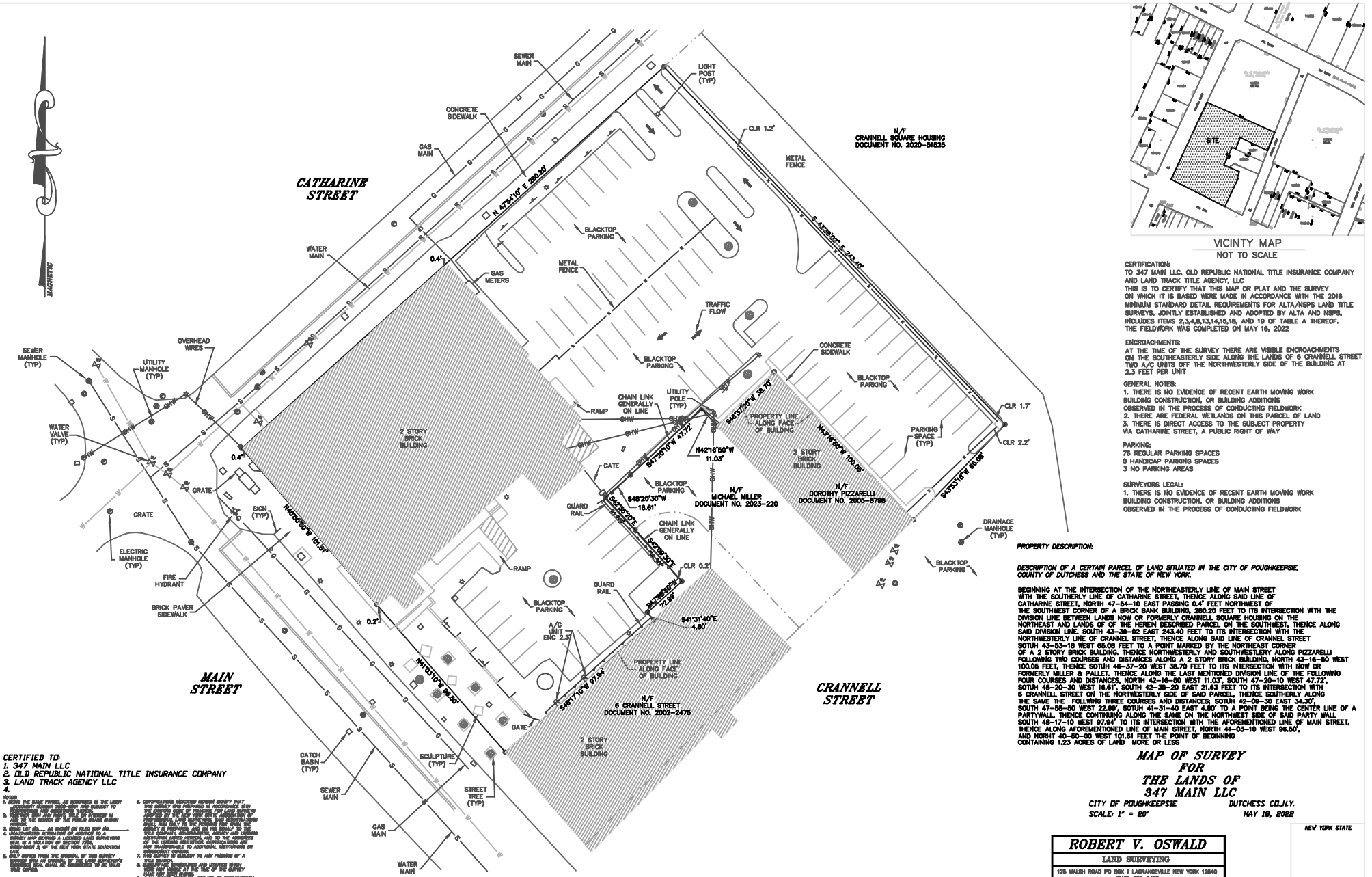

VICINTY MAP
NOT TO SCALE

CERTIFICATION:
TO 347 MAIN LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND LAND TRACK TITLE AGENCY, LLC
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, INCLUDES ITEMS 2,3,4,8,13,14,16,18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 16, 2022

ENCROACHMENTS:
AT THE TIME OF THE SURVEY THERE ARE VISIBLE ENCROACHMENTS ON THE SOUTHEASTERLY SIDE ALONG THE LANDS OF 6 CRANNELL STREET TWO A/C UNITS OFF THE NORTHWESTERLY SIDE OF THE BUILDING AT 2.3 FEET PER UNIT

GENERAL NOTES:
1. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK
2. THERE ARE FEDERAL WETLANDS ON THIS PARCEL OF LAND
3. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA CATHARINE STREET, A PUBLIC RIGHT OF WAY

PARKING:
76 REGULAR PARKING SPACES
0 HANDICAP PARKING SPACES
3 NO PARKING AREAS

SURVEYORS LEGAL:
1. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK

PROPERTY DESCRIPTION:

DESCRIPTION OF A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS AND THE STATE OF NEW YORK.

