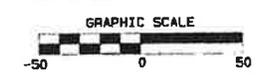


DATE: 05/06/2025
 DRAWN BY: KCK
 CHECKED BY: PCK

REVISIONS	DATE	CHKD

LOCATION SURVEY
 FOR
 WESTCHESTER GARDENS OWNERS, INC.
 #445 GRAMATAN AVENUE
 SEC 165.38 - BLOCK 1035 - LOTS 8 & 11
 CITY OF MT. VERNON - WESTCHESTER COUNTY - NEW YORK
 SCALE: 1"=50'
 MAY 05, 2025

(Signature)
 PETER C. KIRCH
 PROFESSIONAL LAND SURVEYOR
 N.Y.S. NO. 23130 N.Y.S. NO. 49208
 PA NO. SU-22853-E OH NO. S-5388



Peter C. Kirch & Associates
 Land Surveyors and Planners
 43 SPRING STREET
 RAMSBY, NEW JERSEY 07446
 (201) 236-0033

DEED REFERENCE:
 LIBER 9528, PAGE 186 ET SEQ.

MAP REFERENCE
 "MAP OF FLEETWOOD, SITUATED IN THE TOWN OF EASTCHESTER, COUNTY OF WESTCHESTER, NEW YORK," FILED IN THE COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, FORMERLY REGISTER'S OFFICE OF WESTCHESTER COUNTY, NEW YORK, ON MARCH 7, 1854 AS MAP NO 233.

SURVEY CERTIFICATION:
 THIS SURVEY IS SPECIFICALLY CERTIFIED ONLY TO: WESTCHESTER GARDENS OWNERS, INC.; MORGAN STANLEY BANK, N.A. ITS SUCCESSORS AND/OR ASSIGNS; STATEWIDE ABSTRACT CORP., (TITLE NO. SA-123733-W); FIRST AMERICAN TITLE INSURANCE COMPANY; NORMAN D. HIMMELFARB, ESQ. AND HIMMELFARB & SHER, LLP. TO BE CORRECT AND ACCURATE AND DOES NOT EXTEND THROUGH ASSIGNMENT TO ANY FUTURE PURCHASERS.

- NOTES:
1. COPIES OF THIS MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
 2. FIELD WORK PERFORMED THROUGH 04/28/25.
 3. IMPROVEMENTS ON OR UNDER THE LANDS AND NOT VISIBLE MAY NOT BE SHOWN.
 4. THIS SURVEY IS SUBJECT TO THE REVIEW AND FINDINGS OF A CURRENT TITLE SEARCH AND REPORT.
 5. BUILDING OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR THE LOCATION OF LOT LINES.
 6. 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 LAW.