



TL 60.10-1-7
N/F CLEMENSEN

TL 60.10-1-8
N/F CLEMENSEN

TL 60.10-1-4
N. OR F. SINNOTT

TL 60.10-1-3
N/F WORTENDYKE

TAX LOT 60.10-1-10
N. OR F. FISHER

TL 60.10-1-11
N/F MENUCHA OF NYACK, LLC

DETAIL
EXISTING RIGHT-OF-WAY FOR
INGRESS, EGRESS AND UNDERGROUND
UTILITY MAINTENANCE PER L.775 P.61

SHADED AREAS INDICATE ADDITIONAL
COVERAGE OF LOT BEYOND ORIGINAL
APPROVED PLAN (3568 SF±)

NOTES:
1. DEED LINE RUNS "IN A SOUTHERLY DIRECTION ALONG THE WEST BANK OF THE HUDSON RIVER TWO HUNDRED (200) FEET MORE OR LESS."
2. RIVER 100' ± FLOOD PLAIN OF HUDSON RIVER IS 8.0' PER FEMA FLOOD INSURANCE RATE MAPS.
3. MEAN HIGH WATER ELEVATION: 3.5

TOGETHER WITH ALL RIPARIAN RIGHTS (A BENEFICIAL ENJOYMENT GRANT) APPERTAINING TO THOSE CERTAIN LANDS BETWEEN THE HIGH AND LOW WATER MARK (OF THE HUDSON RIVER) AND ALSO UNDER THE WATERS OF THE HUDSON RIVER, IN FRONT OF AND ADJACENT TO THE WHOLE DISTANCE (WIDELY THE SUBJECT AND PROPERTY HEREIN) FROM THE ORIGINAL HIGH WATER MARK OF THE HUDSON RIVER (WIDELY THE SUBJECT AND PROPERTY HEREIN) TO THE GREEN LETTERS PATENT MARK OF JULY 1873 AS LIBER 873 AND RECORDED IN THE COUNTY CLERK'S OFFICE ON SEPTEMBER 19TH 1873 AT A DISTANCE OF 500' THEREFROM TO THE EASTERLY LINE BOUNDS OF THE SAID LETTERS PATENT/WATER GRANT, AS DESCRIBED THEREIN.

LEGEND

+141.5	SPOT GRADE
□ CB	CATCH BASIN/FIELD INLET
—	DRAIN LINE
—S—	SANITARY MANHOLE / PIPE
—SPM—	SANITARY FORCE MAIN
—	EDGE OF PAVEMENT
—	CURB
G—	GAS LINE
W—	WATER LINE
—○—	UTILITY POLE
★	LIGHT POLE
RD/FD	ROOF DRAIN/FOOTING DRAIN
—	UNDERGROUND ELEC., TEL., GAS

- REFERENCES:**
- TITLE REPORT #2006C 106051, CHICAGO TITLE INSURANCE COMPANY
 - "SUBDIVISION OF PROPERTY FOR CR & DR CLEMENSEN" BY ATZL & SCATASSA ASSOCIATES, PC FILED SEPT. 1, 1989 AS MAP #6367.
 - FILED MAP "REVISED PLAT, SUBDIVISION OF PROPERTY FOR GERALD R. GUTERL" FILED FEB. 7, 1980 AS MAP #5120.
 - BOUNDARY SURVEY FOR GREG FISHER BY ATZL, SCATASSA & ZIGLER, PC DATED FEB. 15, 2006.

DATE	REVISIONS	EXHIBIT SHOWING ADDED COVERAGE AREAS	TAX LOT #
		CHAITIN	AREA
			SEE ABOVE
		VILLAGE OF UPPER NYACK ROCKLAND COUNTY, NEW YORK	FILE
			2616EXHCOV
		JAY A. GREENWELL, PLS, LLC	SCALE
			1"=20'
DESIGNED JAG		LAND SURVEYING — LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756	DATE
DRAWN LDW			01/06/14
CHECKED JAC			JOB NO.
APPROVED JAG			2616