



Commercial Real Estate
Due Diligence Management
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ALTA/NSPS Land Title Survey

For
462-664 MAIN STREET
MOUNT KISCO, NY 10849
COUNTY OF WESTCHESTER

SURVEYOR CERTIFICATION

TO: (A) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (B) COURT STREET
ABSTRACT, INC. (C) EDWARD COHEN (D) AMERICAN NATIONAL, LLC (E) 662 LEX LLC

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, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 13,
14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 5,
2022.

NETWORK REFERENCE No. 2022115-1

By: NY Land Surveyor P.C.
Surveyor's Printed Name: Ramzan Ali
77-16 164 Street, Third Floor, Fresh Meadows, NY 11366
Tel: 718-591-6600 / 212-732-1575
nylandsurveyor@gmail.com Fax: 631-930-3292
www.nylandsurveyor.com
Registration No. 050457
Date of Survey: July 5, 2022
Last Revision: August 5, 2022



Legal Description

ALL that certain plot, piece or parcel of land, situate lying and being in the Village and Town of Mt. Kisco,
County of Westchester and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the northwesterly side of Main Street, South 44 degrees 56 minutes 40 seconds
West 150 feet to a point marked by a chiseled "N" set on the easterly end of a straight line connecting the said
northwesterly side of Main Street with the northwesterly side of Lexington Avenue.

THENCE along said straight line, South 82 degrees 59 minutes 38 seconds West 38.87 feet to a point on the
northwesterly side of Lexington Avenue marked by a chiseled "X" set;

THENCE along said northwesterly side of Lexington Avenue, North 38 degrees 21 minutes 30 seconds West
146.55 feet to a point marked by a 1/4 inch rebar set; and North 31 degrees 08 minutes 40 seconds West 177.57
feet to a point marked by a 1/4 inch rebar capped found on the division line between the herein described
premises and lands now or formerly of Rocco Blasi;

THENCE along said division line, North 58 degrees 54 minutes 00 seconds East 172.02 feet to a 1/4 inch rebar
set on the southwesterly side of land now or formerly of the village of Mount Kisco, formerly of the City of
New York;

RUNNING THENCE along the same, South 33 degrees 18 minutes 20 seconds East 269.02 feet to a point
marked by a 1/4 inch rebar set; and South 58 degrees 14 minutes 00 seconds East 58 feet 1/4 inch rebar set on
the northwesterly side of Main Street at the point or place of BEGINNING.

The property described hereon is the same as the property described in Commitment provided by
Old Republic National Title Insurance Company, No. CSA22-08157-W with an effective date of June
11, 2022.

Site Information

662-664 MAIN STREET
MOUNT KISCO
COUNTY OF WESTCHESTER
STATE OF NEW YORK
ZIP CODE 10589
APN: 86.64-2-7

TOTAL LOT AREA= 56,730 Sq Ft = 1.302 Acres

Legend of Symbols & Abbreviations

BHL..... BUILDING HEIGHT LOCATION	○..... LIGHT POLE	U..... UNKNOWN MARKER
PS..... PARKING SPACES	□..... STREET SIGN	□..... COLUMNS
PR..... PEDESTRIAN RAMP	○..... TRAFFIC SIGN	●..... BOLLARD
MC..... METEORIC CORNER	○..... LIGHT	PDB..... POINT OF BEGINNING
OHUL..... OVERHEAD UTILITY LINES	○..... LIGHT	●..... HYDRANT
○..... UTILITY POLE	○..... TREE & SIZE	
○..... HANDICAP PARKING	○..... DRAIN INLET	
○..... WATER VALVE	○..... TRENCH DRAIN	
○..... GAS VALVE	○..... TRAFFIC LIGHT	
○..... CATCH BASIN	○..... PROPERTY LINE	
	○..... STORMWATER FENCE	

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF
ABOVE GROUND APPEARANCES ONLY. THE SURVEYOR WAS NOT PROVIDED
WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE
LOCATION OF ANY SUBTERRANEAN USES.

Notes Corresponding to Schedule B

SCHEDULE COVENANTS, CONDITIONS, EASEMENTS, LEASES, AGREEMENTS OF
RECORD, ETC.

- PERMANENT EASEMENT ACQUIRED PURSUANT TO NOTICE OF
APPROPRIATION BY THE STATE OF NEW YORK RECORDED IN LIBER 9917
PAGE 278 AND AS SET FORTH ON MAP NO. 24269.
(AFFECTS PLOTTED AS SHOWN)
- RIGHT OF WAY IN DEEDS MADE BY GEORGE A. BLACK, REFERENCE AND
WILLIAM HALSTEAD, DATED 7/26/1873 AND RECORDED 7/31/1873 IN LIBER 809
PAGE 17.
(AFFECTS, CONTAINS NO PLOTTABLE EXCEPTIONS)
- PERMANENT EASEMENT ACQUIRED BY THE PEOPLE OF THE STATE OF NEW
YORK IN CONDEMNATION PROCEEDING FOR PROJECT ENTITLED "S.H. 865
MOUNT KISCO VILLAGE, WESTCHESTER COUNTY, TOWN AND VILLAGE OF
MOUNT KISCO, SECTION 90.6, BLOCK 2, LOT 7" FOR WHICH A NOTICE OF
APPROPRIATION WAS DATED 10/29/1998 AND RECORDED ON
10/29/1998 IN LIBER 9917 PAGE 278.
WITH RESCINDED THEREOF.
A MAP NO. 24269 FILED 10/29/1998 (EXHIBIT B-1)
(AFFECTS AS SHOWN ON SURVEY)

