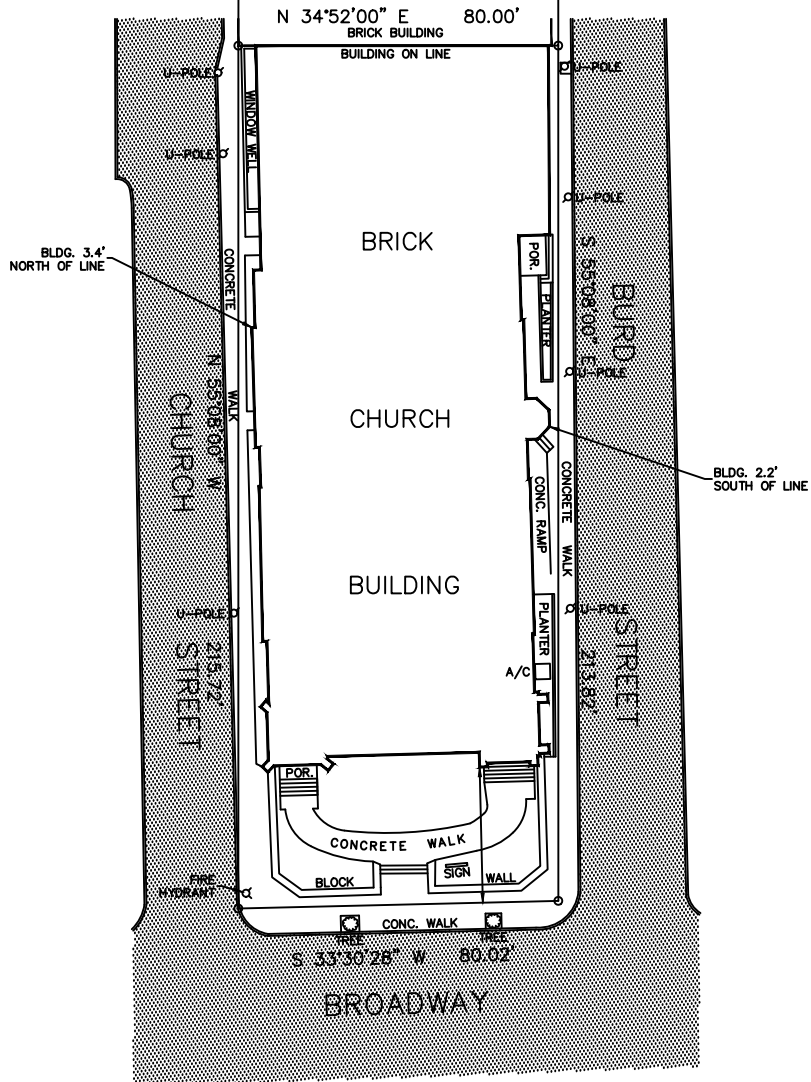


N/F
NEW YORK
TELEPHONE CO.
66.38-1-52

LOT AREA
17,181.66 S.F.
OR
0.39 ACRES



GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-494 PAGE-274 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

W.E. James
Engineering
and
Land Surveying, PLLC
8 CHEANDA LANE
WALLKILL, NEW YORK 12589
PHONE: (845) 566-6522 FAX: (845) 566-6525
EMAIL: WEJames@optonline.net
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: JULY 19, 2022

CERTIFIED ONLY TO:

1. THE ANGEL NYACK
2. LENDER (TBD),
3. ITS SUCCESSORS AND/OR ASSIGNS
4. ENTITLE INSURANCE COMPANY
5. THOROUGHbred TITLE SERVICES, LLC
6. KEITH SCHUTZMAN

William E. James
WILLIAM E. JAMES, P.E., P.L.S.
NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:
SURVEY PREPARED FOR
The Angel Nyack
&
Amy J. Travis
TAX MAP SECTION 66.38, BLOCK 1, LOT 53
VILLAGE OF NYACK-TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

SCALE: 1" = 30'	DATE: JULY 25, 2022	SHEET NO: 1 OF 1
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PROJECT CAD REFERENCE:
ROCKLAND COUNTY/VILLAGE OF NYACK/BROADWAY/THE ANGEL NYACK/L