JOB • MI 380 ADDRESS: 31 PONDFIELD ROAD WEST

STANDARD: U.S. FEET

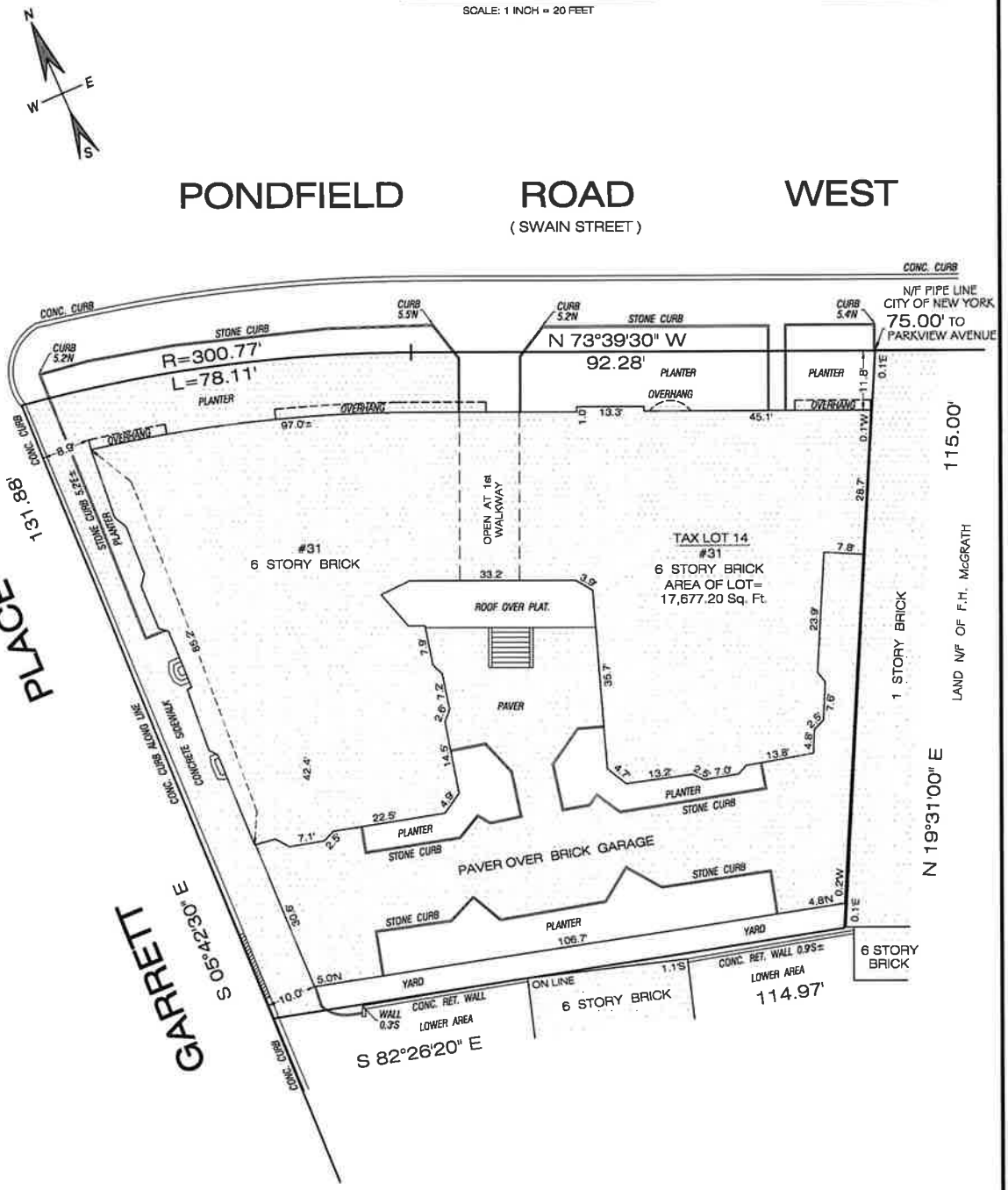
10 0 20 40

SCALE: 1 INCH = 20 FEET

LEGEND

CONC. CONCRETE

DROP CURB



CERTIFIED TO:

TUDOR ARMS OWNERS CORP.
MORGAN STANLEY BANK, N.A. ISAOA, ITS SUCCESSORS AND/OR ASSIGNS
STATEWIDE ABSTRACT CORP.
FIRST AMERICAN TITLE INSURANCE COMPANY

CAPTION	LAND TITLE SURVEY	
DATE	REVISIONS	TITLE No. SA-123732-W
05-15-2025	LAND TITLE SURVEY	

GENERAL NOTES:

1. This survey was prepared only for the party (parties) and purpose indicated hereon.
2. Property corner monuments or markers were (not) placed as part of this survey.
3. Certifications on this survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications are limited to the party (parties) for whom the survey is prepared and are not transferable.
4. The location and nature of underground structures, internal walls and improvements or encroachments not visible to the surveyor are not covered under this certification.
5. Easements of record are only guaranteed if an Abstract of Title is furnished to the surveyor.
6. This is to certify that there are no streams nor natural water courses on the property except as shown on this survey.

STATE OF NEW YORK · VINCENT TEUTONICO · 050307 · LICENSED LAND SURVEYOR

VINCENT TEUTONICO, L.S.
NEW YORK LICENSE 050307

MAP OF SURVEY OF PROPERTY
IN THE CITY OF YONKERS
COUNTY OF WESTCHESTER
STATE OF NEW YORK
TAX MAP: SECTION 5, BLOCK 5650, LOT 14

STATEWIDE LAND SURVEYING P.C.
16 FLAG PLACE
STATEN ISLAND, NY 10304
Tel: 347-453-9332
Email: mappinginc1@gmail.com
S.P. BY MAPPING INC.

	DATE	BY		DATE	BY
SURVEYED	05-15-2025	KAM	DRAWN	05-21-2025	CJ