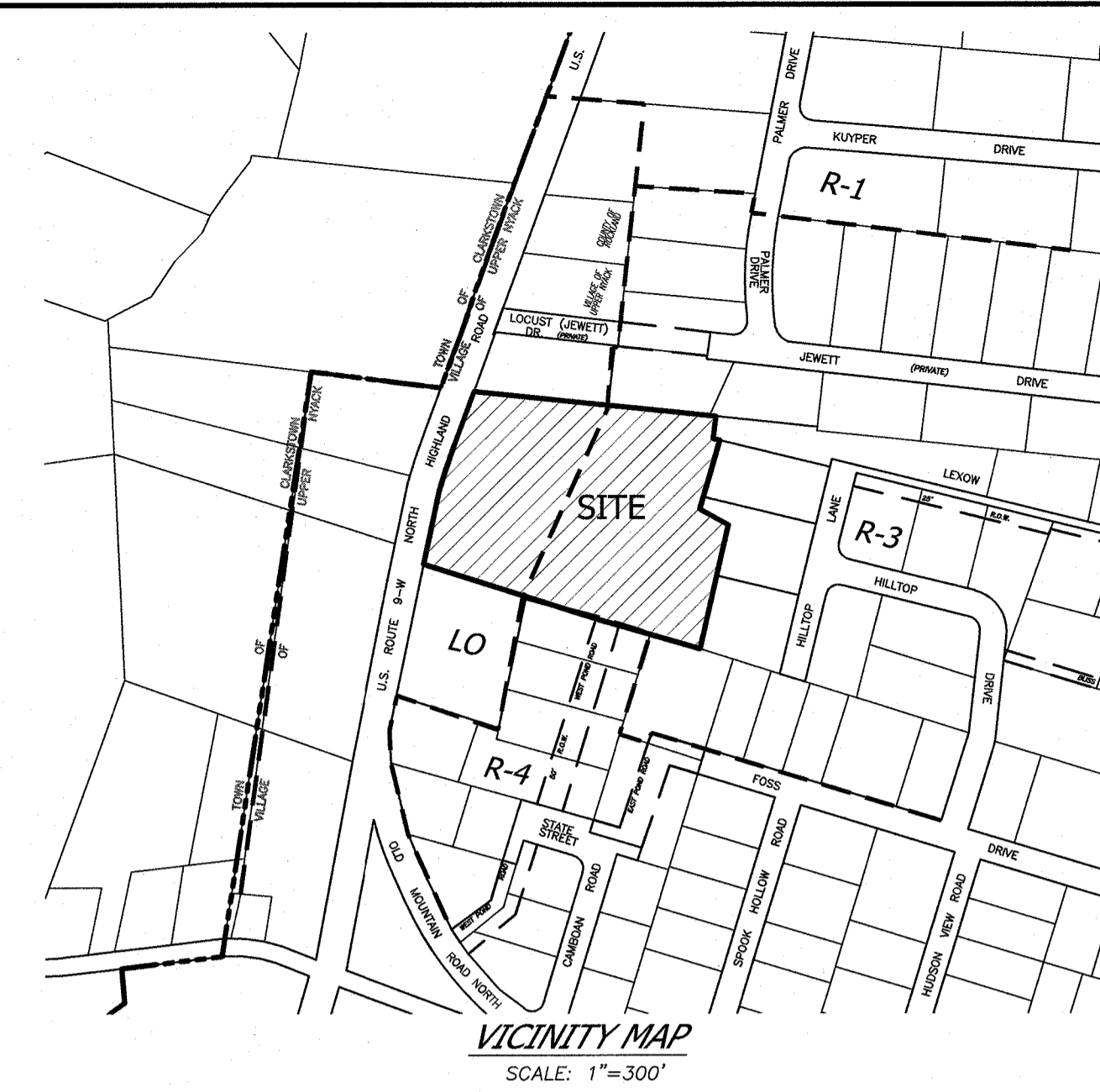


**NOTES:**

- Said described property is located within an area having a Zone Designation "X" (Areas determined to be outside the 0.2% (500 year) annual chance floodplain) by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 36087C0181G, with an effective date of identification of March 3, 2014, for Community Number 360695, in Rockland County, State of New York, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- The property described hereon is the same as the property described in Fidelity National Title Insurance Commitment No. IA80382UPS24CP with an effective date of March 2, 2024 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- No evidence of cemetery or burial ground found at the time of field survey.
- Access to the property is via U.S. Route 9W-North Highland Avenue, a public right-of-way.
- Except as shown, there are no encroachments onto the property or encroachments from the property onto adjoining lands, (wire fence & 1' wide wall, southeast corner of Tax Lot 60.09-1-50).
- The property is approximately 303± ft. north of Old Mountain Road North.
- No evidence found of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.



**TABLE OF BULK REQUIREMENTS  
ZONE: OB (PROPOSED SELF STORAGE USE)  
SPECIAL USE PERMIT BY PLANNING BOARD**

ITEM	MINI STORAGE
MAXIMUM DEVELOPMENT COVERAGE	80%
MAXIMUM FLOOR AREA RATIO	0.50
MINIMUM LOT AREA	50,000 SQ.FT. *
MINIMUM STREET FRONTAGE	100 FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM FRONT YARD	20 FT.
MINIMUM SIDE YARD/TOTAL	15/30 FT.
MINIMUM REAR YARD	(TO ZONE LINE) 50 FT. *
