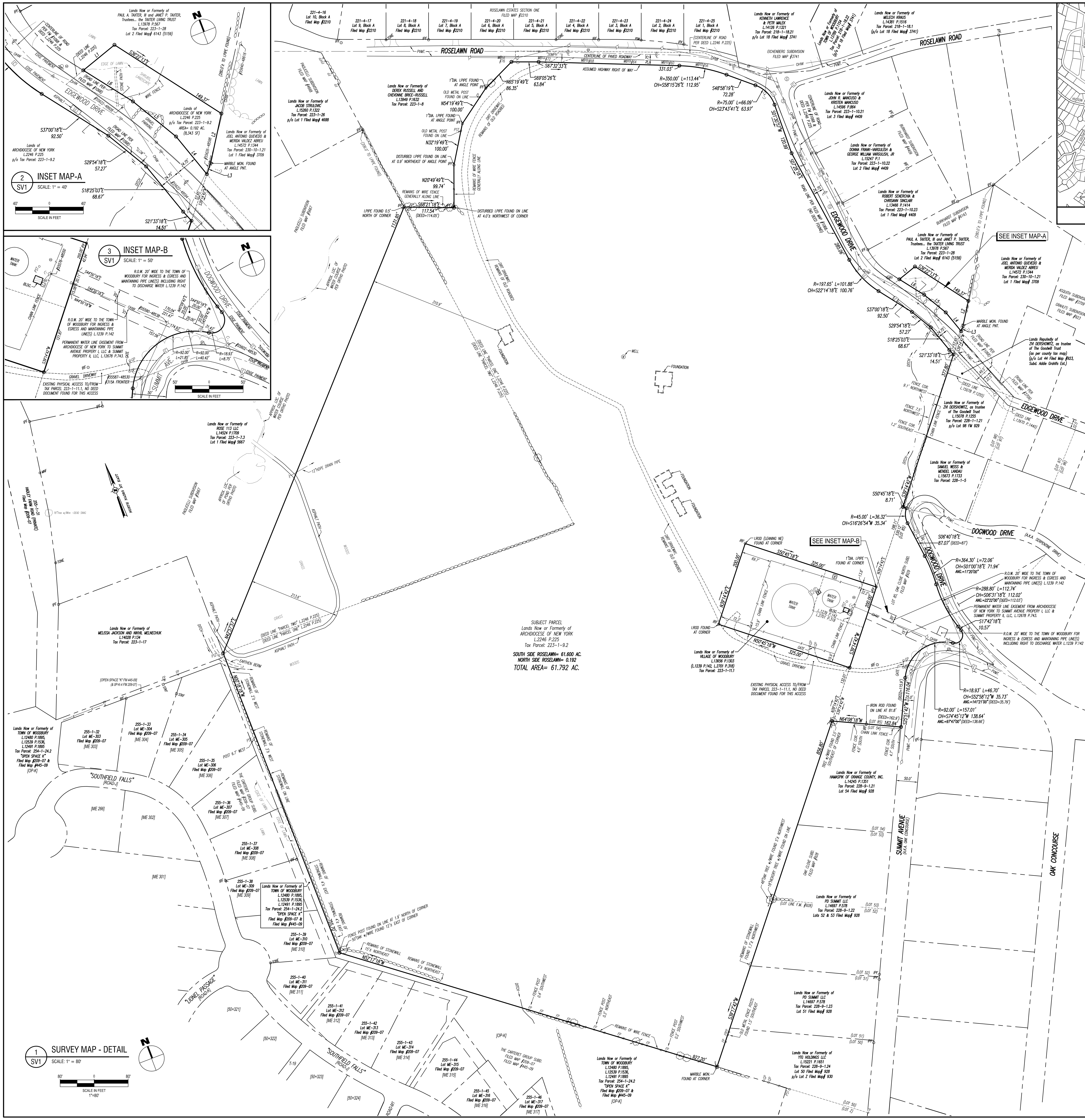

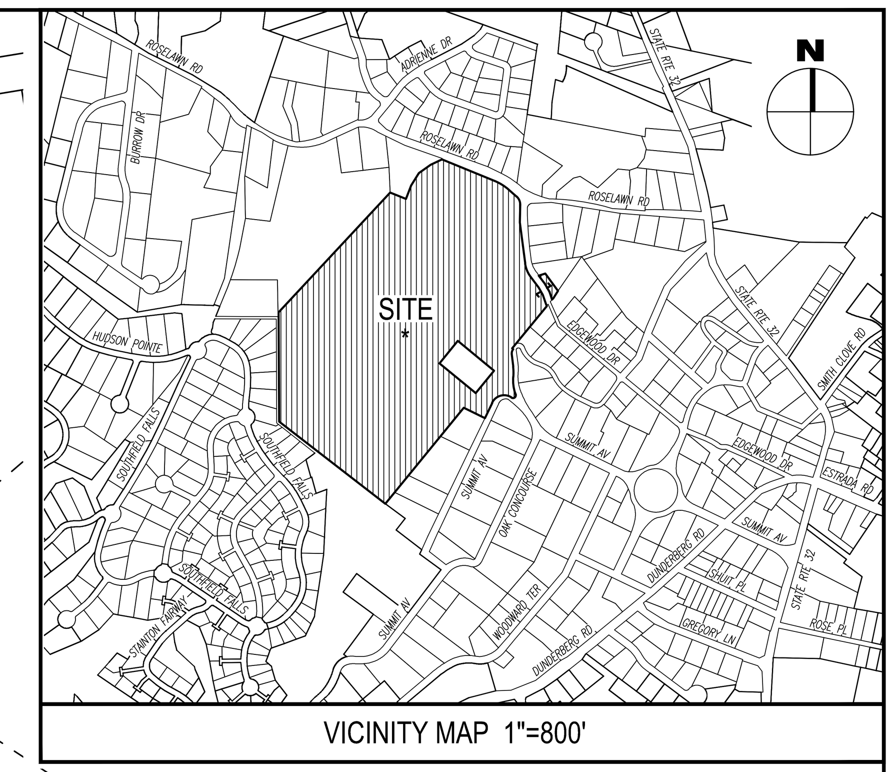

LaBella
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21 Fox Street
Poughkeepsie, NY 12601
845-454-3980
labellapc.com

EXP: EXP:

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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LEGEND

PROPERTY LINE NO PHYSICAL BOUNDS
ADJACENT PROPERTY LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING SPOT GRADE
EXISTING PROPERTY EASEMENT
NYSDEC WETLANDS LINE
NYSDEC ADJACENT AREA
ACOE WETLANDS LINE
FLOOD ZONE LINE
EXISTING BUILDING
EXISTING BUILDING FOUNDATION
EXISTING CURB
EXISTING GRAVEL DRIVEWAY
EXISTING FENCE
EXISTING STONE WALL
EXISTING STREAM
EXISTING TREE LINE
EXISTING BRUSH LINE
EXISTING HEDGE LINE
EXISTING OVERHEAD WIRES
EXISTING UNDERGROUND SEWER LINE
EXISTING UNDERGROUND STORM LINE

SYMBOLS:

EXISTING SIGN (1 POST)
EXISTING SIGN (2 POSTS)
MB EXISTING MAILBOX
FP EXISTING FENCE POST
GP EXISTING GATE POST
PST EXISTING POST
EXISTING MONUMENT
IPF EXISTING IRON PIPE FOUND
IRF EXISTING IRON ROD FOUND
CIRS EXISTING CAPPED IRON ROD SET
MNF EXISTING MAGNETIC NAIL FOUND
