

Cross Property Agent Full 1 Page



MLS#:	6288842	<u>Active</u>	List Price:	\$17.90 Per SF per Year
Addr:	16 Harrison Avenue			
PO:	Yonkers		County:	Westchester County
City/Town:	Yonkers		Zip:	10705-2606
Village:	None		Hamlet/Loc:	
COM Type:	Industrial		Type:	Warehouse
Tran Type:	Lease		Complex:	
Bldg Size:		Levels:	Sqft/Av Spc:	50,000
Lot Size:	0.57 Acres		Zoning:	Mfg

Recent: **02/20/2024 : New Listing**

Current Use:	Office, Warehouse	Permit Use:	Light Industrial, Mixed, Office, Warehouse
Elevator:	Sprinkler:	Wkend Svc:	
Ceiling Height:		Yr Blt:	1953
Elec Co:		Elec Amps:	
Parking:			

Tax ID#:	<u>1800-001-000-00084-000-0020</u>	Net Op Inc:		Tot Inc Yr:	
Tax:	Tax Year: 2023	Assmt:	\$88,100	Tot Exp Yr:	

Amenities:		Fuel:	Natural Gas
Includes:		Water:	Municipal
Excludes:		Sewer:	Municipal
Heat Zones/Type:	Forced Air	Gas Avail:	
A/C:	Central		
Gabage:			
Plumbing:			
Lot Description:	Level		

Public Remarks

First time offered for lease! 25,000+/-SF second floor available for immediate occupancy. The entire building of nearly 50,000+/-SF will be available 4/1/2024. Building features lot parking and one loading doc and drive-ins. Easy to get to from Saw Mill River Parkway and I87. Insurance and taxes estimated at \$2.60/PSF. Tenant responsible for landscaping / snow removal. Building plans in document file.

Agent Only Remarks

Broker access for all showing appointments. Please call the office @ 845-770-1205 to schedule and Please allow 24-48 hours to confirm w/current occupants. Building /floor plans in doc file.

Show Instr: **Broker Access Only. Must have Confirmed appt. Please call 845-770-1205 and Please allow 24-48 hours notice**
Access for Show: **Broker**
Directions:

Appt Ph:	845-770-1205	Appt Ph 2:		DOM:	1
Owner:	16 Harrison Ave LLC	Mod/Excl:	M4	Org Price:	
LA:	<u>(23550) Paul W. Adler</u>	LA Ph:	(917) 577-0497	List Dt:	02/20/2024
LA Email:	<u>paul.adler@randcommercial.com</u>	LO Ph:	(845) 358-7310	Agr Type:	ERS
LO:	<u>(RAND27) Rand Commercial</u>			Neg Thru:	Listing Agent
CLA:					
CLO:					
SA:					

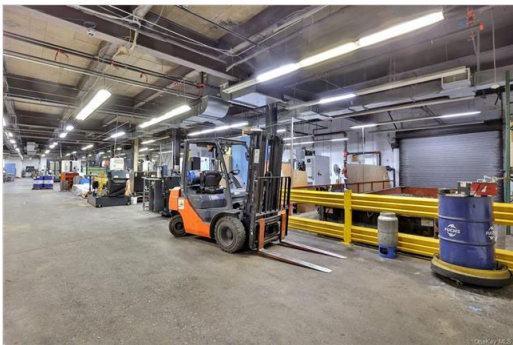
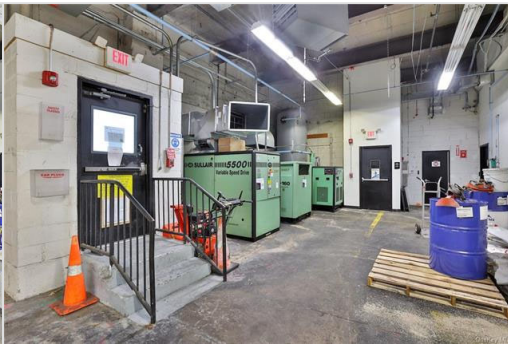
Prepared By: Paul W. Ad

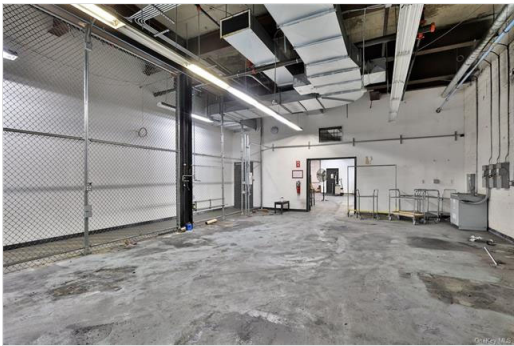
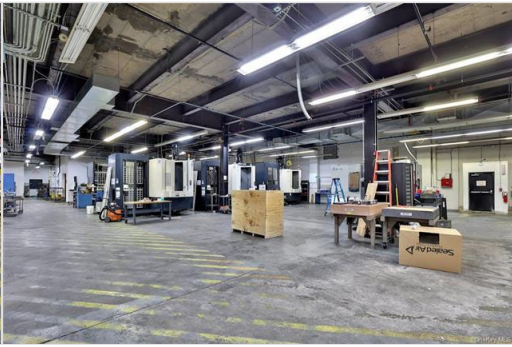
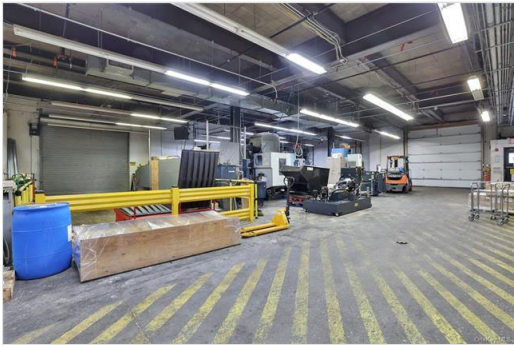
02/21/2024

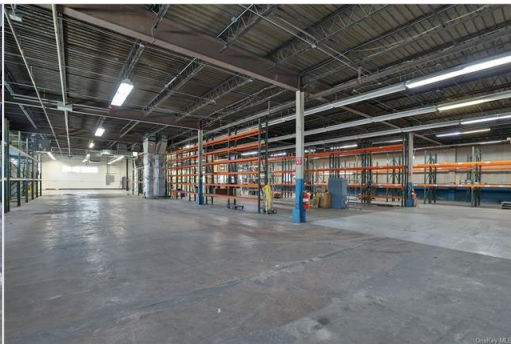
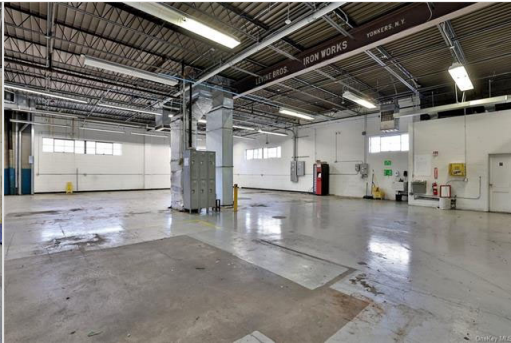
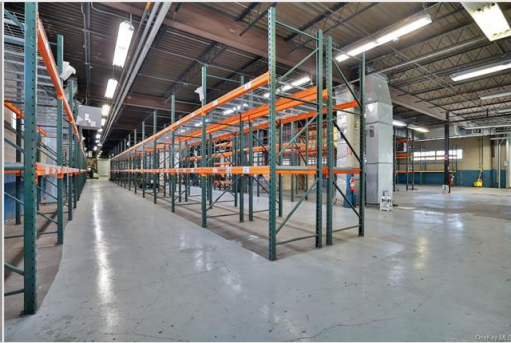
Cross Property Agent Photo Gallery