MINIMUM BUFFER ALONG R-ZONE	30 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM BUILDING COVERAGE	30%

\* 59.6.21-PER SPECIAL USE PERMIT FOR WAREHOUSE AND SELF STORAGE FACILITIES

**TAX MAP REFERENCE:**

VILLAGE OF UPPER NYACK  
TAX MAP SECTION 60.09, BLOCK 1, LOTS 50, 51 & 52

**ADDRESSES:**

TAX LOT 60.09-1-50  
529 NORTH HIGHLAND AVENUE  
UPPER NYACK, NY 10960

TAX LOT 60.09-1-51  
535 NORTH HIGHLAND AVENUE  
UPPER NYACK, NY 10960

TAX LOT 60.09-1-51  
539 NORTH HIGHLAND AVENUE  
UPPER NYACK, NY 10960

**TOTAL AREA:**

196,066 SQ.FT. OR 4.501 ACRES

**REFERENCES:**

SUBDIVISION OF "FREDERICK BLISS" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 8, 1976, IN BOOK 90, AS MAP NO. 4737.

SUBDIVISION ENTITLED "HUDSON VIEW HOMES" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JANUARY 24, 1962, IN BOOK 63, PAGE 66, AS MAP NO. 2931.

SUBJECT TO RIPARIAN RIGHTS OF OTHERS AND THE RIGHTS OF OWNERS TO THE NORTH AND EAST IN AND TO DRAIN INTO THE POND AT THE EASTERLY PORTION OF THE PREMISES AND SUBJECT TO THE DRAINAGE CHANNEL SET FORTH ON MAP 2931 AND L37, P1456 WHEREIN THE FLOW OF WATERS IS INTO THE POND FROM HILLTOP LANE.

TAX LOT 60.09-1-52:  
SUBJECT TO A WELL-EASEMENT RECORDED IN LIBER 571, PAGE 108. (NO EVIDENCE FOUND)

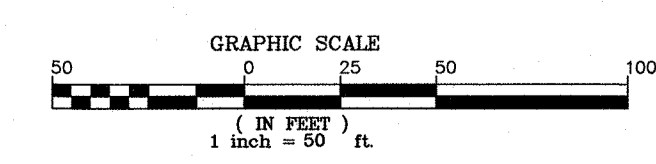
**CERTIFIED TO:**

- Maxim Realty Trust
- Fidelity National Title Insurance Company
- Island Abstract Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) (utilities pursuant to Section 5.E.iv.), 13, 14, 16, 19, and 20 (offsite easements or servitudes benefiting or encumbering the property) of Table A thereof. The field work was completed on June 1, 2024.

