

CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

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AUGUST 16, 2011
C03214.01

ENVIRONMENTAL EASEMENT DESCRIPTION (SITE ID 360084)

METES AND BOUNDS DESCRIPTION LOTS P-25 & P-25B, SHEET 2, SECTION 1 VILLAGE OF TARRYTOWN (TOWN OF GREENBURGH) WESTCHESTER COUNTY, NEW YORK

ALL THAT CERTAIN PARCEL OF LAND SITUATED AND LYING IN THE VILLAGE OF TARRYTOWN (TOWN OF GREENBURGH), WESTCHESTER COUNTY, NEW YORK, BEING KNOWN AS LOTS P-25 & P-25B AS SHOWN ON SHEET 2 OF SECTION 1 OF THE TAX MAP OF THE VILLAGE OF TARRYTOWN (TOWN OF GREENBURGH), WESTCHESTER COUNTY, NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE EASTERLY SIDELINE OF CORTLANDT STREET (A.K.A. FRANKLIN STREET - VARIABLE WIDTH RIGHT-OF-WAY) WITH THE DIVIDING LINE BETWEEN LOT P-25B AND LOT P-3, SHEET 2, SECTION 1, SAID POINT ALSO BEING MEASURED 508.35 FEET SOUTHERLY ON VARIOUS COURSES ALONG THE EASTERLY SIDELINE OF CORTLANDT STREET FROM THE SOUTHERLY TERMINUS OF A CURVE CONNECTING THE EASTERLY SIDELINE OF CORTLANDT STREET WITH THE SOUTHERLY SIDELINE OF WILDEY STREET (VARIABLE WIDTH RIGHT-OF-WAY) AND FROM SAID BEGINNING POINT RUNNING, THENCE; ALONG THE EASTERLY SIDELINE OF CORTLANDT STREET THE FOLLOWING THREE (3) COURSES:

1. NORTH 01 DEGREE - 42 MINUTES - 20 SECONDS EAST, A DISTANCE OF 28.84 FEET TO A POINT OF CURVATURE, THENCE;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 416.00 FEET, TURNING A CENTRAL ANGLE OF 13 DEGREES - 24 MINUTES - 54 SECONDS, AN ARC LENGTH OF 97.40 FEET, THE CHORD OF WHICH BEARS NORTH 08 DEGREES - 24 MINUTES - 47 SECONDS EAST, A CHORD DISTANCE OF 97.18 FEET TO A POINT OF TANGENCY, THENCE;
3. NORTH 15 DEGREES - 07 MINUTES - 15 SECONDS EAST, A DISTANCE OF 113.66 FEET TO A POINT, THENCE; ALONG THE DIVIDING LINE BETWEEN LOT P-25 AND LOT P-25A, SHEET 2, SECTION 1 THE FOLLOWING FOUR (4) COURSES:
4. SOUTH 69 DEGREES - 50 MINUTES - 53 SECONDS EAST, A DISTANCE OF 77.53 FEET TO A POINT, THENCE;
5. NORTH 20 DEGREES - 09 MINUTES - 07 SECONDS EAST, A DISTANCE OF 167.00 FEET TO A POINT, THENCE;
6. SOUTH 69 DEGREES - 50 MINUTES - 53 SECONDS EAST, A DISTANCE OF 16.58 FEET TO A POINT, THENCE;



