

Property Description

All that parcel of land, with the improvements located upon it, in the Town of Ossining, Westchester County, New York, described as follows:

BEGINNING at a point on the northerly side of North State Road, distant 421.76 feet easterly from the corner formed by the intersection of the easterly side of Ryder Avenue with the northerly side of North State Road, said point also being the point in the northerly side of North State Road where the same is intersected by the easterly line of land now or formerly of Henry Otto;

RUNNING THENCE, North 20 degrees 28 minutes 50 seconds West along said land now or formerly of Henry Otto, 208.62 feet to land now or formerly of Scribner;

THENCE North 45 degrees 06 minutes 20 seconds West along the easterly line of land now or formerly of Scribner, 55.00 feet to the southwesterly corner of land now or formerly of G. Henderson;

RUNNING THENCE North 69 degrees 31 minutes 10 seconds East along the southerly line of land now or formerly of G. Henderson and land now or formerly of W. Scott each in part, 258.00 feet to a stake;

RUNNING THENCE South 45 degrees 06 minutes 20 seconds East now along the westerly line of lands of W. Scott, 55.00 feet to a stake;

THENCE CONTINUING South 20 degrees 28 minutes 50 seconds East still along the Westerly line of lands now or formerly of W. Scott 206.69 feet to North State Road;

THENCE RUNNING South 65 degrees 03 minutes 30 seconds West along the northerly side of North State Road, 25.09 feet to a stake;

THENCE South 69 degrees 31 minutes 10 seconds West still along the northerly side of North State Road 258.00 feet per deed, 232.99 feet as surveyed, to the point or place of BEGINNING.

Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Premises shown hereon designated on the Town of Ossining Tax Maps as: Section 90.15, Block 1, Lot 45.

Surveyed in accordance with Deed Control Number 412500082.

Property Address: 553 North State Road, Ossining, N.Y. 10562

Elevations shown hereon generally in accordance with the Town of Ossining Vertical Datum - NGVD 29. Elevations relative to surrounding area mapping. Elevation datum shown hereon is +0.85± above NAVD 88.

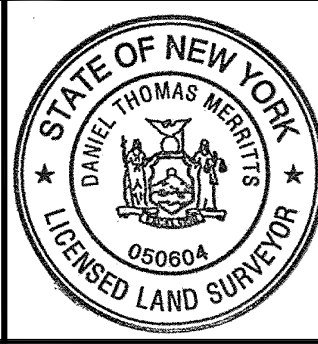
FLOOD ZONE DESIGNATION

Said described property is located within an area having a Zone Designation ZONE X by the Secretary Housing and Urban Development, on Flood Insurance Rate Map No. 36119C0137F, with a date of identification of September 28, 2007 for Community Number 361241, in The Town of Ossining, Westchester County, State of New York, which is the current Flood Insurance Rate map for the community in which said property is situated.

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ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR
ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
IS A VIOLATION OF APPLICABLE LAWS.



THOMAS C. MERRITTS LAND SURVEYORS, P.C.
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To Artis Senior Living, LLC, its successors and assigns, and to Fidelity National Title Insurance Company and Titlevest Agency, Inc.

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7c, 8, 11a, 14, 15, and 19 of Table A thereof. The field work was completed on November 25, 2013. Map Prepared: December 6, 2013 Map Revised: December 16, 2013 to show additional drainage Map Revised: December 23, 2013, Map Revised: January 20, 2014

