

SCHEDULE A - LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF MAYBROOK, ORANGE COUNTY, NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE DRIVEN INTO THE GROUND ON THE ASSUMED NORTHWEST LINE OF DESIGNATED AS HOMESTEAD AVENUE, THE WALDEN STATE ROAD, AND AS THE ROAD LEADING FROM CAMPBELL HALL TO GOODWILL CHURCH, THE SAID POINT OF BEGINNING IS AT THE POINT OF INTERSECTION OF THE ASSUMED NORTHWEST LINE OF HOMESTEAD AVENUE AND THE ASSUMED SOUTHWEST LINE OF OAK STREET;

- 1) RUNNING THENCE NORTH 38 DEGREES 17 MINUTES WEST 426.31 FEET ALONG THE ASSUMED SOUTHWEST LINE OF OAK STREET TO AN IRON PIPE DRIVEN INTO THE GROUND;
- 2) THENCE SOUTH 51 DEGREES 49 MINUTES WEST 101.09 FEET OVER AND THROUGH LAND OF THE MCCORMICK ESTATE TO AN IRON PIPE DRIVEN INTO THE GROUND AT A STONE WALL CORNER;
- 3) THENCE SOUTH 38 DEGREES 26 MINUTES EAST 205.46 FEET ALONG THE REMAINS OF A STONE WALL AND ALONG LAND NOW OR FORMERLY OF BERNARD A. AND FLORENCE MCCAFFERY TO A FENCE POST SET IN CONCRETE AT OR NEAR THE NORTH CORNER OF LAND OF THE CHURCH OF THE ASSUMPTION;
- 4) THENCE SOUTH 38 DEGREES 26 MINUTES EAST 222.85 FEET FOR A PART OF THE DISTANCE ALONG THE FENCE ON THE NORTHEAST LINE OF THE CHURCH PROPERTY TO AN IRON PIPE DRIVEN INTO THE GROUND;
- 5) THENCE NORTH 51 DEGREES 49 MINUTES EAST 100.00 FEET ALONG THE ASSUMED NORTHWEST LINE OF HOMESTEAD AVENUE TO THE POINT OF BEGINNING.

AND ALSO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT MAYBROOK IN THE TOWN OF MONTGOMERY, COUNTY OF ORANGE AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CORNER OF THE ROAD LEADING FROM THE GOODWILL CHURCH TO CAMPBELL HALL, SAID POINT BEING THE SOUTHERLY CORNER OF LANDS OF JAMES A. MCCORMICK; AND RUNNING THENCE ALONG LANDS OF SAID MCCORMICK NORTH 43 DEGREES 48 MINUTES WEST FOR 250 FEET TO A STAKE;

THENCE ALONG LANDS OF MRS. SAID WALLACE SOUTH 50 DEGREES 30 MINUTES WEST FOR 150 FEET TO A STAKE;

THENCE STILL ALONG LANDS OF SAID WALLACE, PARALLEL WITH THE FIRST DESCRIBED LINE SOUTH 43 DEGREES 48 MINUTES EAST FOR 250 FEET TO THE CENTER OF THE AFORESAID ROAD;

THENCE ALONG THE CENTER OF SAID ROAD NORTH 50 DEGREES 30 MINUTES EAST FOR 150 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF MAYBROOK, TOWN OF MONTGOMERY, COUNTY OF ORANGE AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE DRIVEN INTO THE GROUND AT THE NORTHEAST CORNER OF THE PARCEL OF LAND WHICH WAS CONVEYED BY KATE WALLACE TO CHURCH OF THE ASSUMPTION IN 1911 BY DEED RECORDED IN ORANGE COUNTY CLERK'S OFFICE IN BOOK 529 PAGE 558;

RUNNING THENCE ALONG THE BOUNDARY LINE BETWEEN LAND OF FLORENCE MCCAFFREY AND LAND OF CHURCH OF THE ASSUMPTION, NORTH 38 DEGREES 34 MINUTES WEST 197.81 FEET TO AN IRON PIPE SET IN A STONE WALL;

THENCE SOUTH 50 DEGREES 38 MINUTES WEST 149.85 FEET ALONG THE MIDDLE OF A STONE WALL ON THE BOUNDARY LINE BETWEEN LAND OF FLORENCE MCCAFFREY AND LAND FORMERLY OF GEORGE W. ACKERLY, TO AN IRON PIPE SET IN THE STONE WALL;

THENCE SOUTH 38 DEGREES 34 MINUTES EAST 184.95 FEET ALONG OTHER LAND OF FLORENCE MCCAFFREY TO AN IRON PIPE DRIVEN INTO THE GROUND AT THE NORTHWEST CORNER OF THE SAID CHURCH PROPERTY ACQUIRED IN 1911;

THENCE NORTH 55 DEGREES 33 MINUTES EAST 150.17 FEET ALONG OTHER LAND OF FLORENCE MCCAFFREY TO AN IRON PIPE DRIVEN INTO THE GROUND AT THE NORTHWEST LINE OF THE CHURCH PROPERTY TO THE POINT OF BEGINNING.