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF MAIN STREET WITH THE SOUTHERLY LINE OF CATHARINE STREET, THENCE ALONG SAID LINE OF CATHARINE STREET, NORTH 47-54-10 EAST PASSING 0.4' FEET NORTHWEST OF THE SOUTHWEST CORNER OF A BRICK BANK BUILDING, 280.20 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY CRANNELL SQUARE HOUSING ON THE NORTHEAST AND LANDS OF OF THE HEREIN DESCRIBED PARCEL ON THE SOUTHWEST, THENCE ALONG SAID DIVISION LINE, SOUTH 43-39-02 EAST 243.40 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF CRANNEL STREET, THENCE ALONG SAID LINE OF CRANNEL STREET SOTUH 43-53-18 WEST 98.08 FEET TO A POINT MARKED BY THE NORTHEAST CORNER OF A 2 STORY BRICK BUILDING. THENCE NORTHWESTERLY AND SOUTH-WESTLERLY ALONG PIZZARELLI FOLLOWING TWO COURSES AND DISTANCES ALONG A 2 STORY BRICK BUILDING, NORTH 43-16-50 WEST 100.06 FEET, THENCE SOTUH 46-37-20 WEST 38.70 FEET TO ITS INTERSECTION WITH NOW OR FORMERLY MILLER & PALLET. THENCE ALONG THE LAST MENTIONED DIVISION LINE OF THE FOLLOWING FOUR COURSES AND DISTANCES, NORTH 42-16-50 WEST 11.03', SOUTH 47-20-10 WEST 47.72', SOTUH 46-20-30 WEST 16.61', SOUTH 42-35-20 EAST 21.63 FEET TO ITS INTERSECTION WITH 6 CRANNELL STREET ON THE NORTWESTERLY SIDE OF SAID PARCEL, THENCE SOUTHERLY ALONG THE SAME THE FOLLWING THREE COURSES AND DISTANCES, SOTUH 42-09-30 EAST 34.30', SOUTH 47-58-50 WEST 22.98', SOTUH 41-31-40 EAST 4.80' TO A POINT BEING THE CENTER LINE OF A PARTYWALL, THENCE CONTINUING ALONG THE SAME ON THE NORTHWEST SIDE OF SAID PARTY WALL SOUTH 46-17-10 WEST 97.94' TO ITS INTERSECTION WITH THE AFOREMENTIONED LINE OF MAIN STREET, THENCE ALONG AFOREMENTIONED LINE OF MAIN STREET, NORTH 41-03-10 WEST 99.50', AND NORHT 40-50-00 WEST 101.61 FEET THE POINT OF BEGINNING
CONTAINING 1.23 ACRES OF LAND MORE OR LESS

MAP OF SURVEY FOR THE LANDS OF 347 MAIN LLC

CITY OF POUGHKEEPSIE *DUTCHESS CO.,N.Y.*
SCALE: 1" = 20' *MAY 18, 2022*

CERTIFIED TO:
1. 347 MAIN LLC
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. LAND TRACK AGENCY LLC
4.

NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LATEST DOCUMENT NUMBER 2020-51525 AND SUBJECT TO EASEMENTS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHTS, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO. ___ AS SHOWN ON FILED MAP NO. ___
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATIONS INDICATED HEREON SURVEY, THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON THE DATE OF THE TITLE EVIDENCE INDICATED, AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE REPORT.
8. ELEVATIONS, DIMENSIONS AND UTILITIES SHOWN WERE NOT VERIFIED AT THE TIME OF THE SURVEY UNLESS OTHERWISE STATED.
9. ANY UNAUTHORIZED CHANGES, ERRORS OR OMISSIONS OF THIS PLAN OR ANY PORTION THEREOF TRANSMITTED OR MADE FOR OTHER PURPOSES OR TO OTHER PERSONS THAN ORIGINALLY PURCHASED FROM THE OFFICE OF THE SIGNER / SURVEYOR.

FILE NO. 2022099

ROBERT V. OSWALD
LAND SURVEYING
176 WALSH ROAD PO BOX 1 LAGRANGEVILLE NEW YORK 12540
(845)-226-8436

NEW YORK STATE
LICENSE NO. 50031