7. NORTH 20 DEGREES - 09 MINUTES - 07 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF WILDEY STREET, THENCE; ALONG THE SOUTHERLY SIDELINE OF WILDEY STREET (VARIABLE WIDTH RIGHT-OF-WAY), THE FOLLOWING TWO (2) COURSES:
8. SOUTH 69 DEGREES - 50 MINUTES - 53 SECONDS EAST, A DISTANCE OF 98.32 FEET TO A POINT OF CURVATURE, THENCE;
9. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, TURNING A CENTRAL ANGLE OF 46 DEGREES - 56 MINUTES - 25 SECONDS, AN ARC LENGTH OF 77.83 FEET, THE CHORD OF WHICH BEARS SOUTH 46 DEGREES - 22 MINUTES - 40 SECONDS EAST, A CHORD DISTANCE OF 75.67 FEET TO A POINT OF TANGENCY, THENCE; ALONG THE SOUTHWESTERLY SIDELINE OF CENTRAL AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), THE FOLLOWING THREE (3) COURSES:
10. SOUTH 22 DEGREES - 54 MINUTES - 22 SECONDS EAST, A DISTANCE OF 112.04 FEET TO A POINT OF CURVATURE, THENCE;
11. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 334.00 FEET, TURNING A CENTRAL ANGLE OF 20 DEGREES - 07 MINUTES - 38 SECONDS, AN ARC LENGTH OF 117.33 FEET, THE CHORD OF WHICH BEARS SOUTH 32 DEGREES - 58 MINUTES - 11 SECONDS EAST, A CHORD DISTANCE OF 116.73 FEET TO A POINT OF REVERSE CURVATURE, THENCE;
12. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET, TURNING A CENTRAL ANGLE OF 55 DEGREES - 51 MINUTES - 01 SECOND, AN ARC LENGTH OF 42.89 FEET, THE CHORD OF WHICH BEARS SOUTH 15 DEGREES - 06 MINUTES - 30 SECONDS EAST, A CHORD DISTANCE OF 41.21 FEET TO A POINT OF TANGENCY, THENCE;
13. ALONG THE WESTERLY SIDELINE OF COTTAGE STREET (A.K.A. COTTAGE PLACE, VARIABLE WIDTH RIGHT-OF-WAY), SOUTH 12 DEGREES - 49 MINUTES - 20 SECONDS WEST, A DISTANCE OF 13.56 FEET TO A POINT, THENCE; ALONG THE DIVIDING LINE BETWEEN LOT P-25B, LOT P-11 AND LOT P-6E, SHEET 2, SECTION 1, THE FOLLOWING TWO (2) COURSES:
14. NORTH 73 DEGREES - 35 MINUTES - 40 SECONDS WEST, A DISTANCE OF 27.64 FEET TO A POINT, THENCE;
15. NORTH 59 DEGREES - 41 MINUTES - 10 SECONDS WEST, A DISTANCE OF 51.46 FEET TO A POINT, THENCE;
16. ALONG THE COMMON DIVIDING LINE BETWEEN LOT P-25B, LOT P-6E AND LOT P-6D, SHEET 2, SECTION 1, SOUTH 33 DEGREES - 15 MINUTES - 24 SECONDS WEST, A DISTANCE OF 84.29 FEET TO A POINT, THENCE;
17. ALONG THE COMMON DIVIDING LINE BETWEEN LOT P-25B, LOT P-6D AND LOT P-6C, SHEET 2, SECTION 1, SOUTH 08 DEGREES - 21 MINUTES - 21 SECONDS WEST, A DISTANCE OF 108.91 FEET TO A POINT, THENCE;
18. ALONG THE COMMON DIVIDING LINE BETWEEN LOT P-25B, LOT P-1 AND LOT P-3, SHEET 2, SECTION 1, NORTH 86 DEGREES - 25 MINUTES - 00 SECONDS WEST, A DISTANCE OF 358.16 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 141,596 SQUARE FEET OR 3.250 ACRES



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THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY NEW YORK LAND SERVICES, AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE NUMBER 11NYW11645 WITH AN EFFECTIVE DATE OF JANUARY 3, 2011.

CONTROL POINT ASSOCIATES, INC.



JAMES C. WEED
STATE OF NEW YORK
PROFESSIONAL LAND SURVEYOR #50765

8-16-11
DATE

P:\surveys\2009\03214\C03214.01\AM481\AM481-Jana P-25 & P-25B 8-16-11.dwg
Prepared By: _____
Reviewed By: _____

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

RECORD DESCRIPTION
LOTS P-25 & P-25B, SHEET 2, SECTION 1
VILLAGE OF TARRYTOWN (TOWN OF GREENBURGH)
WESTCHESTER COUNTY, NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF TARRYTOWN, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE EASTERLY SIDE OF CORTLANDT STREET WHERE THE SAME IS INTERSECTED BY THE NORTHERLY LINE OF THE LAND NOW OR FORMERLY OF THE VILLAGE OF TARRYTOWN;