STKF EXISTING STAKE FOUND
XCUTF EXISTING CROSSCUT FOUND
TONE EXISTING METAL DETECTED TONE
EXISTING TREE W/ WIRE
EXISTING SANITARY MANHOLE
EXISTING DRAINAGE MANHOLE
EXISTING CATCH BASIN
EXISTING CATCH BASIN ROUND
EXISTING ELECTRIC METER
EXISTING ELECTRIC BOX
EXISTING GUY WIRE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING WELL
EXISTING HYDRANT
EXISTING WATER MANHOLE
EXISTING WATER VALVE

Line Table		
Line #	Direction	Length
L1	N71°39'13"E	47.28'
L2	S33°10'42"W	59.83'
L3	S39°14'42"W	13.59'
L4	N18°25'03"W	57.30'
L5	N29°54'18"W	65.31'
L6	N37°00'18"W	68.87'

NOTES:

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

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYOR'S, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

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SUBJECT TO THE INTEREST OF OTHERS IN AND TO THOSE PORTIONS OF ROSELAWN DRIVE AND EDGEWOOD ROAD USED FOR ROAD PURPOSES.

ASSUMED ROAD LINE FOR ROSELAWN ROAD AND FOR EDGEWOOD DRIVE SHOWN HEREON BASED ON A 3 ROD ROAD (49.50' WIDE). ALSO SEE FM #1068 "MAP SHOWING NORTHERLY EXTENSION OF EDGEWOOD DRIVE AT CENTRAL VALLEY".

