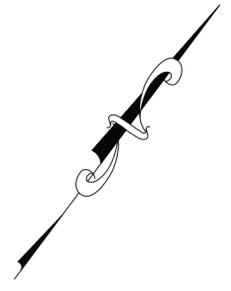
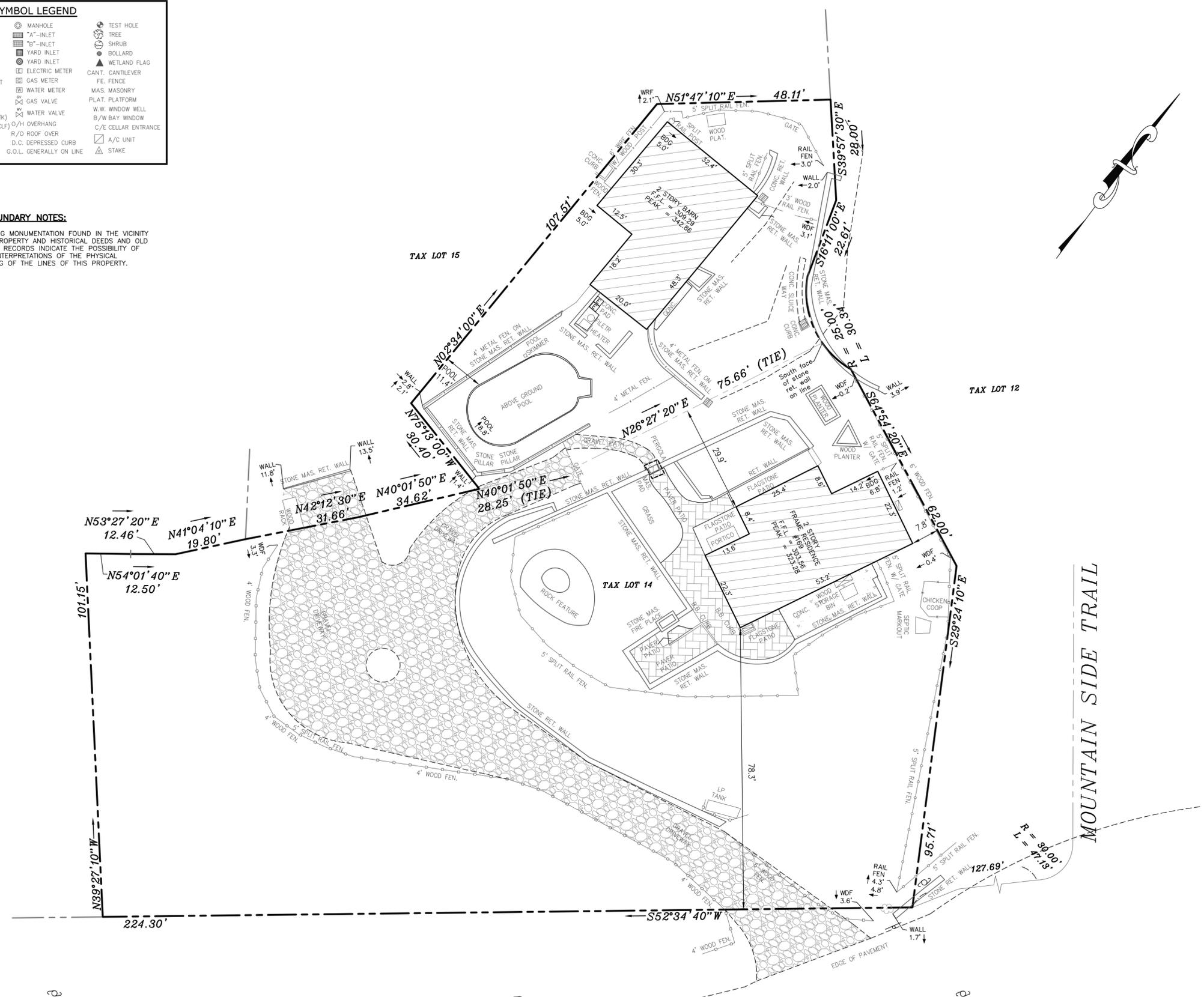


SYMBOL LEGEND			
□	MONUMENT FND	○	MANHOLE
○	I.P. / I.B. FND	□	"A"-INLET
○	I.P. / I.B. SET	□	"B"-INLET
○	SPOT ELEVATIONS	□	YARD INLET
○	UTILITY POLE	□	ELECTRIC METER
○	GUY WIRE	□	GAS METER
○	UTILITY POLE W/LIGHT	□	WATER METER
○	LIGHT POLE	□	GAS VALVE
○	SIGN	□	WATER VALVE
○	PVC FENCE (PVC)	□	W/W WINDOW
○	STOCKADE FENCE (STK)	□	B/W BAY WINDOW
○	CHAIN LINK FENCE (CLF)	□	O/H OVERHANG
○	WIRE FENCE	□	R/O ROOF OVER
○	FIRE HYDRANT	□	D.C. DEPRESSED CURB
○	CROSS CUT	□	G.O.L. GENERALLY ON LINE
○	O/L ON LINE	□	A/C UNIT
○		□	STAKE
○		○	TEST HOLE
○		○	TREE
○		○	SHRUB
○		○	BOLLARD
○		○	WETLAND FLAG
○		○	CANT. CANTILEVER
○		○	"FE" FENCE
○		○	MAS. MASONRY
○		○	PLAT. PLATFORM

TITLE & BOUNDARY NOTES:

1. CONFLICTING MONUMENTATION FOUND IN THE VICINITY OF THIS PROPERTY AND HISTORICAL DEEDS AND OLD SURVEYING RECORDS INDICATE THE POSSIBILITY OF VARYING INTERPRETATIONS OF THE PHYSICAL POSITIONING OF THE LINES OF THIS PROPERTY.



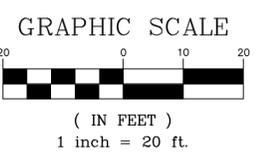
SCALICE
land surveying
mjslandsurvey.com P:631-957-2400
1 South Bay Avenue, Islip, NY 11751

TAX LOT 17

TAX LOT 15

TAX LOT 12

TAX LOT 14



WATCH HILL ROAD
ROSE ROAD

MOUNTAIN SIDE TRAIL

TITLE & BOUNDARY NOTES:

1. CONFLICTING MONUMENTATION FOUND IN THE VICINITY OF THIS PROPERTY AND HISTORICAL DEEDS AND OLD SURVEYING RECORDS INDICATE THE POSSIBILITY OF VARYING INTERPRETATIONS OF THE PHYSICAL POSITIONING OF THE LINES OF THIS PROPERTY.

LOT AREA
35,964.13 S.F.
0.83 AC.

* ALL ELEVATIONS REFER TO NAVD88' DATUM

TAX MAP NO. 44-19-1-14
JOB No. W21-1256
DATE SURVEYED: 01/03/2023
DR.: CREW:JT SCALE: 1" = 20'

SURVEY OF PROPERTY
169 WATCH HILL ROAD
SITUATE AT
CORTLANDT MANOR
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SHEET	1
	1

1	01/04/2022	UPDATED SURVEY WITH TOPO	JTS	TR
REV	DATE	DESCRIPTION	BY	CHK

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SEAL AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SHOW THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (4) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (5) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (10) SURVEY IS SUBJECT TO ANY STATE OF NEW YORK LEGISLATION, REGULATIONS, ORDINANCES, DECISIONS AND RULINGS OF COURTS.