**LEGEND**

- 360 --- EXISTING 2' CONTOUR
- 360 --- EXISTING 10' CONTOUR
- W --- EXISTING WATER LINE
- 360 --- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- 360 --- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- S --- EXISTING SEWER LINE
- + 360.0 --- EXISTING SPOT ELEVATION
- 360 --- EXISTING STONEWALL
- 360 --- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE
- 360 --- EXISTING WATER VALVE
- 360 --- EXISTING GAS VALVE



**Schedule "A"**

**Tax Lot 60.09-1-50**  
ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Upper Nyack, Town of Clarkstown, County of Rockland and State of New York, being bounded and described as follows:

- BEGINNING at a point on the Easterly side of Route 9W - North Highland Avenue, being the Southwesterly corner of the premises, being marked by an iron pin and being the Northwesterly corner of lands now or formerly of JASA 517 North Rt. 9W LLC and running thence:
- Northerly along the Easterly side of Route 9W - North Highland Avenue North 11° 15' 13" East 140.29 feet to a point of curvature; thence
  - along the same on a non-tangent curve to the right having a radius of 1312.39 feet an arc length of 10.52 feet, chord bearing and distance of North 16° 26' 49" West, 10.52 feet to the Northwesterly corner of premises being described herein and the Southwesterly corner of Tax Lot 60.09-1-51; thence
  - South 76° 40' 54" East along the Northerly line of premises being described herein and the Southerly line of Tax Lot 60.09-1-51, 538.11 feet to the Northwesterly corner of premises being described herein and a point in the Westerly line of lands now or formerly of Isaacson (being Lot No. 6 on a map entitled "Hudson View Homes", Filed Map No. 2931) and being the Southeastery corner of said Tax Lot 60.09-1-51; thence
  - South 12° 55' 20" West along the Easterly line of premises being described herein and the Westerly line of lands now or formerly of Isaacson (Lot No. 6 on Filed Map No. 2931) and lands now or formerly of Gialouros (Lot No. 5 on Filed Map No. 2931) 186.28 feet to the Southeastery corner of premises being described herein, the Southeastery corner of said lands now or formerly of Gialouros (Lot No. 5 on Filed Map No. 2931) and a point on the Northerly line of lands now or formerly of Bigelow & Fitzpatrick; thence
  - Westerly along the Southerly line of premises being described herein and the Northerly line of said lands now or formerly of Bigelow & Fitzpatrick and lands now or formerly of Royston, North 73° 53' 03" West 197.61 feet; thence
  - along the same North 72° 19' 00" West 340.00 feet to an iron pin on the Easterly side of Route 9W, being the Southwesterly corner of the premises being described herein and the Northwesterly corner of said lands now or formerly of JASA 517 North Rt. 9W LLC, the point and place of BEGINNING.

**Schedule "B"**

**Tax Lot 60.09-1-51**  
ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Upper Nyack, Town of Clarkstown, County of Rockland and State of New York, shown and designated as Lot No. 2 on map entitled "Minor Subdivision of Premises of Frederick Bliss" made by William Youngblood Associates dated March 25, 1976 and filed in the Office of the Rockland County Clerk on June 8, 1976 as Map No. 4737, being bounded and described as follows:

