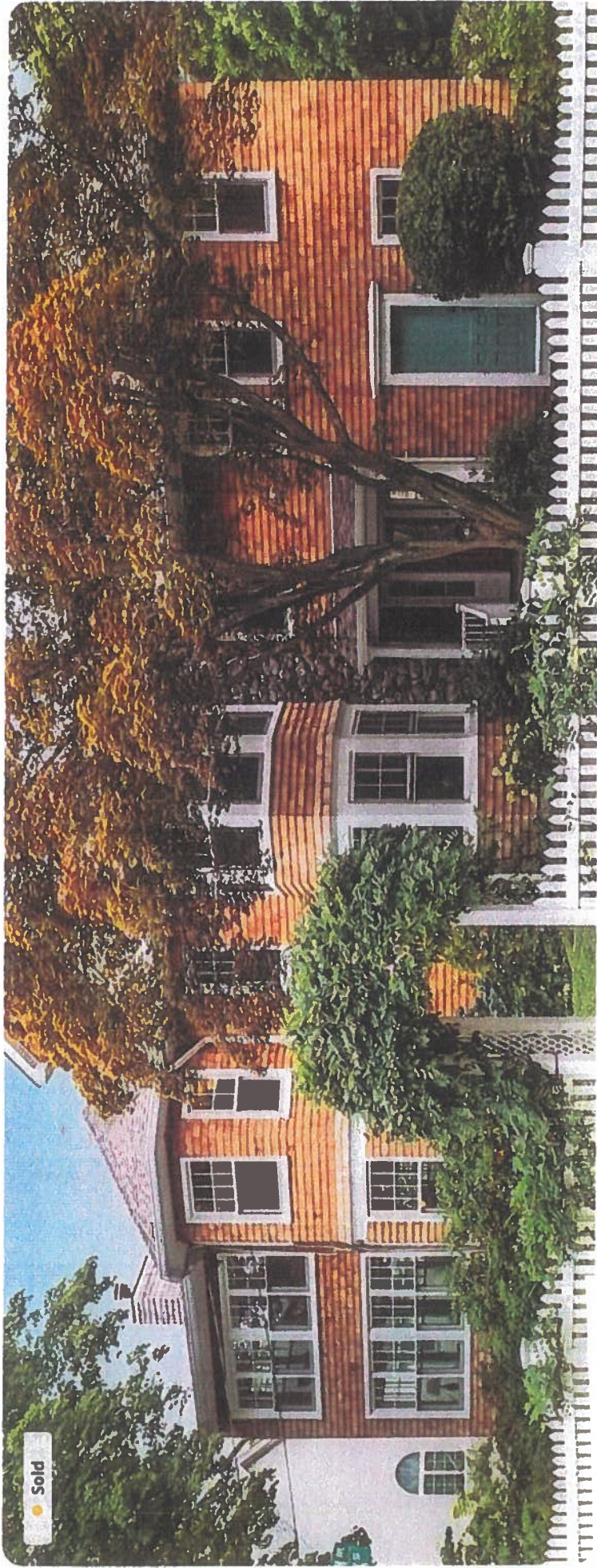




8 beds **9** baths **6,372** sqft

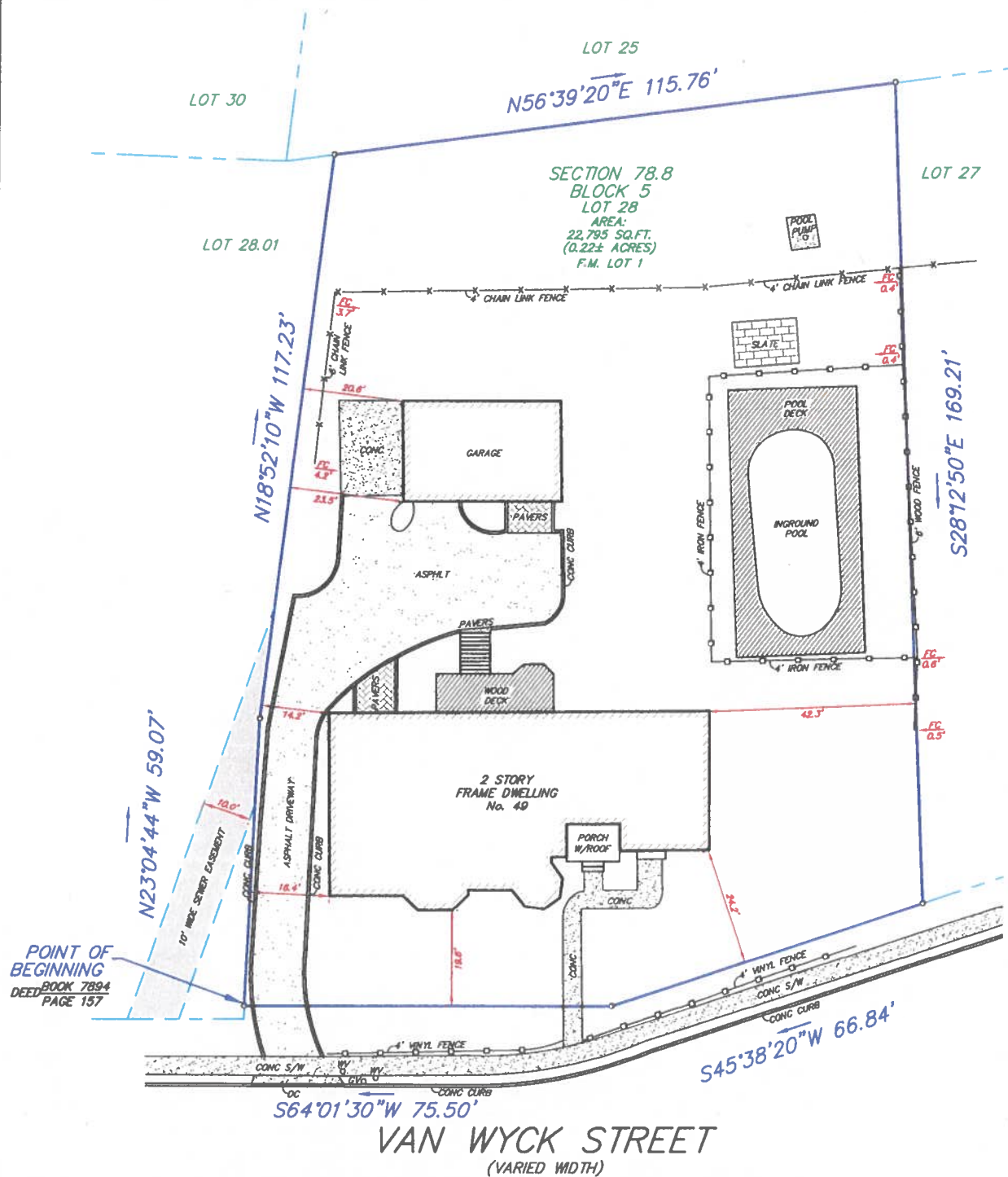
[Claim this home](#)

49 Van Wyck Street, Croton-On-Hudson, NY 10520

BOUNDARY SURVEY
SECTION 78.8 BLOCK 5
TAX LOT 28
49 VAN WYCK STREET
TOWN OF CORTLANDT
WESTCHESTER CO., NEW YORK

CERTIFICATION:
I HEREBY CERTIFY TO THE FOLLOWING PARTIES LISTED, THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON AN ACTUAL FIELD SURVEY, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND EXCEPT SUCH EASEMENTS NOT DISCLOSED IN THE TITLE REPORT, OR FOUND BELOW THE GROUND.

THIS MAP IS CERTIFIED TO:
- RICHARD R. DUGGAN, III AND PHYLLIS CLEYE RAGAN
- THOROUGHGOOD TITLE SERVICES, LLC (T0750001)
- RADIAN TITLE INSURANCE INC.
- ZIGCARDI AND RELLA, P.C.



NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S ENDOSSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
2. AS PER CONTRACTUAL AGREEMENT, PROPERTY CORNERS HAVE NOT BEEN SET.
3. THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSE OF CONVEYANCE OF TITLE ONLY AND IS SUBJECT TO ANY EASEMENTS, GRANTS, RESTRICTIONS, RIGHT-OF-WAYS AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE AND CURRENT ABSTRACT OF TITLE MIGHT DISCLOSE.

REFERENCES:

- 1.) KNOWN AS LOT NO. 1 AS SHOWN ON A CERTAIN MAP ENTITLED "NOTARUS PROPERTIES, INC., TOWN OF CORTLANDT, COUNTY OF WESTCHESTER, AND STATE OF NEW YORK" WHICH MAP WAS FILED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK, DIVISION OF LAND RECORDS, ON MARCH 9, 1993 AS MAP NO. 23384.
- 2.) DEED BOOK: 7894 PAGE: 157
- 3.) OFFICIAL TAX MAP OF TOWN OF CORTLANDT

COLOR KEY:

- BLUE: BOUNDARY LINES, COURSES AND DISTANCES
- GREEN: TAX LOT/BLOCK AND AREA
- RED: BOUNDARY OFFSETS
- BLACK: EXISTING FEATURES

THIS MAP HAS BEEN PREPARED AS A JOINT EFFORT WITH



McCUTCHEON ASSOCIATES, P.A.

700 PLAZA DRIVE • SECAUCUS • NJ • 07094
P: (201) 864-9100 • WWW.MCUTCHEONPA.COM

DONALD J. McCUTCHEON JR.

NY LIC. NO. 0051149

COMMON ABBREVIATIONS:

- FC: FENCE CORNER - MH: MANHOLE - PH: PORCH
- DC: DROP CURB - WV: WATER VALVE - MWS: MASONRY
- GV: GAS VALVE - UP: UTILITY POLE - LA: LANDSCAPING
- S: SET/FOUND PROPERTY MARKER

Proj: BSM23-11787 Scale: 1"= 20' 07/06/2023

BUTLER SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYING SERVICES

41-A PROSPECT STREET • MIDLAND PARK • NJ • 07432
Ph: (201) 380-0740 • Fax: (201) 857-3895 • INFO@BUTLERSM.COM
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER • 24GA28157600

JOHN J. BUTLER, PLS
N.J. PROFESSIONAL LAND SURVEYOR LIC. No. 43267

78-08-5-28

Village of Croton-on-Hudson, N.Y.