AND ALSO:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF MAYBROOK, IN THE TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK, AND BOUNDED AND DESCRIBED AS FOLLOWS:

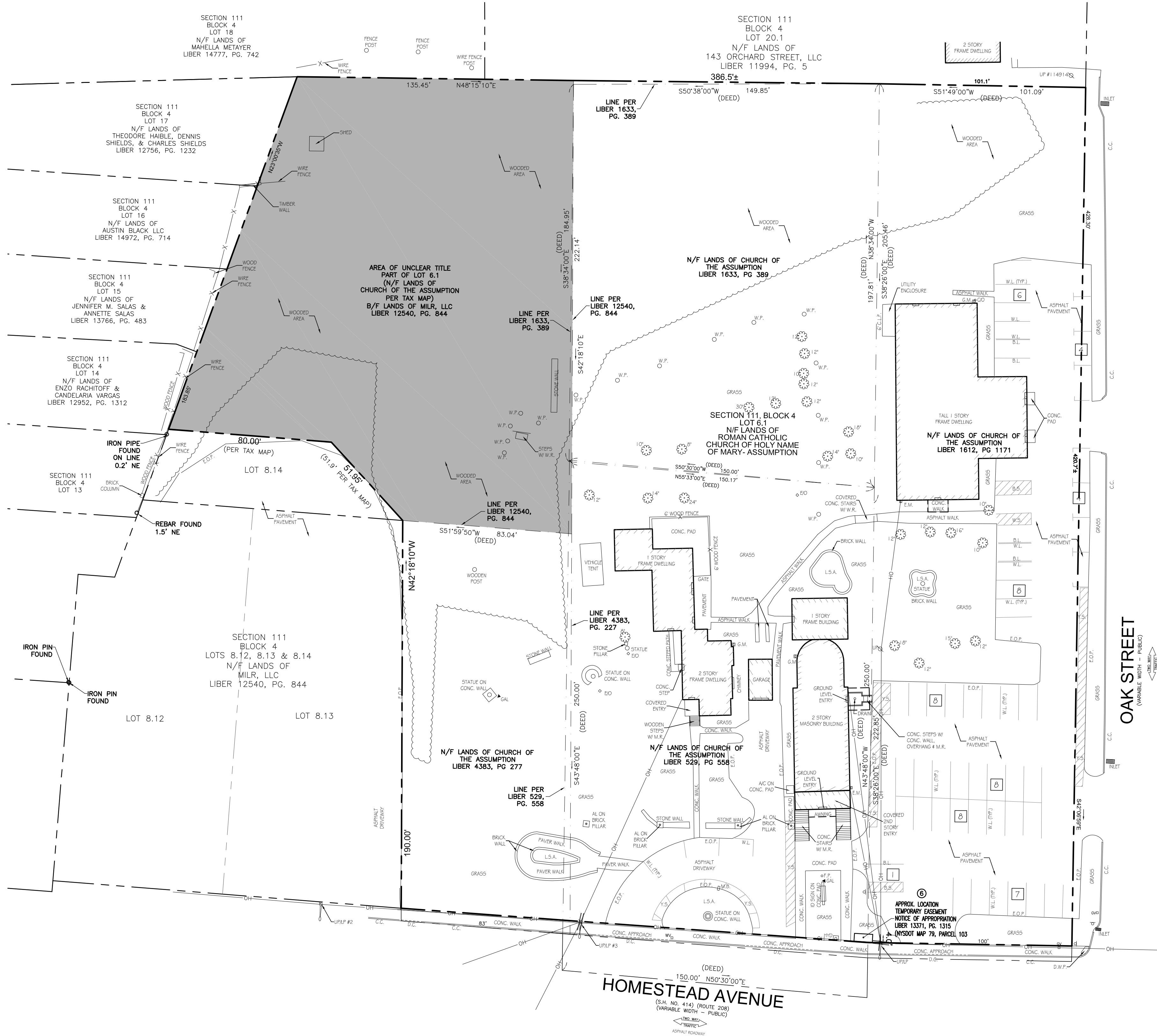
ON THE SOUTHEAST BY THE WALDEN ROAD RUNNING FROM WALDEN TO CAMPBELL HALL; ON THE NORTHEAST BY THE PREMISES OWNED BY THE CHURCH OF THE ASSUMPTION; AND ON THE NORTHWEST AND SOUTHWEST BY PREMISES FORMERLY OWNED BY KATE WALLACE; BEING A LOT 83 FEET ON THE SAID WALDEN ROAD, 83 FEET IN THE REAR, AND 190 FEET DEEP.