RUNNING THENCE ALONG THE EASTERLY SIDE OF CORTLANDT STREET, THE FOLLOWING COURSES AND DISTANCES AND CURVES:

- NORTH 01 DEGREES 42 MINUTES 20 SECONDS EAST, 28.84 FEET TO A POINT OF CURVE;
- ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 416.00 FEET, A DISTANCE OF 97.40 FEET TO A POINT OF TANGENCY;
- NORTH 15 DEGREES 07 MINUTES 15 SECONDS EAST, 113.66 FEET;

THENCE THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 69 DEGREES 50 MINUTES 53 SECONDS EAST, 77.53 FEET;
- NORTH 20 DEGREES 09 MINUTES 07 SECONDS EAST, 167.00 FEET;
- SOUTH 69 DEGREES 50 MINUTES 53 SECONDS EAST, 16.58 FEET, AND
- NORTH 20 DEGREES 09 MINUTES 07 SECONDS EAST, 110.00 FEET TO THE SOUTHERLY SIDE OF WILDEY STREET.

THENCE ALONG THE SOUTHERLY SIDE OF WILDEY STREET, SOUTH 69 DEGREES 50 MINUTES 53 SECONDS EAST, 98.32 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET, A DISTANCE OF 77.83 FEET TO THE SOUTHWESTERLY SIDE OF CENTRAL AVENUE;

THENCE ALONG THE SOUTHWESTERLY SIDE OF CENTRAL AVENUE, SOUTH 22 DEGREES 54 MINUTES 22 SECONDS EAST, 112.04 FEET TO A POINT OF CURVE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 334.00 FEET, A DISTANCE OF 117.33 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET, A DISTANCE OF 42.89 FEET TO A POINT ON THE WESTERLY SIDE OF COTTAGE PLACE;

THENCE ALONG THE WESTERLY SIDE OF COTTAGE PLACE, SOUTH 12 DEGREES 49 MINUTES 20 SECONDS WEST, 13.56 FEET TO THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF MOTEN;

THENCE ALONG THE SAID NORTHERLY LINE OF LAND NOW OR FORMERLY OF MOTEN, NORTH 73 DEGREES 35 MINUTES 40 SECONDS WEST, 27.64 FEET AND NORTH 59 DEGREES 41 MINUTES 10 SECONDS WEST, 51.46 FEET TO THE WESTERLY LINE OF SAID LAND NOW OR FORMERLY OF MOTEN;

THENCE IN PART ALONG THE WESTERLY LINE OF LAND NOW OR FORMERLY OF MOTEN AND IN PART ALONG THE WESTERLY LINE OF LAND NOW OR FORMERLY OF MOTEN, SOUTH 33 DEGREES 15 MINUTES 24 SECONDS WEST, 84.29 FEET TO A POINT;

THENCE CONTINUING IN PART ALONG THE WESTERLY LINE OF LAND NOW OR FORMERLY OF MOTEN AND IN PART ALONG THE WESTERLY LINE OF LAND NOW OR FORMERLY OF MOTEN, SOUTH 08 DEGREES 21 MINUTES 21 SECONDS WEST, 108.91 FEET TO THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF ASBURY TERRACE;

THENCE IN PART ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF ASBURY TERRACE AND IN PART ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF THE VILLAGE OF TARRYTOWN, NORTH 86 DEGREES 25 MINUTES 00 SECONDS WEST, 358.16 FEET TO THE EASTERLY SIDE OF CORTLANDT STREET AND THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH THE BENEFITS AND SUBJECT TO THE BURDENS OF AN EASEMENT CONTAINED IN INSTRUMENT RECORDED IN LIBER 7295 PAGE 427 AND MODIFIED BY INSTRUMENT IN LIBER 7588 PAGE 358.

