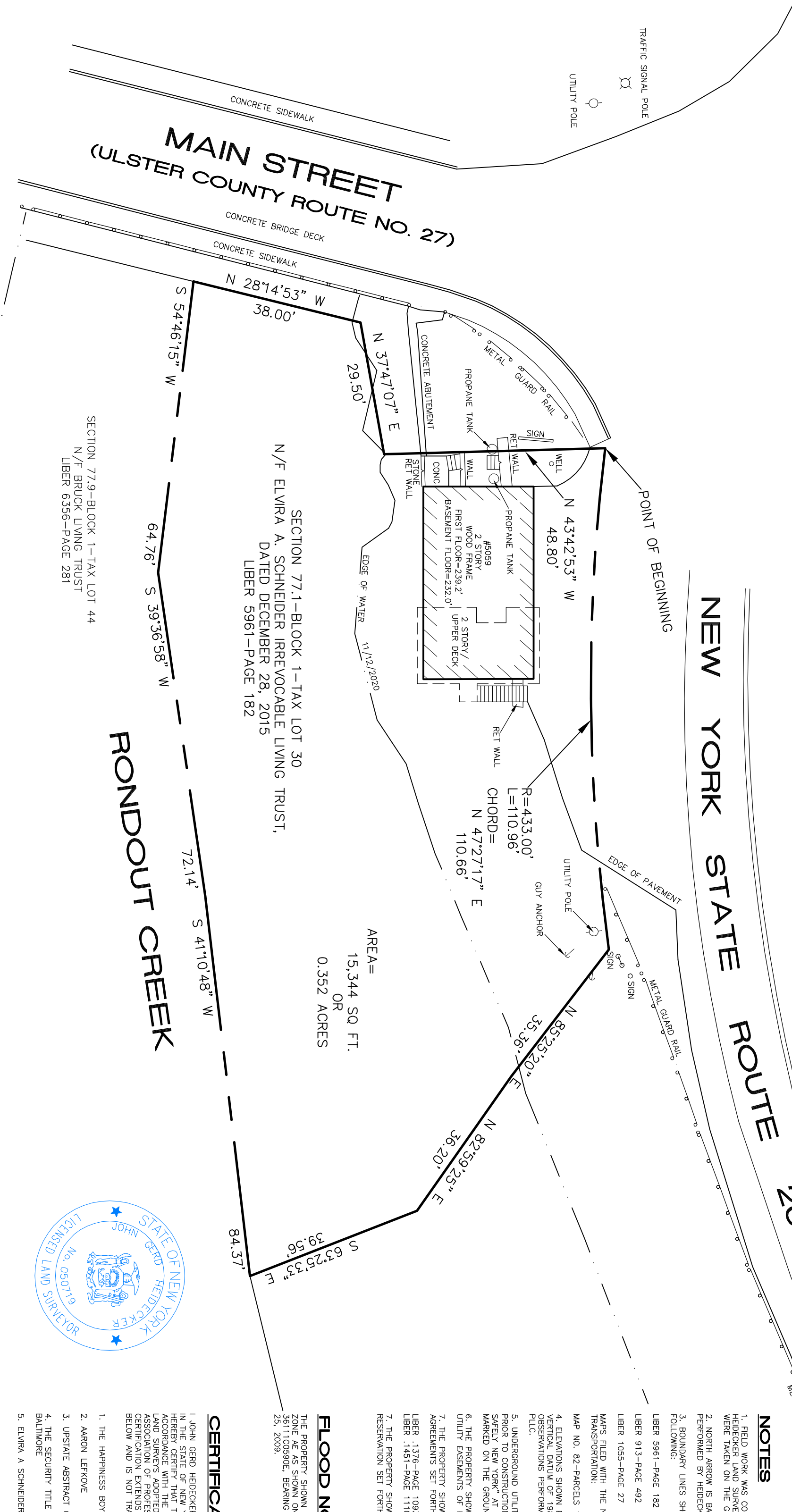
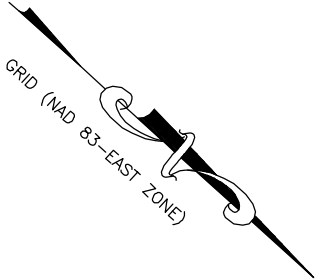
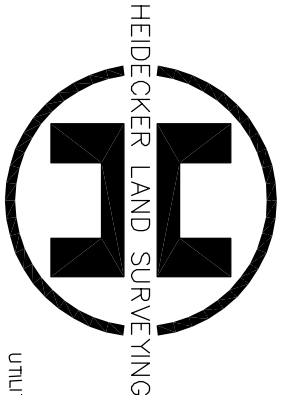


Unauthorized alteration or addition to this survey is a violation of section 7209, subdivision 2, of the New York State Education Law. Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid copy.



