



**SURVEY OF TAX LOTS 1, 2, 3 & 4
BLOCK 265
SECTION 008.370**
AS SHOWN ON THE OFFICIAL TAX MAP OF
THE VILLAGE OF DOBBS FERRY
SITUATED IN THE
**TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.**
MAP REFERENCES

- MAP No. 1 OF PROPERTY OF THE ERHARDT EDWARDS LOWERRE SYNDICATE AT CHAUNCEY IN THE TOWN OF GREENBURGH, WESTCHESTER COUNTY, NY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 974 ON APRIL 2, 1891.
- MAP VOLUME 86, PAGE 8A FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, ON MAY 8, 1894.
- ENGINEERING DEPARTMENT WESTCHESTER COUNTY PARK COMMISSION PLAN OF STAUFFER CHEMICAL WORKS SHOWING PROPOSED WATER SUPPLY LAYOUT, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 3216 ON NOVEMBER 24, 1927.
- MAP SHOWING LANDS TO BE ACQUIRED BY WESTCHESTER COUNTY PARK COMMISSION FOR SAW MILL PARKWAY BETWEEN THE VILLAGE LINE OF HASTINGS AND MEADOW AVENUE IN THE VILLAGE OF DOBBS FERRY AND TOWN OF GREENBURGH, WESTCHESTER COUNTY, NY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 3491 ON AUGUST 6, 1929.
- TRUNK SEWER WESTCHESTER COUNTY SANITARY SEWER COMMISSION SAW MILL PROJECT PROPERTY MAP SHEET 26, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 4270 ON APRIL 14, 1936.
- TRUNK SEWER WESTCHESTER COUNTY SANITARY SEWER COMMISSION SAW MILL PROJECT PROPERTY MAP SHEET 28, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 4273 ON APRIL 14, 1936.
- MAP SHOWING LANDS EAST HUDSON PARKWAY AUTHORITY IN THE NAME OF THE STATE OF NEW YORK PURSUANT TO CHAPTER 649 OF LAWS OF 1960 SAW MILL RIVER PARKWAY SHEET No. 13, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 14263 ON MARCH 5, 1965.
- NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY LAWRENCE STREET OVER SAW MILL RIVER WESTCHESTER COUNTY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 21290 ON AUGUST 3, 1983.
- SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION). FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 24547 ON DECEMBER 19, 1991.
- SHEET 33 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION). FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 24547 ON DECEMBER 19, 1991.

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209 SUBDIVISION 2.

ENCROACHMENTS BELOW GRADE AND/OR SUB-GRADE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT "CODE OF PRACTICE" OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. ALL CERTIFICATIONS SHOWN HEREON SHALL RUN ONLY TO PERSONS NAMED HEREON AND FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO ANY TITLE COMPANY OR LENDING INSTITUTION NAMED HEREON. SAID CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



ALL CERTIFICATIONS SHOWN HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES THEREOF BEAR THE SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

PAUL J. PETRETTI
CIVIL ENGINEER AND LAND SURVEYOR
CPSNO/CRESIC
30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522
Phone Number 914-674-9827 E-Mail PJPET@Aol.com

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV.

SOIL BORINGS SHOWN HEREON LOCATED ON JULY 15, 2019.

I, PAUL J. PETRETTI, P.E., L.S., THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON OCTOBER 22, 2009. SURVEY COMPLETED ON JULY 9, 2019. MAP COMPLETED JULY 15, 2019. MAP REVISED JUNE 23, 2020. TAX LOT 2 & REVISED LEGAL DESCRIPTION ADDED JULY 7, 2020. MAP REVISED DECEMBER 20, 2021. JAN 27 2022

FIRM
FLOOD INSURANCE RATE MAP
FOR WESTCHESTER COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:

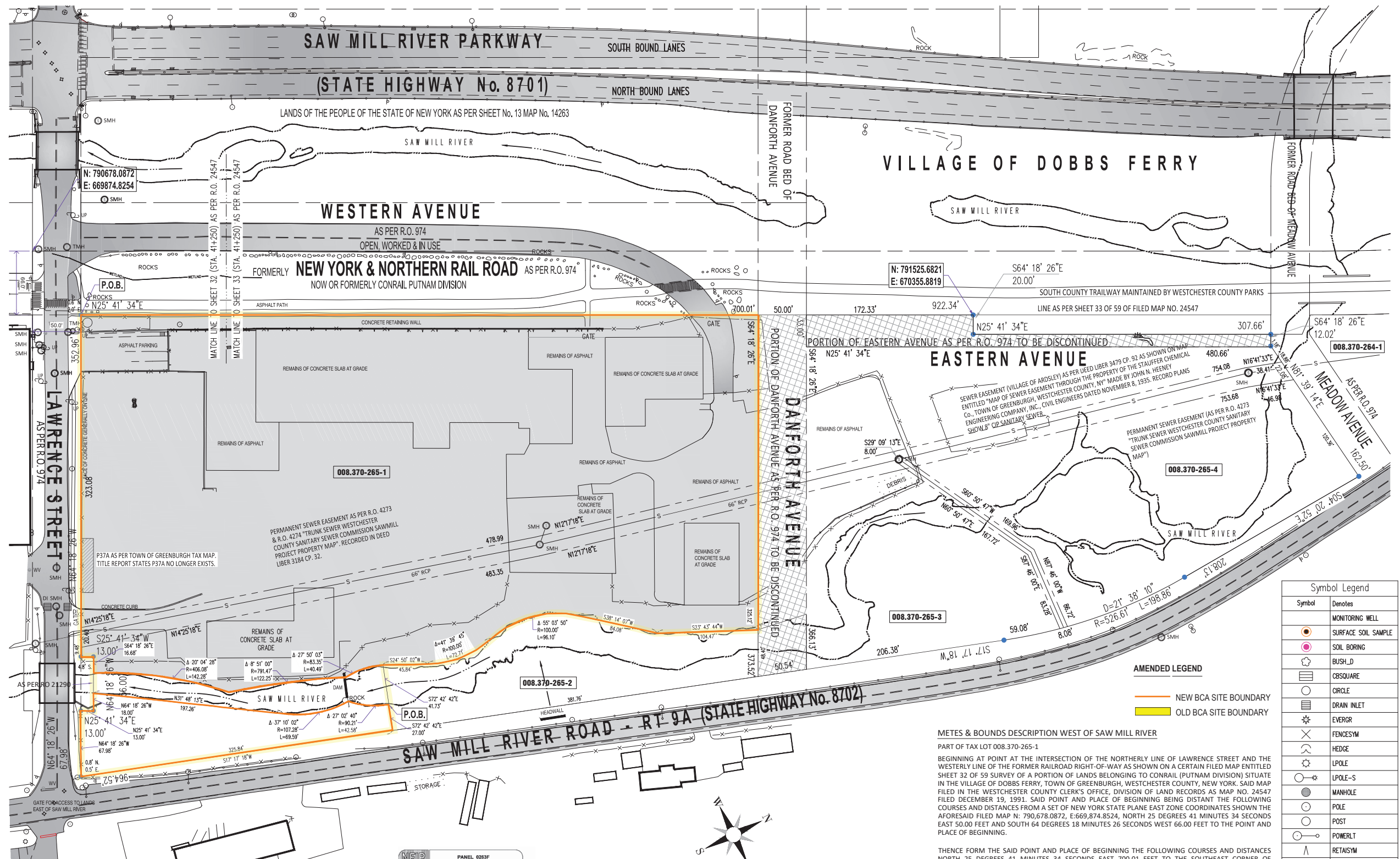
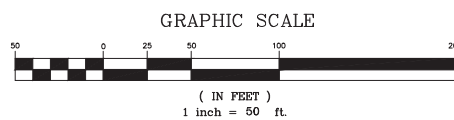
COMMUNITY	NUMBER
ARDLEY VILLAGE OF DOBBS FERRY,	360902
VILLAGE OF GREENBURGH, TOWN OF HASTINGS-ON-HUDSON,	360911
VILLAGE OF IRVINGTON, VILLAGE	360914

PANEL 263 OF 426
MAP SUFFIX: F
SEE MAP INDEX FOR FIRM PANEL LAYOUT

MAP NUMBER: 36119C0263F
EFFECTIVE DATE: SEPTEMBER 28, 2007
Federal Emergency Management Agency

TOTAL LOT AREA = 469,190 S.F. / 10.7711 ACRES (INCLUDING ROAD BEDS TO BE DISCONTINUED)
AREA OF DISCONTINUED PORTION OF DANFORTH AVENUE = 18,491 S.F. / 0.4244 ACRES
AREA OF DISCONTINUED PORTION OF WESTERN AVENUE = 9,687 S.F. / 0.2224 ACRES