ENVIRONMENTAL EASEMENT DESCRIPTION
(SITE ID 360084)
METS AND SOUND DESCRIPTION
LOTS P-25 & P-25B, SHEET 2, SECTION 1
VILLAGE OF TARRYTOWN (TOWN OF GREENBURGH)
WESTCHESTER COUNTY, NEW YORK

ALL THAT CERTAIN PARCEL OF LAND SITUATED AND LYING IN THE VILLAGE OF TARRYTOWN (TOWN OF GREENBURGH), WESTCHESTER COUNTY, NEW YORK, BEING KNOWN AS LOTS P-25 & P-25B AS SHOWN ON SHEET 2 OF SECTION 1 OF THE TAX MAP OF THE VILLAGE OF TARRYTOWN (TOWN OF GREENBURGH), WESTCHESTER COUNTY, NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF CORTLANDT STREET (A.K.A. FRANKLIN STREET - VARIABLE WIDTH RIGHT-OF-WAY) WITH THE DIVIDING LINE BETWEEN LOT P-25B AND LOT P-3, SHEET 2, SECTION 1, SAID POINT ALSO BEING MEASURED 508.35 FEET SOUTHERLY VARIOUS COURSE ALONG THE EASTERLY SIDE OF CORTLANDT STREET FROM THE SOUTHERLY TERMINUS OF A CURVE CONNECTING THE EASTERLY SIDE OF CORTLANDT STREET WITH THE SOUTHERLY SIDE OF WILDEY STREET (VARIABLE WIDTH RIGHT-OF-WAY) AND FROM SAID BEGINNING POINT RUNNING, THENCE, ALONG THE EASTERLY SIDE OF CORTLANDT STREET THE FOLLOWING THREE (3) COURSES:

- NORTH 01 DEGREE - 42 MINUTES - 20 SECONDS EAST, A DISTANCE OF 28.84 FEET TO A POINT OF CURVATURE, THENCE;
- ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 416.00 FEET, TURNING A CENTRAL ANGLE OF 13 DEGREES - 24 MINUTES - 54 SECONDS, AN ARC LENGTH OF 97.40 FEET, THE CHORD OF WHICH BEARS NORTH 08 DEGREES - 24 MINUTES - 47 SECONDS EAST, A CHORD DISTANCE OF 97.18 FEET TO A POINT OF TANGENCY, THENCE;
- NORTH 15 DEGREES - 07 MINUTES - 15 SECONDS EAST, A DISTANCE OF 113.66 FEET TO A POINT, THENCE, ALONG THE DIVIDING LINE BETWEEN LOT P-25 AND LOT P-25A, SHEET 2, SECTION 1 THE FOLLOWING FOUR (4) COURSES:
- SOUTH 69 DEGREES - 50 MINUTES - 53 SECONDS EAST, A DISTANCE OF 77.53 FEET TO A POINT, THENCE;
- NORTH 20 DEGREES - 09 MINUTES - 07 SECONDS EAST, A DISTANCE OF 167.00 FEET TO A POINT, THENCE;
- SOUTH 69 DEGREES - 50 MINUTES - 53 SECONDS EAST, A DISTANCE OF 16.58 FEET TO A POINT, THENCE;
- NORTH 20 DEGREES - 09 MINUTES - 07 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTHERLY SIDE OF WILDEY STREET, THENCE, ALONG THE SOUTHERLY SIDE OF WILDEY STREET (VARIABLE WIDTH R.O.W.) THE FOLLOWING TWO (2) COURSES:
- SOUTH 69 DEGREES - 50 MINUTES - 53 SECONDS EAST, A DISTANCE OF 98.32 FEET TO A POINT OF CURVATURE, THENCE;
- ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, TURNING A CENTRAL ANGLE OF 46 DEGREES - 56 MINUTES - 25 SECONDS, AN ARC LENGTH OF 77.83 FEET, THE CHORD OF WHICH BEARS SOUTH 22 DEGREES - 54 MINUTES - 22 SECONDS EAST, A CHORD DISTANCE OF 77.67 FEET TO A POINT OF TANGENCY, THENCE, ALONG THE SOUTHWESTERLY SIDE OF CENTRAL AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), THE FOLLOWING THREE (3) COURSES:
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- ALONG THE WESTERLY SIDE OF COTTAGE STREET (A.K.A. COTTAGE PLACE, VARIABLE WIDTH RIGHT-OF-WAY), SOUTH 12 DEGREES - 49 MINUTES - 20 SECONDS WEST, A DISTANCE OF 13.56 FEET TO A POINT, THENCE, ALONG THE DIVIDING LINE BETWEEN LOT P-25B, LOT P-11 AND LOT P-6E, SHEET 2, SECTION 1 THE FOLLOWING TWO (2) COURSES:
- NORTH 73 DEGREES - 35 MINUTES - 40 SECONDS WEST, A DISTANCE OF 27.64 FEET TO A POINT, THENCE;
- NORTH 59 DEGREES - 41 MINUTES - 10 SECONDS WEST, A DISTANCE OF 51.46 FEET TO A POINT, THENCE;
- ALONG THE COMMON DIVIDING LINE BETWEEN LOT P-25B, LOT P-6E AND LOT P-6D, SHEET 2, SECTION 1, SOUTH 33 DEGREES - 15 MINUTES - 24 SECONDS WEST, A DISTANCE OF 84.29 FEET TO A POINT, THENCE;
- ALONG THE COMMON DIVIDING LINE BETWEEN LOT P-25B, LOT P-6D AND LOT P-6C, SHEET 2, SECTION 1, SOUTH 08 DEGREES - 21 MINUTES - 21 SECONDS WEST, A DISTANCE OF 108.91 FEET TO A POINT, THENCE;
- ALONG THE COMMON DIVIDING LINE BETWEEN LOT P-25B, LOT P-1 AND LOT P-3, SHEET 2, SECTION 1, NORTH 86 DEGREES - 25 MINUTES - 00 SECONDS WEST, A DISTANCE OF 358.16 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES AS DESCRIBED IN THE RECORD DESCRIPTION.