NOTES

1. FIELD WORK WAS CONDUCTED NOVEMBER, 2020 BY HEIDECKER LAND SURVEYING, PLLC AND ALL MEASUREMENTS WERE TAKEN ON THE GROUND.
 2. NORTH ARROW IS BASED UPON GPS OBSERVATIONS PERFORMED BY HEIDECKER LAND SURVEYING, PLLC.
 3. BOUNDARY LINES SHOWN ARE BASED UPON THE FOLLOWING:
 - LIBER 5961-PAGE 182
 - LIBER 913-PAGE 492
 - LIBER 1055-PAGE 27
- MAPS FILED WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION:
- MAP NO. 82-PARCELS 117 & 118
4. ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS BASED UPON GPS OBSERVATIONS PERFORMED BY HEIDECKER LAND SURVEYING, PLLC.
 5. UNDERGROUND UTILITY LINES IF ANY ARE NOT SHOWN. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 811 AND HAVE ALL UTILITY LOCATIONS MARKED ON THE GROUND.
 6. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO UTILITY EASEMENTS OF RECORD.
 7. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO AGREEMENTS SET FORTH IN THE FOLLOWING:
 - LIBER .1376-PAGE 1093
 - LIBER .1451-PAGE 1110
 7. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO RESERVATION SET FORTH IN LIBER 661-PAGE 595.

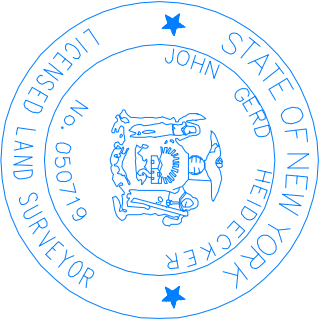
FLOOD NOTE

THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN FLOOD ZONE AE AS SHOWN ON FEMA FLOOD MAP NUMBER 36111C0590E, BEARING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

CERTIFICATION

I, JOHN GERD HEIDECKER, A LICENSED LAND SURVEYOR IN THE STATE OF NEW YORK (LICENSE NO. 050719), DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS CERTIFICATION EXTENDS ONLY TO THE PARTIES NAMED BELOW AND IS NOT TRANSFERABLE.

1. THE HAPPINESS BOYS LLC
2. AARON LEFKOVE
3. UPSTATE ABSTRACT OF NEW YORK, INC.
4. THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
5. ELVIRA A SCHNEIDER IRREVOCABLE LIVING TRUST

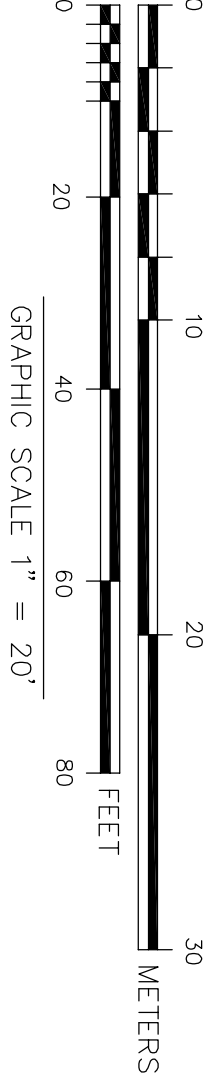


SECTION 77.9-BLOCK 1-TAX LOT 44
N/F BRUCK LIVING TRUST
LIBER 6356-PAGE 281

SECTION 77.1-BLOCK 1-TAX LOT 30
N/F ELVIRA A. SCHNEIDER IRREVOCABLE LIVING TRUST,
DATED DECEMBER 28, 2015
LIBER 5961-PAGE 182

AREA=
15,344 SQ. FT.
OR
0.352 ACRES

RONDOUT CREEK



GRAPHIC SCALE 1" = 20'

SURVEY PREPARED FOR:			PROJ. NO.
THE HAPPINESS BOYS LLC			20HL5145
DATE: DECEMBER 8, 2020			SHEET NO.
DRAWN BY: B.M.			1 OF 1
CHK BY: J.H.			JOB #
SCALE: 1" = 20'			CAD FILE: 20HL5145FP.DWG
JOHN GERD HEIDECKER N.Y. STATE LAND SURVEYOR LIC. # 050719 45 PINE GROVE AVENUE SUITE 202 KINGSTON, NEW YORK 12401 (845)-901-7629 jheidecker@heideckerlls.com			BOUNDARY SURVEY #5059 NEW YORK STATE ROUTE 209 BLUEBIRD WINE & SPIRITS ACCORD/TOWN OF ROCHSTER ULSTER COUNTY, NEW YORK