Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is not an expressed or implied warranty or guarantee, it is purely a statement of professional opinion based on knowledge, information and existing field evidence and documentary evidence available. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the inked or impressed seal of the surveyor whose original signature appears hereon.
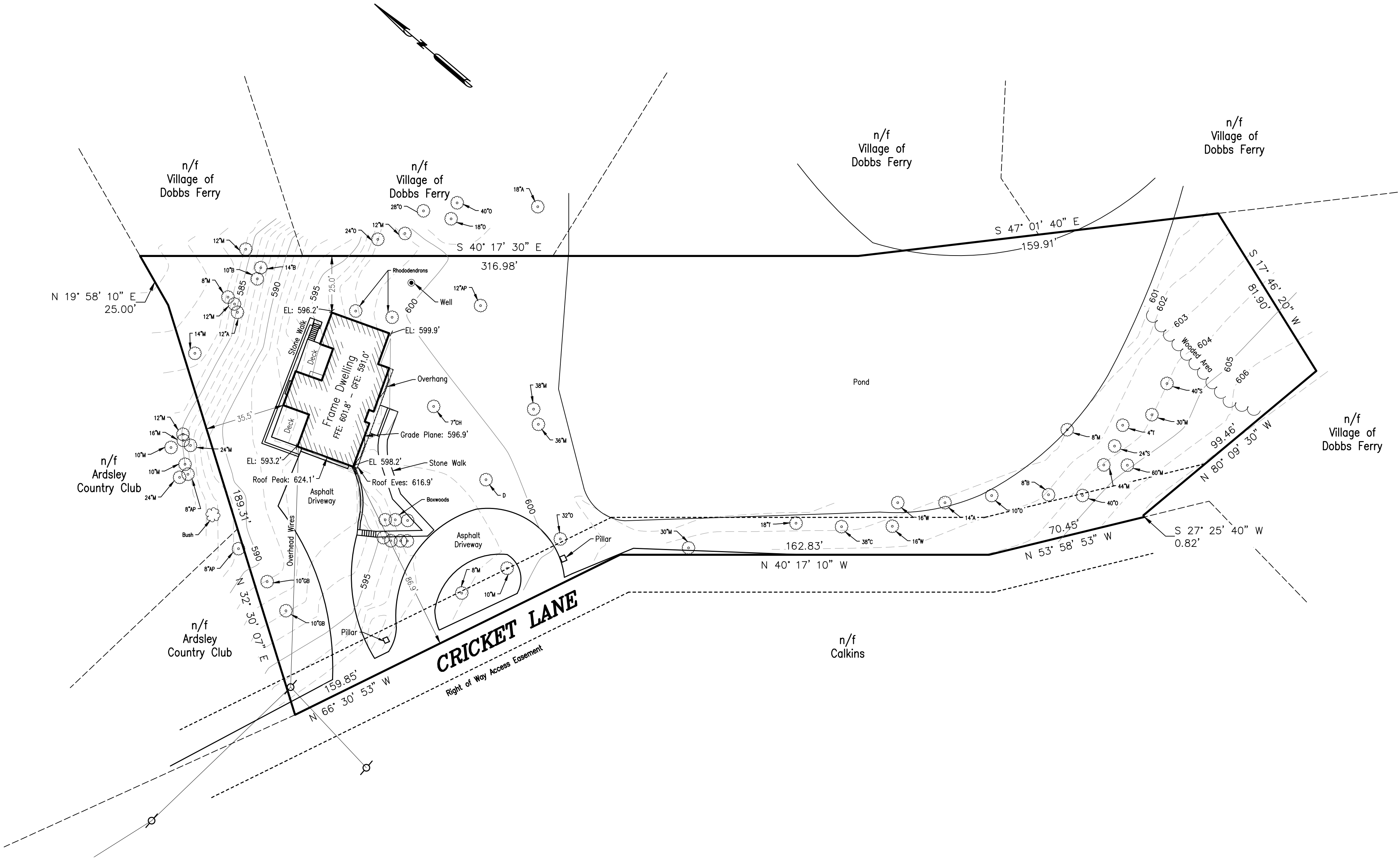
ANY EASEMENTS AND/OR SUBSURFACE STRUCTURES UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS RECORDED AND UNRECORDED

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

WETLANDS IF ANY ARE NOT SHOWN

Tree Labels	
A	Ash
AP	Apple
B	Birch
C	Catalpa
CH	Cherry
D	Dogwood
GB	Grey Birch
M	Maple
O	Oak
OR	Ornamental
S	Sycamore
T	Tamarack
W	Willow

n/f
Village of
Dobbs Ferry

n/f
Village of
Dobbs Ferry

n/f
Village of
Dobbs Ferry

n/f
Village of
Dobbs Ferry

n/f
Village of
Dobbs Ferry

n/f
Ardsley
Country Club

n/f
Ardsley
Country Club

n/f
Calkins

S 47° 01' 40" E
159.91'

S 40° 17' 30" E
316.98'

N 19° 58' 10" E
25.00'

S 17° 46' 20" W
81.90'

N 80° 09' 30" W
99.46'

S 27° 25' 40" W
0.82'

N 53° 58' 53" W
70.45'

N 40° 17' 10" W
162.83'

N 66° 30' 53" W
159.85'

N 32° 30' 07" E
189.31'

CRICKET LANE
Right of Way Access Easement

Frame Dwelling
FFE: 601.8' - GFE 591.0'
Grade Plane: 596.9'
Roof Peak: 624.1'
Roof Eaves: 616.9'

EL: 596.2'
EL: 599.9'
EL: 593.2'
EL: 598.2'

Asphalt Driveway
Asphalt Driveway

Stone Walk
Stone Wall
Deck
Overhang
Well
Rhododendrons
Boxwoods
Pillar
Bush

Pond

EDWARD T. GANNON, P.L.S.
CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914
PHONE AND FAX (845) 497~8383

CERTIFIED ONLY TO:
Nicholas L. Willoughby
Kristin S. Willoughby
Benchmark Title Agency, LLC
Stewart Title Insurance Company

SURVEY
PREPARED FOR
NICHOLAS L. & KRISTIN S.
WILLOUGHBY
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH, COUNTY OF WESTCHESTER, STATE OF NEW YORK
TAX LOT: SECTION 3.60 — BLOCK 20 — LOT 13
SCALE: 1" = 30'
SURVEY DATE: JUNE 8, 2021
REVISED: MAY 5, 2022 — JUNE 1, 2022
AREA: 67,043 SQ.FT.