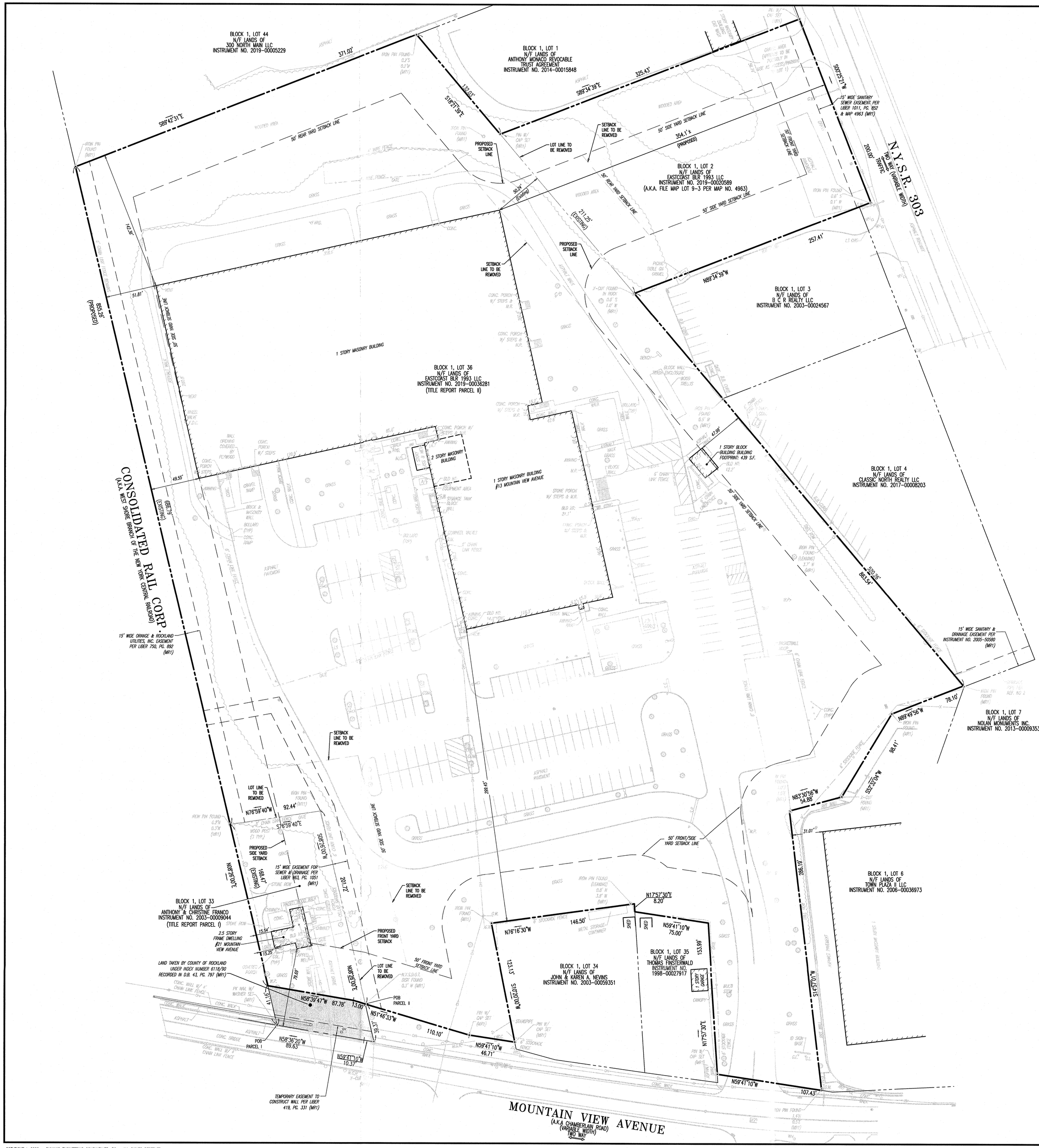
BLOCK 1, LOT 44
N/F LANDS OF
300 NORTH MAIN LLC
INSTRUMENT NO. 2019-00005229
BLOCK 1, LOT 1
N/F LANDS OF
ANTHONY MONACO REVOCABLE
TRUST AGREEMENT
INSTRUMENT NO. 2014-00015848
BLOCK 1, LOT 2
N/F LANDS OF
EASTCOAST BLR 1993 LLC
INSTRUMENT NO. 2019-00020589
(A.K.A. FILE MAP LOT 9-3 PER MAP NO. 4963)
BLOCK 1, LOT 3
N/F LANDS OF
B C R REALTY LLC
INSTRUMENT NO. 2003-00024567
BLOCK 1, LOT 36
N/F LANDS OF
EASTCOAST BLR 1993 LLC
INSTRUMENT NO. 2019-00036281
(TITLE REPORT PARCEL II)
BLOCK 1, LOT 4
N/F LANDS OF
CLASSIC NORTH REALTY LLC
INSTRUMENT NO. 2017-00008203
BLOCK 1, LOT 7
N/F LANDS OF
NOLAN MONUMENTS INC.
