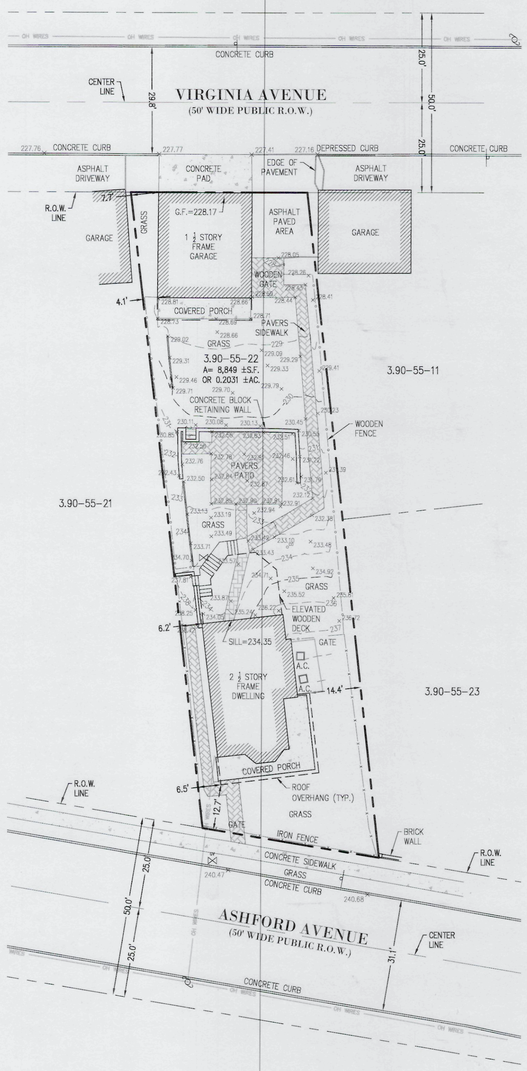
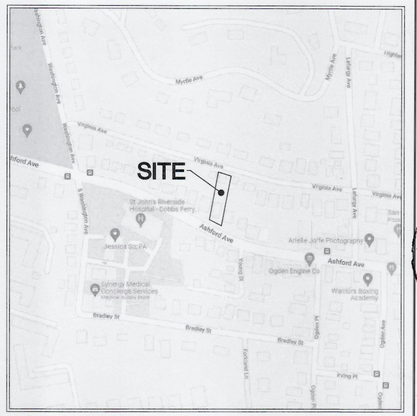
LEGEND

TRAVERSE		UNKNOWN MANHOLE		WATER VALVE	
MONUMENT		ELECTRIC MANHOLE		WATER METER	
IRON PIPE		SANITARY MANHOLE		FIRE HYDRANT	
BOOK	BK	CLEAN OUT		WATER SHUT OFF	
PAGE	PG	TELEPHONE MANHOLE		MONITORING WELL	
RIGHT OF WAY	R.O.W.	STORM MANHOLE		IRRIGATION CONTROL VALVE	
SIGN		CATCH BASIN		GAS VALVE	
FLAGPOLE		FLARED END SECTION		GAS METER	
MAILBOX	MAIL	LIGHT POLE		UTILITY POLE	
DUMPSTER		WALL-MOUNTED LIGHT		GUY WIRE	
HANDICAP SYMBOL		BOLLARD		ELECTRIC METER	
		TREE			

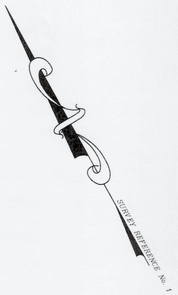
PROPERTY LINE (PQ)		WATER LINE	W
PROPERTY LINE		GAS LINE	G
SETBACK LINE		ELECTRIC LINE	E
WETLANDS BOUNDARY		TELEPHONE LINE	T
STREAM OR BROOK		OVERHEAD WIRES	OH WIRES
TREE LINE		SANITARY SEWER	SAN
CHAIN LINK FENCE	X X	STORM SEWER	ST
WOOD FENCE	O O	GUIDE RAIL	U U





VICINITY MAP

N.T.S.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEY REFERENCES

1. BOUNDARY SURVEY OF TAX LOTS 23 & 62, BLOCK 446, MAP PERFORMED BY ARISTOTLE BOURNAZOS, P.C., LAND SURVEYORS AND PLANNERS, MAP DATED MAY 15, 2008 AND BEARING A LAST REVISION OF NOVEMBER 12, 2020.
2. MUNICIPAL TAX PARCEL VIEWER, WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS, NY.

SURVEY NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. PROPERTY LINES ARE SHOWN PER SURVEY REFERENCE No. 1
3. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
4. THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR EXCEPTIONS, OR CONVEYANCES THAT MAY EXIST.
5. ONLY SURFACE CONDITIONS ARE SHOWN, NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, LIST'S, ETC.
6. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, LIST'S, ETC.
7. THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LYING WITHIN THE RIGHTS OF WAY OF THE ROADS SHOWN.
8. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AS DETERMINED BY DIFFERENTIAL GPS ON OCTOBER 26, 2022 UTILIZING THE NYSDOT RTK NETWORK, REFERENCE NYVH.

Date	10/31/22
Checked	MMW
Drawn	ER

MATTHEW M. WEBER
STATE OF NEW YORK
050857
LICENSED PROFESSIONAL LAND SURVEYOR
Title PROFESSIONAL LAND SURVEYOR

Revisions:

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PARTIAL TOPOGRAPHIC SURVEY

SECTION 3.90 – BLOCK 55 – LOT 22
ALSO KNOWN AS 173 ASHFORD AVENUE
VILLAGE OF DOBBS FERRY
WESTCHESTER COUNTY, NEW YORK

Job No. 4.1643.01

File No. 16430151

S.01