half circle) across lawn & will require a tree to be removed.



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(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

Cost of Improvement: \$ 10,000

Owner: Deposits and says that they are the owner(s) in fee of the Premises, that the work proposed to be done upon the said Premises shall be completed in accordance with the approved application and accompanying plans, and that all the statements herein are true to the deponents own knowledge.

Owner Signature: [Signature]

Owner Signature: Mary Medved

MICHAEL JAGHAB
Notary Public - State of New York
NO. 01JA6401734
Qualified in Nassau County
My Commission Expires Dec 16, 2023

Date: 6/3/2020

Notary: [Signature]

Contractors must submit proof of current insurance (C-105.2 or U-26.3 for compensation and DB-120.1 for disability or DB-155 for disability) as required by NY State. Form CE-200 may be submitted if exempted. Nassau County requires licensing and liability insurance for residential work. Proof of these are also required of contractors prior to the issuance of the permit

OFFICIAL USE

FEES

Application Fee	\$
Permit Fees	_____
Building	_____
Plumbing	_____
Electrical	_____
Mechanical	_____
Certificate	_____
Other	_____
Total Permit Fees	\$

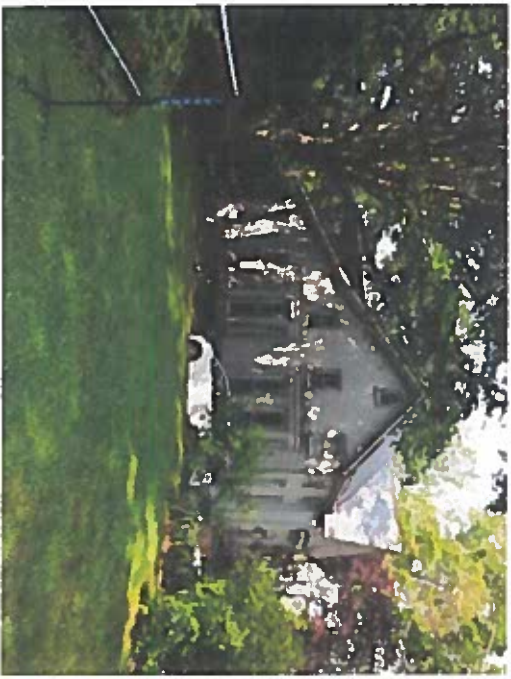
REQUIRED CERTIFICATES

- Cert of Occupancy
- Cert of Approval
- Cert of Completion
- Cert of Compliance
- Cert of Tenancy
- Letter in Lieu

Approved by _____ Examined for approval on _____

New State Law Requires: Site visits by the Building Department prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the Building Department.

Village Code Requires: Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month extensions may be applied with approval of the Building Department and payment of fees. Additional approvals require application (48-15)