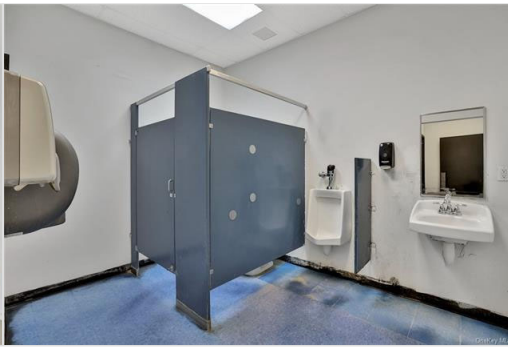
MLS#: [6288842](#)

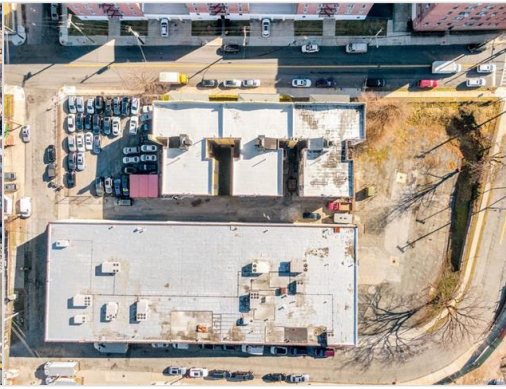
16 Harrison Avenue











[View Live Mortgage Info](#)

MLS#:	6288842	Status:	Active	Hamlet/Loc.:		List Price:	\$17.90 Per SF per Year
Addr:	16 Harrison Avenue			PO:	Yonkers		
City/Town:	Yonkers			Village:	None	Zip:	10705-2606
COM Type:	Commercial	Type:	Industrial	Lot Size:	0.57 Acres	Bldg Size:	
Tran Type:	Lease	Zoning:	Mfg	Levels:		Sqft/Avl Spc:	50,000
Tax ID#:	1800-001-000-00084-000-0020			Tax Year:	2023	Tax:	
Current Use:	Office, Warehouse					Yr Blt:	1953
Permitted Use:	Light Industrial, Mixed, Office, Warehouse						
Heat:	Forced Air			Fuel:	Natural Gas		
Water:	Municipal			Sewer:	Municipal		
Plumbing:				Gas Avail:			
Parking:				A/C:	Central		

Amenities:

Remarks: **First time offered for lease! 25,000+/-SF second floor available for immediate occupancy. The entire building of nearly 50,000+/-SF will be available 4/1/2024. Building features lot parking and one loading doc and drive-ins. Easy to get to from Saw Mill River Parkway and I87. Insurance and taxes estimated at \$2.60/PSF. Tenant responsible for landscaping / snow removal. Building plans in document file.**

Directions:

Owner:	16 Harrison Ave LLC	Mod/Excl:	M4	DOM:	1
LA:	(23550) Paul W. Adler	LA Ph:	(917) 577-0497	Org Price:	
LA Email:	paul.adler@randcommercial.com			List Dt:	02/20/2024
LO:	(RAND27) Rand Commercial	LO Ph:	(845) 358-7310	Agr Type:	ERS
CLA:		CLA Ph:		Neg Thru:	Listing Agent
CLA Email:					
CLO:		CLO Ph:			
SA:		BRA:	0		

Prepared By: Paul W. Adler

Date Printed: 02/21/2024

16 HARRISON AVE. LLC

KIMBER WAREHOUSE EXISTING CONDITIONS

1 LAWTON STREET
YONKERS, NEW YORK 10705

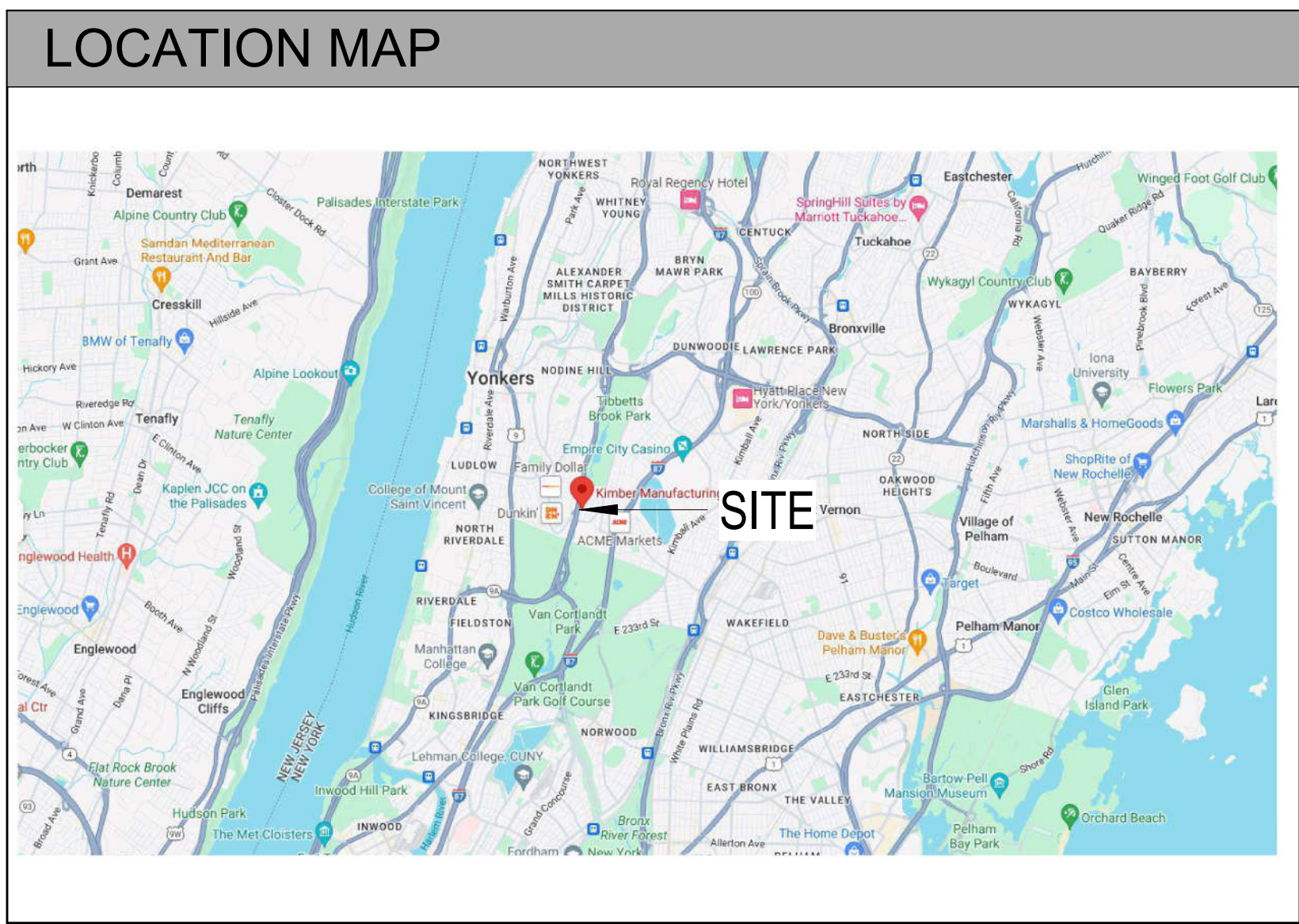


NOT FOR CONSTRUCTION

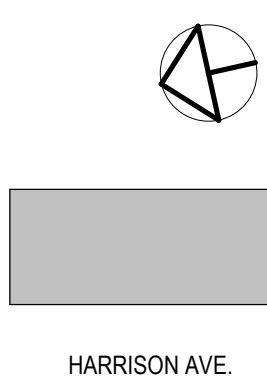
ARCHITECT



**PAULUS SOKOLOWSKI AND
SARTOR ARCHITECTURE AND
ENGINEERING, PC**
3 MOUNTAINVIEW RD.
WARREN, NEW JERSEY 07059
732-560-9700
WWW.PSANDS.COM