CONTAINING 141,596 SQUARE FEET OR 3.250 ACRES.

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY NEW YORK LAND SERVICES, AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE NUMBER 111NYW1645, WITH AN EFFECTIVE DATE OF JANUARY 3, 2011.

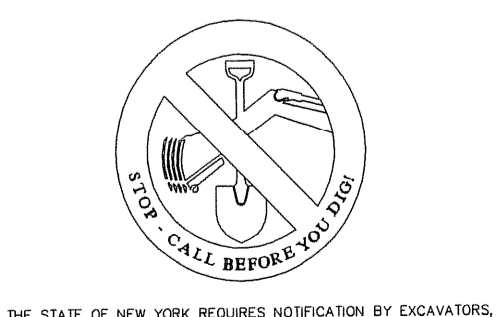
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK STATE ONE CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

SERIAL NUMBER(S): 06173-012-001, 06173-012-002, 06173-012-003 (2003 MARKOUT)

UTILITY COMPANY
CABLEVISION
CON EDISON
MCI
VERIZON
VILLAGE OF SLEEPY HOLLOW WATER & SEWER
VILLAGE OF TARRYTOWN WATER & SEWER
WESTCHESTER COUNTY SEWER

PHONE NUMBER
(845) 624-8000
(914) 993-2100
(914) 328-4612
(914) 773-4200
(914) 631-0533
(914) 631-7873
(914) 995-2547



NOTE: PHYSICAL FEATURES SHOWN ARE THOSE EXISTING ON JUNE 17, 2008 AND MAY NOT REFLECT CURRENT CONDITIONS.

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.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 8, 9, 10, 11(c) & 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JAMES C. WEED
NEW YORK PROFESSIONAL LAND SURVEYOR #5765

6-23-2011
DATE

- LEGEND**
- HYDRANT
 - WATER VALVE
 - GAS VALVE
 - OVERHEAD WIRES
 - UNCONFIRMED LOC. UNDERGROUND GAS LINE
 - UNCONFIRMED LOC. UNDERGROUND WATER LINE
 - UNCONFIRMED LOC. UNDERGROUND TEL. LINE
 - UNCONFIRMED LOC. UNDERGROUND ELEC. LINE
 - UNCONFIRMED LOC. UNDERGROUND STORM SEWER LINE
 - UTILITY POLE
 - GUY WIRE
 - TRAFFIC SIGNAL
 - LIGHT POLE
 - AREA LIGHT
 - BOLLARD
 - WOOD GUIDE RAIL
 - PAY PHONE
 - GAS METER
 - LANDSCAPED AREA
 - EDGE OF PAVEMENT
 - DEPRESSED CURB
 - CHAIN LINK FENCE
 - PAINTED ARROWS
 - ENVIRONMENTAL EASEMENT AREA