VILLAGE OF SEA CLIFF, NY
JUN - 5 2020
BUILDING DEPARTMENT

HALEY JAMES & GERALDINE
OR CURRENT OWMER
108 DOWNING AVE
SEA CLIFF, NEW YORK 11579

GAUN CHRISTOPHER & E
OR CURRENT OWMER
3 TANGLEWOOD LN
SEA CLIFF, NEW YORK 11579

WIDENOR MARCIA
OR CURRENT OWMER
DOWNING AVE
SEA CLIFF, NEW YORK 11579

UNGER MARTIN & GAIL
OR CURRENT OWMER
1 TANGLEWOOD LN
SEA CLIFF, NEW YORK 11579

WITTMAN LILYAN
OR CURRENT OWMER
112 DOWNING AVE
SEA CLIFF, NEW YORK 11579

COHEN JARED & SUZANNE
OR CURRENT OWMER
2 FLORENCE AVE
SEA CLIFF, NEW YORK 11579

BLUMSTEIN VALLI PUZIO & LARRY
OR CURRENT OWMER
1 RICHARDSON AVE
SEA CLIFF, NEW YORK 11579

WIDENOR MARCIA
OR CURRENT OWMER
111 DOWNING AVE
SEA CLIFF, NEW YORK 11579

SCO FAMILY OF SERVICES
OR CURRENT OWMER
101 DOWNING AVE
SEA CLIFF, NEW YORK 11579

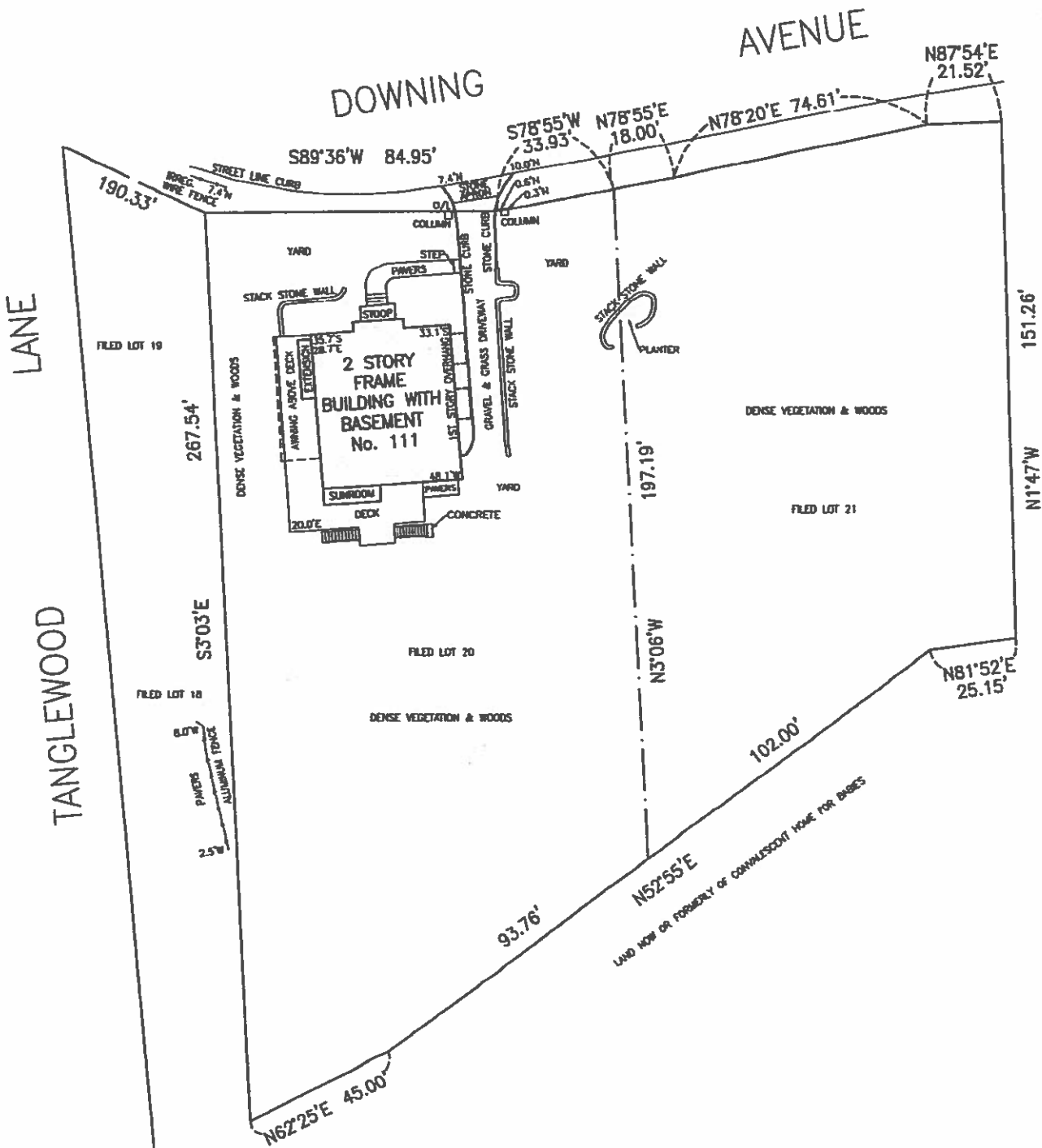
HINTON JR CHARLES H & FRANZISKA
OR CURRENT OWMER
210 DOWNING AVE
SEA CLIFF, NEW YORK 11579