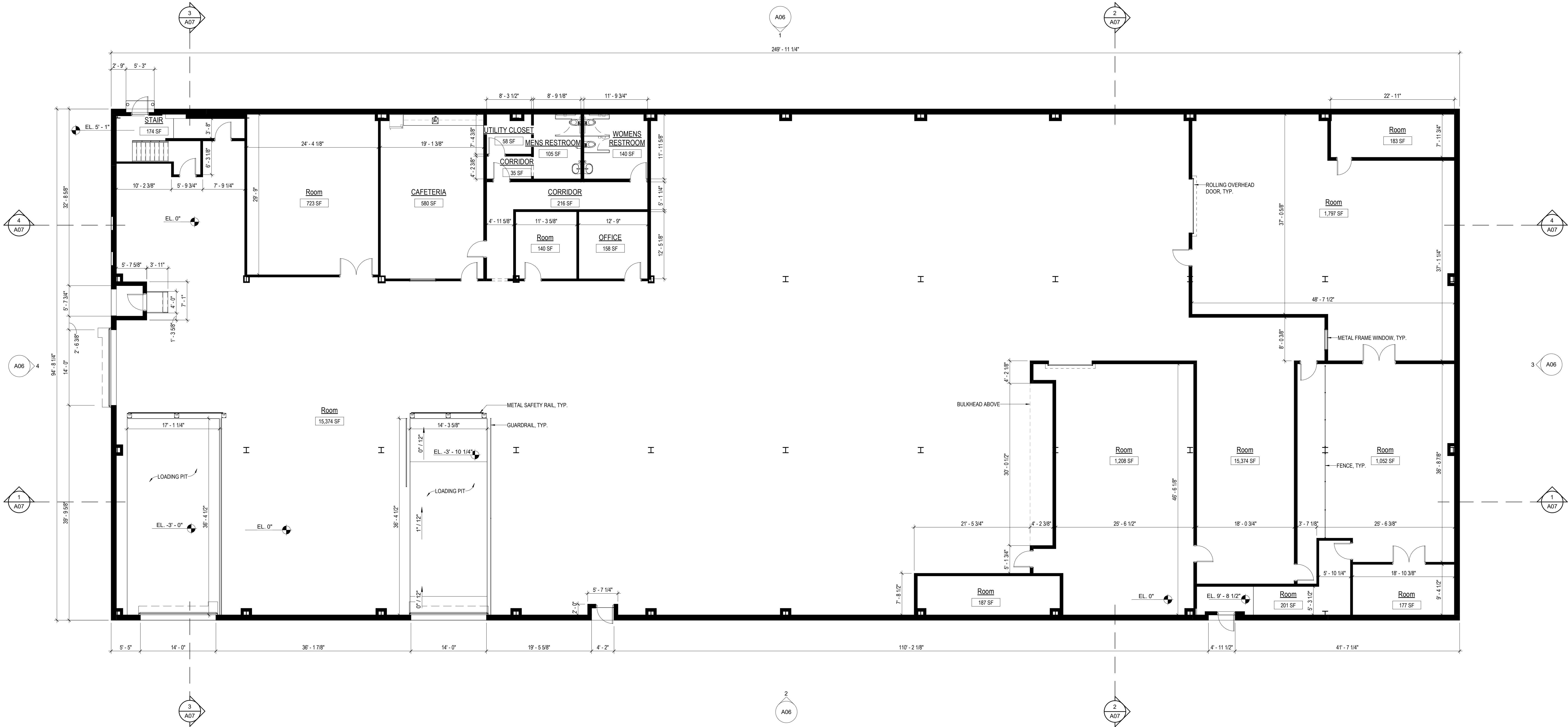


PROJECT DATA	
PROJECT LOCATION:	1 LAWTON STREET YONKERS, NEW YORK 10705
OCCUPANCY CLASSIFICATION:	B - BUSINESS GROUP S2 - STORAGE GROUP F1 - FACTORY GROUP
TOTAL BUILDING AREA:	46,856 SF
FIRE PROTECTION:	SPRINKLERED
CONSTRUCTION TYPE:	NON-COMBUSTIBLE
BUILDING HEIGHT:	+/- 35'-0" (AT PARAPET)
NUMBER OF STORIES:	2 STORY

CLIENT	ISS / REV.	DATE	ISSUE DESCRIPTION	ORIENTATION / KEY PLAN  HARRISON AVE.	 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC 3 MOUNTAINVIEW ROAD P.O. Box 4039 WARREN, NJ 07059 TEL: (732) 560-9700	ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOT FOR PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC. IF ANY CONFLICTS, DISCREPANCIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON OTHERS OF THE PROJECT OR FOR ISSUES ON ANY OTHER PROJECT. THE COPYRIGHT AND/OR MODIFICATION OF THIS DOCUMENT OR ANY PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC IS PROHIBITED. UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR INTERPRETATION. ANY SUCH USE SHALL BE AT THE USER'S SOLE RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. COPYRIGHT 2024 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC. ALL RIGHTS RESERVED. Harry T. Osborne Registered Architect - New Jersey License no. 21A101002400 SIGNATUREDATE	CLIENT 16 HARRISON AVE. LLC	PROJECT KIMBER WAREHOUSE EXISTING CONDITIONS 1 LAWTON STREET YONKERS, NEW YORK 10705	SHEET NAME TITLE SHEET	JOB NO.: 08592.0001 DATE: MM/DD/YYYY DRAWN: Author CHECK: Checker SCALE: SHEET NO.

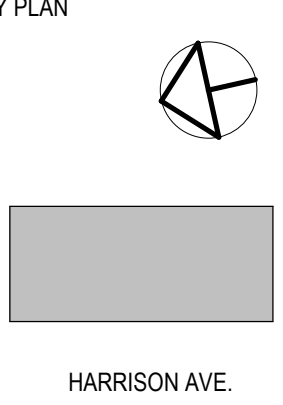
NOT FOR CONSTRUCTION

1/23/2024 12:02:22 PM C:\Users\gsokol\Documents\05520014_Kimber Warehouse_R23_Sylvia03.rvt