MAPPING DATUM: NORTH AMERICAN DATUM 1983
STATE PLANE COORDINATES - NEW YORK EAST ZONE



Symbol	Denotes
○	MONITORING WELL
●	SURFACE SOIL SAMPLE
○	SOIL BORING
⊗	BUSH/D
□	CBSQUARE
○	CIRCLE
⊖	DRAIN INLET
⊗	EVERGR
⊗	FENCESYM
⊗	HEDGE
⊗	LPOLE
⊗	LPOLE-S
⊗	MANHOLE
⊗	POLE
⊗	POST
⊗	POWERLT
⊗	RETAISYM
⊗	SIGN
⊗	SMH
⊗	SQUARE
⊗	STONESYM
⊗	STUMP
⊗	SWAMP
⊗	TMH
⊗	TREE
⊗	TRPEDCTR
⊗	TRISIGNAL
⊗	UPOLE
⊗	WATER VALVE

METES & BOUNDS DESCRIPTION WEST OF SAW MILL RIVER

PART OF TAX LOT 008.370-265-1
BEGINNING AT POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF LAWRENCE STREET AND THE WESTERLY LINE OF THE FORMER RAILROAD RIGHT-OF-WAY AS SHOWN ON A CERTAIN FILED MAP ENTITLED SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION) SITUATE IN THE VILLAGE OF DOBBS FERRY, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK; SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS AS MAP No. 24547 FILED DECEMBER 19, 1991. SAID POINT AND PLACE OF BEGINNING BEING DISTANT THE FOLLOWING COURSES AND DISTANCES FROM A SET OF NEW YORK STATE PLANE EAST ZONE COORDINATES SHOWN THE AFORESAID FILED MAP N: 790,678.0872, E: 669,874.8524, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 50.00 FEET AND SOUTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 66.00 FEET TO THE POINT AND PLACE OF BEGINNING.
THENCE FORM THE SAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 700.01 FEET TO THE SOUTHEAST CORNER OF DANFORTH AVENUE AS SHOWN ON R.O. 974, THENCE SOUTH 64 DEGREES 18 MINUTES 26 SECONDS EAST 325.12 FEET ALONG THE AFORESAID DANFORTH AVENUE
THENCE, SOUTH 23 DEGREES 43 MINUTES 20 SECONDS WEST 104.47 FEET,
THENCE, SOUTH 38 DEGREES 14 MINUTES 07 SECONDS WEST 84.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 55 DEGREES 03 MINUTES 50 SECONDS WITH A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 96.10 FEET TO A POINT OF REVERSE CURVATURE,
THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 41 DEGREES 39 MINUTES 45 SECONDS, AND A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 72.71 FEET TO A POINT,
THENCE SOUTH 24 DEGREES 50 MINUTES 02 SECONDS WEST 45.84 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27 DEGREES 50 MINUTES 03 SECONDS HAVING A RADIUS OF 83.35 FEET AND AN ARC LENGTH OF 40.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 08 DEGREES 51 MINUTES 00 SECONDS AND RADIUS OF 791.47 FEET AND AN ARC LENGTH OF 122.25 FEET TO A POINT OF A REVERSE CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 20 DEGREES 04 MINUTES 28 SECONDS AND A RADIUS OF 406.08 FEET AND AN ARC LENGTH OF 142.28 FEET TO A POINT ON THE NORTHERLY LINE OF LAWRENCE STREET,
THENCE, NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 16.68 FEET,
THENCE, SOUTH 25 DEGREES 41 MINUTES 34 SECONDS WEST 13.00 FEET,
CONTINUING ALONG THE NORTHERLY LINE OF LAWRENCE STREET, NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 323.08 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING SQUARE FEET OF LAND MORE OR LESS: 245,437.5 S.F. / 5.63 ACRES



SITE LOCATION MAP N.T.S.

SURVEY OF TAX LOTS 1, 2, 3 & 4 BLOCK 265 SECTION 008.370 AS SHOWN ON THE OFFICIAL TAX MAP OF THE VILLAGE OF DOBBS FERRY SITUATED IN THE TOWN OF GREENBURGH WESTCHESTER COUNTY, NEW YORK.

MAP REFERENCES

- MAP No. 1 OF PROPERTY OF THE ERHARDT EDWARDS LOWERRE SYNDICATE AT CHAUNCEY IN THE TOWN OF GREENBURGH, WESTCHESTER COUNTY, NY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 974 ON APRIL 2, 1891.
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PAUL J. PETRETTI
CIVIL ENGINEER AND LAND SURVEYOR
CPSNO/CRESIC
30 GOULD AVENUE, DOBBS FERRY, NEW YORK 10522
Phone Number 914-674-9827 E-Mail PJP@CPSNO.com

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SOIL BORINGS SHOWN HEREON LOCATED ON JULY 15, 2019.