AND ALSO:

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWN OF MONTGOMERY, DESIGNATED ON THE ORANGE COUNTY TAX MAP AS SECTION 111, BLOCK 4, LOT 6.1

REFERENCES:

1. SUBDIVISION OF PROPERTY OF GEORGE H. CLARK, MAYBROOK, N.Y., FILED ON JULY 3, 1925, FILE NO. 880.



NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS SECTION 111, BLOCK 4, LOT 6.1 ON THE OFFICIAL TAX MAP FOR THE VILLAGE OF MAYBROOK, ORANGE COUNTY, NEW YORK.
 2. AREA: 153,370± S.F. OR 3.5209± AC.
 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBLIT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 4. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY STEWART TITLE COMMERCIAL SERVICES, TITLE NO. 11618, EFFECTIVE DATE SEPTEMBER 30, 2023 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS ARE CONTAINED THEREIN.
 5. UTILITY EASEMENT AND RIGHT OF WAY RECORDED MAY 9, 1962 IN LIBER 1615 PAGE 852 [UNABLE TO LOCATE OR PLOT RIGHT OF WAY FROM INFORMATION CONTAINED IN DOCUMENT]
 6. NOTICE OF APPROPRIATION RECORDED JULY 12, 2012 IN LIBER 13371 PAGE 1315 [SHOWN]
- WITH REGARD THERETO:
- (I) AFFIDAVIT OF SERVICE RECORDED OCTOBER 16, 2013 IN LIBER 13663 PAGE 1186 [BLANKET, NOT PLOTTABLE]
 - COVENANTS AND RESTRICTIONS RECORDED AUGUST 10, 1945 IN LIBER 966 PAGE 67 [BLANKET, NOT PLOTTABLE]
- BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 36071C0301E & MAP NO. 36071C0302E, EFFECTIVE DATE: AUGUST 3, 2009, OBTAINED FROM FEMA NFHL WEB SERVICE ON FEBRUARY 15, 2024.
 - THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
 - SECTION 111, BLOCK 4, LOT 6.1 CONTAINS 54 STRIPED PARKING SPACES, OF WHICH 3 ARE MARKED FOR ACCESSIBLE PARKING. ALL PARKING MARKINGS WERE EXTREMELY FADED AT TIME OF SURVEY.

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.

ALTA/NSPS LAND TITLE SURVEY
SECTION 111, BLOCK 4, LOT 6.1
211 HOMESTEAD AVENUE (NYSR 208)
(A.K.A. 213 HOMESTEAD AVENUE (NYSR 208))
VILLAGE OF MAYBROOK
ORANGE COUNTY
STATE OF NEW YORK

GALLAS SURVEYING GROUP
2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallasurvey.com

DATE	SCALE	DRAWN:	CHECKED:
07/11/2024	1"=30'	A.J.B.	D.A.H.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
02-08-2024	207	9	S.B.
02-09-2024	207	10	S.B.
02-20-2024	207	16	S.B.
02-26-2024	207	20	S.B.
03-01-2024	207	24	S.B.

FILE NO.: G24005	DRAWING NAME/SHEET NO.: G24005.DWG 1 of 1
----------------------------	--

TO: STEWART TITLE INSURANCE COMPANY

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 2, 3, 4, 8, 9 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 1, 2024.

PRELIMINARY
NOT VALID UNLESS EMBESSED WITH SURVEYOR'S SEAL AND SIGNATURE

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

DATE

MAP LEGEND	
	PROPERTY LINE
	EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
	FENCE
	RAILING
	HYDRANT
	WATER VALVE
	GAS VALVE
	GAS METER
	ELECTRIC METER
	MANHOLE
	INLET
	GROUND AREA LIGHT
	OVERHEAD WIRES
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	SIGN
	PARKING COUNT
	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	WOODS LINE
	TREE & TRUNK SIZE

ABBREVIATIONS			
A/C	AIR CONDITIONER	GAL	GROUND AREA LIGHT
AL	AREA LIGHT	GA	GAS METER
B.L.	BLUE LINE	HYD	HYDRANT
B.S.	BLUE STRIPING	L.S.A.	LANDSCAPED AREA
C.C.	CONCRETE CURB	M.B.	METAL BOX
C.L.F.	CHAIN LINK FENCE	M.R.	MATERIAL RAILING
CO	CLEANOUT	THP	TYPICAL
CONC.	CONCRETE	UP	UTILITY POLE
D.C.	DEPRESSED CURB	UP/P	UTILITY POLE/LIGHT POLE
D.W.P.	DETECTABLE WARNING PAD	W.L.	WHITE LINE
E.M.	ELECTRIC METER	W.R.	WOOD RAILING
EO	ELECTRIC OUTLET	W.S.	WHITE STRIPING
E.O.P.	EDGE OF PAVEMENT	Y.S.	YELLOW STRIPING
F.F.	FLAG POLE		



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE, "KNOW WHAT'S BELOW" PUBLIC SERVICE COMMISSION, NEW YORK STATE CODE RULE 75.3

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.