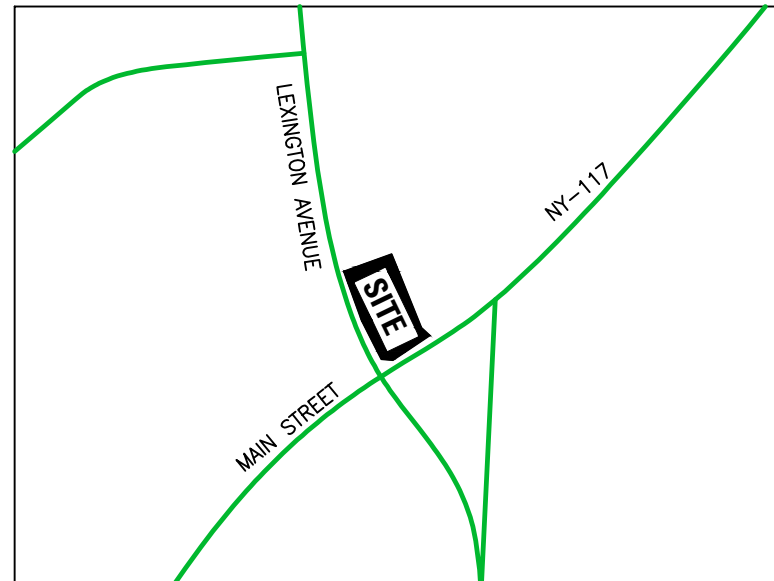
Encroachment Notes

NO ENCROACHMENTS OBSERVED.

Zoning Information

STATUS	REQUIRED	OBSERVED	STATUS
PERMITTED USE	N/A	BANKING	Contact info
MIN. LOT AREA	N/A	1,302 ACRES	
MIN. FRONTAGE	N/A	474.12'	
MAX. BUILDING HEIGHT	N/A	4.28'	
MIN. SETBACK FRONT	N/A	12.50'	
MIN. SETBACK SIDE	N/A	53.07'	
MIN. SETBACK REAR	N/A	234.87'	
MAX. BUILDING HEIGHT	N/A	23.3'	
PARKING REGULAR	N/A	33	
PARKING PARALLEL	N/A	2	
PARKING HANDICAP	N/A	3	
PARKING TOTAL	N/A	38	

VICINITY MAP



NOTES:

- The survey was made on the ground on July 5, 2022, and correctly shows the area
of the subject property, the location and type of all buildings structures and
other improvements situated on the subject property, and any other matters
situated on the subject property.
- The property described hereon is the same as the property described in:
Commitment provided by Old Republic National Title Insurance
Company, No. CSA22-08157-W with an effective date of June 11, 2022;
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.
- The record description of the subject property forms a mathematically closed
figure.
- The subject property has access to and from a duly dedicated and accepted
public street or highway - Main Street & Lexington Avenue.
- This property is on flood insurance rate map panel 153 of 426 in
community panel no. 36119C 0153F; located in zone X (areas
determined to be outside the 0.2% annual chance floodplain), map
revised: September 28, 2007.
- The location of each easement, right of way, servitude, and other matter
affecting the subject property has been shown on the survey, together with
appropriate recording references, to the extent that such matters can be located.
- The parties listed above are entitled to rely on the survey and this certificate as
being true and accurate.
- Except as shown on the survey, there are no observable, above ground
encroachments (a) by the improvements on the subject property upon adjoining
properties, streets or alleys, or (b) by the improvements on the adjoining
properties, streets or alleys upon the subject property.
- At time of survey, there was no observable evidence of any changes in street
right of way lines either completed or proposed, and available from the
controlling jurisdiction.
- At time of survey, there was no observable evidence of site use as cemeteries or
burial grounds.
- At time of survey, there was no observable evidence of recent street or sidewalk
construction or repairs.
- At time of survey, there was no observable evidence of site use as a solid waste
dump, sump, or sanitary landfill.
- At time of survey, there was no observable evidence of streams or natural water
courses located on the subject property.
- At time of survey, there was no observable evidence of delineation markers of
wetlands.
- At time of survey, there was no observable evidence of underground utilities
existing on or serving the surveyed property.
- There are no gaps, gores, overlaps or hiatus inherent to the surveyed property.
- The number of actual parking spaces - 34 and 3 handicap.
- No encroachments observed. If any below grade, not shown hereon.
- There are no party walls with respect to adjoining properties.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
X (areas determined to be outside the 0.2% annual chance floodplain), map
revised: September 28, 2007, and is not in a Special Flood Hazard Area.
AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS
ABOVE THE 500-YEAR FLOOD LEVEL, ZONE C MAY HAVE PONDING
AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED
STUDY OR DESIGNATION AS BASE FLOODPLAIN, ZONE X IS THE AREA
DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED
BY LEVEL FROM 100-YEAR FLOOD.

SCALE : 1" = 16'

Sheet 1 of 1