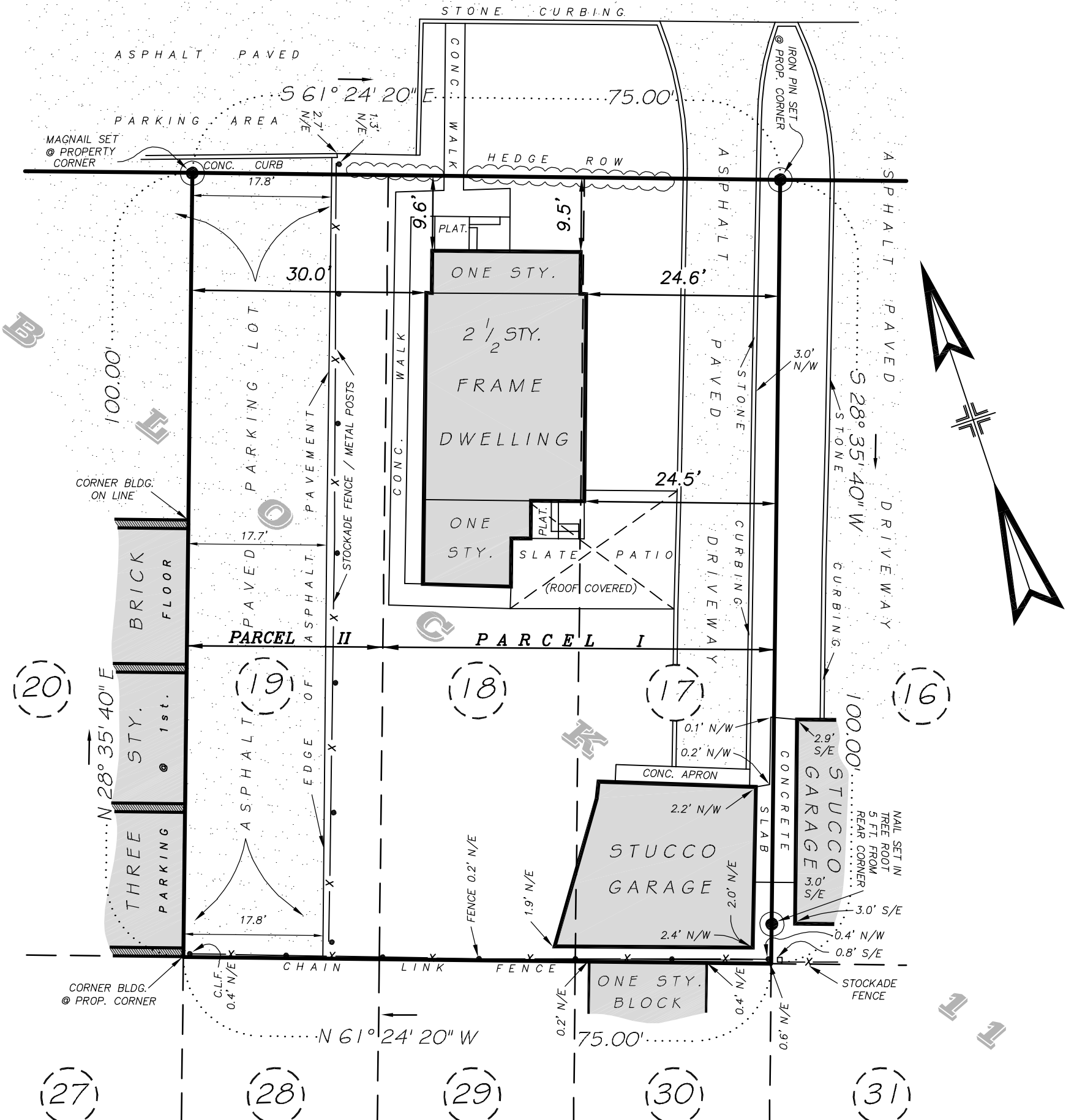


# MONTGOMERY AVENUE



● THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS LOTS 17, 18 & 19 IN BLOCK 11 AS SHOWN ON A CERTAIN MAPS ENTITLED, "PROPERTY OF NORTH END LAND IMPROVEMENT COMPANY.", MADE BY HENRY E. MURGATROYD. SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE - DIVISION OF LAND RECORDS, FORMERLY THE WESTCHESTER COUNTY REGISTER'S OFFICE, ON MARCH 19, 1895 AS FILED MAP No. 1145 & APRIL 11, 1900 AS FILED MAP No. 1979.

SAID PREMISES DESCRIBED IN TITLE REPORT PREPARED BY STATEWIDE ABSTRACT CORPORATION UNDER TITLE No. SA-122468-W.

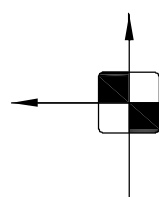
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN of EASTCHESTER: SECTION 59, BLOCK 5, LOT 7  
PROPERTY ADDRESS: 122 MONTGOMERY AVENUE  
PROPERTY AREA: 7,500 Sq. Ft. / 0.1722 Acre
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- 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 LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING " CODE OF PRACTICE FOR LAND SURVEYS " ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS CERTIFICATION SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION SHALL NOT BE TRANSFERABLE.

CERTIFIED TO:

1. FIRST AMERICAN TITLE INSURANCE COMPANY
2. STATEWIDE ABSTRACT CORPORATION (Title No. SA-122468-W)
3. 1037 KIWI HOLDINGS LLC and 103 - 107 MONTGOMERY AVENUE LLC

## SURVEY OF PROPERTY SITUATE IN THE TOWN of EASTCHESTER WESTCHESTER COUNTY NEW YORK

SCALE : 1" = 15'  
SURVEYED : JANUARY 27, 2023  
PROPERTY MARKERS SET FEBRUARY 9, 2023



**Link**  
**Land Surveyors P.C.**

21 Clark Place, Suite 1-B Mahopac, N.Y. 10541  
Phone 845-628-5857



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