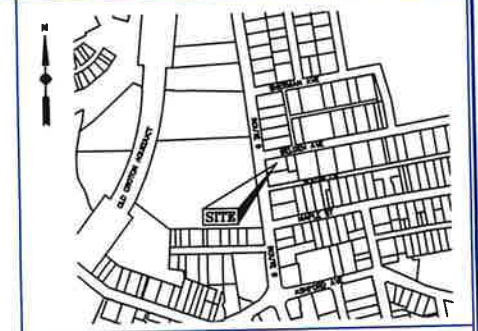


UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH. UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

## DOBBS FERRY ZONING DISTRICT "B"

## BELDEN AVENUE

## BROADWAY (RT 9)



LOCUS MAP  
(N.T.S.)

### SURVEY NOTES

- THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON MARCH 20, 2020 AND ON THE FOLLOWING DATUM—  
MERIDIAN: L7283 P483  
HORIZONTAL: ASSUMED  
VERTICAL: ASSUMED
- REFERENCES  
STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS.  
A. LAND CONVEYED TO CLAIRE UNTRACT BY DEED BOOK 7283 PAGE 748, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON JULY 31, 1975.  
B. MAP 1078 ENTITLED, "MAP OF BELDEN PARK IN THE VILLAGE OF DOBBS FERRY", PREPARED BY M.K. GOUZENS AND FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON DECEMBER 15, 1890.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.
- THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

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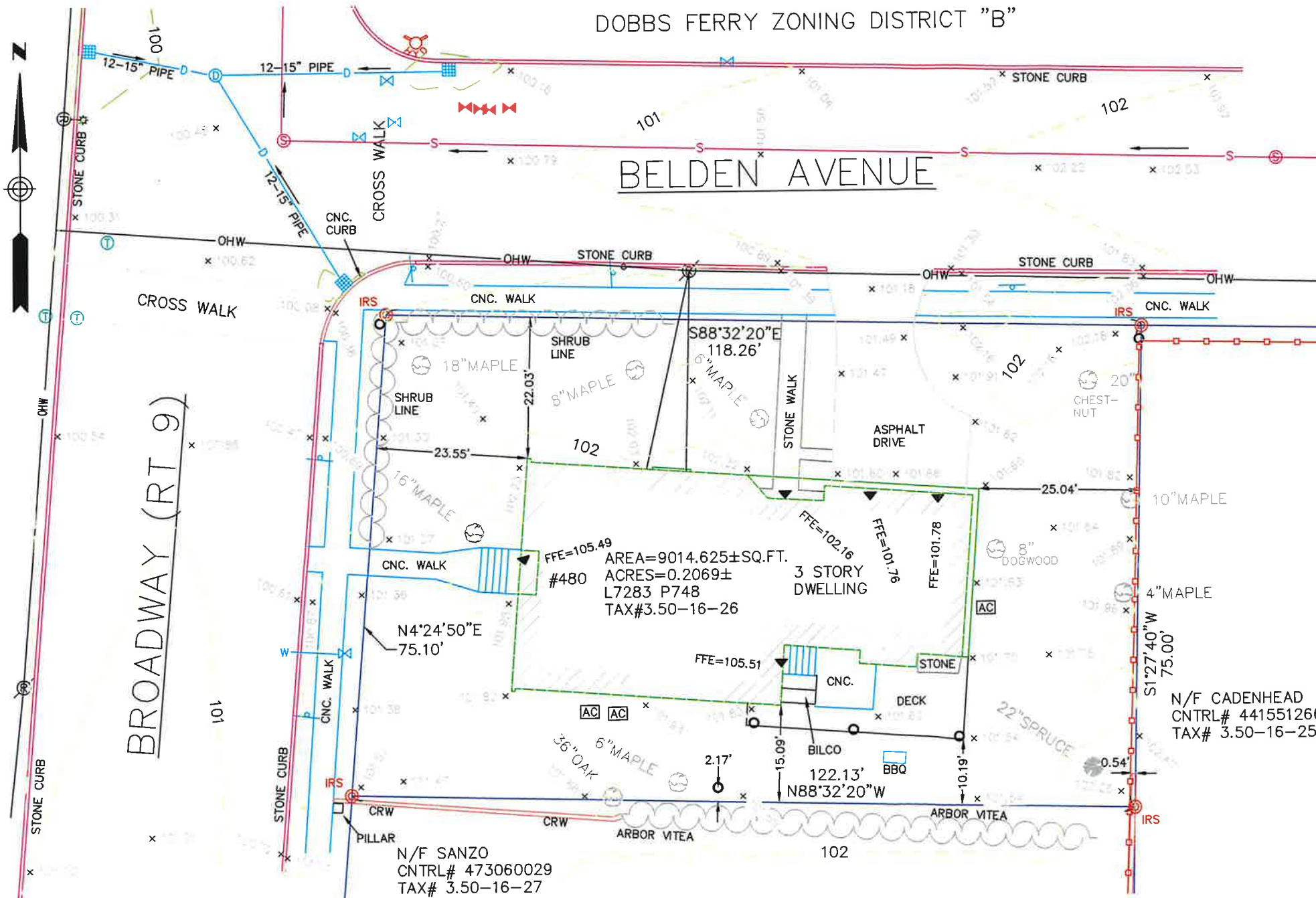
VILLAGE OF DOBBS FERRY  
BUILDING DEPARTMENT

TOPOGRAPHY SURVEY  
480 BROADWAY  
DOBBS FERRY, NEW YORK  
PREPARED FOR  
MARIA K. SPINELLA &  
STEPHEN A. KREUCH

ROWAN LAND SURVEYING, PLLC

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GARRISON, NY 10524  
914-815-3985  
rowanlandsurveying@outlook.com

Drawn By	PR	Date	MARCH 20, 2020	Job No.	2017-009
Surveyed By	PR	Scale	1" = 20'	Sheet No.	1 OF 1



### LEGEND

- IRON PIPE
- IRON ROD
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE

- GAS VALVE
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- WATER GATE
- FIRE HYDRANT
- SPOT ELEVATION

- UTILITY POLE WITH RISER
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE WITH LIGHT AND RISER
- EOA EDGE OF ASPHALT
- CNC. CONCRETE
- CRW CONCRETE RETAINING WALL

- SIGN
- POST
- LIGHT POLE

- PROPERTY LINE
- WOOD/VINYL FENCE
- OVERHEAD WIRES
- SEWER LINE
- DRAIN LINE
- WATER LINE
- INTERMEDIATE CONTOURS
- INDEX CONTOURS