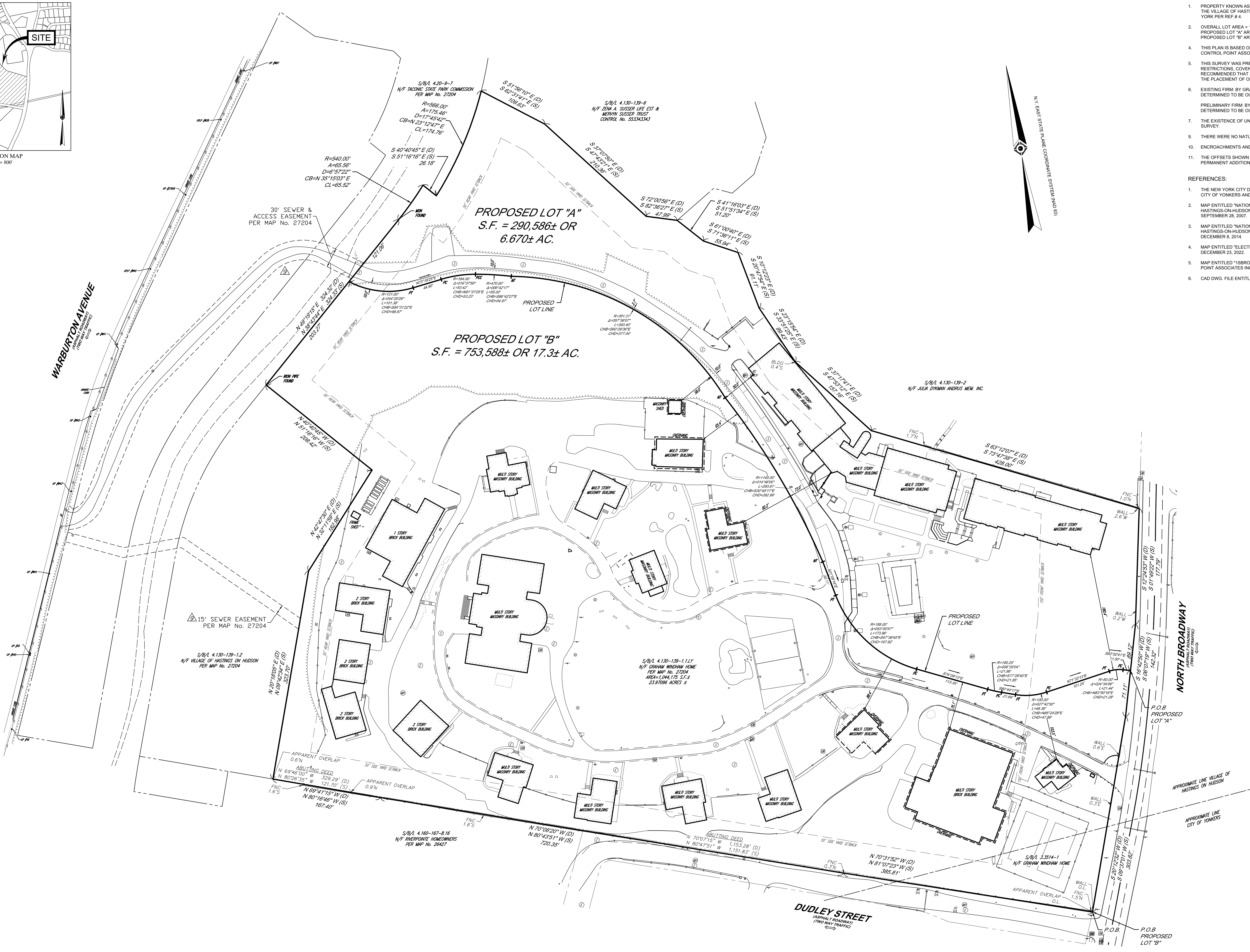


Preliminary Subdivision  
Plat prepared by Control  
Point Associates Inc. PC  
dated 2.16.24



SITE LOCATION MAP  
SCALE: 1" = 800'



NOTES:

- PROPERTY KNOWN AS SECTION 3, BLOCK 3514, LOT 1 AS SHOWN ON THE NEW YORK DIGITAL TAX MAP OF THE VILLAGE OF HASTINGS-ON-HUDSON, WESTCHESTER COUNTY, CITY OF YONKERS AND STATE OF NEW YORK PER REF # 4.
- OVERALL LOT AREA = 1,044,175± SQUARE FEET OR 23.971± ACRES PER REF # 4.  
PROPOSED LOT "A" AREA = 290,586± SQUARE FEET OR 6.670± ACRES.  
PROPOSED LOT "B" AREA = 753,588± SQUARE FEET OR 17.3± ACRES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), PER REF. #2.  
PRELIMINARY FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), PER REF. #3.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
- ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