I, PAUL J. PETRETTI, P.E., L.S., THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON OCTOBER 22, 2009. SURVEY COMPLETED ON JULY 9, 2019. MAP COMPLETED JULY 15, 2019. MAP REVISED JUNE 23, 2020. TAX LOT 2 & REVISED LEGAL DESCRIPTION ADDED JULY 7, 2020. MAP REVISED DECEMBER 20, 2021, JAN 27 2022

FIRM
FLOOD INSURANCE RATE MAP
FOR WESTCHESTER COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:
COMMUNITY NUMBER
ARDLEY VILLAGE OF DOBBS FERRY, 360902
VILLAGE OF GREENBURGH, TOWN OF HASTINGS-ON-HUDSON, 360911
VILLAGE OF IRVINGTON, 360914

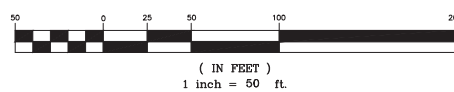
OF PANEL 263 OF 426
MAP SUFFIX: F
SEE MAP INDEX FOR PANEL LAYOUT

MAP NUMBER: 36119C0263F
EFFECTIVE DATE: SEPTEMBER 28, 2007
Federal Emergency Management Agency

TOTAL LOT AREA = 469,190 S.F. / 10.7711 ACRES (INCLUDING ROAD BEDS TO BE DISCONTINUED)
AREA OF DISCONTINUED PORTION OF DANFORTH AVENUE = 18,491 S.F. / 0.4244 ACRES
AREA OF DISCONTINUED PORTION OF WESTERN AVENUE = 9,687 S.F. / 0.2224 ACRES

