## MISCELLANEOUS NOTES

1) RECORD OWNER
   4 BONA VENTURA WALLKILL LLC
2) TAX MAP DESIGNATION : SECTION 106.49 BLOCK 1 LOT 20
3) TOTAL SITE AREA: 1 ACRES +/-
4) PARCEL IS LOCATED IN AN SB ZONE.

NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

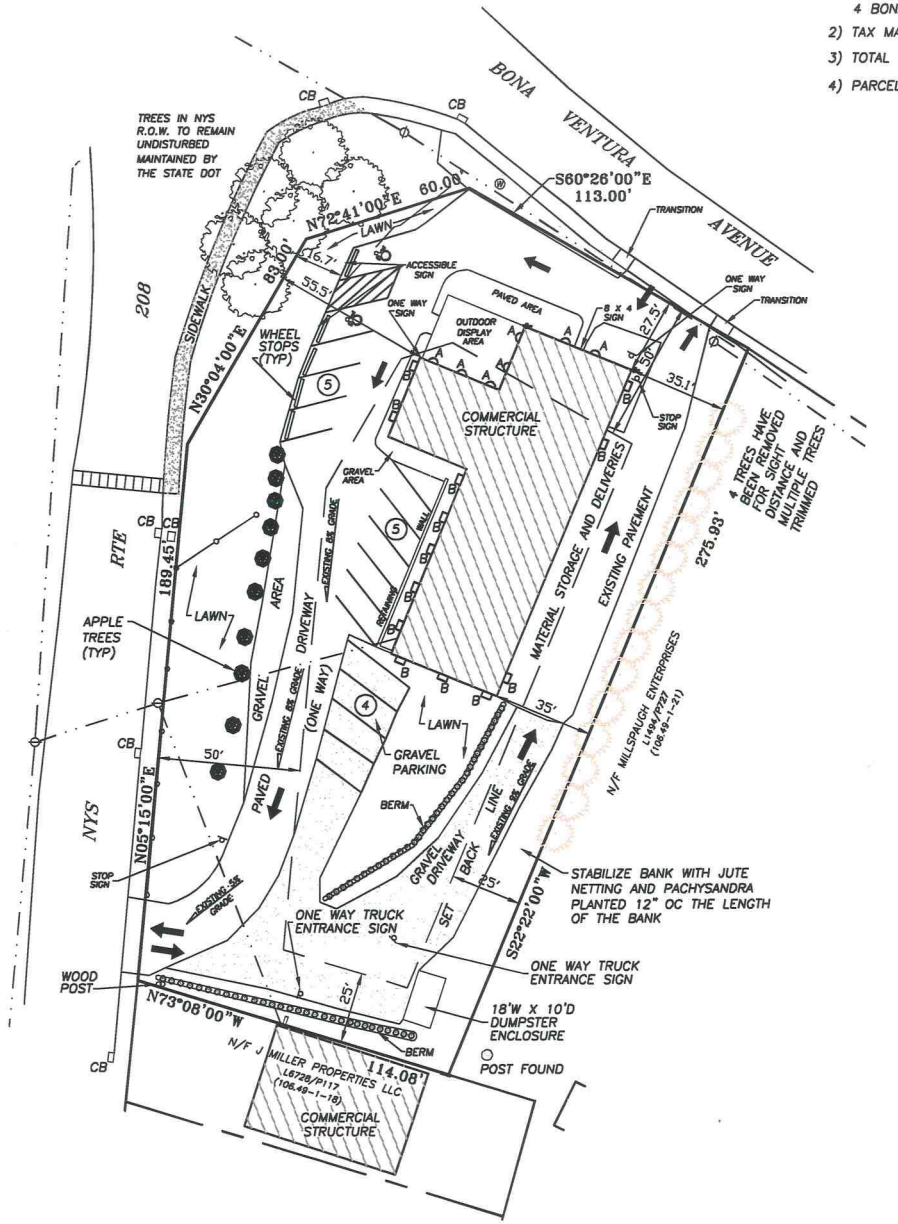
THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD JANUARY 2022

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID GUARANTEES OR CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS




LEGEND

- IRF/IPF — IPF/IRF IRON PIPE/ROD FOUND
- UTILITY LINE AND POLE
- ADJOINING PROPERTY LINE
- MONITORING WELL
- CB — CATCH BASIN
- FIR TREE
- DECIDUOUS TREE

GRAPHIC SCALE
SCALE: 1" = 30'
0 15 30 45 60

CERTIFY TO:

-4 BONA VENTURA WALLKILL LLC

-WALLKILL FEDERAL SAVINGS AND LOAN ASSOCIATION, its successor and/or assings as their interest may appear

-HILL-N-DALE ABSTRACTERS INC

-FIDELITY NATIONAL TITLE INSURANCE COMPANY

AS BUILT FOR

4 BONA VENTURA WALLKILL LLC

TOWN OF SHAWANGUNK
ULSTER COUNTY, NEW YORK

PROJECT TITLE

STEVEN J. GREEN PLS
LICENSE NO. 050565
P.O. BOX 534, GOSHEN, NY 10924
(845) 978-1672

STEVEN J GREEN PLS — LICENSE 050565 — 3/15/2023 DATE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

| SCALE | PROJECT | CAD REFERENCE |
|---|---|---|
| 1" = 30' | 4 BONA VENTURA AVE | J22-014 |
| PARCEL ID | DATE: | DWG.NO |
| 106.49-1-20 | 11/18/2022 | 1 of 1 |