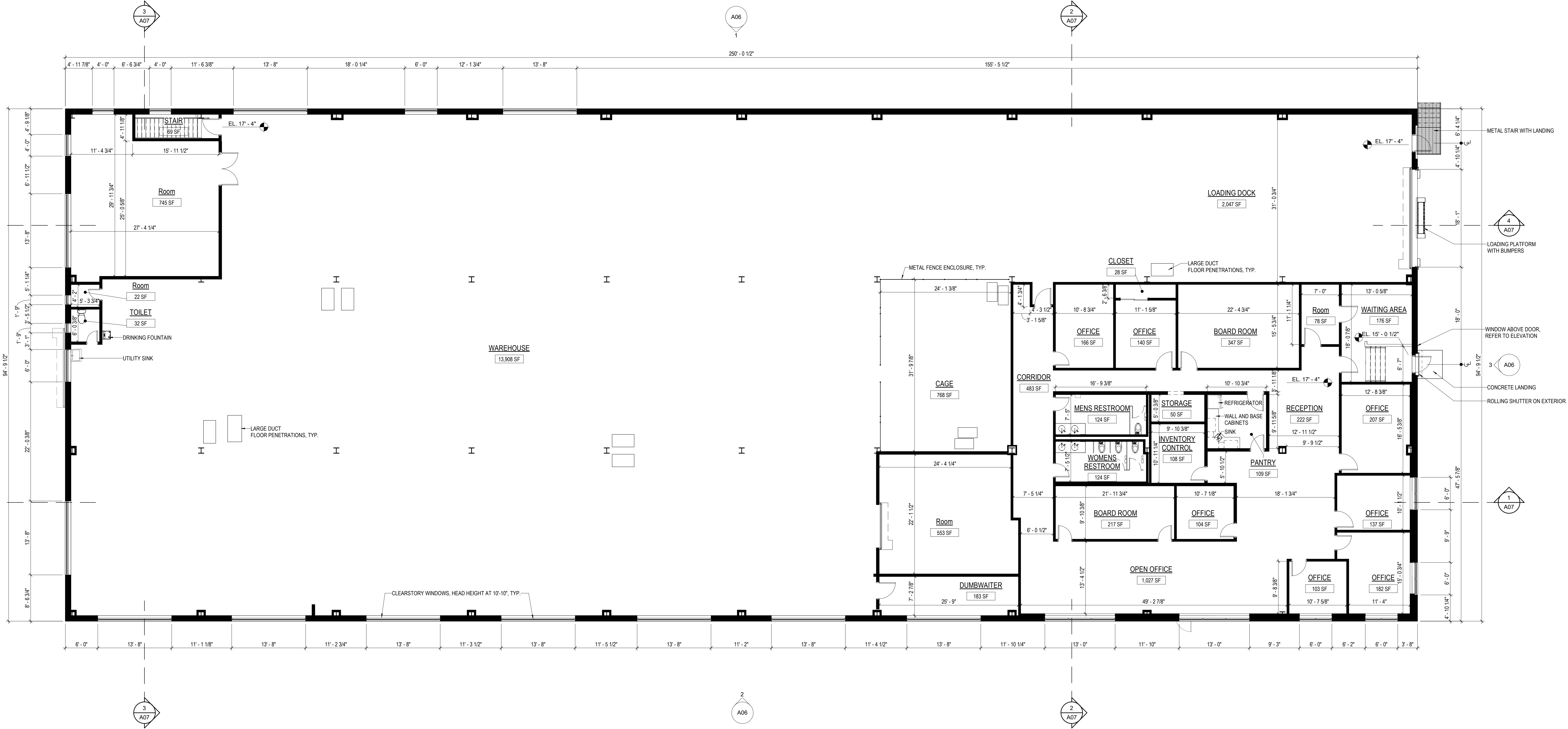


1 FLOOR PLAN -EXISTING 1st FLOOR
1/8" = 1'-0"

NOT FOR CONSTRUCTION

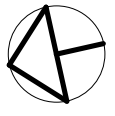
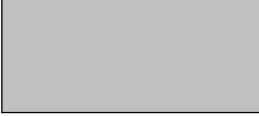
CLIENT	ISS./REV.	DATE	ISSUE DESCRIPTION	ORIENTATION / KEY PLAN  HARRISON AVE.	 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC 3 MOUNTAINVIEW ROAD P.O. Box 4039 WARREN, NJ 07059 TEL: (732) 560-9700	ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTED: PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC. IF ANY CONFLICTS, DISCREPANCIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON OTHERS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT. THE CONTRACTOR'S MODIFICATION OF THIS DOCUMENT OR ANY PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC IS PROHIBITED. UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUES", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR INTERMEDIATE DESIGN/REVISION. CONTRACTOR SHALL NOTIFY THE DESIGN MANAGER TO OBTAIN CONSTRUCTION DOCUMENTS. COPYRIGHT 2024 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC. ALL RIGHTS RESERVED.	Harry T. Osborne Registered Architect - New Jersey License no. 21A101002400 SIGNATURE _____ DATE _____	CLIENT 16 HARRISON AVE. LLC	PROJECT KIMBER WAREHOUSE EXISTING CONDITIONS 1 LAWTON STREET YONKERS, NEW YORK 10705	SHEET NAME FLOOR PLAN	JOB NO.: 08592.0001 DATE: MM/DD/YYYY DRAWN: Author CHECK: Checker SCALE: 1/8" = 1'-0"
											SHEET NO.

C:\Users\gspeck\Documents\05520014_Kimber Warehouse_R23_Sylvia03.rvt 1/23/2024 12:02:34 PM



1 FLOOR PLAN -EXISTING 2nd FLOOR
1/8" = 1'-0"

NOT FOR CONSTRUCTION

CLIENT	ISS./REV.	DATE	ISSUE DESCRIPTION	ORIENTATION / KEY PLAN   HARRISON AVE.	 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC 3 MOUNTAINVIEW ROAD P.O. Box 4039 WARREN, NJ 07059 TEL: (732) 560-9700	ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTED: PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC. IF ANY CONFLICTS, SERVING, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON OTHERS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT. THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC IS PROHIBITED. UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION READY," THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR INTERMEDIATE DESIGN TO BE BUILT. CONTRACTOR SHALL NOTIFY THE DESIGN MANAGER TO OBTAIN CONSTRUCTION DOCUMENTS. COPYRIGHT 2024 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC. ALL RIGHTS RESERVED.	Harry T. Osborne Registered Architect - New Jersey License no. 21A101002400 SIGNATURE _____ DATE _____	CLIENT 16 HARRISON AVE. LLC	PROJECT KIMBER WAREHOUSE EXISTING CONDITIONS 1 LAWTON STREET YONKERS, NEW YORK 10705	SHEET NAME FLOOR PLAN	JOB NO.: 08592.0001 DATE: MM/DD/YYYY DRAWN: Author CHECK: Checker SCALE: 1/8" = 1'-0"
											SHEET NO.



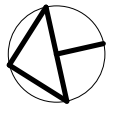
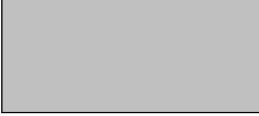
A04

12/31/2024 12:02:35 PM C:\Users\sgaek\Documents\085920001A_Kimber Warehouse_R23_SylviaQB.rvt

