

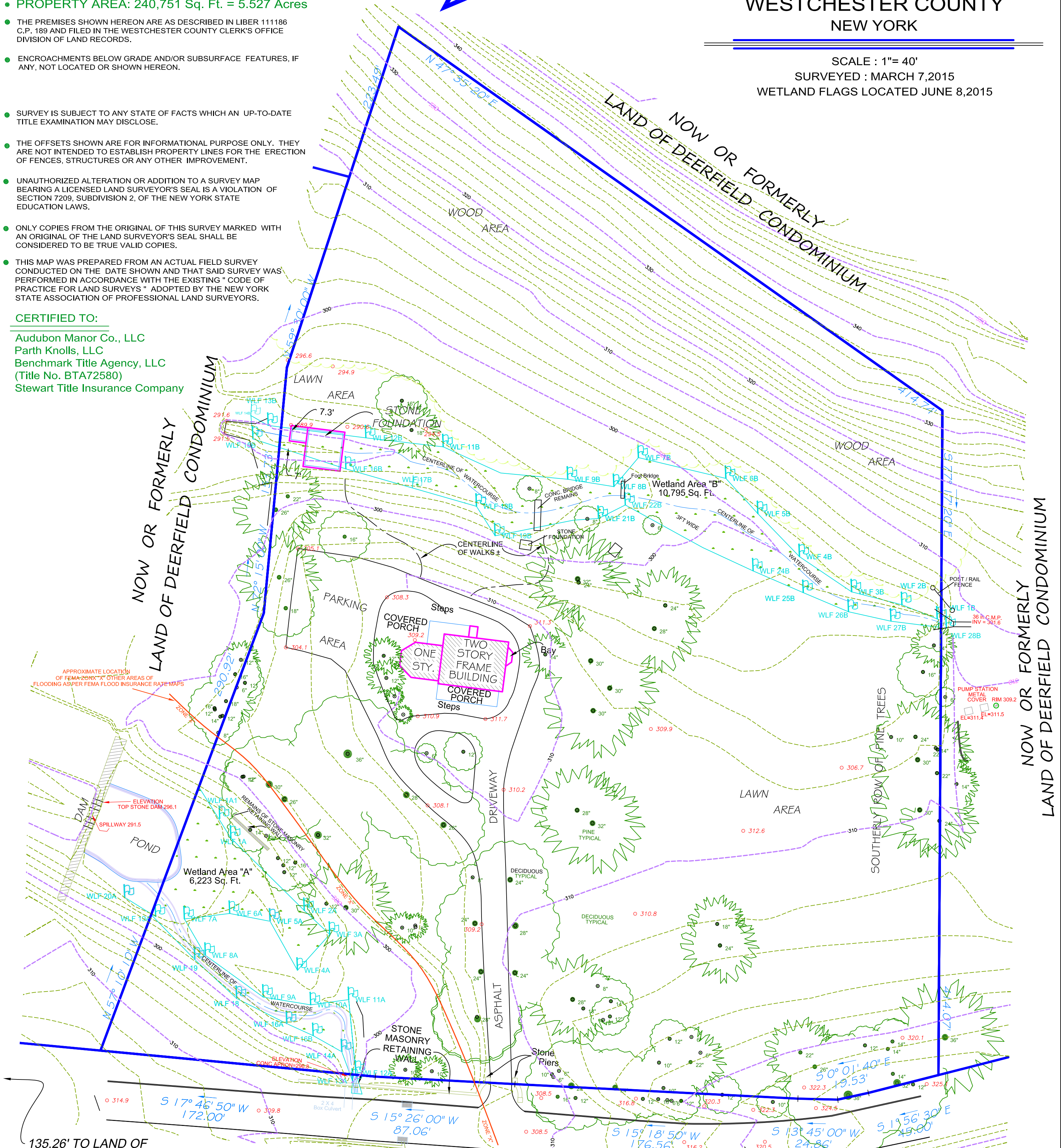
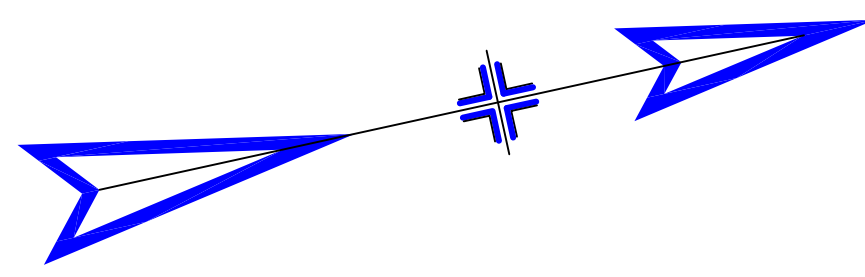
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF OSSINING MAP 80.20 \* BLOCK 1 LOT 15 STREET ADDRESS: 87 HAWKES AVENUE
- PROPERTY AREA: 240,751 Sq. Ft. = 5.527 Acres
- THE PREMISES SHOWN HEREON ARE AS DESCRIBED IN LIBER 111186 C.P. 189 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
- THE OFFSETS SHOWN ARE FOR INFORMATIONAL PURPOSE ONLY. THEY ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- 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.

**CERTIFIED TO:**

Audubon Manor Co., LLC  
 Parth Knolls, LLC  
 Benchmark Title Agency, LLC  
 (Title No. BTA72580)  
 Stewart Title Insurance Company

SURVEY OF PROPERTY  
 SITUATE IN THE  
**TOWN OF OSSINING**  
 WESTCHESTER COUNTY  
 NEW YORK

SCALE : 1" = 40'  
 SURVEYED : MARCH 7, 2015  
 WETLAND FLAGS LOCATED JUNE 8, 2015



135.26' TO LAND OF  
 COUNTY OF WESTCHESTER  
 Briarcliff - Peekskill Parkway  
 Route 9-A See Filed Map 3565

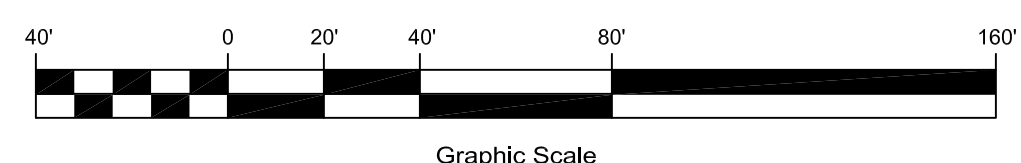
**HAWKES**

**AVENUE**



1	7-01-15	TREE LOC. AND TOPO	JRL
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