



TITLE REPORT NOTES:
 - NOTES ON TITLE REPORT REFER TO LANDMARK ABSTRACT AGENCY LLLC TITLE NUMBER LAA7226 DATED MAY 12, 2025
 - SCHEDULE B ITEMS 5B, 5C AND 5D RELATE TO A 40' WIDE PORTION OF THE PROPERTY AND RESTRICTS DEVELOPMENT TO CONSTRUCTION OF A PRIVATE DWELLING & GARAGE
NOTE:
 - SUBJECT PROPERTY ALSO SHOWN AS PART OF LOTS 30-36 INCL. ON THE MAP OF PROPERTY AT INWOOD (FILED ON SEPT. 6, 1921 AS MAP NO. 508)
 - PARCEL AREA= 21,836 S.F. OR 0.5013± ACRES

Date	Revisions									
		<p>"Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of Article 134, Section 7209, Subdivision 2, of the New York State Education Law." "Copies from the original of this survey map not marked with an original of the Land Surveyor's inked seal or his embossed seal shall not be considered a valid true copy." "Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said Certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency, and lending institution. Certifications are not transferable to additional institutions or subsequent owners." "The offsets (or dimensions) shown hereon from the structures to the property lines are for a specific purpose and use and therefore are not intended to guide the erection of fences, retaining walls, pools, patios, planting areas, additions to buildings or any other construction." "Easements in existence or of record, if any, not shown."</p>		<p align="center">SURVEY OF PROPERTY AT INWOOD NASSAU COUNTY, NEW YORK</p> <p align="center">SHOWN AS NASSAU COUNTY TAX MAP SECTION 40 BLOCK 148 LOT 45</p> <p align="center">CARMAN-DUNNE, P.C. CONSULTING ENGINEERS & SURVEYORS 2 Lakeview Avenue, Lynbrook, New York 11563 TEL. (516) 599-5563 FAX (516) 593-4873</p>						
5/21/2025	PLOT TITLE REPORT SCHEDULE B ITEMS		John J. Toscano P.L.S. 049872	<table border="1"> <tr> <td>Date: OCT. XX, 2018</td> <td>File: K:\Projects\2018\2018069\2018069_SURVEY.dwg Palette: LegacyCDunne</td> </tr> <tr> <td>Plate No.: 151</td> <td>Project No.: 2018069.00</td> </tr> <tr> <td>Scale: 1"=20'</td> <td>Sheet 1 of 1</td> </tr> </table>	Date: OCT. XX, 2018	File: K:\Projects\2018\2018069\2018069_SURVEY.dwg Palette: LegacyCDunne	Plate No.: 151	Project No.: 2018069.00	Scale: 1"=20'	Sheet 1 of 1
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