



650 Halstead Avenue
Mamaroneck, NY 10543
1929 Commerce Street
Yorktown Heights, NY 10598
(914) 381-2357
www.SpinelliSurveying.com

Survey of lot 25 and part of lots 24 & 26, block 168, as shown on "Plan of lots called Harmon Park," in the Town of Cortlandt, Westchester County, NY. Filed June 7, 1912 as Map No. 1980. Beginning on the northerly side of Cleveland Boulevard (formerly Nordica Boulevard) distant 10.48' westerly from the dividing line between lots 23 and 24.

SCALE 1"=30'

"HARMON PARK"

Surveyed 5.7.26
Map Drawn 5.8.26

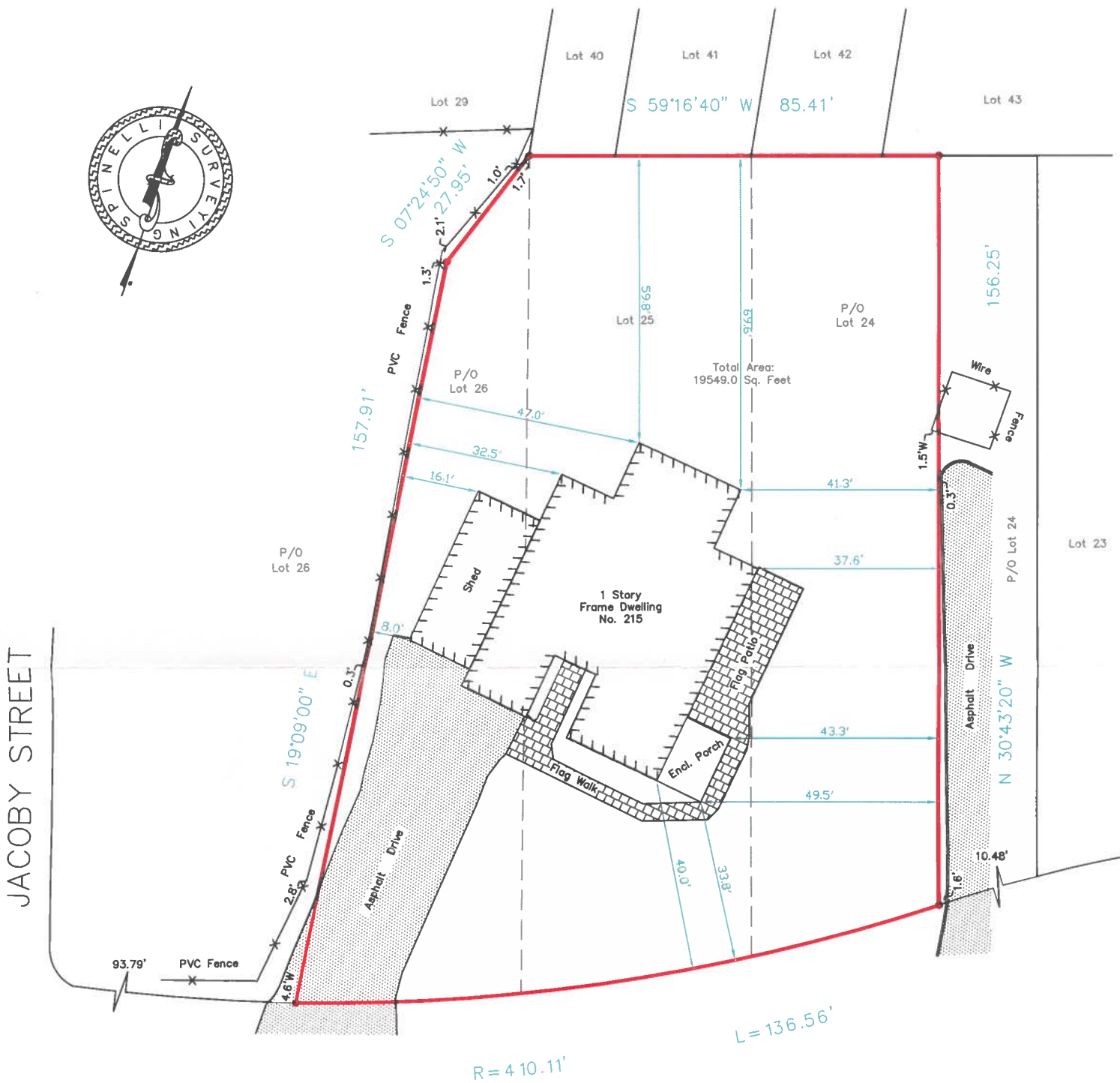
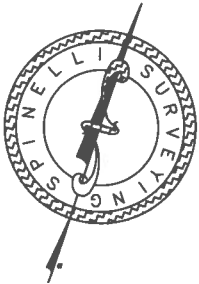


