Premises hereon being Lot 14 and the easterly portion of Lot 15 in Block 3 as shown on a certain map entitled, "Section Two, Map Showing Subdivision of Property Belonging to Estate of James Gordon Bennett, Situated on Midland Avenue, Cook Avenue, Mile Square Road, Trenchard Lane & Grapanche Street, City of Yonkers, N.Y." Said map filed in the Westchester County Clerk's Office, Division of Land Records August 16, 1921 as map number 2341.

Surveyed in accordance with Deed Control Number 502593416.

Premises shown hereon designated on the City of Yonkers Tax Maps as: Section 5, Block 5039, Lots 15 and 16.

Property Address: 829 and 833 Midland Avenue
Yonkers, N.Y. 10704

Total Lot Area = 5,626.071 Sq.Ft.
= 0.129 Acres

(14) = Indicates Filed Map Lot Numbers.

Survey Drawing Labels

Tax Lot 17
Now or Formerly
Jalil & Dinara Rabadi

(PART OF 15)

Cor.Chain Link Fence
South 0.22'
West 0.25'

83.468'   Chain Link Fence

Cor.Building
West 2.16'

N26°03'16"E 3.29'
S63°56'44"E 0.66'
N25°54'56"E

N63°56'44"W 1.55'

Chain Link Fence

N26°03'16"E

Conc. Pad

Stone Masonry Retaining Wall
Stone Curb

Chain Link Fence

1 Story Concrete Building   45.35'
Face of Building Generally Along Property Line

Concrete Walk

Asphalt Walk

(PART OF 15)

8.73'

Tax Lot 16

S57°04'30"E

Stone Curb

Stockade Fence

Tax Lot 12
Now or Formerly
Brian & Andrea Nolan

Gate
2.85'   Concrete Walk
Cor.Building
North 1.25'

AC unit
Filed Map Lot Line

White Paint Lines
Parking Area

Asphalt Pavement

56.059'

(13)

2nd Story Overhang

2 Story Frame Building
#829-833

1 Story Stucco Garage - with Patio Over

(14)

Cor.Building
North 0.28'

Tax Lot Line

Paving Stone Walk
Stone Curb

Blue Paint Lines
Handicap Parking

Sign

Asphalt Pavement
20.37'

Stone Curb
Stone Curb

Trench Drain

Asphalt Pavement

Approximate Location of Cultec Units
Per Survey by Edward Mihalczo
Dated April 28, 2014

Tax Lot 15

Blue Paint Lines
No Parking Area

Sign

19.68'

Trench Drain

Asphalt Pavement

Moveable Planter
(Typ.)

Trench Drain

Drop Curb

End Chain Link Fence
North 0.11'

S84°35'47"W Survey & Filed Map   50.05'
S84°34'47"W Deed

MIDLAND AVENUE
Asphalt Pavement

GV

Concrete Walk
Stone Curb

Concrete Walk

UPole

Drop Curb

SEWER MANHOLE

Stone Curb

Stone Curb
S32°55'30"W

Drop Curb
Stone Curb

100.00'   Stone Curb

MILE SQUARE ROAD
Asphalt Pavement

AS BUILT SURVEY
PREPARED FOR
TRION REAL ESTATE MANAGEMENT LLC
SITUATE IN THE
CITY OF YONKERS
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 10'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

10   0   5   10   20   40

THOMAS C. MERRITTS LAND SURVEYORS, P.C.
394 BEDFORD ROAD ● PLEASANTVILLE ● N.Y. 10570
(914) 769-8003   ●   (203) 622-8899

Surveyed: July 12, 2016
Map Prepared: July 15, 2016

By:
New York State Licensed Land Surveyor No.050604

Project: 16-240	Field Survey By: BC/ROB
Drawn By: DA	Checked By: DM