



1001 NEPPERHAN AVENUE

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE CITY OF YONKERS  
SECTION: 3 BLOCK: 3091 LOTS: 1-43
- PROPERTY AREA :  
PARCEL 1 - 42,231 Sq.Ft. - 0.9895 ACRE  
PARCEL 2 - 58,003 Sq.Ft. - 1.3116 ACRES  
PARCEL 3 - 14,250 Sq.Ft. - 0.3271 ACRE  
TOTAL = 114,484 Sq.Ft. - 2.6282 ACRES
- THE PREMISES SHOWN HEREON DESCRIBED IN DEED FILED AT THE WESTCHESTER COUNTY CLERK'S OFFICE UNDER CONTROL NUMBER 430110223 AND SAID PREMISES ALSO KNOWN AND DESIGNATED AS LOTS 1A, 42-42 ON A CERTAIN MAP ENTITLED, "HATCHED MAP OF SECTION 3 OF PROPERTY BELONGING TO YONKERS HOMES CO., INC. LOCATED IN THE CITY OF YONKERS, WESTCHESTER COUNTY, N.Y." DATED APRIL 13, 1915, MADE BY WARD CARPENTER & CO., INC. SAID MAP BEING UNFILED AT THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, FORMERLY THE REGISTRAR'S OFFICE.

1050 NEPPERHAN AVENUE

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE CITY OF YONKERS  
SECTION: 3 BLOCK: 3092 LOT: 1
- PROPERTY AREA : 33,440 Sq.Ft. - 0.7676 ACRE
- THE PREMISES SHOWN HEREON ARE DESCRIBED IN DEED FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS UNDER CONTROL NUMBER 430110108

75 DICKINSON AVE, 13 DICKINSON AVE. & 2 ROSE HILL TERR.

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE CITY OF YONKERS  
SECTION: 3 BLOCK: 3087 LOTS: 1-19 21-51 62-71
- PROPERTY AREA : 160,373 Sq.Ft. - 3.6816 ACRES
- THE PREMISES SHOWN HEREON ARE DESCRIBED IN DEED FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS UNDER CONTROL NUMBER 430110113

10 DICKINSON AVENUE

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE CITY OF YONKERS  
SECTION: 3 BLOCK: 3090 LOTS: 1-40
- PROPERTY AREA : 135,480 Sq.Ft. - 3.1102 ACRES
- THE PREMISES SHOWN HEREON ARE DESCRIBED IN DEED FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS UNDER CONTROL NUMBER 430110202

THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER.

THE OFFSETS SHOWN HEREON, ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.

ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

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THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE AND CORRECT.

THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: GRAPHITE METALLIZING CORP.

COMPOSITE SURVEY OF PROPERTY  
SITUATE IN THE  
CITY OF YONKERS  
WESTCHESTER COUNTY  
NEW YORK

SCALE : 1" = 40'

1050 NEPPERHAN AVE. SURVEYED : SEPTEMBER 17, 2015  
1001 NEPPERHAN AVE. SURVEYED: NOVEMBER 21, 2016  
10 DICKINSON AVENUE SURVEYED: JANUARY 27, 2017  
13 DICKINSON AVENUE SURVEYED: JANUARY 27, 2017  
75 DICKINSON AVENUE SURVEYED: JANUARY 27, 2017  
2 ROSE HILL TERRACE SURVEYED: JANUARY 27, 2017

Link  
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PRELIMINARY  
JOSEPH R. LINK  
NEW YORK STATE LICENSED  
LAND SURVEYOR NO. 00058

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