RESTRICTED RETAIL ZONE (RR) ZONING REQUIREMENTS

BULK REQUIREMENTS	REQUIRED
MIN LOT SIZE	5,000'
MIN FRONTAGE	50'
MIN BLDG. SETBACKS	
MIN FRONT YARD	15'
MIN SIDE YARD	8', BOTH 18'
MIN REAR YARD	26'
MAX BUILDING HEIGHT	2 STORIES (25')
MAX PRINCIPAL BUILDING COVERAGE	50%
MAX TOTAL BUILDING COVERAGE	50%
MAX FLOOR AREA RATIO	REVISED-NOT PUBLISHED AS OF 10-16-2007

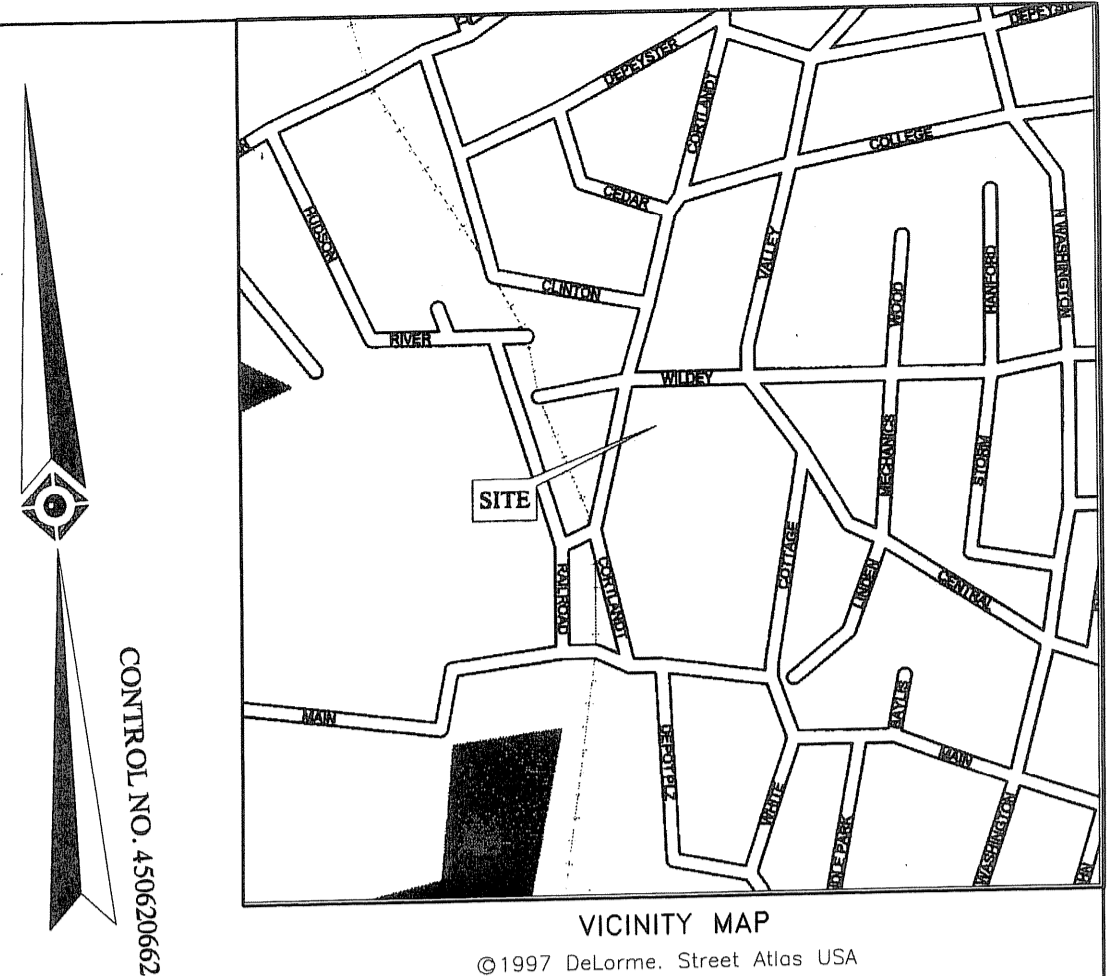
NOTE: ZONING INFORMATION PROVIDED FOR REFERENCE ONLY. IN DEPTH ZONING ANALYSIS WAS NOT PERFORMED AS PART OF THIS SURVEY.

