

NOTES

1. SURVEY SHOWN WAS PREPARED FROM A MAY 14, 2024 FIELD SURVEY. HORIZONTAL DATUM: NAD83, EAST ZONE, NAD83 2011. VERTICAL DATUM: NAVD83.
2. SURVEY SHOWN IS SUBJECT TO ANY SURFACE CONDITIONS THAT MAY EXIST, IF ANY.
3. UNAUTHORIZED ALTERATIONS OR ADDITIONS 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 LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL, AND SIGNATURE IN RED, SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
5. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
6. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS PLAN REPRESENTS A SUBDIVISION OF THE PARCEL DESCRIBED IN WESTCHESTER COUNTY DEED RECORDS IN CONTROL NO. 62332384.
8. CERTIFICATIONS INDICATED OR IMPLIED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THIS SURVEY WAS PREPARED, AND ON HIS OR THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
9. NO SEARCH OF PUBLIC RECORD WAS MADE IN CONNECTION WITH EASEMENTS OR RESTRICTIONS THAT MAY NOT HAVE BEEN CONTAINED IN CONNECTION WITH TITLE INSURANCE POLICY NO. (ANY 2023-6461C) ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY EFFECTIVE ON JUNE 12, 2022.

MAP REFERENCES

1. MAP ENTITLED "ALTA NSPS LAND TITLE SURVEY, VILLAGE OF CROTON-ON-HUDSON, 41-51 MAPLE STREET" PREPARED BY INSITE NORTH-EAST ENGINEERING & LAND SURVEYING, P.C., ON OCTOBER 21, 2022.
2. MAP ENTITLED "SUBDIVISION MAP OF LARKIN MANOR" PREPARED BY STANLEY M. NORTHROP, C.E. BEARING A DATE OF MAY 10, 1946.
3. MAP ENTITLED "SITUATION IN THE VILLAGE OF CROTON-ON-HUDSON" PREPARED BY W. A. SLATER, P.L.S. BEARING A DATE OF DECEMBER 7, 1972, REVISED ON DECEMBER 22, 1972.
4. MAP ENTITLED "MCDONALD'S CORPORATION, SITUATION IN THE VILLAGE OF CROTON-ON-HUDSON, TOWN OF CORTLANDT" PREPARED BY TACONIC SURVEYING & ENGINEERING, BEARING A DATE OF JULY 29, 1993.
5. MAP ENTITLED "SUBDIVISION PLAT" PREPARED FOR IRWIN KATZ, PREPARED BY TACONIC SURVEYING & ENGINEERING, BEARING A DATE OF APRIL 5, 1994.

TITLE LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, SITUATE LYING AND BEING ON THE WESTERLY SIDE OF MAPLE STREET (NYS ROUTE 129) IN THE VILLAGE OF CROTON-ON-HUDSON, TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF MAPLE STREET AT THE DIVISION LINE BETWEEN LOT NO. 64 AND LOT NO. 65 AS SHOWN ON THE "MAP OF LARKIN MANOR" AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JUNE 8, 1946 AS MAP NO. 6086, RUNNING THENCE ALONG THE WESTERLY LINE OF SAID MAPLE STREET, SOUTH 09°56'22" WEST, 325.11 (322.32 DEED) FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF MUNICIPAL PLACE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 47°43'14" WEST, 49.42 (50.05 DEED) FEET TO A POINT; (2) NORTH 87°22'58" WEST, 37.55 (40.50 DEED) FEET TO A POINT; THENCE ALONG THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF ONE MUNICIPAL PL., LLC, NORTH 38°03'12" WEST, 455.06 (456.45 DEED) FEET TO A POINT; THENCE ALONG THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF JEFF J. & KATHY M. LAWTON AND JOHN HRYCKO THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 49°54'12" EAST, 113.67 FEET TO A POINT; (2) NORTH 54°07'47" EAST, 51.93 FEET TO A POINT; THENCE ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF KEVIN & KATHERIN BELLINGHAM, WILLIAM P. MAHANEY, LISA MORSBERGER AND NATARAJAN VELMANI THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 51°46'18" EAST, 83.24 FEET TO A POINT; (2) SOUTH 65°23'28" EAST, 82.99 FEET TO A POINT; (3) SOUTH 75°33'38" EAST, 135.14 (135.73 DEED) FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 2.46 ACRES.

SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.

LEGEND

	TELEPHONE PEDESTAL
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUBS
	PROPERTY LINE
	ADJOINER LINE
	POWER POLE
	CATCH BASIN
	SINGLE SIGN POST
	IRON ROD FOUND
	OVERHEAD ELEC. TEL. & CABLE T.V. LINE
	LIGHT POLES
	GAS VALVE
	WATER/IRRIGATION CONTROL VALVE
	UNKNOWN MANHOLE
	CLEAN OUT
	POST/POST W/elec
	EASEMENT LINE
	SETBACK LINE
	FENCE LINE
	BURIED ELECTRIC
	BURIED GAS
	STORM LINE
	SEWER LINE

UTILITIES NOTE

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXPLORATORY EXCAVATIONS WERE MADE AND NO USE OF SUBSURFACE UTILITY ENGINEERING COMPANIES WERE USED DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF UTILITIES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.

