

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

P.O.B.
L.902,P.835

DMH
(OUTLET
NOT FOUND)

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

Q OF R.O.W
N43°40'16"E
89.36'
(89.85 PER L.902,
P.835)

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

DEED DISTANCE "NINETY (90) FEET MORE
OR LESS TO A POINT IN THE WEST BANK
OF THE HUDSON RIVER..."

8.5' WIDE STEEL & COMPOSITE
DECKING FLOATING DOCK

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

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

- NOTES:**
1. DEED LINE RUNS ... IN A SOUTHERLY DIRECTION ALONG THE WEST BANK OF THE HUDSON RIVER TO THE POINT OF BEGINNING OF THE DEED ... MORE OR LESS ... HUNDRED (200) FEET MORE OR LESS ...
 2. 100 TR FLOOD PLAN OF HUDSON RIVER MAPS, NYSD (7.0 NAVD 89) INSURANCE ...
 3. MEAN HIGH WATER ELEVATION: 3.5

TOGETHER WITH ALL RIPARIAN RIGHTS (A BENEFICIAL ENJOYMENT GRANT) APPERTAINING TO THOSE CERTAIN LANDS BETWEEN THE HUDSON RIVER AND LOW WATER MARK OF THE HUDSON RIVER ... ALSO UNDER THE SURVIVORSHIP OF THE HUDSON RIVER ...

SHADED AREAS INDICATE ADDITIONAL
COVERAGE OF LOT BEYOND ORIGINAL
APPROVED PLAN (3744 SF±)

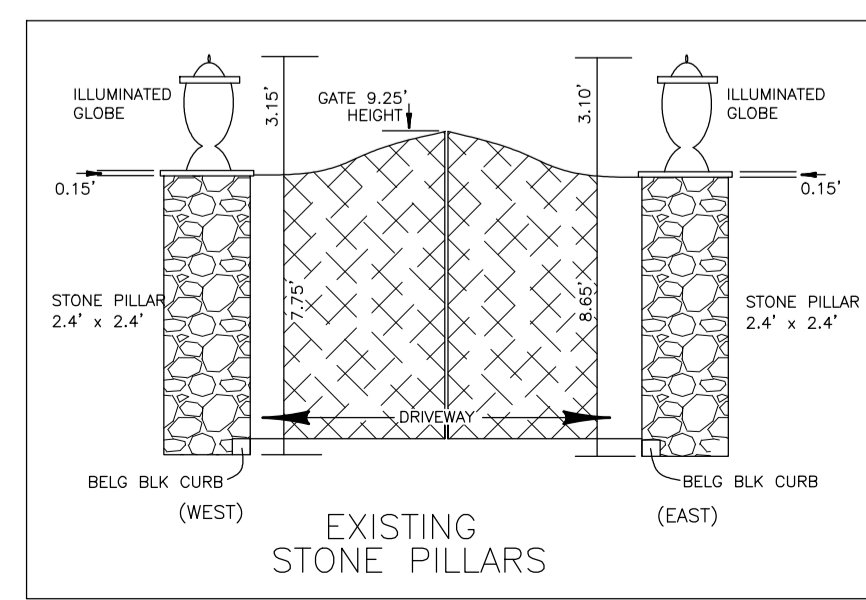
NOTE: ALL STRUCTURES/IMPROVEMENTS ARE
EXISTING EXCEPT FOR PROPOSED WALL AT
WESTERLY PORTION OF SITE.

GROSS LOT AREA (TO CLOSING LINE) = 44,694 SF
(INCLUDES PART OF LAND UNDERWATER)

LEGEND

+141.5	SPOT GRADE
CB	CATCH BASIN/FIELD INLET
FI	FITTING
---	DRAIN LINE
S	SANITARY MANHOLE / PIPE
SFM	SANITARY FORCE MAIN
---	EDGE OF PAVEMENT
---	CURB
G	GAS LINE
W	WATER LINE
○	UTILITY POLE
⊙	LIGHT POLE
RD/FD	ROOF DRAIN/FOOTING DRAIN
---	ETC

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



NOTE: VARIANCE REQUIRED FOR HEIGHT

DATE	REVISIONS	EXHIBIT SHOWING ADDED COVERAGE AREAS BEYOND ORIGINAL APPROVAL	TAX LOT #
6/07/22	REVISIONS		<p>CHAITIN</p> <p>VILLAGE OF UPPER NYACK ROCKLAND COUNTY, NEW YORK</p> <p>JAY A. GREENWELL, PLS, LLC</p> <p>LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756</p>
DESIGNED	JAG	AREA	
DRAWN	LDW	SEE ABOVE	
CHECKED	JAG	FILE	
APPROVED	JAG	2616EXHCOV	
		SCALE	
		1"=20'	
		DATE	
		05/04/22	
		JOB NO.	
		2616	