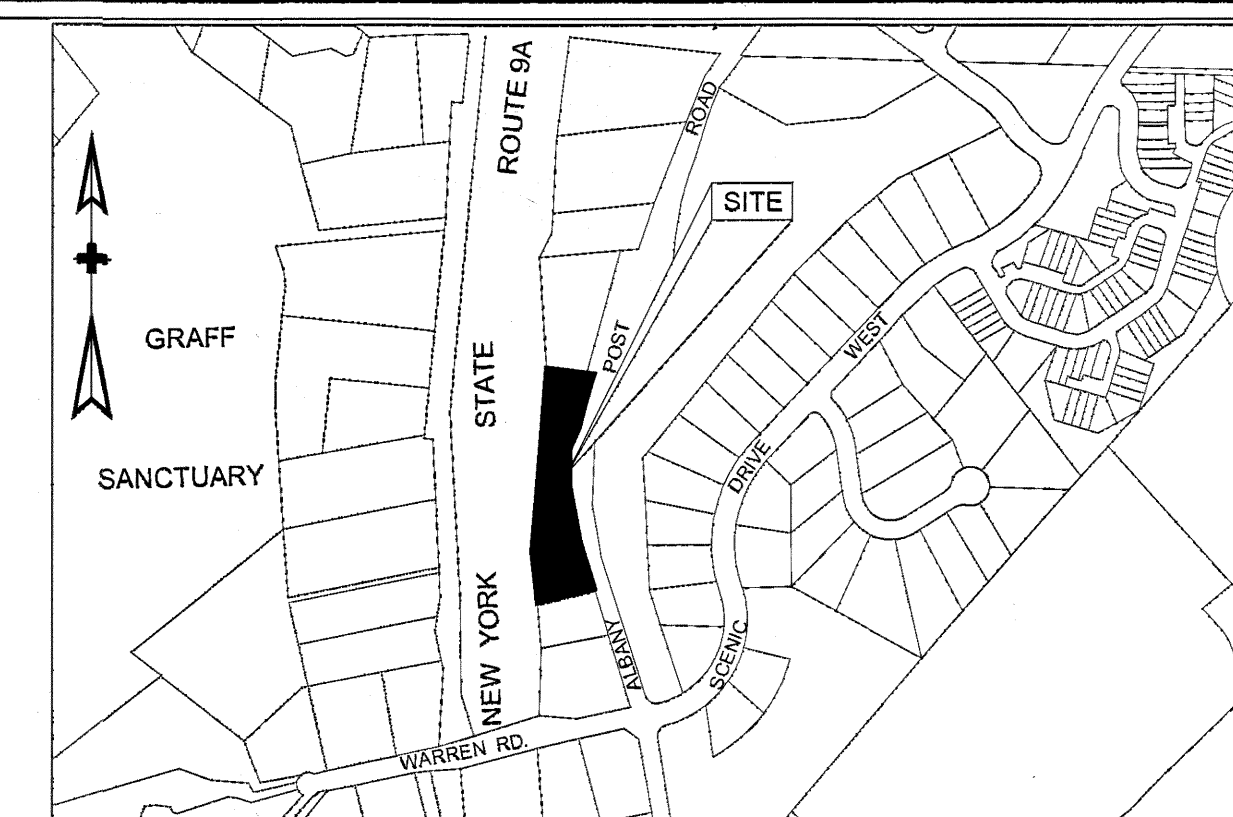
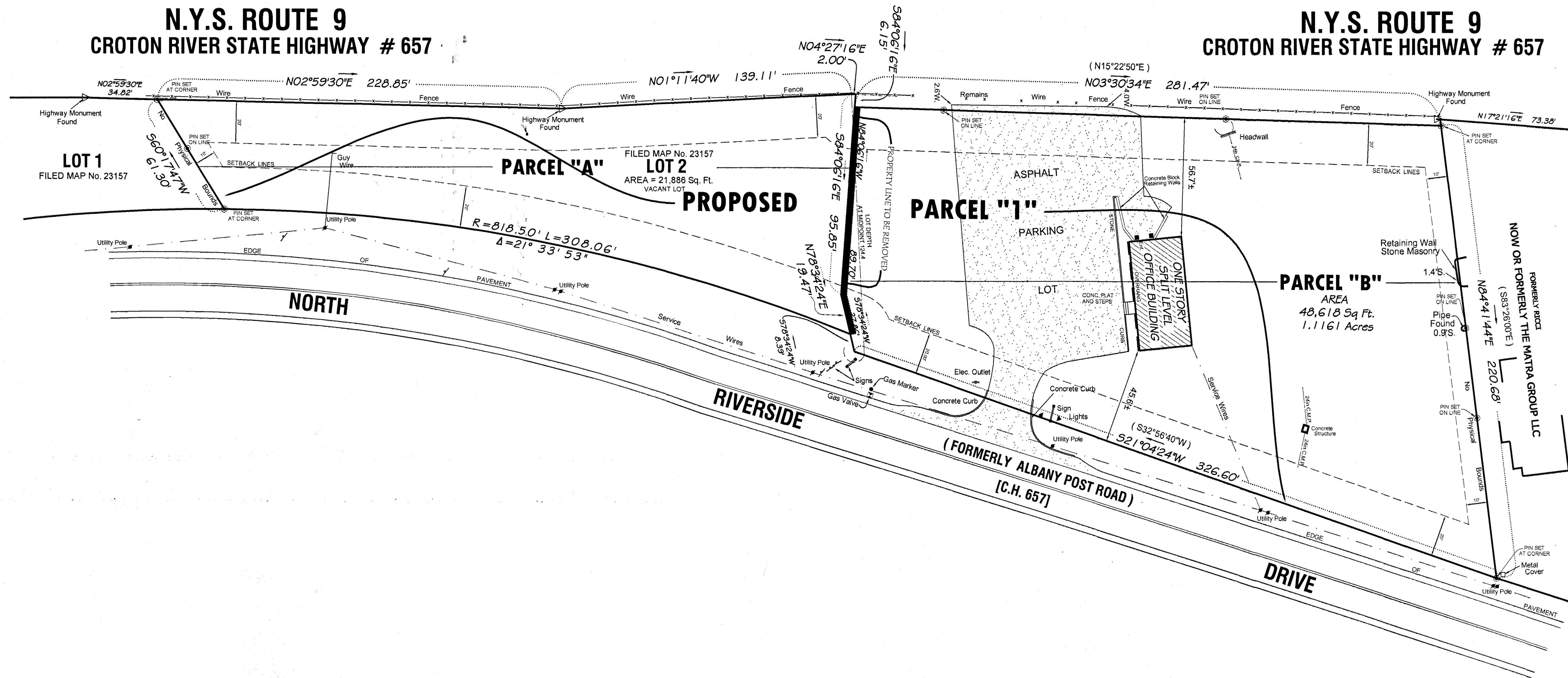