ZONING INFORMATION SHOULD BE CONFIRMED WITH THE VILLAGE OF TARRYTOWN PRIOR TO USE

R=44.00'
Δ=55°51'01"
L=42.89'
CHB=S 15°06'30" E
CHD=41.21'

S 12°49'20" W
13.56'
N 73°35'40" W
27.64'

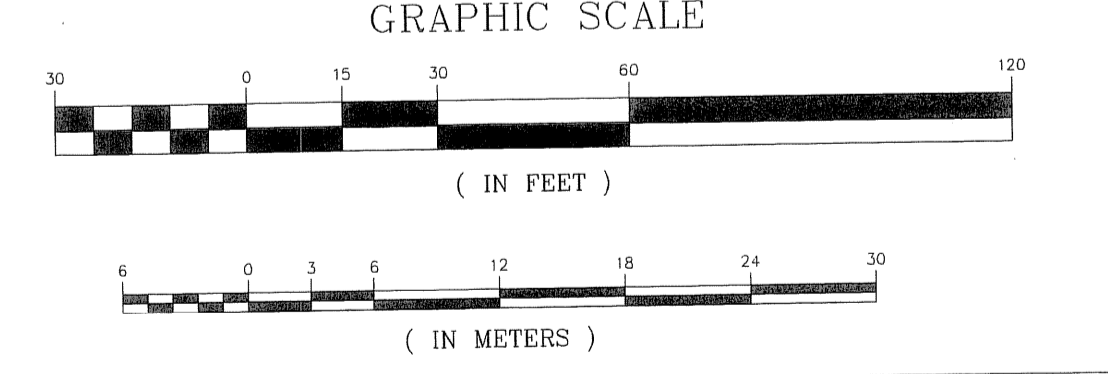
PARKING SPACE COUNT:
REGULAR=172
HANDICAPPED=8
TOTAL=180



- NOTES:**
- PROPERTY KNOWN AS LOTS P-25 & P-25B, SECTION 1, SHEET 2, AS IDENTIFIED ON THE TAX MAP OF THE VILLAGE OF TARRYTOWN, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK.
 - AREA = 141,596 S.F. OR 3.250 ACRES
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY NEW YORK LAND SERVICES, AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE NO. 111NYW1645, WITH AN EFFECTIVE DATE OF JANUARY 3, 2011 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
 - (50) COVENANTS, CONDITIONS, AGREEMENTS AND RESTRICTIONS SET FORTH IN BOUNDARY LINE AGREEMENT IN LIBER 150, PG. 96 AND LIBER 426, PG. 347 - UNABLE TO PLOT, DESCRIPTION VAGUE, DOCUMENTS ILLEGIBLE.
 - (56) TERMS, COVENANTS, RESTRICTIONS, REVERSION, EASEMENTS AND CONDITIONS WITH RIGHT OF REVERTER AS SET FORTH IN:
 - LIBER 7295, PG. 427 - DEED OF SALE FROM TARRYTOWN URBAN RENEWAL AGENCY TO ROBERT MARTIN CORP. FOR P-25 & P-25A & P-25B.
 - LIBER 7349, PG. 765 - VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT IN FAVOR OF P-25A - SHOWN
 - LIBER 7588, PG. 568 AND LIBER 8032, PG. 748 - CERTIFICATE OF COMPLETION FOR LOT P-25
 - (54) COVENANTS AND EASEMENTS SET FORTH IN LIBER 7349, PG. 570; AS MODIFIED IN LIBER 7651, PG. 385; AND LIBER 7699, PG. 690 AND LIBER 7883, PG. 274 - MAINTENANCE AGREEMENT - SHOWN
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - PROPERTY IS LOCATED IN ZONE RR (RESTRICTED RETAIL DISTRICT) PER VILLAGE OF TARRYTOWN CLERK'S OFFICE.
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 - PER AVAILABLE RECORDS THE SURVEY IDENTIFIES THE CURRENT OWNERS OF PROPERTIES NEAR THE SITE.
 - THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN, A COPY OF WHICH CAN BE OBTAINED FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233, AND MUST BE MAINTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY.

