



VICINITY MAP
NOT TO SCALE

ALTA/ACSM. LAND TITLE SURVEY

25 SOUTH 4TH AVENUE, LLC

Block 3111 Lot 45 "Tax Maps"
Street No. 25 South Fourth Avenue,
Village of Mount Vernon
County of Westchester, New York

METES AND BOUNDS DESCRIPTION:

BEING KNOWN AND DESIGNATED AS A PORTION OF LOT 268 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF VILLAGE OF MT. VERNON, TOWN OF EASTCHESTER, WESTCHESTER CO., N.Y." FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON DECEMBER 22, 1851 AS MAP # 144.

BEGINNING AT A POINT IN THE EASTERLY SIDELINE OF SOUTH FOURTH AVENUE, THEREIN DISTANT 600.90' AS MEASURED NORTHWARDLY ALONG THE SAME FROM ITS INTERSECTION WITH THE NORTHERLY SIDELINE OF EAST SECOND STREET; RUNNING THENCE

- 1) RUNNING EASTERLY AND AT RIGHT ANGLES WITH THE SOUTH FOURTH AVENUE, A DISTANCE OF 99.15' TO A POINT; THENCE
- 2) RUNNING SOUTHERLY AND TO, PARTLY THROUGH AND BEYOND A PARTY WALL, A DISTANCE OF 50.08' TO A POINT; THENCE
- 3) RUNNING WESTERLY AND AT RIGHT ANGLES WITH THE SOUTH FOURTH AVENUE, A DISTANCE OF 98.99' TO A POINT IN THE EASTERLY SIDELINE OF SOUTH FOURTH AVENUE; THENCE
- 4) RUNNING ALONG THE AFOREMENTIONED SIDELINE, A DISTANCE OF 50.08' TO THE POINT OF BEGINNING.

GENERAL SURVEY NOTES:

- 1) UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
- 2) AS PER CONTRACTUAL AGREEMENT, PROPERTY CORNERS HAVE NOT BEEN SET.
- 3) CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTIONS. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 4) THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSE OF CONVEYANCE OF TITLE ONLY AND IS SUBJECT TO ANY EASEMENTS, GRANTS, RESTRICTIONS, RIGHT-OF-WAYS AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE AND CURRENT ABSTRACT OF TITLE MIGHT DISCLOSE

SURVEYOR'S CERTIFICATION:

NOVEMBER 18, 2013

THIS SURVEY IS MADE FOR THE BENEFIT OF:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLEVEST AGENCY, INC.
354 S. BROADWAY, LLC
25 SOUTH 4TH AVENUE, LLC
JOSEPH DWECK
ORITANI FINANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

I, RAYMOND P. FELDMAN, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED ABOVE.

I FURTHER CERTIFY THAT:

- 1) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
- 2) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF NEW YORK AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2011 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 8, 9, 10, 11(A) AND 14 IN TABLE A CONTAINED THEREIN, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
- 3) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TITLEVEST AGENCY, INC. AS AN AGENT FOR STEWART TITLE INSURANCE COMPANY, COMMITMENT #OR-W-375571 WITH AN EFFECTIVE DATE OF NOVEMBER, 2013 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON SUBJECT PROPERTY.
- 4) SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION C BY THE FEDERAL EMERGENCY MANAGEMENT (FEMA), ON FLOOD INSURANCE RATE MAP #361900337F WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, FOR COMMUNITY #360925 IN THE VILLAGE OF MOUNT VERNON, COUNTY OF WESTCHESTER, STATE OF NEW YORK, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES ARE LOCATED.
- 5) THE PROPERTY HAS DIRECT ACES TO SOUTH FOURTH AVENUE, BEING A DEDICATED PUBLIC STREET.

RAYMOND P. FELDMAN, PLS
N.Y. LIC. NO. 050701



LAND AREA:

4961 SQUARE FEET
0.114 ACRES

SCALE: 1"=10'	DRAWN BY: N.M.	CHECKED BY: R.P.F.	PROJECT #: NY13-060A	SHEET #: 1 OF 1
LAND LOVERS A PROFESSIONAL SURVEY AND MAPPING GROUP 100 GLENDALE AVE. MONTICELLO, NJ TEL: 973-233-6181 FAX: 973-954-2131 office@landloversllc.com				
RAYMOND P. FELDMAN N.Y. PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050701 DATE: NOV. 18, 2013				

GRAPHIC SCALE 1"=10'