PO BOX 249
MUNICIPAL BUILDING, CROTON-ON-HUDSON, N.Y. 10520

Mayor
ROLAND H. BOGARDUS



Village Manager-Clerk
RICHARD F. HERBEK

Village Treasurer
RICHARD J. CAMPBELL

Village Attorney
SEYMOUR M. WALDMAN

Trustees
THOMAS K. BURNISTON
JOSEPH M. FIORITO
WILLIAM J. POHLMANN
MICHAEL D. SULLIVAN

PHONE: (914) 271-4781-2

Village Engineer
PHILIP A. TULLY

March 22, 1984

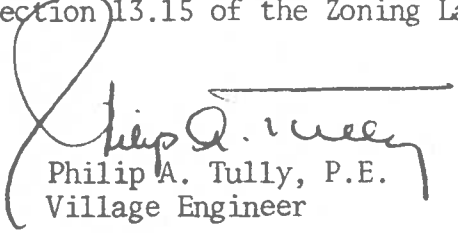
SPECIAL PERMIT FOR ACCESSORY APARTMENT

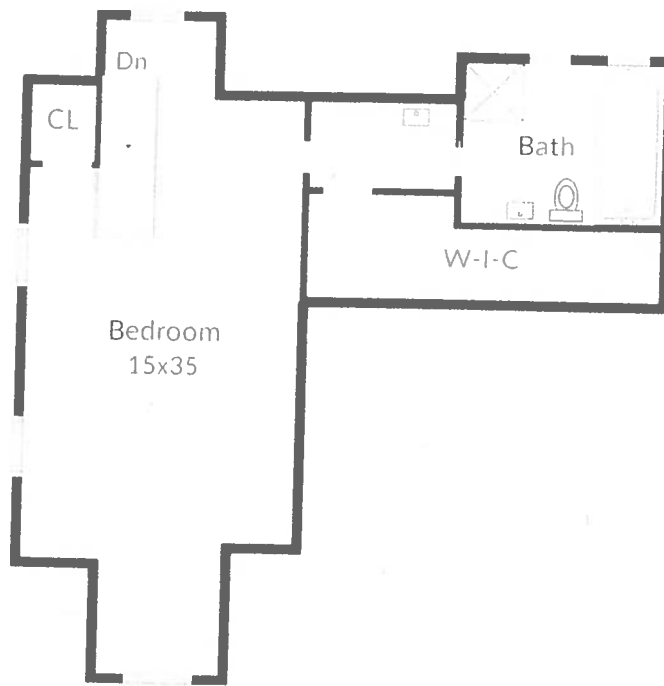
GRANTED TO: Barbara Notarius-Klein +
PREMISES: 49 Van Wyck Street
Section 23 Block 115 Lot 15

Pursuant to Planning Board approval granted on December 27, 1983 this letter constitutes a "Special Permit for Accessory Apartment" effective January 13, 1984, corresponding to the date the Declaration of Covenants was filed in the Westchester County Clerk's Office in Liber 7894 page 157.

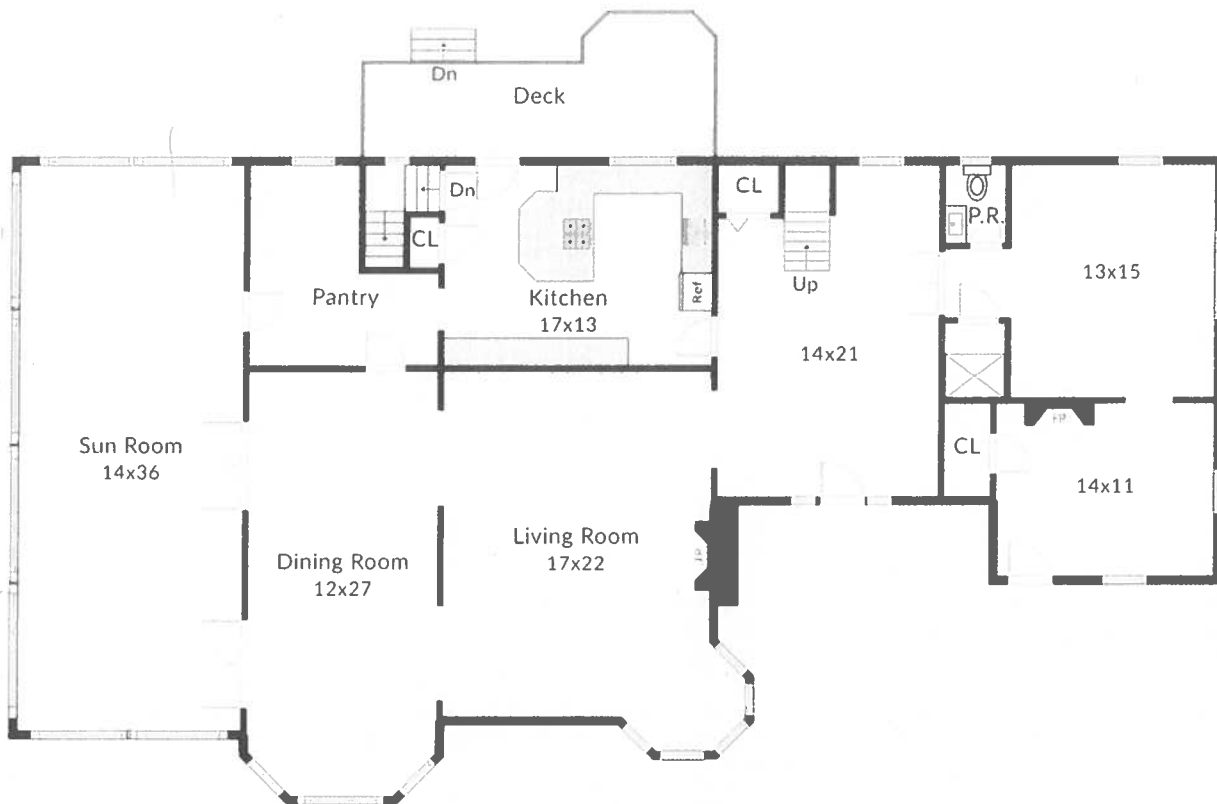
This Special Permit shall expire on January 12, 1986, subject to earlier termination as provided in Section 13.15 of the Zoning Law.