ILBERG NOEL & LENORE
OR CURRENT OWMER
110 DOWNING AVE
SEA CLIFF, NEW YORK 11579

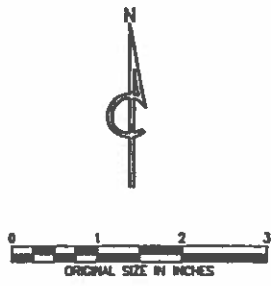
McAuliffe -

111 Downing Ave





- NOTES:**
1. THIS SURVEY WAS MADE FOR CONVERSESTONE LAND ABSTRACT, L.L.C. AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY.
 2. NO WARRANTY IS IMPLIED BY THIS MAP AS TO THE ACCURACY OR INCORPORATION OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF TITLE RECORDS.
 3. THIS MAP WAS MADE AT A SCALE OF 1" = 20' WHEN ORIGINALLY DRAWN.
 4. PROPERTY CORNER MEASUREMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 5. IF IT IS A VIOLATION OF THE STATE ENGINEERING LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM ON THIS MAP.
 6. THIS IS TO CERTIFY THAT THERE ARE NO UNRECORDED EASEMENTS OR OTHER CLAIMS BY THE PROPERTY OWNER WHICH COULD BE AFFECTED BY THIS SURVEY.
 7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MADE WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID FOR THIS PURPOSE.
 8. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SHOW THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT CHARTING 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 JOINTED/SHARED AGENCY, AND TO THE LINDING INFORMATION LISTED ON THIS BOUNDARY SURVEY MAP.
 9. THIS SURVEY IS NOT INTENDED TO BE USED FOR NEW CONSTRUCTION.