By: Daniel T. Merritts
New York State Licensed Land Surveyor No. 050604

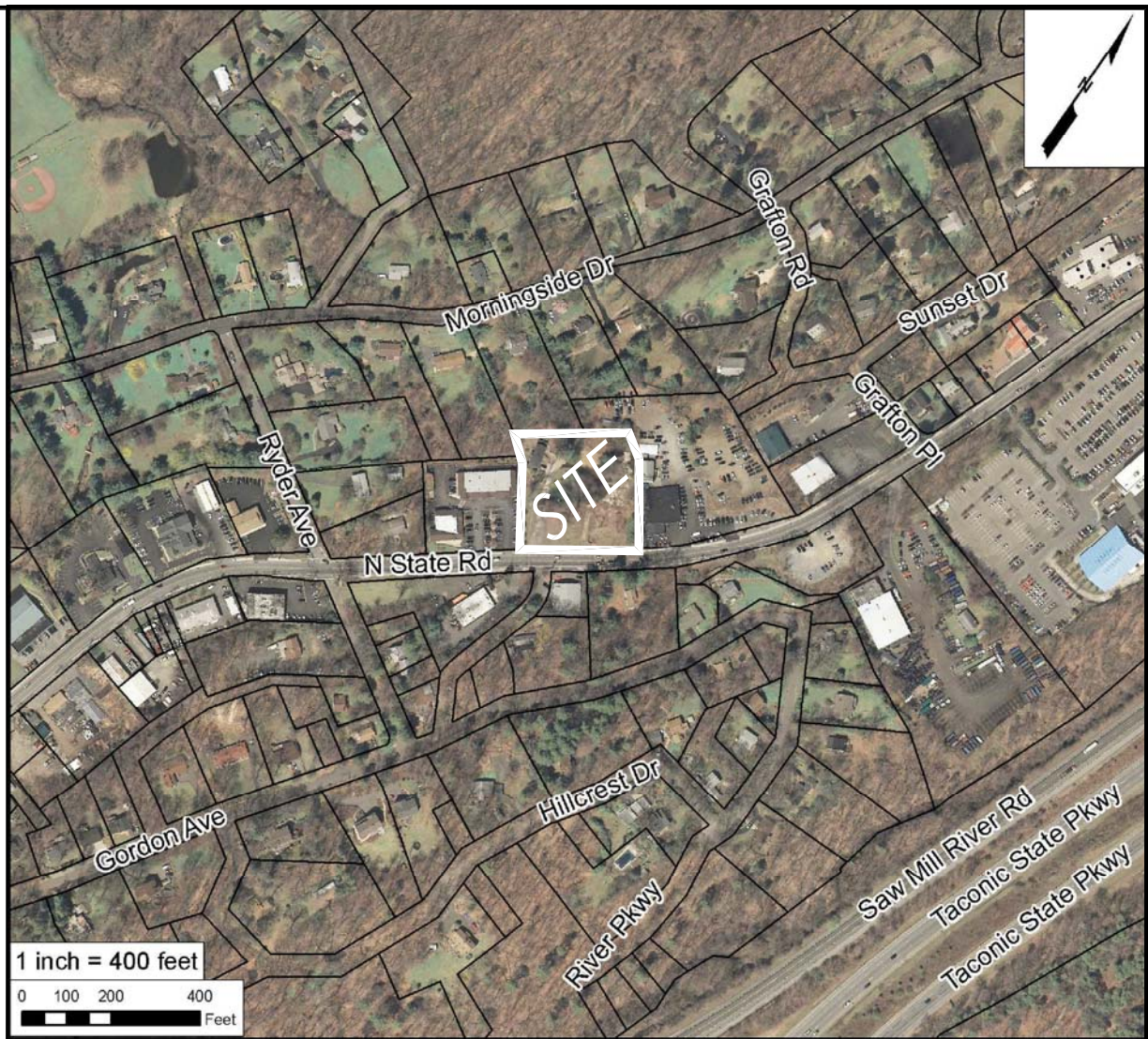
As per Fidelity National Title Insurance Company and Land Services USA, Inc. Title No. NYFN13-4248, Schedule A, and Abstracters Information Service Title No. 0547-FW374861 "The property shown hereon has direct access to North State Road, a publicly dedicated and open street."

No plottable items were found in Schedule B of Title Report No. NYFN13-4248.

This survey shown hereon represents an accurate survey made on the ground by Thomas C. Merritts Land Surveyors, P.C. on November 25, 2013 of the land herein particularly described, and correctly shows the areas of the subject property, the location and type of all buildings, above ground structures and other above ground improvements situated on the subject property.

There are no observable encroachments on the adjoining properties, streets or alleys by any above ground buildings or above ground structures shown hereon.

The recorded description of the subject property forms a mathematically closed figure.



Vicinity Map

N.T.S

Total Area = 66,699.041 Sq.Ft.
= 1.531 Acres

ZONING TABLE - GB GENERAL BUSINESS DISTRICT

	REQUIRED
MIN. LOT AREA	20,000 S.F.
MIN. WIDTH	100'
MIN. DEPTH	130'
MIN. PRINCIPAL BUILDING SETBACKS	
FRONT YARD	30'
SIDE YARD	-
SIDE YARD (ALONG ANY RESIDENCE DISTRICT BOUNDARY)	30'
REAR YARD	-
REAR YARD (ALONG ANY RESIDENCE DISTRICT BOUNDARY)	30'
MAX. HEIGHT - PRINCIPAL (FEET/STORIES)	2 STORIES / 35'
AGGREGATE FLOOR AREA ON ANY LOT	-
BUILDING COVERAGE	30 %

LEGEND

MANHOLES	MANHOLES
DRAIN INLETS/CATCH BASINS	DRAIN INLETS/CATCH BASINS
GAS VALVE/GAS BOX	GAS VALVE/GAS BOX
WATER VALVE	WATER VALVE
HYDRANT	HYDRANT
WATER SHUT OFF VALVE	WATER SHUT OFF VALVE
UTILITY POLE	UTILITY POLE
LIGHT POST	LIGHT POST
TOP OF WALL	TOP OF WALL
BOTTOM OF WALL	BOTTOM OF WALL

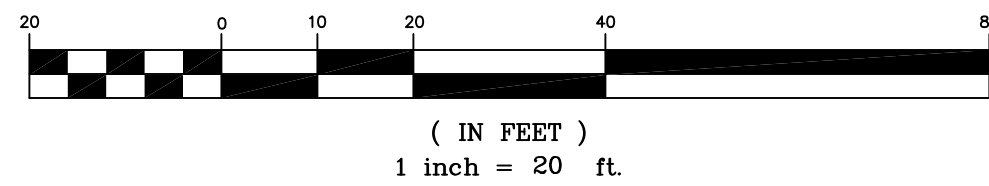
LEGEND

WATER MAIN	WATER MAIN
DRAINAGE PIPE	DRAINAGE PIPE
GAS MAIN	GAS MAIN
SANITARY SEWER MAIN	SANITARY SEWER MAIN
ELECTRIC WIRE	ELECTRIC WIRE
INVERT ELEVATION	INVERT ELEVATION
CORROGATED METAL PIPE	CORROGATED METAL PIPE

Below ground utilities shown hereon as per delineation by others. Paint marks set in street by others. Additional utilities may exist, not shown.

ALTA/ACSM
SURVEY OF PROPERTY
TAX LOT 45
SITUATE IN THE
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'
GRAPHIC SCALE



Project: Ref.02-032
13-231
Field Survey By:
AN/JN
Checked By:
DM