- THE NEW YORK CITY DIGITAL TAX MAP OF THE VILLAGE OF HASTINGS-ON-HUDSON, WESTCHESTER COUNTY, CITY OF YONKERS AND STATE OF NEW YORK.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, VILLAGE OF HASTINGS-ON-HUDSON, CITY OF YONKERS" PANEL 307 OF 426, MAP NUMBER 36119C0307F, MAP REVISED: SEPTEMBER 28, 2007.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, VILLAGE OF HASTINGS-ON-HUDSON, CITY OF YONKERS" PANEL 307 OF 426, MAP NUMBER 36119C0307F, MAP REVISED: DECEMBER 8, 2014.
- MAP ENTITLED "ELECTRIC OWLS STUDIOS, ALTA/ NSPS LAND TITLE SURVEY" PROVIDED BY LANGAN, DATED DECEMBER 23, 2022.
- MAP ENTITLED "18BROADWAY-HASTINGS-ON-HUDSON-NY, SUB NUMBER 08-230187-00," PROVIDED BY CONTROL POINT ASSOCIATES INC., DATED APRIL 26, 2023.
- CAD DWG. FILE ENTITLED "SITE-11281500-EXPORT" PROVIDED BY CLIENT.

LEGEND

- OH OVERHEAD WIRES
- DEPRESSED CURB
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- CABLE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- SANITARY/SEWER MANHOLE
- WATER MANHOLE
- CATCH BASINS
- FUEL OIL FILL CAP
- UTILITY POLE
- STREET LIGHT
- SIGN
- BOLLARD
- AIR CONDITIONING UNIT
- LAMP
- EDGE OF CONC.
- EDGE OF PAVEMENT
- DEED DIMENSION
- SURVEY DIMENSION
- UNKNOWN TERMINUS

PREPARED BY:  
**CONTROL POINT ASSOCIATES INC PC**  
9 TIMES SQUARE,  
200 WEST 41ST STREET, 14TH FLOOR  
NEW YORK, NY 10018  
646.780.0411 • 646.668.0956 FAX  
WWW.CPASURVEY.COM

NO.	DATE	BY	DESCRIPTION	APPROVED
REVISIONS				

PROJECT NAME  
PRELIMINARY PLAT  
PREPARED FOR: ELECTRIC OWL  
ACQUISITIONS, LLC  
1 SOUTH BROADWAY  
VILLAGE OF HASTINGS-ON-HUDSON,  
WESTCHESTER COUNTY  
CITY OF GREENBURGH AND STATE OF NEW YORK

SEAL & SIGNATURE	FIELD DATE: 04-27-2023
	04-28-2023 05-01-2023
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL	FIELD BK: NJ 23-38 & NY 22115
	F. B. PAGE: 99-102 256-258
DATE: 02-16-2024	SCALE: 1" = 60'
	PROJECT NO: 04-230055-00
DRAWING BY: J.H.	APPROVED BY: J.S.S.
	DWG No: V-001.0.0
JONATHAN S. SCHMIDT NEW YORK PROFESSIONAL LAND SURVEYOR #005021 EMAIL: JSCHMIDT@CPASURVEY.COM	DATE: 02-16-2024
	CAD FILE No: 04-230055-00
PAGE No: 1 OF 1	DATE: 02-16-2024
	DATE: 04-28-2023

PROPOSED PUBLIC WATER/PUBLIC SEWER MAIN EXTENSION

WESTCHESTER COUNTY DEPARTMENT OF HEALTH  
NEW ROCHELLE, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 AND ARTICLES VII AND XXII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT, ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

DATE: \_\_\_\_\_  
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON  
BEHALF OF THE DEPARTMENT OF HEALTH

OWNERS CERTIFICATION:

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON IS FAMILIAR WITH THIS MAP AND ITS LEGENDS AND HEREBY APPROVES THE SAME FOR FILING

ELECTRIC OWL ACQUISITIONS, LLC  
3969 REDAN ROAD, ATLANTA, GA 30083

ENGINEERING DESIGN BY:

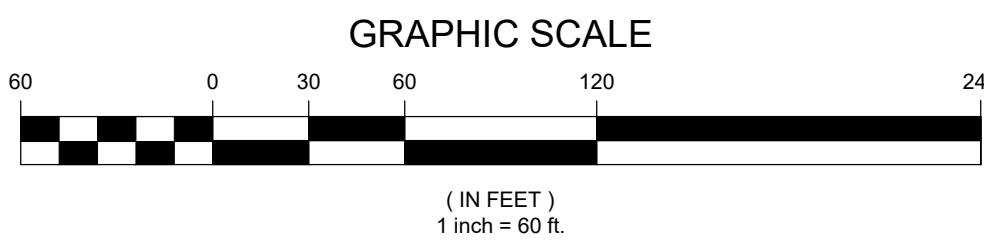
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7902 (2) OF THE NEW YORK STATE EDUCATION LAW  
**KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE**  
OF NEW YORK, P.C.  
60 EAST 42ND STREET #1730  
NEW YORK, NEW YORK 10165

NEW YORK LICENSED PROFESSIONAL ENGINEER

Approved by resolution of the Planning Board of the Village of Hastings-on-Hudson, New York, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, upon due compliance with Sections 451 and 452 of the Westchester County Administrative Code [1] and subject to all requirements and conditions of said resolution. Any change, erasure, modification, or revision of this plat, as approved, shall void this approval. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

Planning Board Chairman \_\_\_\_\_

Planning Board Secretary \_\_\_\_\_ [1]  
Editor's Note: See Ch. 277, Boards and Commissions, Secs. 277.61 and 277.71, of the Westchester County Code.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.