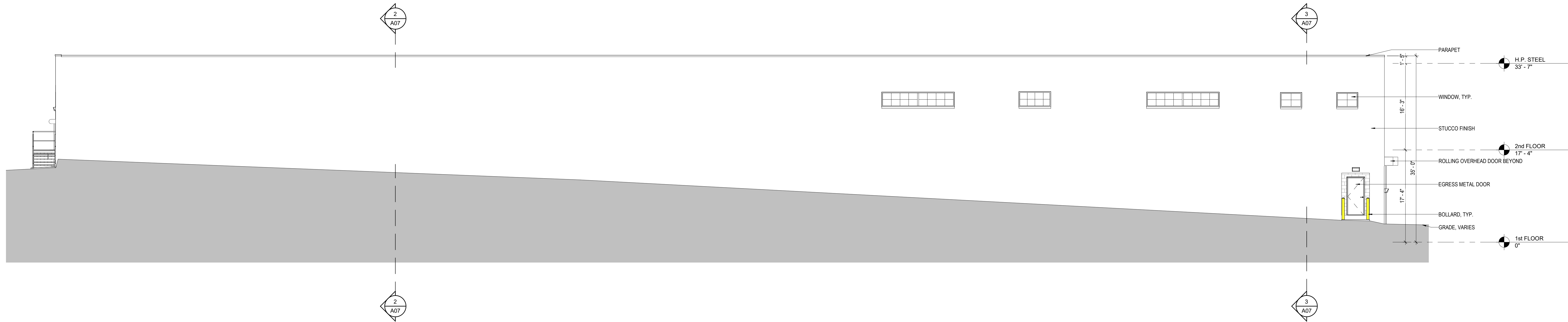


1 REFLECTED CEILING PLANS -EXISTING 2nd FLOOR
1/8" = 1'-0"

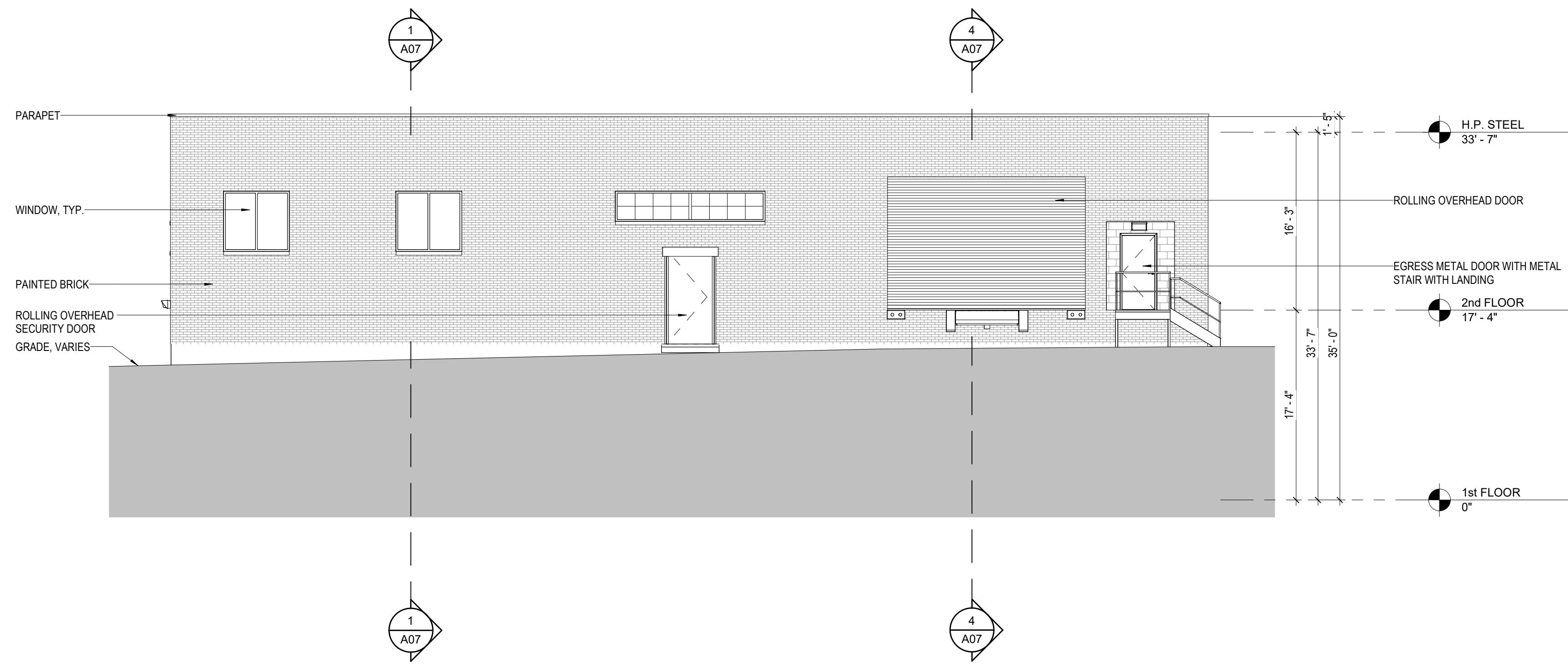
NOT FOR CONSTRUCTION

CLIENT	ISS./REV.	DATE	ISSUE DESCRIPTION	ORIENTATION / KEY PLAN   HARRISON AVE.	 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC 3 MOUNTAINVIEW ROAD P.O. Box 4039 WARREN, NJ 07059 TEL: (732) 560-9700	ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTED: PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC, IS NOT RESPONSIBLE FOR ANY CONFLICTS, OMISSIONS, OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON OTHERS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT. THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC IS PROHIBITED. UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUES", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR INTERMEDIATE DESIGN TO BE BUILT. CONTRACTOR SHALL NOTIFY THE DESIGN MANAGER TO OBTAIN CONSTRUCTION DOCUMENTS. COPYRIGHT 2024 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC. ALL RIGHTS RESERVED.	Harry T. Osborne Registered Architect - New Jersey License no. 21A101002400 SIGNATURE _____ DATE _____	CLIENT 16 HARRISON AVE. LLC	PROJECT KIMBER WAREHOUSE EXISTING CONDITIONS 1 LAWTON STREET YONKERS, NEW YORK 10705	SHEET NAME FLOOR PLAN	JOB NO.: 08592.0001 DATE: MM/DD/YYYY DRAWN: Author CHECK: Checker SCALE: 1/8" = 1'-0"
											SHEET NO. A05

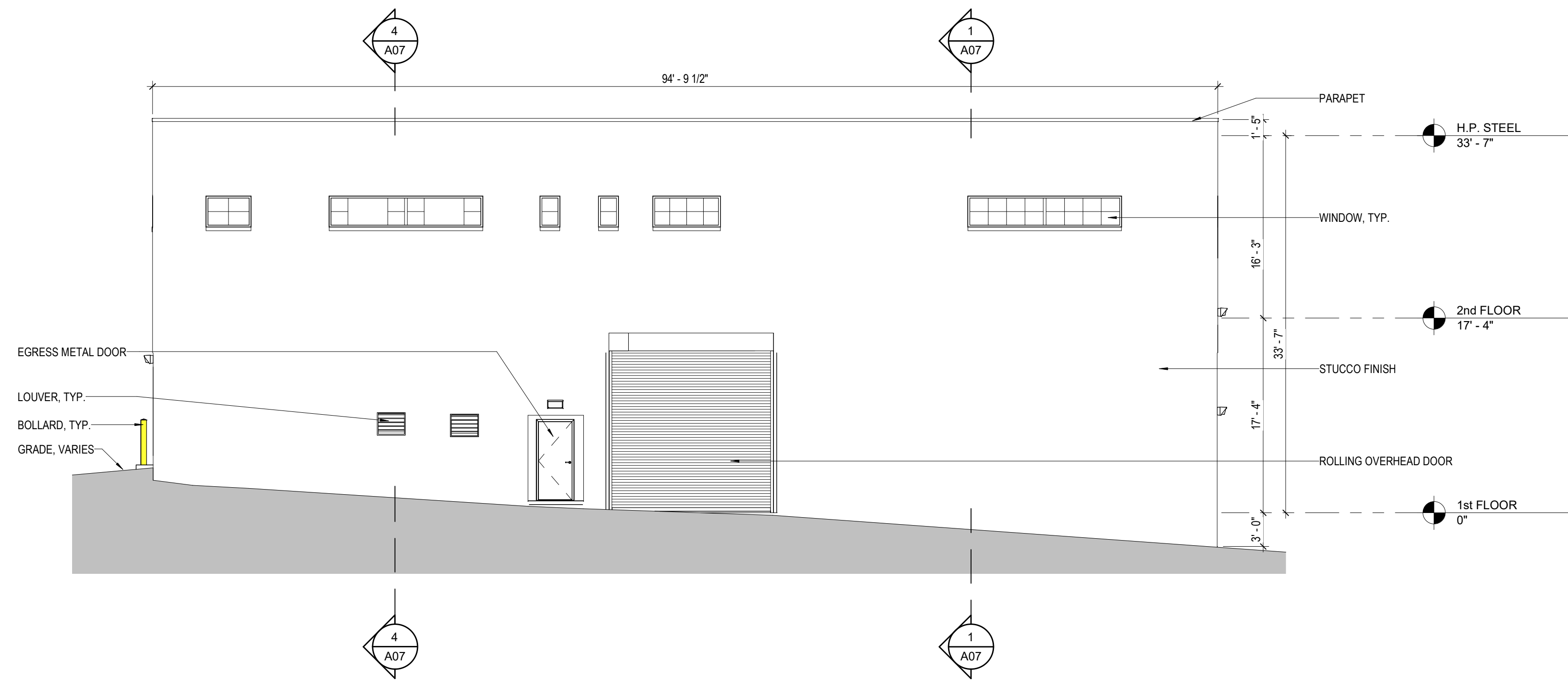
C:\Users\gsack\Documents\05520014_Kimber Warehouse_R23_Sylvia03.rvt 1/23/2024 12:02:37 PM