MAPPING DATUM: NORTH AMERICAN DATUM 1983
STATE PLANE COORDINATES - NEW YORK EAST ZONE

GRAPHIC SCALE



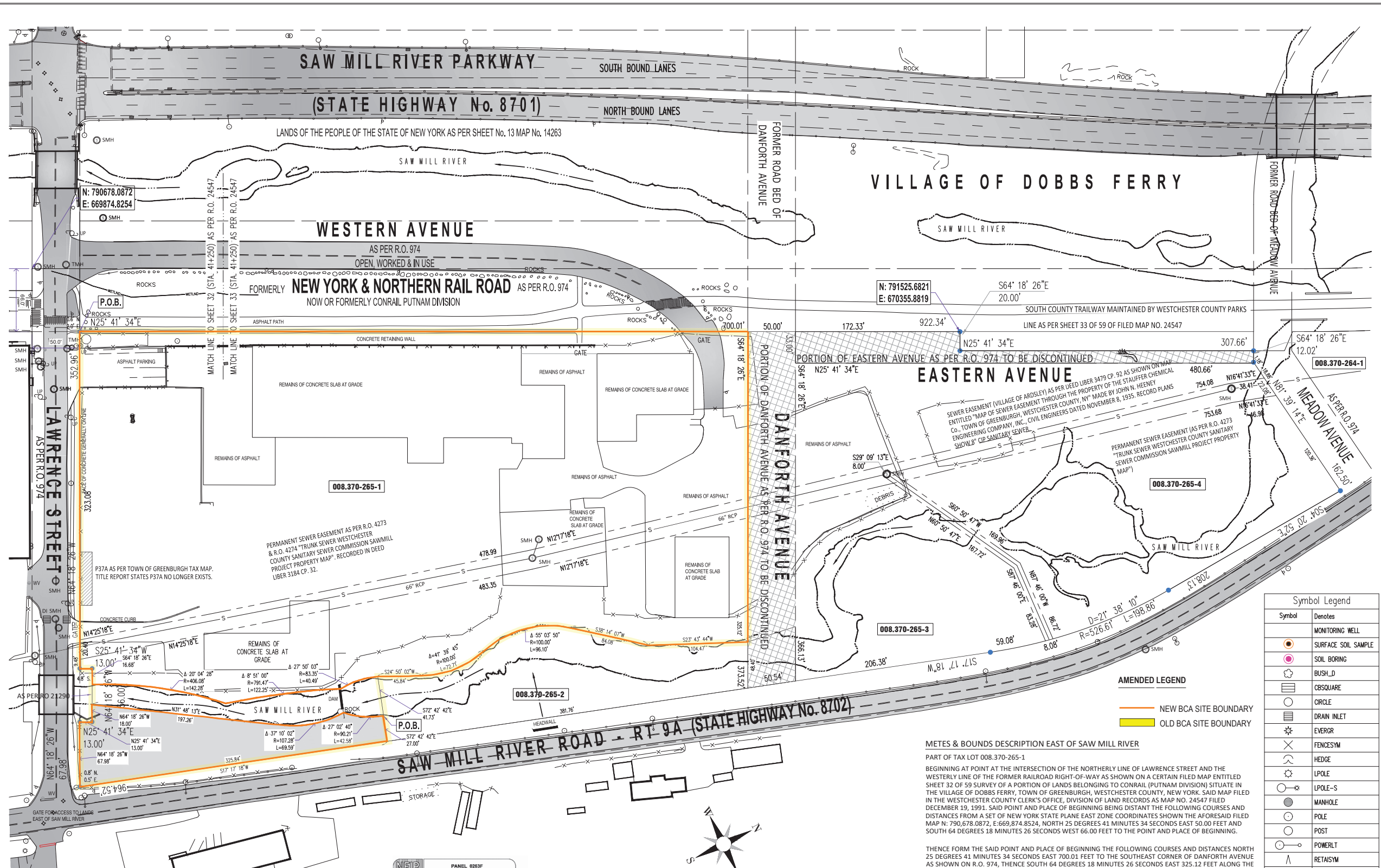
METES & BOUNDS DESCRIPTION EAST OF SAW MILL RIVER

PART OF TAX LOT 008.370-265-1 BEGINNING AT POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF LAWRENCE STREET AND THE WESTERLY LINE OF THE FORMER RAILROAD RIGHT-OF-WAY AS SHOWN ON A CERTAIN FILED MAP ENTITLED SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION) SITUATE IN THE VILLAGE OF DOBBS FERRY, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK. SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS AS MAP No. 24547 FILED DECEMBER 19, 1991. SAID POINT AND PLACE OF BEGINNING BEING DISTANT THE FOLLOWING COURSES AND DISTANCES FROM A SET OF NEW YORK STATE PLANE EAST ZONE COORDINATES SHOWN THE AFORESAID FILED MAP N: 790,678.0872, E: 669,874.8524, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 50.00 FEET AND SOUTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 66.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE FORM THE SAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 700.01 FEET TO THE SOUTHEAST CORNER OF DANFORTH AVENUE AS SHOWN ON R.O. 974, THENCE SOUTH 64 DEGREES 18 MINUTES 26 SECONDS EAST 325.12 FEET ALONG THE AFORESAID DANFORTH AVENUE, THENCE, SOUTH 23 DEGREES 43 MINUTES 44 SECONDS WEST 104.47 FEET, THENCE, SOUTH 38 DEGREES 14 MINUTES 07 SECONDS WEST 84.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 55 DEGREES 03 MINUTES 50 SECONDS WITH A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 96.10 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 41 DEGREES 39 MINUTES 45 SECONDS, AND A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 72.71 FEET TO A POINT, THENCE SOUTH 24 DEGREES 50 MINUTES 02 SECONDS WEST 45.84 FEET TO A POINT THAT CROSSES DE RIVER SOUTH 72 DEGREES 42 MINUTES 42 SECONDS EAST 41.73 FEET TO THE POINT OF AND PLACE BEGINNING OF THE PORTION OF TAX LOT 008.370-265-1 ON THE EAST SIDE OF THE SAW MILL RIVER.

THENCE FROM THE AFORESAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES SOUTH 72 DEGREES 42 MINUTES 42 SECONDS EAST 27 FEET, SOUTH 17 DEGREES 17 MINUTES 18 SECONDS WEST 325.84 FEET ALONG THE SAW RIVER (ROAD-RT 9A), NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 67.98 FEET ALONG THE NORTHERLY LINE OF LAWRENCE STREET, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 13 FEET, NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 18 FEET, NOTRH 31 DEGREES 48 MINUTES 13 SECONDS EAST 197.26 FEET ALONG THE SAW MILL RIVER TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 37 DEGREES 10 MINUTES 02 SECONDS AND A RADIUS OF 107.28 FEET AND AN ARC LENGTH OF 69.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27 DEGREES 2 MINUTES 40 SECONDS WITH AN ARC LENGTH OF 90.21 FEET AND AN ARC LENGTH OF 42.58 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING SQUARE FEET OF LAND MORE OR LESS: 15,913.618 S.F. / 0.37 ACRES



Symbol	Denotes
○	MONITORING WELL
●	SURFACE SOIL SAMPLE
○	SOIL BORING
□	BUSH_D
□	CBSQUARE
○	CIRCLE
□	DRAIN INLET
✱	EVERGR
✕	FENCESYM
∧	HEDGE
⊙	LPOLE
○	LPOLE-S
●	MANHOLE
○	POLE
○	POST
○	POWERLT
∧	RETAISYM
□	SIGN
○	SMH
○	SQUARE
○	STONESYM
○	STUMP
∧	SWAMP
○	TMH
○	TREE
○	TRPEDCTR
○	TRISIGNAL
○	UPOLE
○	WATER VALVE