fence

LOT AREA
48,702.70 S.F.
OR
1.12 ACRES

N/F
KLUGMAN
60.05-2-12.6

N/F
TEPLITZ & CARPENTER
60.05-2-18

N 18°32'00" E   67.65'
75.00'
N 87°06'00" W

A: 13.60'
R: 50.00'

CONCRETE
MONUMENT
FOUND

N 18°32'00" E   128.05'
228.41'

4' gate

LEANING CONCRETE
MONUMENT FOUND

38.9'

291.23'

BRICK WALL
SLATE PATIO

BRICK WALL

76.3'

1 1/2
STORY

DRIVE

LEWIS

GREEN

BEXMAN

ASPHALT
DRIVE

SLATE WALK
PLATF

BRICK
HOUSE

SLATE
PATIO

BRICK
WALL

14 gate / 4' gate

BRICK
WALK

58.4'

SLATE PATIO
BRICK

5' gate

N 88°50'00" W

91.2'

S 88°50'00" E

S 18°32'00" W

FIRE
HYDRANT

200.00'

NORTH

BROADWAY

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2020-6707 PAGE-2209 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.

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NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:

SURVEY PREPARED FOR
Robert Berkowitz
&
Nancy Berkowitz

TAX MAP SECTION 60.05, BLOCK 2, LOT 19
VILLAGE OF UPPER NYACK - TOWN OF CLARKSTOWN
ROCKLAND COUNTY, NEW YORK

SCALE:	DATE:	SHEET NO:
1" = 30'	MARCH 29, 2021	1 OF 1

PROJECT CAD REFERENCE:
ROCKLAND COUNTY/VILLAGE OF UPPER NYACK/NORTH BROADWAY/BERKOWITZ.DWG