NORTH
DEED

TIBBETTS ROAD
(60' WIDE R.O.W.)

LAWTON STREET
(50' WIDE R.O.W.)

HARRISON AVENUE
(50' WIDE R.O.W.)

SECTION 1 BLOCK 83 LOT 2
SECTION 1 BLOCK 83 LOT 3
SECTION 1 BLOCK 83 LOT 5
SECTION 1 BLOCK 83 LOT 7
SECTION 1 BLOCK 83 LOT 10
SECTION 1 BLOCK 83 LOT 11
SECTION 1 BLOCK 83 LOT 13
SECTION 1 BLOCK 83 LOT 15
SECTION 1 BLOCK 83 LOT 17

SECTION 1 BLOCK 84 LOT 1
SECTION 1 BLOCK 84 LOT 2
SECTION 1 BLOCK 84 LOT 4
SECTION 1 BLOCK 84 LOT 6
SECTION 1 BLOCK 84 LOT 8

SECTION 1 BLOCK 83 LOT 1.35

SECTION 1
BLOCK 83
LOTS 19 & 50
83,720 S.F.
1.922 Ac.
1 STORY
MASONRY BUILDING
No. 1

SECTION 1
BLOCK 84
LOTS 15,18 & 20
44,307 S.F.
1.017 Ac.
2 STORY
MASONRY BUILDING

LOT 15
LOT 18
LOT 19
LOT 20
LOT 50

ADJACENT BUILDING
2 STORY FRAME DWELLING
34.3'
43.5'

N0°56'00"W 375.00'
254.0'
S89°04'00"W 202.34'
102.3'
294.1'
S1°40'07"E 460.04'
N89°04'00"E 216.44'
79.5'
95.1'
N89°04'00"E 100.00'
S0°56'00"E 250.00'
250.3'
N0°56'00"W 268.70'
S0°56'00"E 120.44'
N89°04'00"E 100.00'
N0°56'00"W 100.26'
N79°31'00"W 142.67'
102.02'
40.65'
R=75.00'
L=102.86'
D=78°34'45"
CB=N40°13'37"W
CL=94.99'
N0°56'00"W 85.00'
S89°04'00"E 20.00'

CHAIN LINK FENCE
CONCRETE SIDEWALK
CONCRETE CURB
CONCRETE
CONCRETE OVERHANG
COMPRESSOR
GATE
HOIST
STORAGE CONTAINER
PAVED AREA
PAVED DRIVEWAY
WALL
TRANS.
PAVED AREA
TELEPHONE PEDESTAL
POLE No. W2
EDGE OF PAVEMENT
OIL FILL
STAIRS
RETAINING WALL
POLE No. W4
POLE No. W3
POLE No. W1
CONCRETE SIDEWALK
SHED
D.C.
BC
TC

SECTION 1 BLOCK 83 LOT 80
SECTION 1 BLOCK 83 LOT 75
SECTION 1 BLOCK 83 LOT 72

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTES:

1. 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.
2. PLANIMETRIC INFORMATION SHOWN HEREON WAS FIELD LOCATED BY PAULUS, SOKOLOWSKI & SARTOR, P.C. DURING AUGUST NOVEMBER 2023.
3. 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.
4. 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.
5. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
6. THIS SURVEY IS ONLY VALID IF THE SURVEYORS EMBOSSED SEAL IS AFFIXED.
7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNERS HAS BEEN OBTAINED FROM THE ULTIMATE USER.

DRAFT

REV. / ISSUE	DATE	DESCRIPTION

LEGEND

- STORM INLET
- SIGN
- UTILITY POLE
- FIRE HYDRANT
- LIGHT
- TC TOP OF CURB
- DC DEPRESSED CURB
- BC BOTTOM OF CURB
- FLOOD LIGHT
- BOLLARD POST
- SPRINKLER
- —T— TELEPHONE
- —G— GAS
- —EU— UNDERGROUND ELECTRIC
- —O/H— OVERHEAD WIRES
- —X— CHAIN LINK FENCE
- EDGE OF PAVEMENT
- ELECTRIC BOX
- IRON PIPE/IRON PIN
- CONCRETE MONUMENT
- TREE
- WATER VALVE
- GAS VALVE
- (S) SANITARY MANHOLE
- (D) STORM MANHOLE
- (E) ELECTRIC MANHOLE
- (T) TELEPHONE MANHOLE
- (W) WATER MANHOLE
- (11) # OF PARKING SPACES

PAULUS, SOKOLOWSKI AND SARTOR ENGINEERING, P.C.
ONE LARKIN PLAZA
2nd. FLOOR
YONKERS, NY 10701
PHONE: (914) 509-8600
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

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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		

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