

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDMSION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the inked or impressed seal of the surveyor whose signature appears hereon.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH

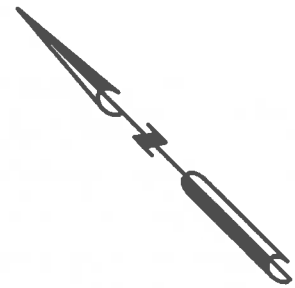
EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

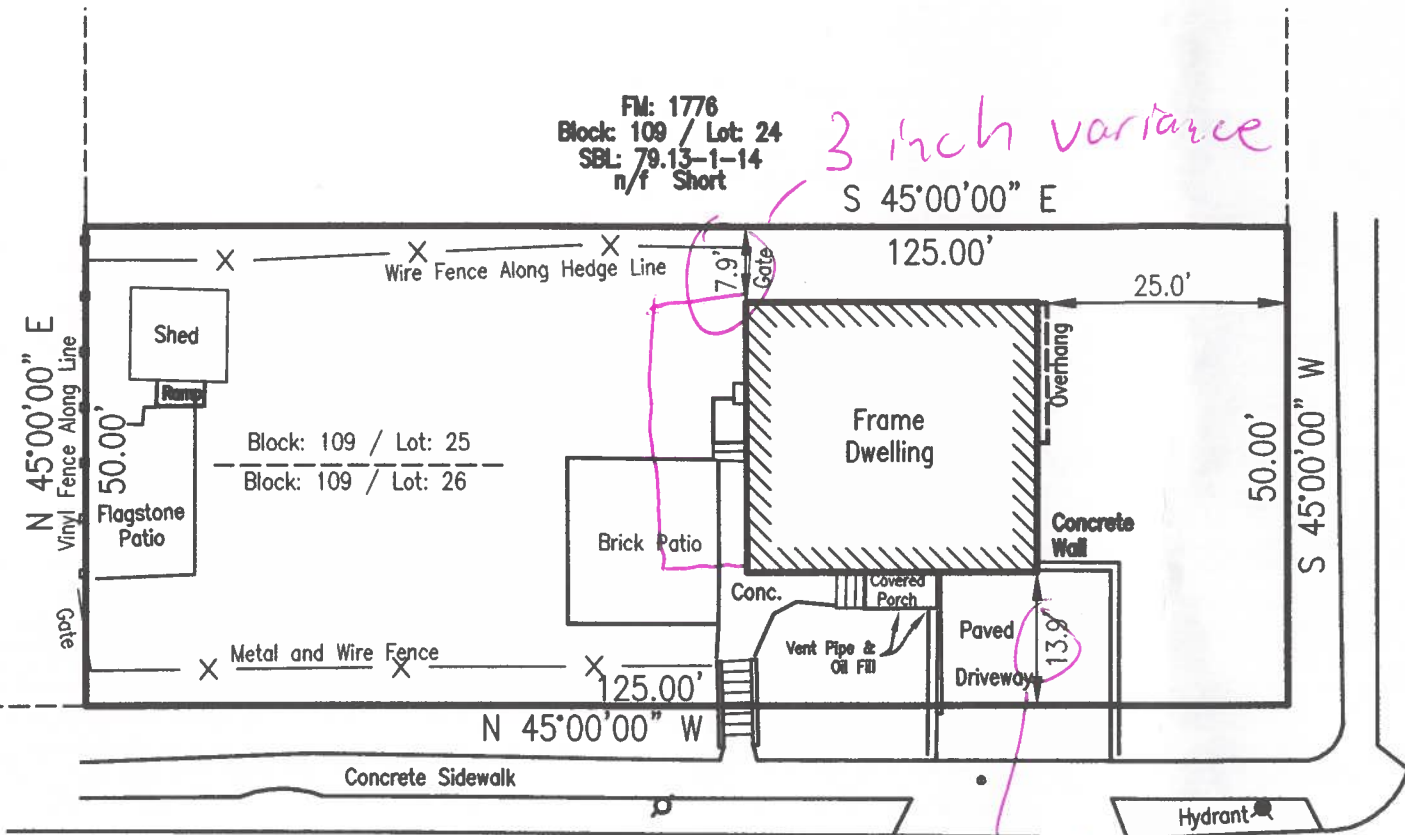
UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

Being Lots 25 and 26 in Block 109 on a Map Entitled "Plan of Lots called Harmon, Surveyed for Wood, Harmon and Company" on File in the Westchester County Clerk's Office as Map Number 1776



FM: 1776
Block: 109 / Lot: 27
SBL: 79.13-1-15
n/f Castner

FM: 1776
Block: 109 / Lot: 24
SBL: 79.13-1-14
n/f Short



3 inch variance

15 inch variance

ONEIDA AVENUE

YOUNG AVENUE

CERTIFIED ONLY TO:

Matthew Dillon
Kelly Dillon
Stewart Title Insurance Company
Record And Return Title Agency, Inc. (RR-W-45553-22)

#22219
EDWARD T. GANNON, P.L.S.
CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914
EGANNONSURVEYING@YAHOO.COM

**SURVEY OF PROPERTY
PREPARED FOR
MATTHEW & KELLY
DILLON**
VILLAGE OF CROTON-ON-HUDSON
TOWN OF CORTLANDT, COUNTY OF WESTCHESTER, STATE OF NEW YORK
TAX LOT: SECTION 79.13 - BLOCK 1 - LOT 13
SCALE: 1" = 20'
SURVEY DATE: APRIL 19, 2022
AREA: 5,000 Sq.Ft.