N.Y.S. ROUTE 9 CROTON RIVER STATE HIGHWAY # 657

N.Y.S. ROUTE 9 CROTON RIVER STATE HIGHWAY # 657



SITE MAP / 1" = 500'

VILLAGE OF CROTON ON HUDSON

- APPROVED BY THE PLANNING BOARD OF THE VILLAGE OF CROTON ON HUDSON

CHAIRMAN [Signature] 11-16-23
DATE

- ALL TAXES HAVE BEEN PAID TO DATE:

TOWN OF CORTLANDT [Signature] 11-17-23
RECEIVER OF TAXES DATE

VILLAGE OF CROTON ON HUDSON [Signature] 11/17/23
TREASURER DATE

OWNER CONSENT

THE OWNERS OF THE PROPERTY ARE FAMILIAR WITH THIS MAP AND ITS CONTENT AND CONSENT TO THE FILING OF THIS MAP

OWNER [Signature] 10/18/2023
DATE

APPROVED BY:

WESTCHESTER COUNTY DEPARTMENT OF HEALTH

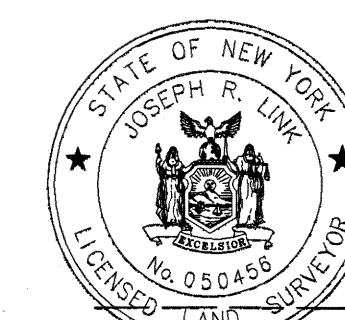
THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY CHAPTER 873, ARTICLE X, OF THE WESTCHESTER COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK, DIVISION OF LAND RECORDS. THE APPEARANCE OF THE SIGNATURE OF THE COMMISSIONER OF HEALTH ON THIS PLAT IS NOT AN ENDORSEMENT AND DOES NOT IN ANY WAY INDICATE CONFORMANCE WITH THE DEPARTMENTS RULES AND REGULATIONS PERTAINING TO A WATER SUPPLY AND SEWAGE DISPOSAL.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH
ON BEHALF OF THE DEPARTMENT OF HEALTH

- I JOSEPH R. LINK THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF PROPERTY SHOWN HEREON WAS SURVEYED ON APRIL 20, 2012 AND THAT THIS MAP WAS COMPLETED ON FEBRUARY 7, 2023.