- BEGINNING at a point on the Easterly side of Route 9W - North Highland Avenue, being the Southwesterly corner of the premises and the Northwesterly corner of Tax Lot 60.09-1-50 and running thence:
- Northerly along the Easterly side of Route 9W - North Highland Avenue on a non-tangent curve to the right having a radius of 1312.39 feet an arc length of 79.38 feet, chord bearing and distance of North 18° 10' 46" East, 79.36 feet to a point; thence
  - along the same North 20° 08' 31" East 42.54 feet to an iron pin marking the Northwesterly corner of the premises being described herein and the Southwesterly corner of Tax Lot 60.09-1-52; thence
  - South 76° 40' 54" East along the Northerly line of the premises being described herein and the Southerly line of said Tax Lot 60.09-1-52, 470.10 feet to the Northwesterly corner of premises being described herein, the Southeastery corner of said Tax Lot 60.09-1-52 and a point on the Westerly line of lands now or formerly of Costa (as shown as Lot No. 7 on a certain map entitled "Hudson View Homes", Filed Map No. 2931); thence
  - along the Easterly line of premises being described herein and along the Westerly line of lands now or formerly of Costa and lands now or formerly of Isaacson (as shown as Lot Nos. 7 and 6 on Filed Map No. 2931) South 16° 17' 51" West 54.03 feet to a point; thence
  - along the westerly line of lands now or formerly of Isaacson (as shown as Lot No. 6 on Filed Map No. 2931) South 60° 53' 58" East 60.66 feet to a point; thence
  - still along the same South 12° 55' 20" West 50.84 feet to the Southeastery corner of premises being described herein; thence
  - North 76° 40' 54" West along the Southerly line of premises being described herein and the Northerly line of said Tax Lot 60.09-1-50, 538.11 feet, to a point on the Easterly side of Route 9W - North Highland Avenue, being the Southwesterly corner of the premises being described herein and the Northwesterly corner of said Tax Lot 60.09-1-50, the point and place of BEGINNING.

**Schedule "A"**

**Tax Lot 60.09-1-52**  
ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Upper Nyack, Town of Clarkstown, County of Rockland and State of New York, shown and designated as Lot No. 1 on map entitled "Minor Subdivision of Premises of Frederick Bliss" made by William Youngblood Associates dated March 25, 1976, and filed in the Office of the Rockland County Clerk on June 8, 1976, as Map No. 4737, being bounded and described as follows:

- BEGINNING at an Iron pin on the Easterly side of Route 9W - North Highland Avenue which pin is at the Northwest corner of Tax Lot 60.09-1-51 and the Southwest corner of lands now or formerly of New Shop Realty, LLC, running thence:
- South 84° 01' 32" East 452.98 feet along lands now or formerly of New Shop Realty, LLC, Countee & McNeill and Velez to a point; thence
  - South 7° 04' 48" West 42.44 feet along lands now or formerly of Caputo & Fugazzotto to a point; thence
  - South 76° 21' 05" East 12.67 feet still along lands now or formerly of Caputo & Fugazzotto to a point; thence
  - South 16° 17' 51" West 80.28 feet along lands now or formerly of Costa (Lot No. 7 on Filed Map No. 2931) to a point; thence
  - along Tax Lot 60.09-1-51 North 76° 40' 54" West 470.10 feet to a point on the Easterly side of Route 9W - North Highland Avenue; thence
  - along the Easterly side of Route 9W - North Highland Avenue North 20° 08' 31" East 65.00 feet to the point and place of BEGINNING.

**Schedule "B"**

**Tax Lot 60.09-1-52**  
Notes, Easements File Map # 4737, and Shown File Map # 2931. Notes and easements affecting these parcels plotted on survey.

- Rights and Drainage in Liber 1067 Page 970. Plotted on survey and noted in references.
- Covenants, Restrictions and Conditions in Liber 37 Page 1456. Not plottable, noted in references.
- Easement Agreement in Liber 571 Page 108. No evidence of a well found, noted in references.

REVISION	DATE	DESCRIPTION
<b>ATZL NASHER &amp; ZIGLER P.C.</b> ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com		
PROJECT:		
<b>MAXIM REALTY TRUST</b>		
<b>VILLAGE OF UPPER NYACK ROCKLAND COUNTY, NEW YORK</b>		
TITLE:		
<b>ALTA/NSPS LAND TITLE SURVEY</b>		
DRAWN BY: LF	CHECKED BY: JRA	
DATE: JUNE 11, 2024	SCALE: 1 IN. = 50 FT.	
PROJECT NO:	DRAWING NO:	
4093	1	