INSTRUMENT NO. 2013-00009353
BLOCK 1, LOT 6
N/F LANDS OF
TOWN PLAZA II LLC
INSTRUMENT NO. 2006-00036973
BLOCK 1, LOT 33
N/F LANDS OF
ANTHONY & CHRISTINE FRANCO
INSTRUMENT NO. 2003-00009044
(TITLE REPORT PARCEL I)
BLOCK 1, LOT 34
N/F LANDS OF
JOHN & KAREN A. NEVINS
INSTRUMENT NO. 2003-00059351
BLOCK 1, LOT 35
N/F LANDS OF
THOMAS FINSTERWALD
INSTRUMENT NO.
1998-00027917
N.Y.S. 303
CONSOLIDATED RAIL CORP
(A.K.A WEST SHORE BRANCH OF THE NEW YORK CENTRAL RAILROAD)
MOUNTAIN VIEW AVENUE
(A.K.A CHAMBERLAIN ROAD)
(VARIABLE WIDTH)
(NO WAY)
1 STORY MASONRY BUILDING
2 STORY MASONRY BUILDING
1 STORY MASONRY BUILDING
#13 MOUNTAIN VIEW AVENUE
1 STORY BLOCK BUILDING BUILDING FOOTPRINT: 439 S.F.
2.5 STORY FRAME DWELLING #21 MOUNTAIN VIEW AVENUE
50' REAR YARD SETBACK LINE
50' SIDE YARD SETBACK LINE
50' FRONT/SIDE YARD SETBACK LINE
50' FRONT YARD SETBACK LINE
SETBACK LINE TO BE REMOVED
LOT LINE TO BE REMOVED
PROPOSED SETBACK LINE
PROPOSED SIDE YARD SETBACK
PROPOSED FRONT YARD SETBACK
15' WIDE SANITARY SEWER EASEMENT PER LIBER 1011, PG. 852 & MAP 4963 (MR1)
15' WIDE SANITARY & DRAINAGE EASEMENT PER INSTRUMENT NO. 2003-50580 (MR1)
15' WIDE DRAINAGE & ROCKLAND UTILITIES, INC. EASEMENT PER LIBER 750, PG. 892 (MR1)
15' WIDE EASEMENT FOR SEWER & DRAINAGE PER LIBER 963, PG. 1051 (MR1)
LAND TAKEN BY COUNTY OF ROCKLAND UNDER INDEX NUMBER 6118/80 RECORDED IN DLB: 43, PG. 797 (MR1)
TEMPORARY EASEMENT TO CONSTRUCT WALL PER LIBER 419, PG. 331 (MR1)
POB PARCEL I
POB PARCEL II
N89°42'31"E
S89°34'38"E
S10°27'18"E
S02°25'21"W
N89°34'38"W
N17°57'30"E
N76°59'40"W
N59°41'10"W
N17°57'30"E
N63°30'56"W
N89°49'56"W
S02°25'21"W
N59°39'47"W
N58°36'20"W
N51°46'33"W
N17°57'30"E
N76°16'30"W
S17°20'00"W
N10°05'15"W
N59°41'10"W
N59°41'10"W
N59°41'10