

Drawing Name: L526309-RO7_V22.DWG
W.O. No. 26309, 26940, 27162, 30702
Layout: SURVEY
Checked by MEY
Drawn by MEY
Closed by JMR/CJW
On 05-20-2022, Easements On 12-19-2023
T.M. : 78.8-4-27

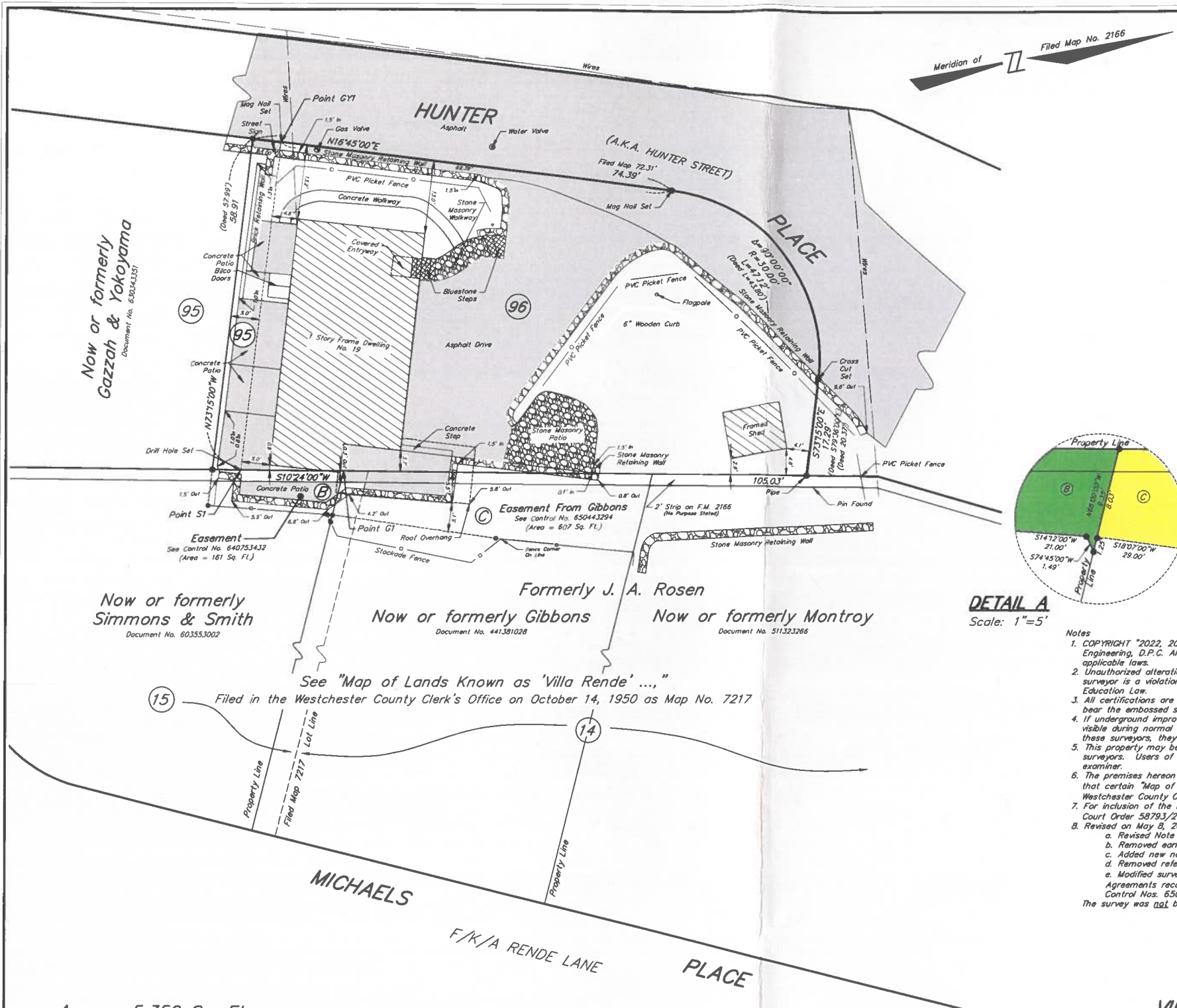
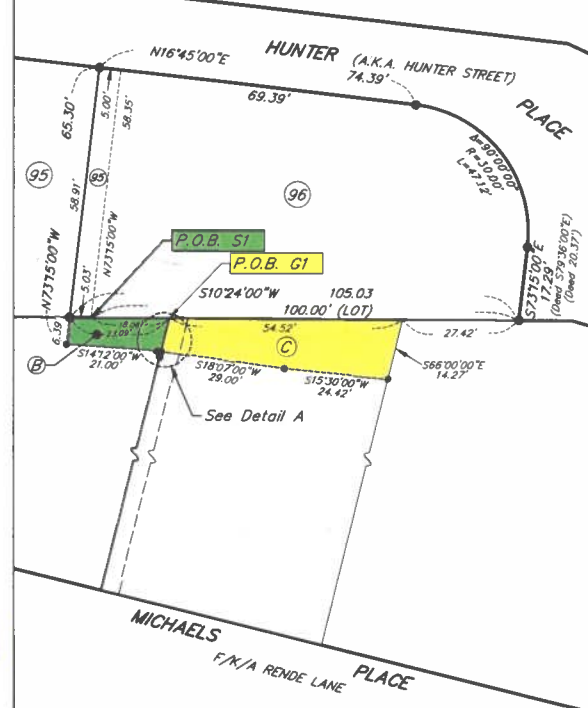