HOW TO READ
YOUR SURVEY

ALL CERTIFICATIONS HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS NAMED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. ALL CERTIFICATIONS AND GUARENTEES FROM SPINELLI SURVEYING WILL TERMINATE AT THE TIME OF ANY SUBSEQUENT CONVEYANCES OF THE PARCEL SURVEYED ON THIS DOCUMENT UNLESS SPINELLI SURVEYING HAS BEEN AFFORDED THE OPPORTUNITY TO CHECK OVER THE WORK PERFORMED FOR ANY CHANGES AND/OR ERRORS AND HAS RE-CERTIFIED THEIR WORK AND THE SURVEY TO THE SUBSEQUENT PARTIES. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST, ARE NOT SHOWN OR CERTIFIED.

-Survey performed for title use only. Locations and dimensions Certify to:
may be inadequate for design and Spinelli Surveying assumes
no liability for any errors resulting in such differences without
being afforded the opportunity to verify on site and complete a
proper survey intended for design.

Certify To:
Eric Berger and Jessica Berger
Record and Return Title Agency, Inc.
Old Republic National Title Insurance Company



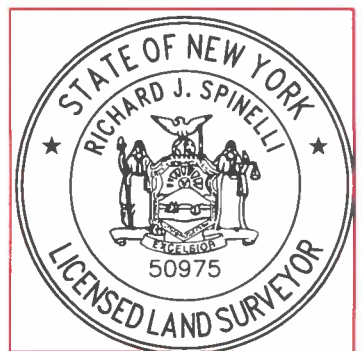
CLEVELAND DRIVE

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 LAWFULLY APPLY TO THE PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND RESEARCH PERFORMED ON OR PRIOR TO THE DATE SHOWN ON PLAT AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS, DESCRIPTIONS OR PLATS OF RECORD.
3. PROPERTY CORNER MONUMENTS WERE NOT SET DURING THIS SURVEY

Richard J. Spinelli, L.S. NYS Lic. 50975
Spinelli Surveying, PLLC CoPA #489831

-Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S. Education Law.