REFERENCES:

- THE OFFICIAL TAX MAP OF THE VILLAGE OF TARRYTOWN, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK, SECTION 1, SHEET 2.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, FOR WESTCHESTER COUNTY, NEW YORK, (ALL JURISDICTIONS) CONTAINS: GREENBURGH, TOWN OF -360911, MOUNT PLEASANT, TOWN OF -360919, SLEEPY HOLLOW, VILLAGE OF -360915, TARRYTOWN, VILLAGE OF -360933, PANEL 253 OF 426, MAP SUFFIX: F, MAP NUMBER 361116C025.F, EFFECTIVE DATE SEPTEMBER 28, 2007.
- GAS MAPS PROVIDED BY CONSOLIDATED EDISON CO. OF N.Y. - WESTCHESTER, PLATE NO. 61-AN-B & 61-AM-D.
- ELECTRIC PLANS PROVIDED BY CONSOLIDATED EDISON CO. OF N.Y. - WESTCHESTER, PLATE NO. 61-AN-B, 61-AM-D, 61-AN-2 & 61-AM-4.
- WATER MAP PROVIDED BY TARRYTOWN DPW, DATED 01/04/1991.
- SEWER MAP PROVIDED BY TARRYTOWN DPW, DATED 01/04/1991.
- MAP ENTITLED "MAP OF LOTS SURVEYED FOR VINCENT CECILLINO, VILLAGE OF TARRYTOWN, TOWN OF GREENBURGH, WESTCHESTER COUNTY, N.Y." PREPARED BY WULF ENGINEERING CO., DATED 6-12-22, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JULY 3, 1922 AS MAP #2418.
- MAP ENTITLED "SURVEYED FOR JAMES BILO" DATED FEB. 5, 1907, FILED IN THE WESTCHESTER COUNTY REGISTER'S OFFICE ON SEPT. 30, 1910 IN MAP VOL. 32, PG. 46.
- MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, NODDLE DEVELOPMENT COMPANY, CORTLANDT & WILDEY STREET, LOTS P-25 & P-25B, SECTION 1, VILLAGE OF TARRYTOWN, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 7-11-03, LAST REVISED 2-14-05 AS REVISION NO. 3, FILE NO. C03214.



NO.	DESCRIPTION OF REVISION	DRAWN:	APPROVED:	DATE
4	REVISED TITLE BLOCK, NOTES, AND ENVIRONMENTAL EASEMENT DESCRIPTION	B.S.W.	P.J.	6-23-11
3	REVISE PER UPDATED TITLE REPORT AND DEPT. OF ENV. CONSERVATION REQUIREMENTS	E.S.E.	P.J.	2-14-11
2	REVISE TO ADD RECORD DESCRIPTION	T.J.D.	P.J.	10-22-07
1	REVISE PER ATTORNEY REVIEW	T.J.D.	P.J.	10-16-07

ALTA/ACSM LAND TITLE SURVEY
ACADIA TARRYTOWN LLC
124-134 WILDEY STREET
LOTS P-25 & P-25B, SECTION 1, SHEET 2
VILLAGE OF TARRYTOWN, TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

CONTROL POINT ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
CHARLTON, NY 07019
908.668.0099 • 908.668.9595 FAX

NEW BRITAIN CORPORATE CENTER
100 MANOR DRIVE, SUITE 120
CHARLTON, PA 18814
215.712.9800

DATE: 10-2-2007
SCALE: 1"=30'
FILE NO: C03214.01/DEC
DWG. NO: 1 OF 1