



SPINELLI

Est. 1947



SURVEYING

650 Halstead Avenue
Mamaroneck, NY 10543
(914) 381-2357
www.SpinelliSurveying.com

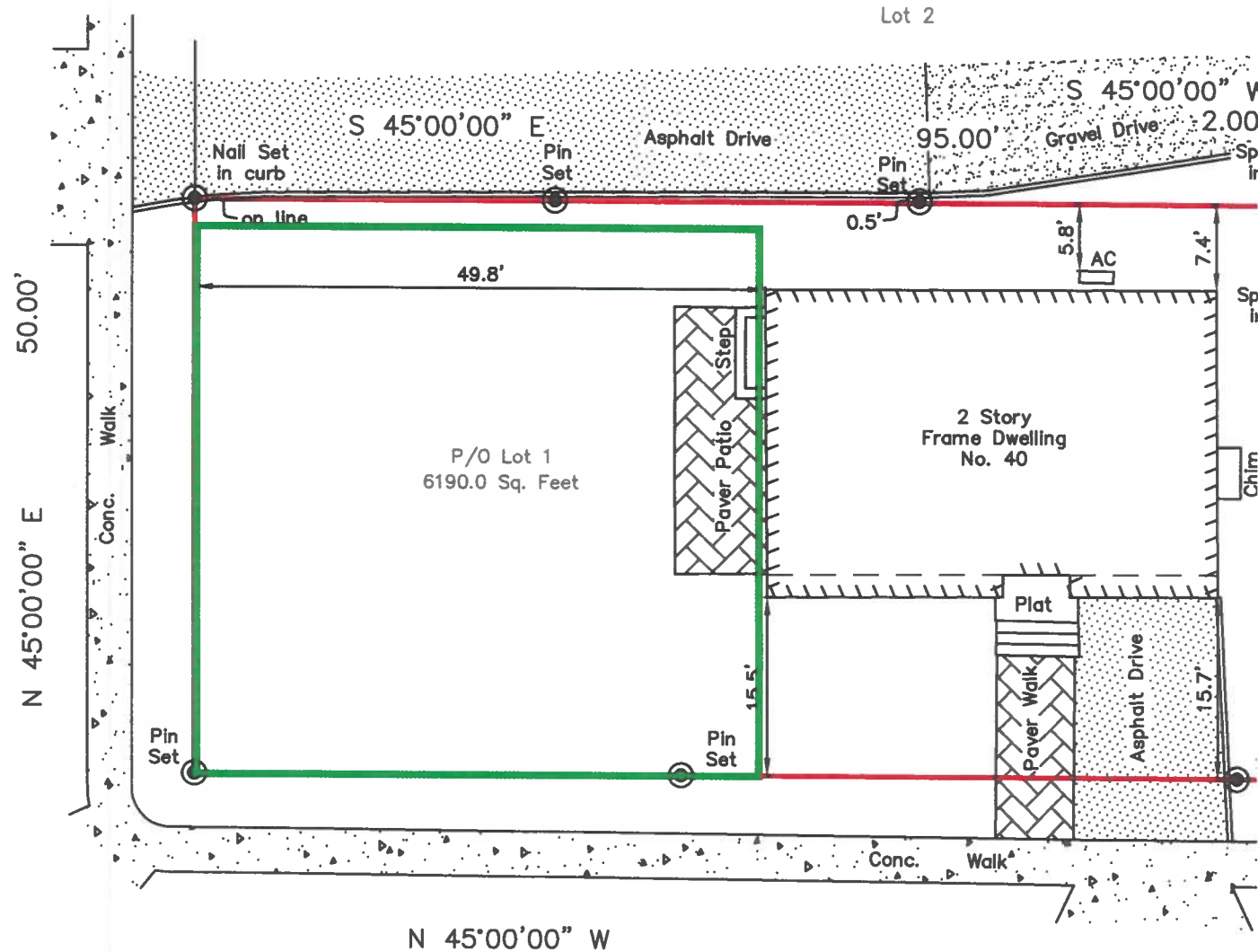
SCALE 1"=15'

'HARMON CROTON'

Survey of P/O Lot 1 in Block 111 as
shown on "Harmon" surveyed for Wood
Harmon & Company" in the Town of
Croton-on-Hudson, Westchester County,
NY, Filed February 5, 1908 as Map No.
1776.