JRL
LAND SURVEYING P.C.
Mahopac N.Y. 10541



[Signature]
JOSEPH R. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 050456
Phone: 914-941-1440 Web: jrlsurveying.com

NEW YORK STATE LICENSED
LAND SURVEYOR SEAL

PROPERTY INFORMATION

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CORTLANDT / VILLAGE OF CROTON-ON-HUDSON

Parcel "A"
MAP 67.10 * BLOCK 2 * LOT 14
PROPERTY AREA = 21,886 Sq. Ft. / 0.5024 Acres
Address: Albany Post Road (Vacant Land)
THE PREMISES SHOWN HEREON ARE BEING LOT 2 AS SHOWN ON A CERTAIN MAP ENTITLED "COTZKY ACRES" AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS AS MAP No. 23157.

Parcel "B"
MAP 67.10 * BLOCK 2 * LOT 15
PROPERTY AREA = 48,618 Sq. Ft. / 1.1161 Acres
Address: 1380 Albany Post Road
PROPERTY AS DESCRIBED IN CONTROL No. 420740038 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS.

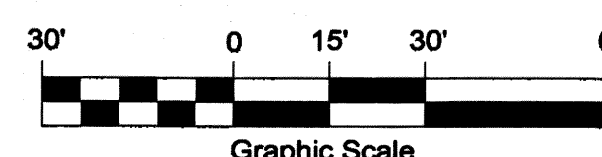
NEW PARCEL 1
MAP 67.10 * BLOCK 2 * LOT 15
PROPERTY AREA = 70,504 Sq. Ft. 1.6185 Acres
Address: 1380 Albany Post Road

- 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.
- 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.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN IF ANY ARE BASED ON ABOVE GROUND STRUCTURES ONLY. LOCATION OF UNDERGROUND UTILITY / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATION IS TO BE DONE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK (OUTSIDE N.Y.C. & LONG ISLAND CALL 811 OR 1-800-962-7862, www.digsafelynewyork.com; IN N.Y.C. & LONG ISLAND CALL 811 OR 1-800-372-4480 www.nycoc.net), AND REQUEST CODE 753, PROTECTION OF UNDERGROUND FACILITIES, 16 NYCRR PART 753, ADOPTED FEB. 5, 1997 AND AMENDED JULY 10, 2002

CONSOLIDATION SUBDIVISION MAP FOR THE MATRA GROUP LLC OF PROPERTY SITUATE IN THE TOWN OF CORTLANDT VILLAGE OF CROTON ON HUDSON WESTCHESTER COUNTY NEW YORK

SCALE : 1" = 30'

SURVEYED: APRIL 12, 2012
Survey Updated February 2, 2023
Map Prepared February 7, 2023



COUNTY SHEET 185 * COUNTY BLOCK 9465

NO.	DATE	DESCRIPTION	BY
2.	06-09-23	COMMENTS	JRL
1.	02-15-23	COMMENTS	JRL

ZONING DISTRICT O-1 LIMITED OFFICE DISTRICT				
	MIN. REQ.	EXISTING		NEW LOT
		PARCEL A	PARCEL B	PARCEL 1
LOT AREA	-Sq. Ft.	21,886 Sq. Ft.	48,618 Sq. Ft.	70,504 Sq. Ft.
LOT WIDTH	100 Ft.	316 Ft.	301 Ft.	616 Ft.
LOT DEPTH	100 Ft.	63 Ft.	165 Ft.	124.4 Ft.
FRONT YARD	20 Ft.	20 Ft.	20 Ft.	20 Ft.
1 SIDE YARD	10 Ft.	10 Ft.	10 Ft.	10 Ft.
BOTH SIDE YARDS	10 Ft.	10 Ft.	10 Ft.	10 Ft.
REAR YARD	20 Ft.	20 Ft.	20 Ft.	20 Ft.
BUILDING HEIGHT	MAX. PERMITTED			
STORIES	2.5	2.5	2.5	2.5
FEET	35	35	35	35
FLOOR AREA RATIO	0.40	0.40	0.40	0.40