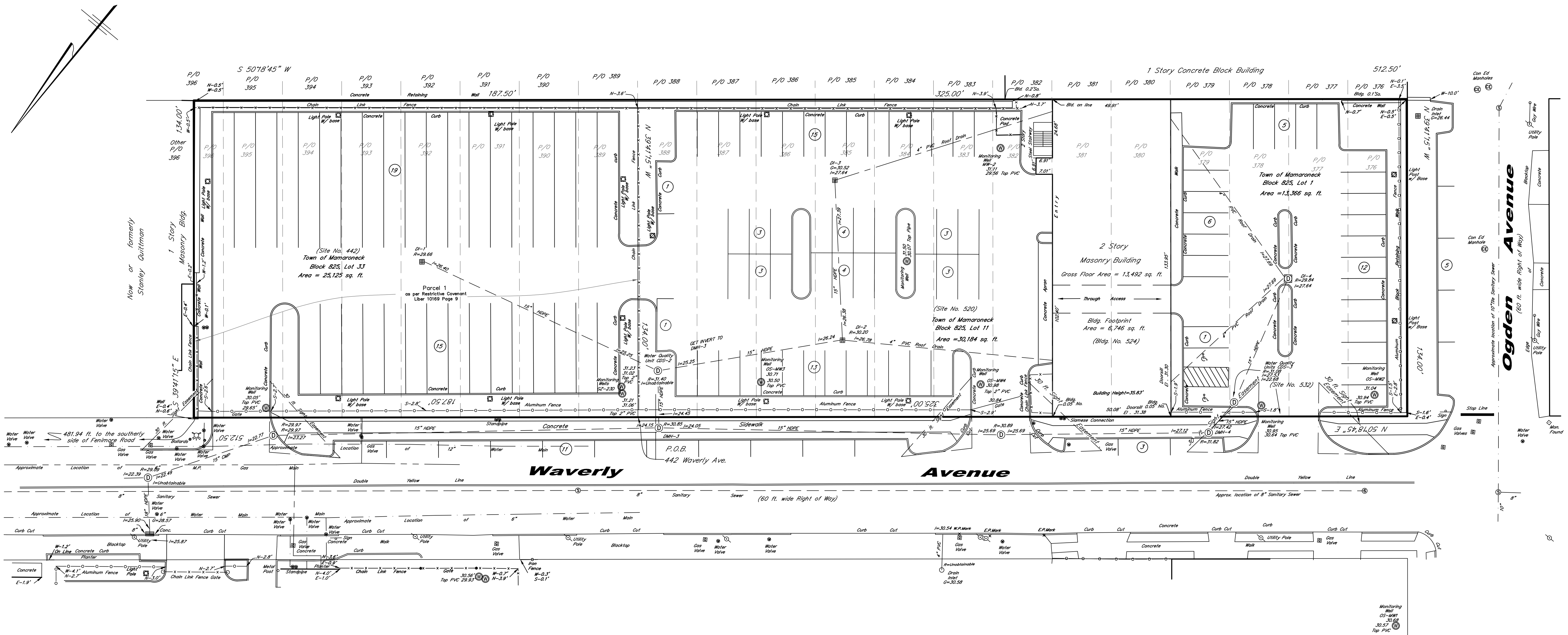




Legend

	Utility Pole		Gas Line
	Catchbasin		Water Line
	Hydrant		Sewer Line
	Sewer Manhole		Drain Line
	Drain Manhole		Property Line
	Can Ed Manhole		Building Line
	Gas Valve		
	Water Valve		
	Drain Inlet		
	Light Pole		
	Handicap Parking Space		

Zoning District - M-1 (Manufacturing) *

Minimum Lot Area	10,000 sq. ft.
Frontage/Lot Width	50 ft.
Building Coverage	50%
Floor Area Ratio (FAR)	1.0
Stories Height	3
Minimum Yards	
Front	None
Side	None
Rear	None

(Information listed above taken from Zoning - Chapter 242, Village of Mamaroneck, dated Sept. 2003)

NOTES

- The premises source of title as recorded in the Westchester County Clerk's Office (Division of Land Records) are as follows:
 - Liber 7619 Page 501, dated Feb. 21, 1980 and recorded Feb. 28, 1980.
 - Subject to Restrictive Covenants recorded in Liber 10169 Page 9 dated Sept. 30, 1991 and recorded Dec. 1, 1991.
 - Horizontal Datum shown on the survey is based on deed recorded in Control No. 4628J0374.
 - There are two existing buildings shown on the surveyed property.
 - The area within the Environmental Easement is shown by hatching.

REFERENCE DATA

- Subdivision Map as shown on map entitled "Waverly Sub-division of Grand Park, Mamaroneck, Westchester County, N.Y." made by Benjamin S. Olmstead, C.E. and filed in the Register's Office of Westchester County July 17, 1873 as Map No. 594.

Survey of Property
prepared for
New Waverly Avenue Associates, LLC
in the Village & Town of
Mamaroneck
Westchester County, N.Y.
Scale 1"=20' Oct. 13, 2021

The premises being Lot 376 through 396 as shown on a map entitled "Waverly Subdivision of Grand Park" filed July 16, 1873 as County Clerk Map No. 594. Also known as Lots 1, 11 and 33, Block 825, Section 8 as shown on the official Tax Assessment Maps of the Town of Mamaroneck.

Vertical Datum = NAVD83
Lot A Area = 68,675 sq. ft. or 1.5766 acres

Subsurface structures and their encroachments, if any exist, are not shown hereon.

*Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

*Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

*Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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