Surveyed: 5.17.23
Map Drawn: 5.18.23

BENEDICT BOULEVARD



NOTES:

1. THIS PLAT WAS PREPARED WITHOUT
BENEFIT OF A TITLE REPORT AND
THEREFORE DOES NOT NECESSARILY
INDICATE ALL ENCUMBRANCES UPON
THE PROPERTY, AND THIS IS SUBJECT
TO ALL RESERVATIONS, RESTRICTIONS,
EASEMENTS AND AGREEMENTS OF
RECORD TO THE EXTENT THAT THEY

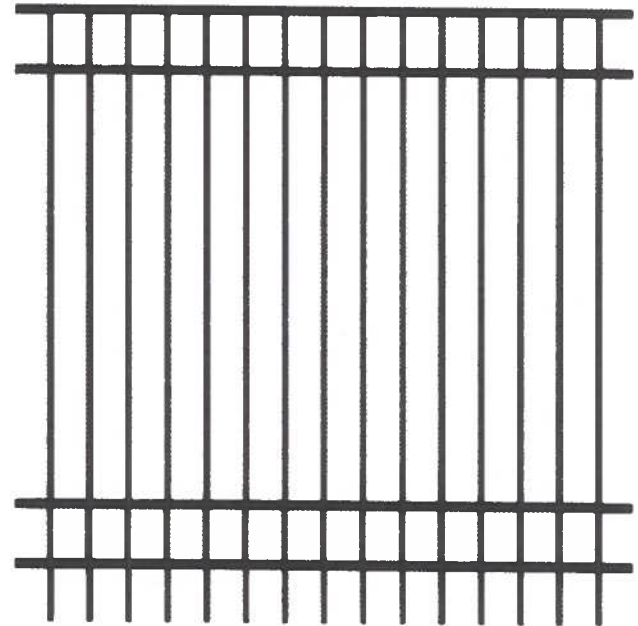
YOUNG AVENUE

**Sample proposed fences below. Installed fence
would be of similar style.**

4 feet style



6 feet style



W 103488

LOT 41

15 FEET

48.00

S. 45° 00' 00" W.

GARAGE

BLUE AREAS SOLID FENCES ARE LIMITED TO 6 FEET IN HEIGHT. FENCES UP TO 8 FEET IN HEIGHT ARE ALLOWED IF NOT MORE THAN 25% SOLID (CHAIN LINK OR SIMILAR)

S. 45° 00' 00" E.

S. 45° 00' 00" W.

2.00

36.03

ROOF OVERHANG

FRAME DWELLING

1ST FL. OVERHANG

MACADAM DRIVE

GREEN AREAS ARE LIMITED TO 4 FEET IN HEIGHT, FENCES CAN NOT BE MORE THAN 50% SOLID.

AVENUE

LOT 2

LOT 1

15 FEET

S. 45° 00' 00" E.

49.85

50.04

30 FEET

125.00

S. 45° 00' 00" W.

50.00

30 FEET

YELLOW AREAS ARE LIMITED TO 30 INCHES IN HEIGHT, FENCES CANNOT BE MORE THAN 50% SOLID.

BENEDICT BOULEVARD

FENCES SHALL BE CONSTRUCTED WITH THE FINISHED SIDE FACING THE STREET OR NEIGHBORING PROPERTY.

FRONT YARD SETBACK (15 FEET) APPLICABLE TO RA-5 DISTRICT. FRONT YARD SETBACK IS 25 FEET IN RA-9 DISTRICT, 40 FEET IN RA-25 DISTRICT, 50 FEET IN RA-40 DISTRICT, 50 FEET IN RA-60 DISTRICT AND 20 FEET IN RB DISTRICT.

REMITES HEREON BEING LOT No 1, BLOCK 111 AS SHOWN ON FILED MAP 191776.

CERTIFIED TO NYER-COUNTY TITLE GUARANTY & MORTGAGE CO. AND PEOPLES BANK FOR SAVINGS OF NEW ROCHELLE

Charles Riley

HARLES RILEY, N.Y.L.S. OFFICE OF EDWARD J. MARTIN, JR. ENGINEER & SURVEYOR. 11 NORTH BROADWAY HARRYTOWN, N.Y.

SCALE 1" = 20' MAR. 31, 1966 APR. 14, 1966 JULY 7, 1966 FINAL

VEY OF PROPERTY PREPARED FOR

BALTIC ESTATES, INC.

LOCATED IN THE VILLAGE OF CROTON-ON-HUDSON TOWN OF CORTLANDT WESTCHESTER COUNTY, N.Y.