SUBJECT PARCEL IS TOGETHER WITH ANY RIGHT, TITLE AND INTEREST THERE MAY BE IN AND TO ROSELAWN DRIVE AND EDGEWOOD ROAD TO THE CENTERLINES THEREOF AS DESCRIBED IN DEED LIBER 2246 PAGE 225.

TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED ________ _, 20__ BY LABELLA ASSOCIATES D.P.C., VERTICAL DATUM NAVD-88, __ FOOT CONTOUR INTERVAL, AND AERIAL TOPOGRAPHY COMPLETED ________ _, ____, __ FOOT CONTOUR INTERVAL.

HORIZONTAL DATUM & NORTH ORIENTATION ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 NAD83 NY EAST, AS DERIVED FROM ON SITE GNSS OBSERVATIONS WITH REFERENCE TO THE NYSDOT RTN NETWORK, NAVD88, GEOID 18 AT THE TIME OF FIELD SURVEY OCTOBER 31, 2025. BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.

VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DERIVED FROM ON SITE GNSS OBSERVATIONS WITH REFERENCE TO THE NYSDOT RTN NETWORK, DATED OCTOBER 31, 2025.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

MAP REFERENCES:

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MAP OF THE NORTH SUBDIVISION OF OAK CLOVE BELONGING TO CENTRAL VALLEY LAND IMPROVEMENT CO." AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 5, 1901 AS FILED MAP NO. 929. (Old File Plan: Pocket No. 3, Folder No. 5)
2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MAP OF OAK CLOVE BELONGING TO CENTRAL VALLEY LAND IMPROVEMENT CO." AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 9, 1899 AS FILED MAP NO. 928. (Old File Plan: Pocket No. 3, Folder No. 5)
3. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MAP SHOWING NORTHERLY EXTENSION OF EDGEWOOD DRIVE AT CENTRAL VALLEY" AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 20, 1936 AS FILED MAP NO. 1068. (Old File Plan: Pocket No. 2, Folder No. C)

DEED REFERENCES:

1. ARCHBISHOPRIC OF NEW YORK TO , DATED ARCHDIOCESE OF NEW YORK AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 18, 1983 IN LIBER 2246 OF DEEDS AT PAGE 225. (SUBJECT PARCEL)
2. OAK CLOVE CORPORATION TO THE TOWN OF WOODBURY WATER DISTRICT AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 5, 1952 IN LIBER 1239 OF DEEDS AT PAGE 142. (WATER TOWER PARCEL AND EASEMENT)
3. ARCHDIOCESE OF NEW YORK TO TOWN OF WOODBURY AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 29, 1987 IN LIBER 2701 OF DEEDS AT PAGE 318. (WATER TOWER PARCEL)
4. ARCHDIOCESE OF NEW YORK TO SUMMIT AVENUE PROPERTY I, LLC & SUMMIT AVENUE PROPERTY II, LLC AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 6, 2008 IN LIBER 12678 OF DEEDS AT PAGE 743. (PERMANENT WATER LINE EASEMENT)

TAX PARCEL DESIGNATION:

VILLAGE OF WOODBURY, ORANGE COUNTY, STATE OF NEW YORK
SECTION 223, BLOCK 1, LOT 9.2

AREA:

TOTAL AREA = 61.792 AC.

CERTIFICATIONS:

- ARCHDIOCESE OF NEW YORK
- <LENDER >___________________
- <TITLE COMPANY> _______________

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 1, 2025 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

David H. Dippel, L.S. NYS #050677
EXP: 01/31/2028

CLIENT:

ARCHDIOCESE OF NEW YORK
1011 FIRST AVENUE NEW YORK, NY 10022

PROJECT SITE:

TAX PARCEL 223-1-9.2

77 ROSELAWN ROAD
VILLAGE OF WOODBURY, ORANGE COUNTY, NY

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2255307

DRAWN BY: CJS

REVIEWED BY: DHD

ISSUED FOR: SURVEY MAP - PRELIMINARY

DATE: (12/11/2025 - WORK IN PROGRESS)

DRAWING NAME:

MAP OF SURVEY

Work in Progress
12/11/2025 2:14:02 PM

DRAWING NUMBER:

SV1

SHEET 1 OF 1

MAP NO. 7244

Drawing Name: B:\GLOBAL\Projects\Archdiocese of New York\2255307 - 77 Roselawn Rd\06_Drawings\Survey\dwg\05_SVY_2255307-BDY.dwg
Xref's Attached: X-BASEMAP-SVY_2255307; X-VICINITY-MAP_2255307
Date Printed: Dec 11, 2025, 12:51pm