TABLE SHOWING EASEMENT DATA			
Easement	Grantor	Area (sq ft)	Point of Beginning (P.O.B.)
B	Simmons - Use Agreement	161	S1
C	Gibbons - Easement	607	G1



EASEMENT DETAILS

Scale: 1"=20'

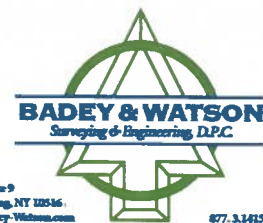
DETAIL A

Scale: 1"=5'

- Notes
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 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
 4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
 5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
 6. The premises hereon is Lot 96 and the northerly most 5 feet of Lot 95 shown on that certain "Map of Building Lots... Leslie R. Palmer..." which was filed in the Westchester County Clerk's office on December 4, 1917 as Map No. 2166.
 7. For inclusion of the northerly 5 feet of Lot 95 on Filed Map No. 2216 see Supreme Court Order 58793/2024.
 8. Revised on May 8, 2025, as follows:
 - a. Revised Note 6;
 - b. Removed earlier versions of notes 7 through 11;
 - c. Added new notes 7 and 8;
 - d. Removed references to Proposed Easements;
 - e. Modified survey to show effects of Supreme Court Order 58793/2024 and Agreements recorded in the Westchester County Clerk's office as Document Control Nos. 650443294 and 640753432.The survey was not brought to date.

Area = 5,350 Sq. Ft.

This map was prepared for the exclusive use of and is certified only to:
VIRGINIA CALCUTTI IRREVOCABLE TRUST
VIRGINIA CALCUTTI

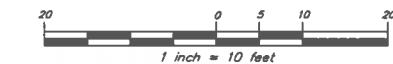


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SURVEY OF PROPERTY
PREPARED FOR
VIRGINIA CALCUTTI
SITUATE IN THE
VILLAGE OF CROTON-ON-HUDSON
TOWN OF CORTLANDT
WESTCHESTER COUNTY
NEW YORK

SCALE: AS NOTED MAY 10, 2022



We hereby certify that the survey shown hereon was completed by us on May 10, 2022 that this map was completed on May 20, 2022 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc. Revised on May 8, 2025. See Note 8.

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May 8, 2025

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