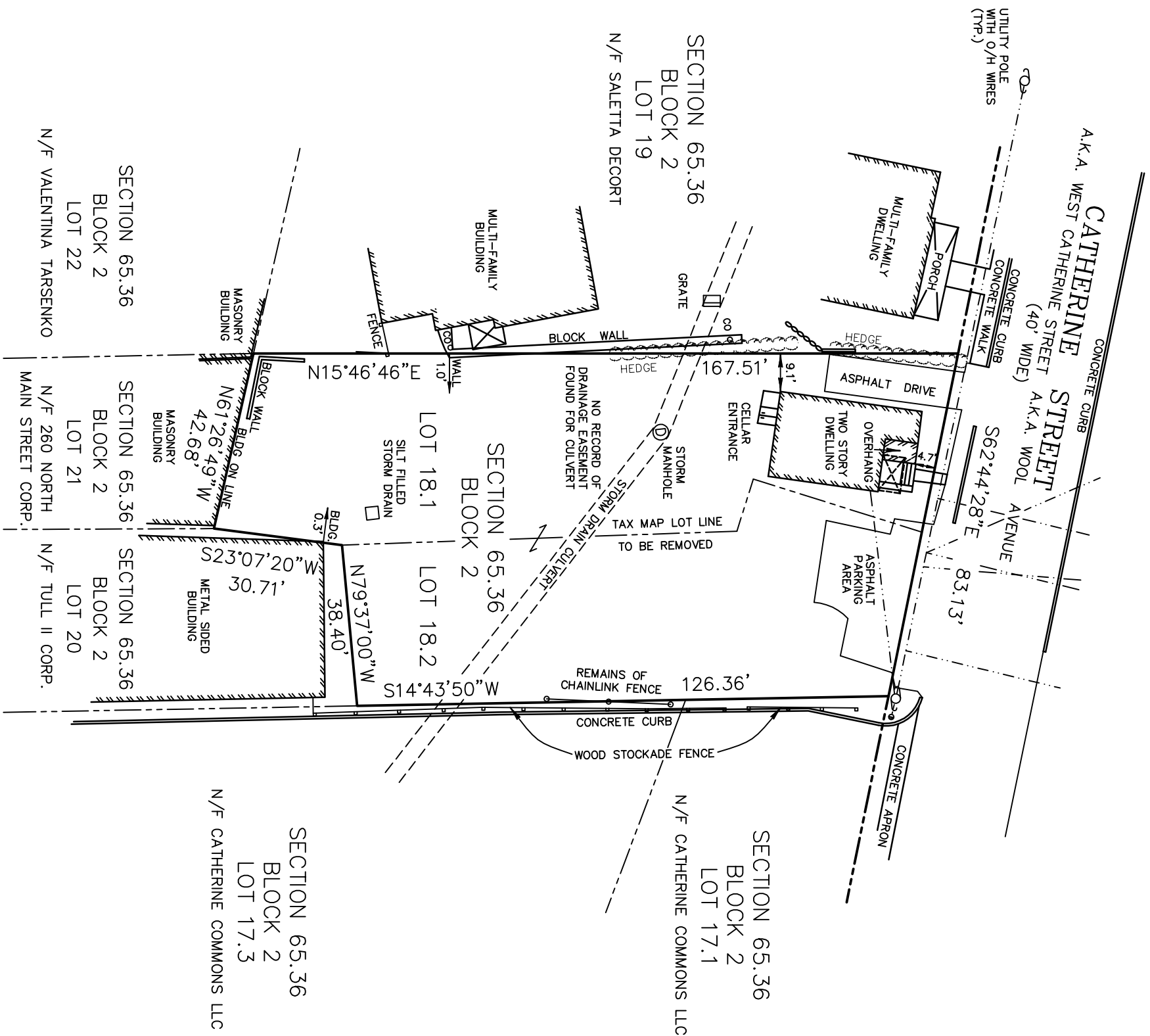




EXISTING LOT 18.1  
EXISTING LOT 18.2  
COMBINED LOT  
LOT NUMBER TO BE DETERMINED

7,026 S.F. OR 0.1613 ACRES  
5,451 S.F. OR 0.1251 ACRES  
12,477 S.F. OR 0.2864 ACRES

- SURVEY NOTES:
1. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
  2. EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
  3. THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
  4. DEED REFERENCES: LIBER 247, PAGE 549  
LIBER 295, PAGE 258  
LIBER 310, PAGE 147  
LIBER 947, PAGE 336
  5. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED OF FEB. 1, 2023.

LOT LINE MODIFICATION

FOR

SINANAJ HOLDINGS LLC

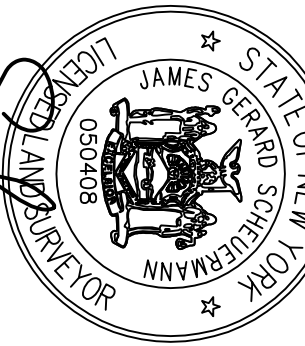
SECTION 65.36-BLOCL 2-LOTS 18.1+18.2  
55+53 WEST CATHERINE STREET  
VILLAGE OF NYACK, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK

PREPARED BY  
JAMES G. SCHEUERMANN

LAND SURVEYOR

WARWICK, NEW YORK 10990  
(845)-987-4347 JGSCHUEMANN@GMAIL.COM

SCALE: 1"=30' DATE: JUNE 13, 2025 JOB #3331 DWG #3331LLM



JAMES G. SCHEUERMANN  
N.Y.L.S. #050408

UNAUTHORIZED ALTERATION OR ADDITION  
TO ANY PLAN OR MAP BEARING THE SEAL  
OF A LICENSED LAND SURVEYOR IS A VIOLATION  
OF SECTION 7209 OF THE PROFESSIONAL LAW