

FOR MUNICIPAL PURPOSES ONLY
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AND ONLY FOR THE PERSONS FOR WHOM IT WAS PREPARED. IT IS
NOT VALID FOR ANY OTHER PURPOSES OR FOR ANYONE ELSE

MAP OF PROPERTY SITUATED AT
VILLAGE OF DOBBS FERRY~WESTCHESTER COUNTY, N.Y.
TOWN OF GREENBURGH
TAX SECTION: 3.80 TAX BLOCK: 45 TAX LOT: 30



INGRESS AND EGRESS EASEMENT

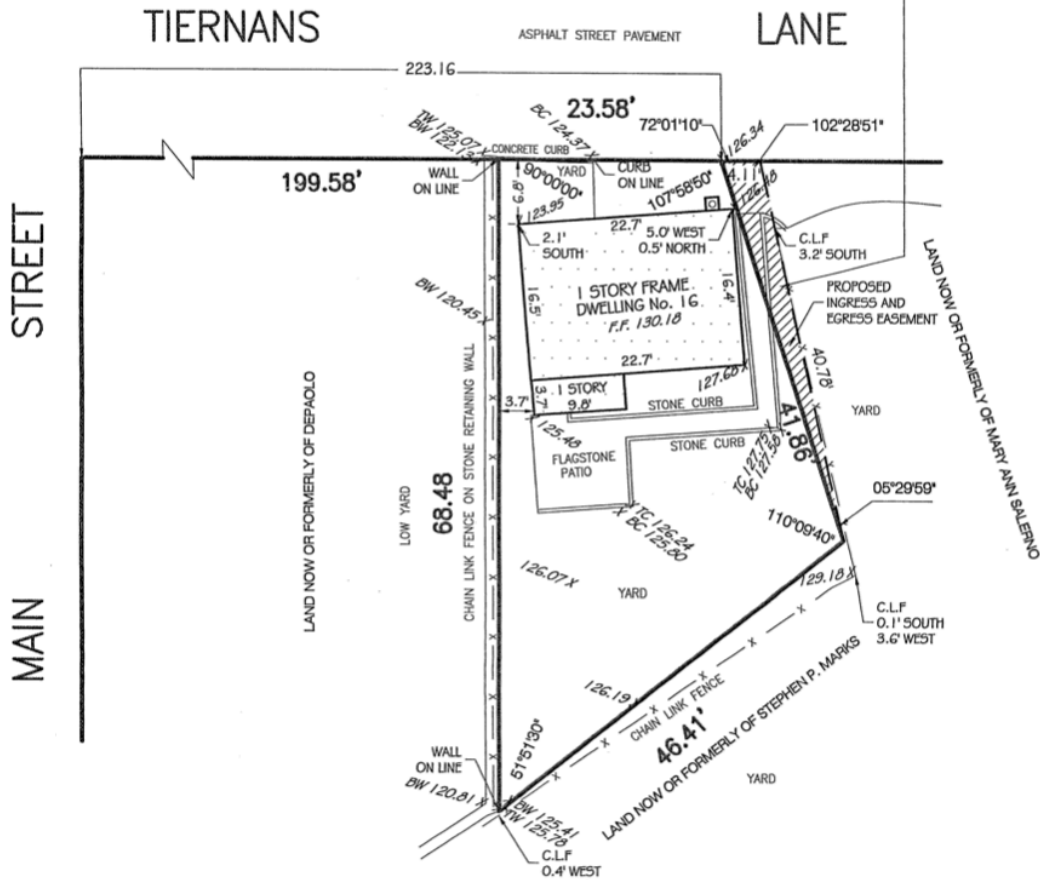
ALL THAT PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF DOBBS FERRY, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF TIERNANS LANE DISTANT 223.16 FEET SOUTHEASTERLY AS MEASURED ALONG THE SOUTHWESTERLY SIDE OF TIERNANS LANE FROM THE SOUTHEASTERLY SIDE OF MAIN STREET (FORMERLY KNOWN AS HIGH STREET);

RUNNING THENCE SOUTHWESTERLY AND FORMING AN INTERIOR ANGLES OF 72 DEGREES 01 MINUTES 10 SECONDS WITH THE SOUTHWESTERLY SIDE OF TIERNANS LANE, A DISTANT OF 41.86 FEET TO A POINT;

THENCE NORTHEASTERLY FORMING AN INTERIOR ANGLE OF 05 DEGREES 29 MINUTES 59 SECONDS WITH THE PRECEDING COURSE A DISTANT OF 40.78 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF TIERNANS LANE;

THENCE NORTHWESTERLY FORMING AN INTERIOR ANGLES OF 102 DEGREES 28 MINUTES 51 SECONDS WITH THE PRECEDING COURSE, A DISTANT OF 4.11 FEET TO THE POINT OR PLACE OF BEGINNING.
SAID PORTION OF LAND BEING A PART OF LOT No. 44 IN BLOCK 45 SECTION 3.80



LOT AREA = 1719.25 SQ. FT

NOTES:

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
6. ASSUMED ELEVATION FIRST FLOOR 130.18

GUARANTEED TO:

1. DOBBS FERRY DEPARTMENT OF BUILDINGS
2. NINA BETH LESSER AND STEPHEN KE-WEN SHENG

LALSA LAND SURVEYING PLLC

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TITLE No.

DATE	DESCRIPTION
JANUARY 1st, 2021	MUNICIPAL SURVEY



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