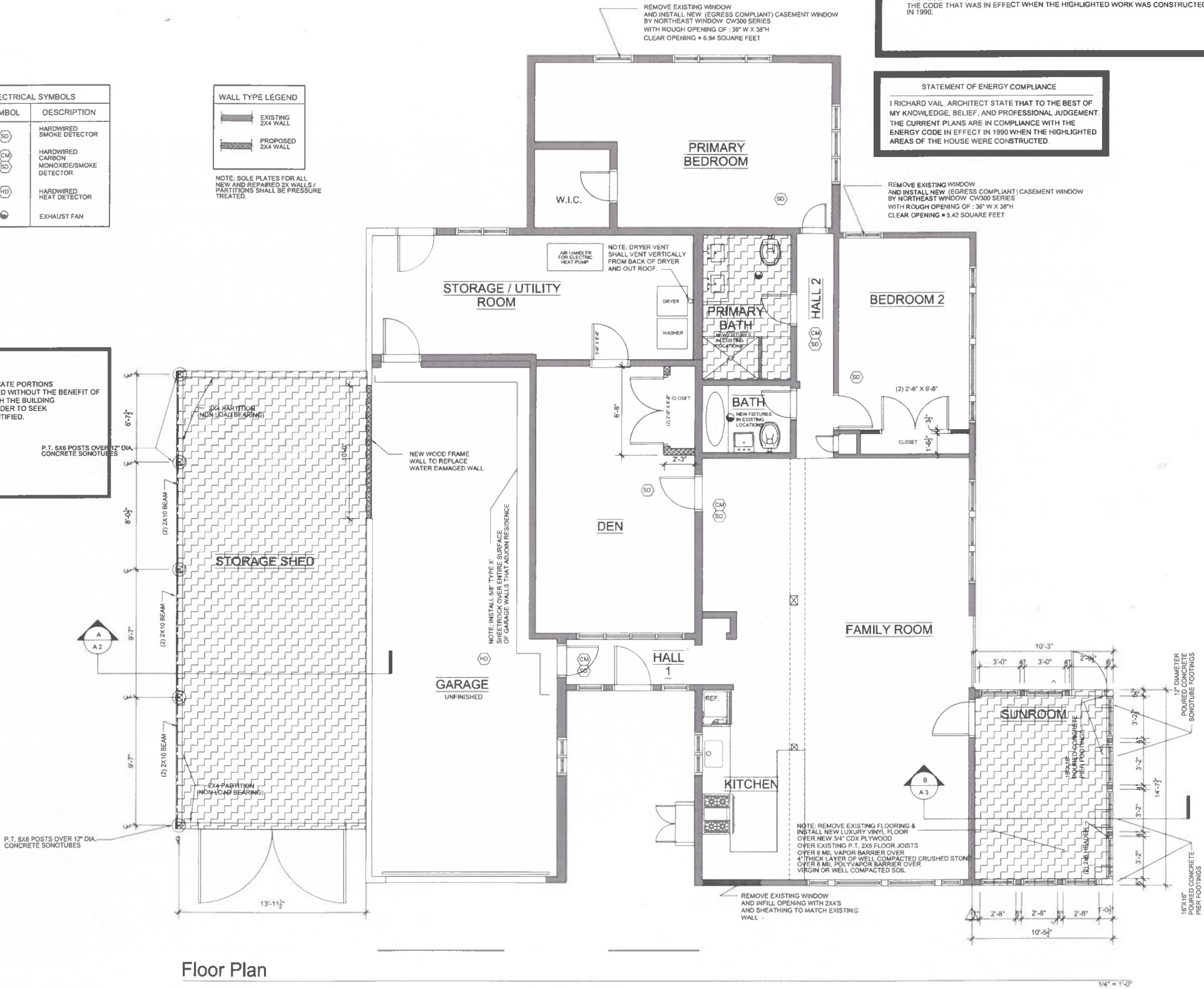


NOTE: ROOMS WITH ZIG ZAG HATCH PATTERN INDICATE PORTIONS OF THE RESIDENCE THAT HAVE BEEN CONSTRUCTED WITHOUT THE BENEFIT OF A BUILDING PERMIT. THESE DRAWINGS ALONG WITH THE BUILDING PERMIT APPLICATION HAVE BEEN PRODUCED IN ORDER TO SEEK A CERTIFICATE OCCUPANCY FOR THE SPACES IDENTIFIED.

ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
	HARDWIRED SMOKE DETECTOR
	HARDWIRED CARBON MONOXIDE/SMOKE DETECTOR
	HARDWIRED HEAT DETECTOR
	EXHAUST FAN

WALL TYPE LEGEND	
	EXISTING 2X4 WALL
	PROPOSED 2X4 WALL

NOTE: SOLE PLATES FOR ALL NEW AND REPAIRED 2X WALLS / PARTITIONS SHALL BE PRESSURE TREATED.



Floor Plan

Richard Vail,
Architect
4 Mooney Hill Road
Holmes, N.Y.
12531
(845) 531-9339

Berger Residence
215 Cleveland Drive, Croton on Hudson, N.Y.



Proposed
Floor
Plan

3-7-25

Sheet
A 1

215 CLEVELAND DRIVE



Driveway & Garage Front



Garage Rear & Fence Line



Side of Home from Neighbor's (217) Perspective



Front Yard View