LANDS N/F OF
JEFF J. LAWTON AND
KATHY M. LAWTON
T.M. NO. 78.8-8-92

LANDS N/F OF
JOHN HRYCKO
T.M. NO. 78.8-8-29

LANDS N/F OF
KEVIN BELLINGHAM AND
KATHERIN BELLINGHAM
T.M. NO. 78.8-8-26

LANDS N/F OF
WILLIAM P. MAHANEY
T.M. NO. 78.8-8-25

LANDS N/F OF
LISA MORSBERGER
T.M. NO. 78.8-8-24

LANDS N/F OF
NATARAJAN VELMANI
T.M. NO. 78.8-8-23

LANDS N/F OF
ONE MUNICIPAL PLACE LLC
T.M. NO. 78.12-3-2



SITE MAP
(NOT TO SCALE)

FLOODPLAIN

1. SUBJECT PARCEL LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED), AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3619C0109F, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2007.

PARKING SUMMARY

HANDICAP PARKING SPACES	4
ELECTRIC CHARGING SPACES	4
REGULAR PARKING SPACES	46
OVERALL TOTAL SPACES	54

SCHEDULE B

6. EASEMENT RECORDED IN LIBER 7102, PAGE 176 AND RESERVATION OF EASEMENT RECORDED IN LIBER 7102, PAGE 216, AS REPEATED IN SUBSEQUENT DEEDS OF RECORD, IS AS SHOWN ON MAP.

UTILITY NOTE

1. UNDERGROUND UTILITIES ARE SHOWN BASED ON A SKETCH PROVIDED BY EP LAND SERVICES LLC. CREIGHTON MANNING TAKES NO RESPONSIBILITY OF THE ACCURACY OF UTILITIES SHOWN HEREON.
2. RIM AND TOP OF FRAME (T.F.) ELEVATIONS ARE BASED ON MAY 14, 2024 LOCATIONS (ALL RIMS MAY NOT HAVE BEEN SET AT TIME OF LOCATION).

CERTIFICATION

428 WHITEHALL ROAD
ALBANY, NY 12208

TO THE COMMUNITY PRESERVATION CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, NEW YORK STATE HOUSING TRUST FUND CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, WESTCHESTER COUNTY, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ITS SUCCESSORS AND OR ASSIGNS AS ITS INTERESTS MAY APPEAR, THE VILLAGE OF CROTON-ON-HUDSON, 41-51 MAPLE HOUSING DEVELOPMENT FUND CORPORATION, 41-51 MAPLE L.L.C., CROTON HOUSING NETWORK, INC., REG. AN DEVELOPMENT CORPORATION, ALL NEW YORK TITLE AGENCY, INC., FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, STERLING CORPORATE TAX CREDIT FUND 6411 C, RAH INVESTOR 3080 L.L.C., ISAOA, FIRST STERLING ASSOCIATES NO 16 L.L.C., ISAOA, REGIONS AFFORDABLE HOUSING L.L.C., ISAOA, STERLING CORPORATE TAX CREDIT FUND 6411 C, RAH INVESTOR 3080 L.L.C., ISAOA, FIRST STERLING ASSOCIATES NO 16 L.L.C., ISAOA, REGIONS BANK, ISAOA, COUNTY OF WESTCHESTER, ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, WESTER BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION AND ITS SUCCESSORS AND OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, 41-51 MAPLE MANAGER L.L.C., 41-51 MAPLE ASSOCIATES L.L.C., CANNON, HIFMAN, AND WISS, LLP, NEW YORK STATE HOUSING FINANCE AGENCY, ITS SUCCESSORS AS THEIR INTERESTS MAY APPEAR, AND STATE OF NEW YORK, MORTGAGE AGENCY, ITS SUCCESSORS AND OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

CERTIFICATIONS INDICATED OR IMPLIED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THIS SURVEY WAS PREPARED, AND ON HIS OR THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

DATED: MAY 17, 2024

MICHAEL J. GROFF P.L.S. NO. 049454

AS-BUILT SURVEY

LANDS OF

41-51 MAPLE HOUSING

DEVELOPMENT FUND CORPORATION

VILLAGE OF CROTON-ON-HUDSON TOWN OF CORTLANDT
COUNTY OF WESTCHESTER STATE OF NEW YORK



PREPARED FOR:

NO.	REVISION	DATE	BY
1.	LOCATED WHAT WAS UNDER CONSTRUCTION	6/25/24	MM
2.	MAP UPDATE	6/26/24	JL
3.	MAP UPDATE	8/21/24	MM
4.	ADDED WATER VALVE	9/17/24	WTP
DRAWN:	J.D.L.		
CHECKED:	D.G.S.		
PROJ. NO.:	124-087		
SCALE:	1"=30'		
DATE:	MAY 17, 2024		
FILE:	alta locations.dwg		

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SURVEYORS