PT/ssy
cc: Richard F. Herbek
Chairman, Planning Board

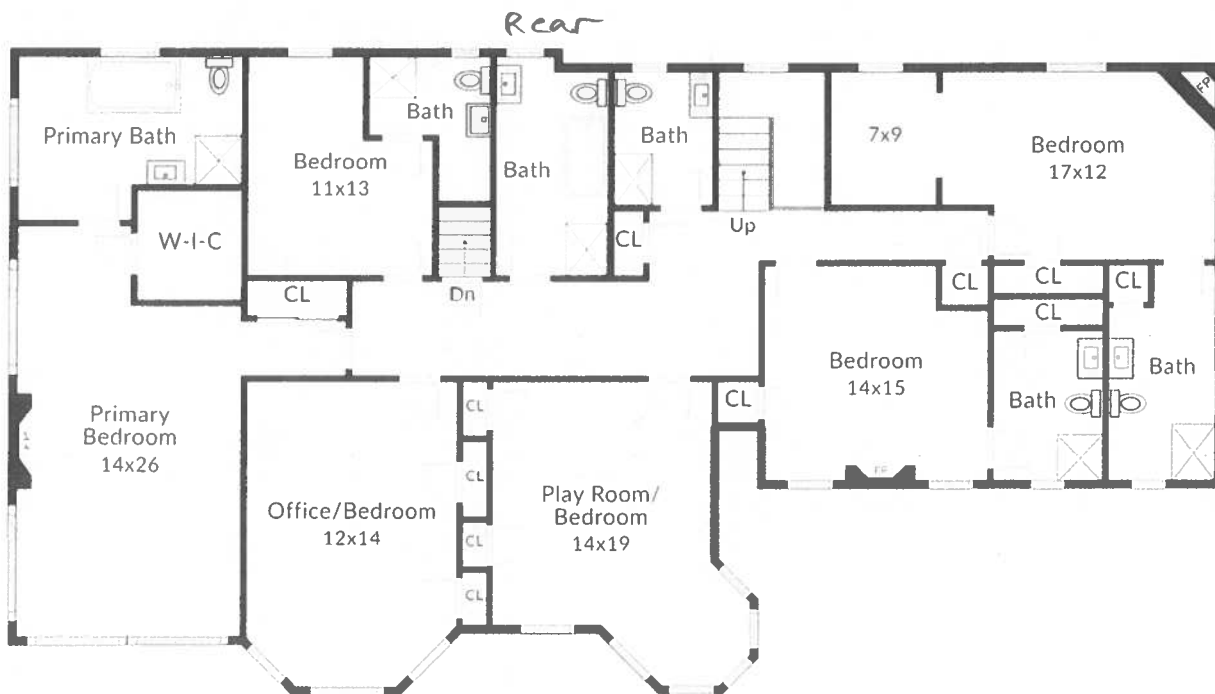

Philip A. Tully, P.E.
Village Engineer



Third Floor

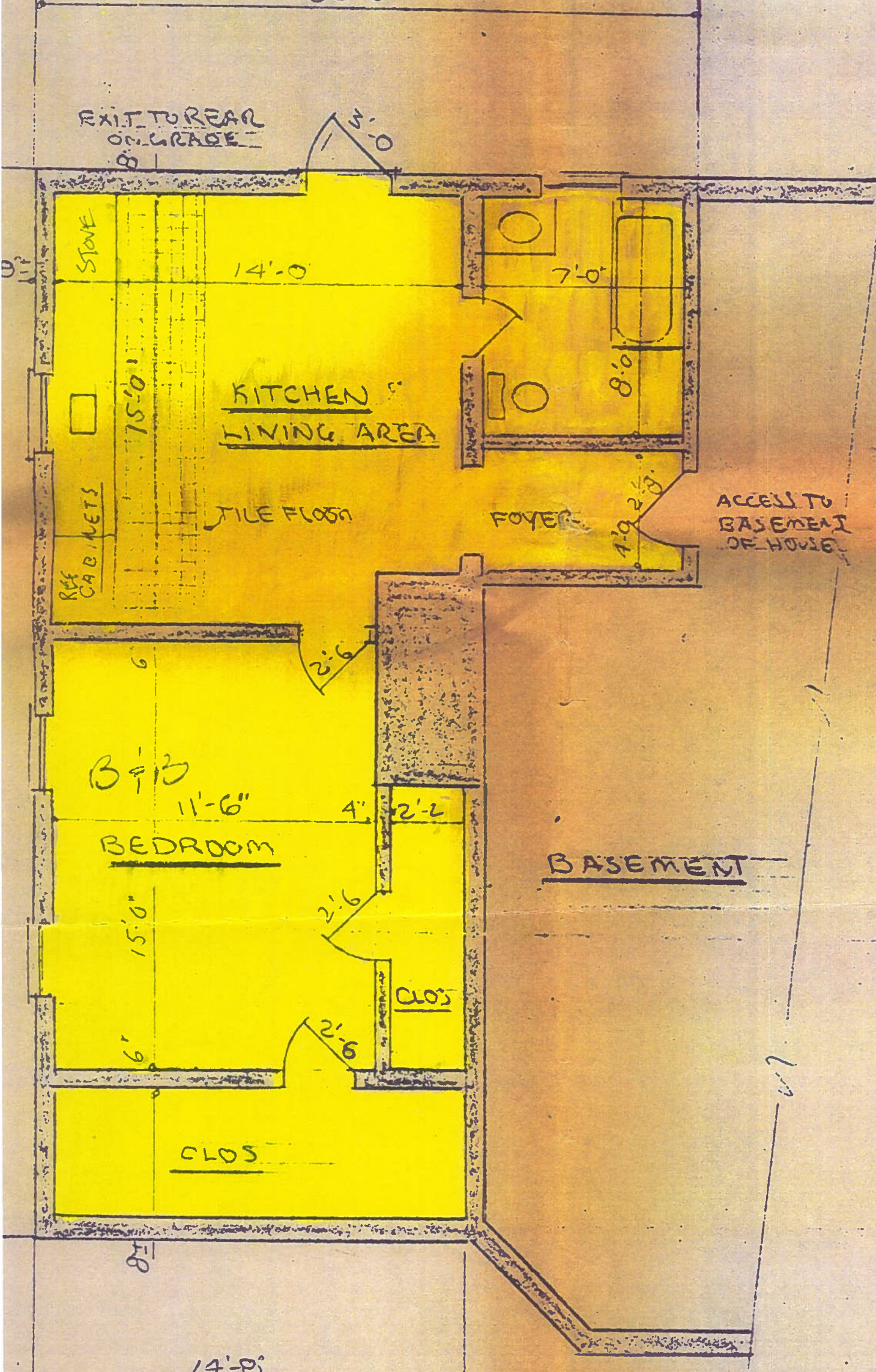


49 Van Wyck—Main Floor



Front

49 Van Wyck - Upper Level



APARTMENT REMAINDER ALL WORK IS COMPLETED OF BUILDING

FLOOR PLAN
SCALE 1/4" = 1'-0"

AREA OF APARTMENT SHALL
COMPRISE 33% OF TOTAL
BUILDING APARTMENT = 4790 SF
APARTMENT = 629 SF
TO BUILDING = 629 SF x 100
4790 SF
= 13.1%



TIMOTHY L. CROWIN JR. P.E.
24 MAPLE PLACE, OSTENDING, NY
ACCESSORY APARTMENT
FOR
GEORGE & BARBARA KLEIN
LOCATION 49 VAN WYCK ST
CROTON ON HUDSON
ORRYTIC 83109 71/4183 SHIRLEY