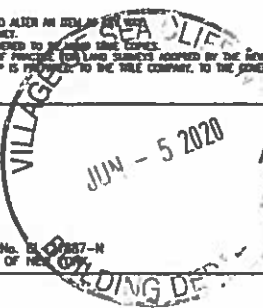


CERTIFIED TO:
LUKE MCALIFFE & MARY BRENNAN MCALIFFE
CORNERSTONE LAND ABSTRACT, LLC
STEWART TITLE INSURANCE COMPANY

TAX MAP
SECTION 21
BLOCK M
LOT 20 & 21

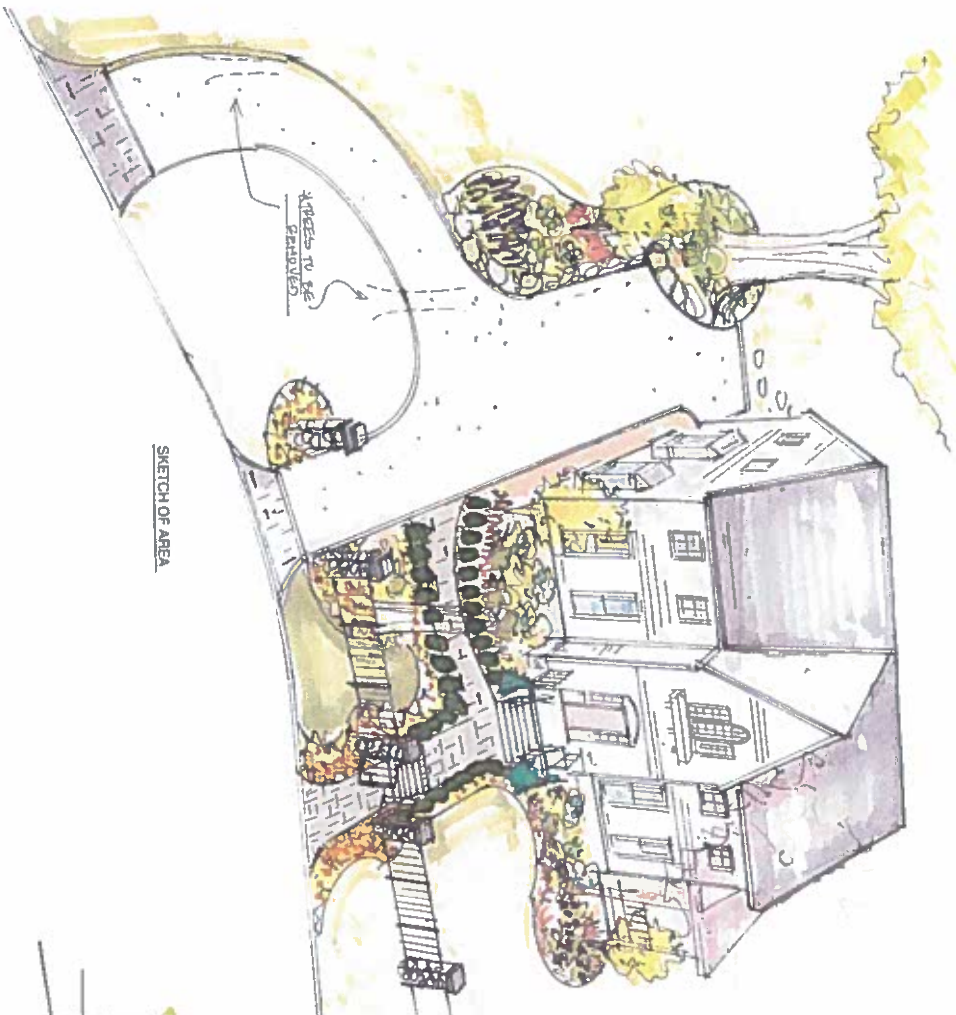
VILLAGE OF SEA CLIFF
TOWN OF OYSTER BAY
COUNTY OF NASSAU

TITLE No. 111
STATE OF N.Y.



DATE SURVEYED: JULY 13, 2019
ALL COUNTY LAND SURVEYOR PC
DONAL A. O'BUCKLEY PLS
187-17 45TH AVENUE
FLUSHING, NY 11358
TEL. 718-258-8114
FAX. 718-353-0938
EMAIL: DOBUCKLEY@ALLCSNY.COM

Donal A. O'Buckley
DONAL A. O'BUCKLEY, P.L.S.
NEW YORK LICENSE 08941



SKETCH OF AREA



LANDSCAPE PLANS FOR:
111 DOWNING AVENUE
SEA CLIFF, NY



PLANT LIST

Number	Symbol	Plant Name	Quantity
(1)	(Symbol)	Asplenium	5
(2)	(Symbol)	Wax Plant	5
(3)	(Symbol)	Yucca glauca	5
(4)	(Symbol)	Yucca glauca	5
(5)	(Symbol)	Yucca glauca	5
(6)	(Symbol)	Yucca glauca	5
(7)	(Symbol)	Yucca glauca	5
(8)	(Symbol)	Yucca glauca	5
(9)	(Symbol)	Yucca glauca	5
(10)	(Symbol)	Yucca glauca	5
(11)	(Symbol)	Yucca glauca	5
(12)	(Symbol)	Yucca glauca	5
(13)	(Symbol)	Yucca glauca	5
(14)	(Symbol)	Yucca glauca	5
(15)	(Symbol)	Yucca glauca	5
(16)	(Symbol)	Yucca glauca	5
(17)	(Symbol)	Yucca glauca	5
(18)	(Symbol)	Yucca glauca	5
(19)	(Symbol)	Yucca glauca	5
(20)	(Symbol)	Yucca glauca	5
(21)	(Symbol)	Yucca glauca	5
(22)	(Symbol)	Yucca glauca	5
(23)	(Symbol)	Yucca glauca	5
(24)	(Symbol)	Yucca glauca	5
(25)	(Symbol)	Yucca glauca	5
(26)	(Symbol)	Yucca glauca	5
(27)	(Symbol)	Yucca glauca	5
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(41)	(Symbol)	Yucca glauca	5
(42)	(Symbol)	Yucca glauca	5
(43)	(Symbol)	Yucca glauca	5
(44)	(Symbol)	Yucca glauca	5