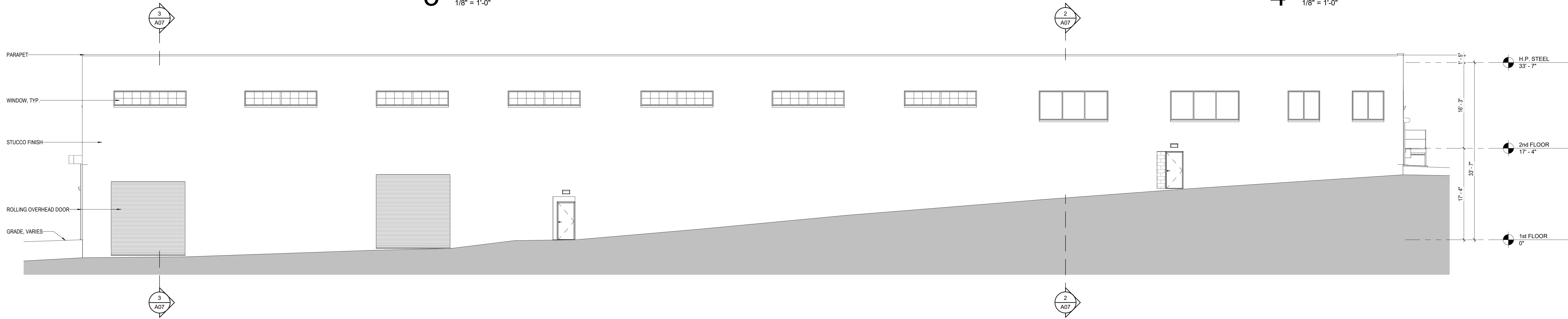
1 EXISTING EAST
1/8" = 1'-0"



3 EXISTING SOUTH
1/8" = 1'-0"

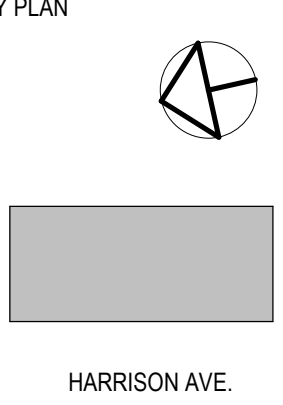


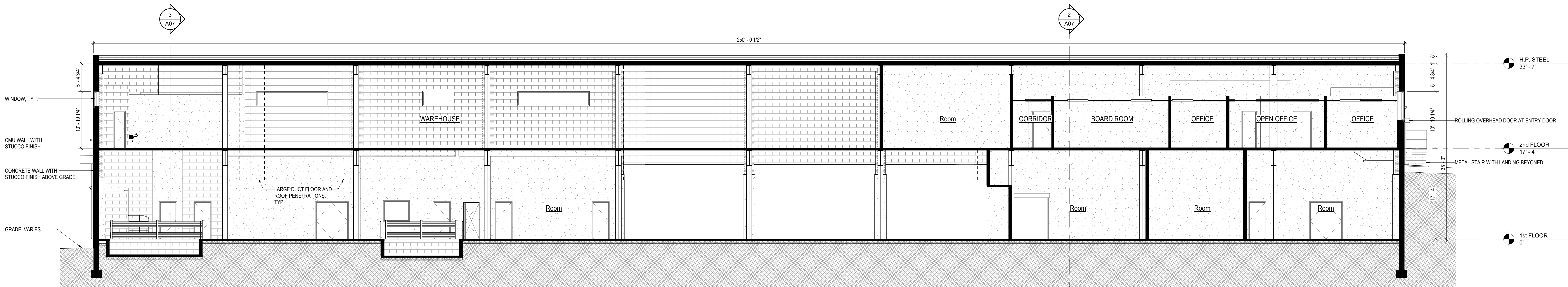
4 EXISTING NORTH
1/8" = 1'-0"



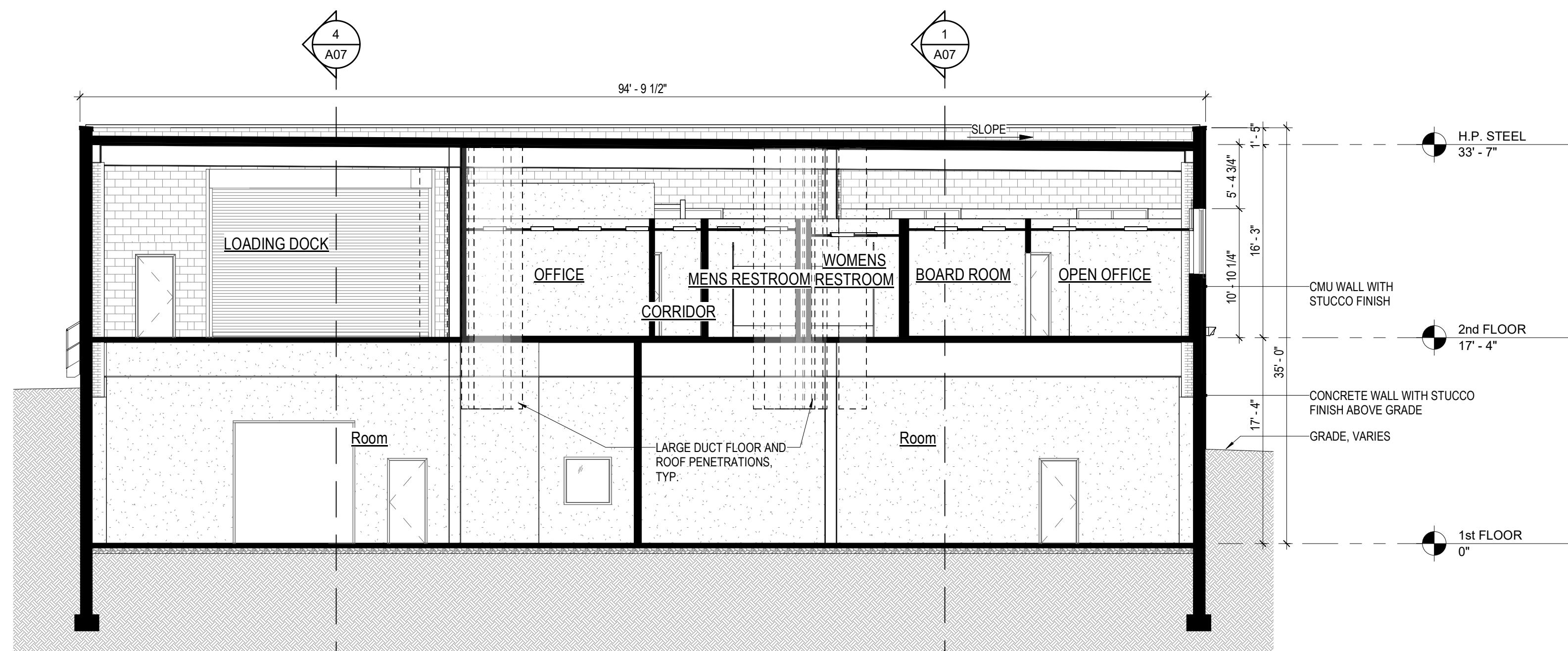
2 EXISTING WEST
1/8" = 1'-0"

