



TOPOGRAPHIC SURVEY OF PROPERTY SITUATE IN THE TOWN OF GREENBURGH VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY NEW YORK

SCALE: 1" = 10'
SURVEYED: SEPTEMBER 29, 2021

- THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS LOT No. 28 ON A CERTAIN MAP ENTITLED, "FIRST SUBDIVISION OF THE COURTLAND PALMER ESTATE, THE PROPERTY OF THE DOBBS FERRY LAND & IMPROVEMENT CO." FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, FORMERLY THE WESTCHESTER COUNTY REGISTER'S OFFICE JUNE 27, 1891, AS FILED MAP No. 987
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF GREENBURGH / VILLAGE OF DOBBS FERRY
SECTION: 3.50 BLOCK: 7 LOT: 4
PROPERTY ADDRESS: 23 SENECA STREET
PROPERTY AREA: 4,989 Sq.Ft. - 0.1145 ACRE
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- ELEVATIONS ARE BASED ON AN ARBITRARY DATUM, FINISHED FLOOR IS 100.0
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- 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 LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: GREGG WINIARSKI

Link
Land Surveyors P.C.
21 Clark Place, Suite 1-B Mahopac N.Y. 10541
Phone 845-628-5857

STATE OF NEW YORK
ERIK J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 050542

COPYRIGHT 2021
LINK LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.