



RECORD LEGAL DESCRIPTION
Per Schedule "A" recorded in Liber 14372, Page 1355 recorded in Orange County Clerk's Office as Instrument # 200180017463 on March 9, 2018.

All that tract or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point on the easterly line of N.Y.S. Route 32, said point being the intersection of the easterly line of N.Y.S. Route 32 with the northerly line of lands now or formerly Kim (L. 2093 P. 692); THENCE along the easterly line of N.Y.S. Route 32, North 38 degrees 25 minutes 15 seconds East 383.82 feet to a point; THENCE along lands now or formerly Borchert (L. 2325 P. 80), South 49 degrees 6 minutes 30 seconds East 182.48 feet, South 42 degrees 39 minutes 30 seconds East 531.65 feet and along a stone wall, South 19 degrees 23 minutes 30 seconds West 400.55 feet to a point; THENCE along lands now or formerly Redl (L. 2667 P. 72) and along lands now or formerly Kim (L. 2093 P. 692), North 45 degrees 48 minutes 50 seconds West 842.41 feet to the point or place of beginning.

Being and intended to be the same premises conveyed to Mainhill & Company, LLC by deed from Gerard T. Impellittere, Jr., dated March 1, 2005, recorded April 4, 2005 in the orange County Clerk's Office in Liber 11797 Page 1552.



Surveyors Notes:

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- Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
- Only boundary survey maps bearing the surveyor's embossed seal and signature are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be avoided to avoid potential copy issues.
- Certification on this boundary survey map signifies that the map was prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS as well as with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. (NYSALS). The certification is limited to persons for whom the boundary survey map is prepared, to the company, to the governmental agency, and to the lending institution listed on the boundary survey map.
- The surveyor's seal is not transferred.
- The location of underground lines and easements as shown herein are based on field observations of point markouts and flagging as set by authorized utility representatives in response to a request made to the service provided by "811 Dig Safely New York". (see item # in Refs.) Above ground utility lines are not transferred.
- This survey is prepared with reference to a Title Report prepared by Stewart Title Insurance Company, with an effective date of June 20, 2018. Where the following survey related exceptions appear in Schedule B, Number 9:
 - (A)** Right of Way as set forth in Liber 1679 Page 42. **Surveyors Note:** The geometry for the Right of Way was calculated and plotted as shown on Liber 1679 (see item # in Refs.), it was determined that it is not on, and does not touch, nor affect the subject property.
 - (B)** Utility Easements as set forth in Liber 1202 Page 509, and Liber 1466 Page 595.
 - (C)** Drainage Easement made by Samir Patel to Tierra Royal at Fishkill, LLC. Said Easement was not found on record in the Orange County Clerks Office. However, a document was provided in the Title Report indicating that an agreement was executed and notarized on August 12, and August 16 of 2013. Said document also contained a Schedule "A" Easement Agreement, dated August 12, 2013, and recorded on August 13, 2013 and is plotted according. **Surveyors Note:** Said Easement is also shown as a Proposed Drainage Easement on an ALTA/ACSM Survey Map dated April 8, 2013 (see item # in Refs.).
- Surveyed on an as-is basis, survey maps, filed sub-division maps and survey right-of-way taking maps discovered in the archives of New York State DOT in the City of Poughkeepsie, physical evidence, and existing monumentation found at the site, see items in Refs.
- The field location of monuments, evidence and improvements shown herein were based on an as-is basis for as-sold field control points, having a total length of 9,924.92 feet, containing a horizontal error of 0.08 feet, resulting in an unadjusted error of closure rate of 1.27.090. The Relative Positional Precision meets the maximum allowable requirements.
- Subject to any conditions, restrictions, covenants and/or right-of-ways, or easements of record, if any.

ALTA/NSPS LAND TITLE SURVEY
of the lands of
Duffy's Route 32 LLC

Jonathan N. Millen, L.L.S.
NOT VALID WITHOUT EMBOSSED SEAL & SIGNATURE

STATE OF NEW YORK
LICENCHED LAND SURVEYOR
#20746
Prepared For Tax Map Parcel
25-1
aka 139 Windsor Hwy situated in
Town of New Windsor
County of Orange, New York

SCALE: 1"=30' DATE: September 21, 2018 Proj. No. 18036CNW DRAWN BY jm