NOT FOR CONSTRUCTION

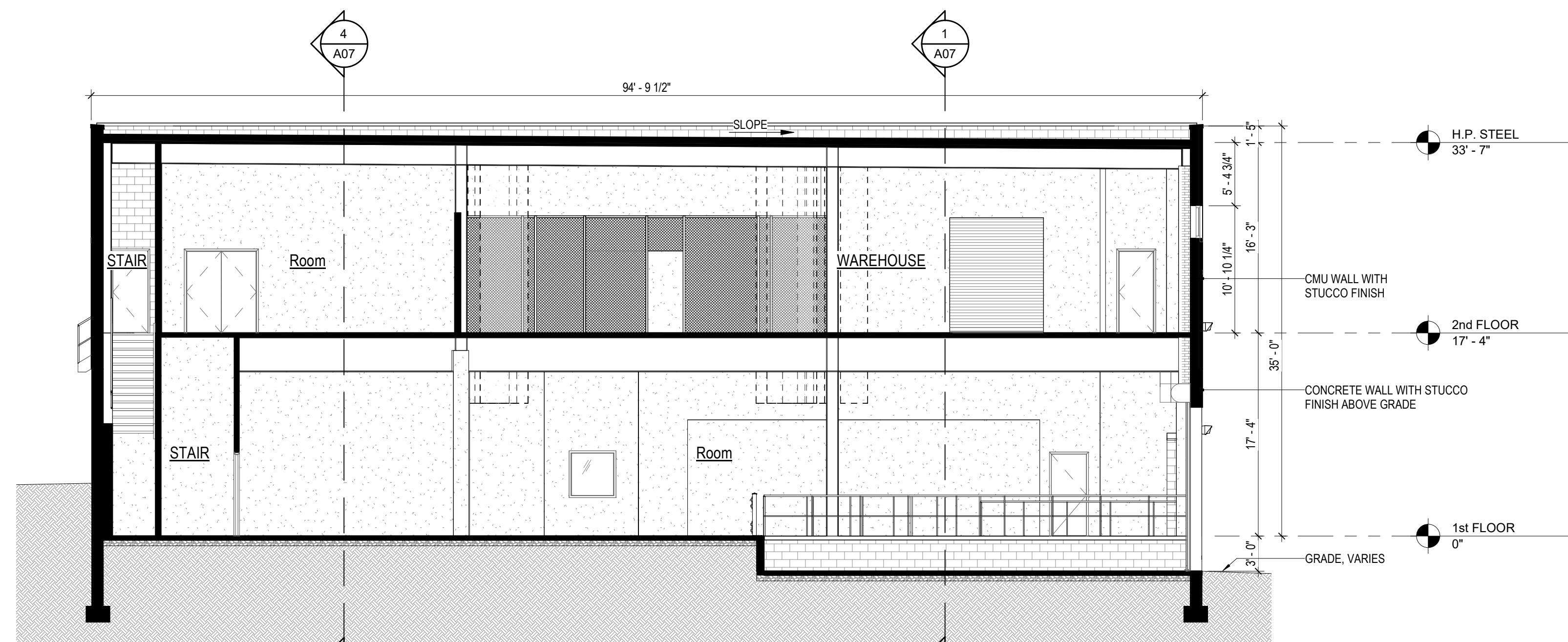
CLIENT	ISS./REV.	DATE	ISSUE DESCRIPTION	ORIENTATION / KEY PLAN  HARRISON AVE.	 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC 3 MOUNTAINVIEW ROAD P.O. Box 4039 WARREN, NJ 07059 TEL: (732) 560-9700	ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTED: PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC, IS NOT RESPONSIBLE FOR ANY CONFLICTS, OMISSIONS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT. THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC IS PROHIBITED. UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUES", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR INTERPRETATION WITHOUT THE WRITTEN PERMISSION OF PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC. ALL RIGHTS RESERVED.	Harry T. Osborne Registered Architect - New Jersey License no. 21A101002400 SIGNATURE _____ DATE _____	CLIENT 16 HARRISON AVE. LLC	PROJECT KIMBER WAREHOUSE EXISTING CONDITIONS 1 LAWTON STREET YONKERS, NEW YORK 10705	SHEET NAME BUILDING ELEVATIONS	JOB NO.: 08592.0001 DATE: MM/DD/YYYY DRAWN: Author CHECK: Checker SCALE: 1/8" = 1'-0"
											SHEET NO.



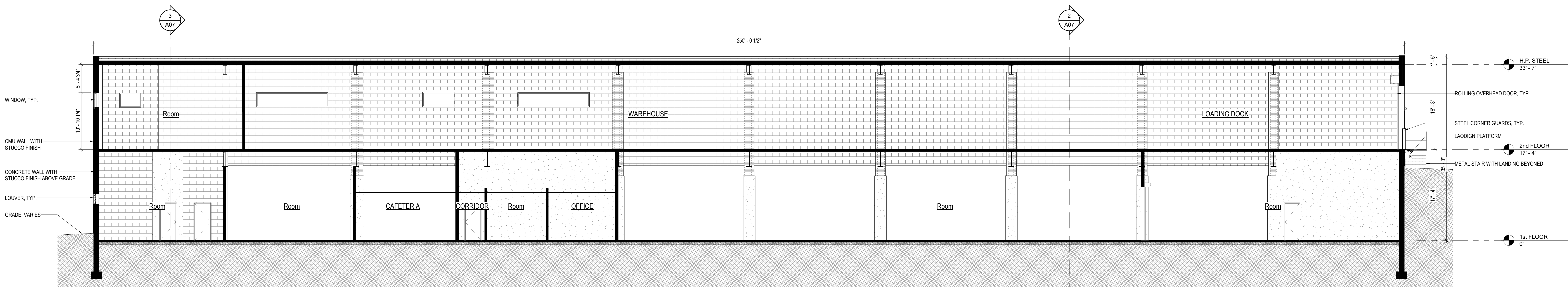
1 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



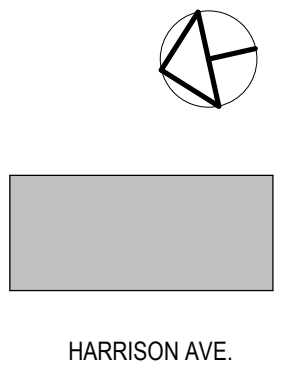
3 BUILDING SECTION
1/8" = 1'-0"



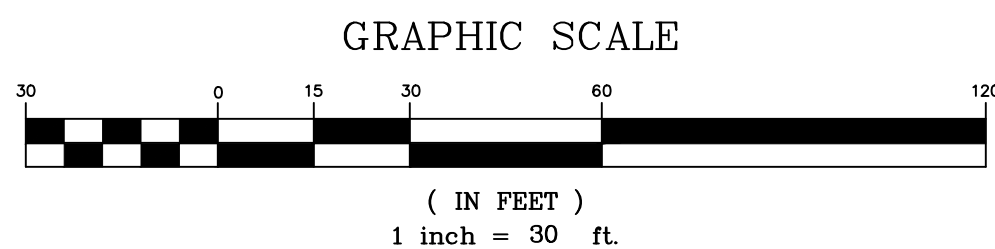
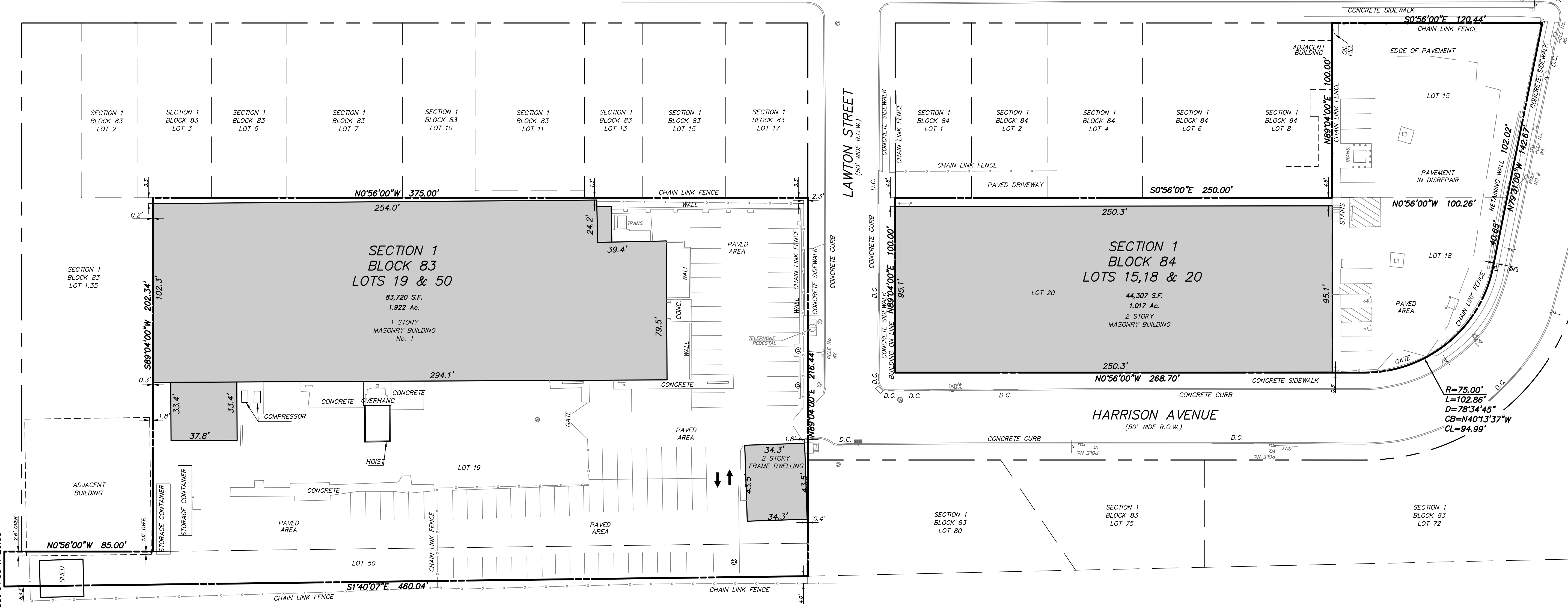
4 BUILDING SECTION
1/8" = 1'-0"

NOT FOR CONSTRUCTION

1/23/2024 12:02:40 PM C:\Users\jagacki\Documents\055200014_Kimber Warehouse_R23_Sylvia03.rvt

CLIENT	ISS./REV.	DATE	ISSUE DESCRIPTION	ORIENTATION / KEY PLAN  HARRISON AVE.	 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC 3 MOUNTAINVIEW ROAD P.O. Box 4039 WARREN, NJ 07059 TEL: (732) 560-9700	ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTED: PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC, IS NOT RESPONSIBLE FOR ANY CONFLICTS, OMISSIONS, OR DISCREPANCIES IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DOCUMENTS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. THESE CONTRACT DOCUMENTS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS. THE CONTRACTOR'S MODIFICATION OF THIS DOCUMENT OR ANY PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC IS PROHIBITED. UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUES", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR MATERIALS SPECIFICATIONS. CONTRACTOR SHALL NOTIFY THE DESIGN FIRM OF ANY DISCREPANCIES TO OBTAIN CONSTRUCTION DOCUMENTS. COPYRIGHT 2024 PAULUS SOKOLOWSKI AND SARTOR ARCHITECTURE AND ENGINEERING, PC. ALL RIGHTS RESERVED.	Harry T. Osborne Registered Architect - New Jersey License no. 21A101002400 SIGNATURE _____ DATE _____	CLIENT 16 HARRISON AVE. LLC	PROJECT KIMBER WAREHOUSE EXISTING CONDITIONS 1 LAWTON STREET YONKERS, NEW YORK 10705	SHEET NAME BUILDING SECTIONS	JOB NO.: 05592.0001 DATE: MM/DD/YYYY DRAWN: Author CHECK: Checker SCALE: 1/8" = 1'-0" SHEET NO.

A07



NOTES:

- BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY PAULUS, SOKOLOWSKI & SARTOR, P.C. DURING NOVEMBER 2023 AND IS BASED UPON RECORD DESCRIPTIONS FROM THE FOLLOWING LIBER NO. 9144, PAGE 103 AND INSTRUMENT NO. 490710339, RECORDED IN THE WESTCHESTER COUNTY CLERKS' OFFICE.
- PLANIMETRIC INFORMATION SHOWN HEREON WAS FIELD LOCATED BY PAULUS, SOKOLOWSKI & SARTOR, P.C. DURING AUGUST NOVEMBER 2023.
- BOUNDARY SHOWN HEREON IS KNOWN AND DESIGNATED AS SECTION 1, BLOCK 83, LOTS 19 AND 50 AS SHOWN THE CURRENT TAX MAP OF THE CITY OF YONKERS, WESTCHESTER COUNTY, NEW YORK.
- BOUNDARY SHOWN HEREON IS KNOWN AND DESIGNATED AS SECTION 1, BLOCK 84, LOTS 15, 18 & 20 AS SHOWN THE CURRENT TAX MAP OF THE CITY OF YONKERS, WESTCHESTER COUNTY, NEW YORK.
- SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY IS ONLY VALID IF THE SURVEYORS EMBOSSED SEAL IS AFFIXED.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNERS HAS BEEN OBTAINED FROM THE ULTIMATE USER.

DRAFT

LEGEND

- STORM INLET
- SIGN
- UTILITY POLE
- FIRE HYDRANT
- LIGHT
- TOP OF CURB
- DEPRESSED CURB
- BOTTOM OF CURB
- FLOOD LIGHT
- BOLLARD POST
- SPRINKLER
- TELEPHONE
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- ELECTRIC BOX
- IRON PIPE/IRON PIN
- CONCRETE MONUMENT
- TREE
- WATER VALVE
- GAS VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- # OF PARKING SPACES



PAULUS, SOKOLOWSKI AND SARTOR ENGINEERING, P.C.

ONE LARKIN PLAZA
2nd FLOOR
YONKERS, NY 10701
PHONE: (914) 508-8600

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, LLC OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE OR EXTENSION OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT.

THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI AND SARTOR, LLC IS PROHIBITED.

UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR IMPROVEMENTS DEPICTED HEREIN. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.

COPYRIGHT 2023 PAULUS, SOKOLOWSKI AND SARTOR, LLC. - ALL RIGHTS RESERVED.

KEVIN J. MURPHY, P.L.S.
N.Y. LIC. NO. 050822-1

DRAFT

SIGNATURE DATE
PROFESSIONAL LAND SURVEYOR

PROJECT

SECTION 1, BLOCK 83
LOTS 19 & 50
SECTION 1, BLOCK 84
LOTS 15, 18 & 20
CITY OF YONKERS
WESTCHESTER COUNTY, N.Y.

SHEET TITLE

BOUNDARY
SURVEY

PROJECT NO.: 08592-0001 DRAWN BY: MPP
SCALE: 1"=30' CHECKED BY: KJM
DATE: 12/14/2023 SHEET 1 OF 1
SHEET NO.

S-1