

Surveyed Description:

All that certain plot, piece or parcel of land, situated, lying and being in the Town of Marlborough, County of Ulster and State of New York bounded and described as follows:

BEGINNING at a point on the easterly side of US Route PW, AKA Main Street and the northeasterly line of Dock Road, running thence northeasterly along said Route PW N28° 18' 43"E a distance of 32.00' to a point, said point being the southeasterly corner of land now or formerly Philip Rock;

Thence departing said Route PW in an easterly direction along land now or formerly Philip Rock 568' 38" 00'E a distance of 146.40' to a point;

Thence continuing along land now or formerly Philip Rock N28° 18' 55"E a distance of 25.20' to a point marked by iron pipe;

Thence continuing along land now or formerly Philip Rock N27° 31' 33"E a distance of 146.17' to the easterly side of Route PW;

Thence along said Route PW N28° 08' 43"E a distance of 12.57' to a point, said point being the southeasterly corner of land now or formerly 1354 9W LLC;

Thence departing said Route PW and along land now or formerly 1354 9W LLC 568' 07" 33'E a distance of 144.29' to a point;

Thence continuing along land now or formerly 1354 9W LLC and land now or formerly Anthony V. Distefano N28° 08' 31"E a distance of 150.47' to a point;

Thence along land now or formerly Dana Dobrzynski N28° 38' 54"E a distance of 70.00' to a point;

Thence along land now or formerly 1354 9W LLC N28° 32' 49"E a distance of 104.67' to a point;

Thence continuing along land now or formerly 1354 9W LLC N28° 34' 34"E a distance of 25.11' to a point;

Thence along land now or formerly 1354 9W LLC and formerly Highway Display, Inc. N28° 34' 34"E a distance of 60.00' to a point, said point being on the southeasterly line of land now or formerly Marlboro Central School District 1;

Thence in part along land now or formerly 1354 9W LLC and land now or formerly Bonnie J. Lyons and Kelly McNamara, trustees of the Bonnie J. Lyons Living Trust N27° 14' 17"E a distance of 193.01' to a point marked by rebar;

Thence in part along land now or formerly Bonnie J. Lyons and Kelly McNamara, trustees of the Bonnie J. Lyons Living Trust and land now or formerly West Shore Realty N27° 14' 19"E a distance of 143.00' to a point;

Thence along land now or formerly West Shore Realty N28° 04' 19"E a distance of 160.00' to a point;

Thence continuing along land now or formerly West Shore Realty N27° 45' 41"W a distance of 282.26' to a point on the northeasterly line of Dock Road;

Thence continuing along land now or formerly Town of Marlborough N28° 11' 57"E a distance of 215.67' to the northeasterly side of Dock Road;

General Notes:

THIS SURVEY IS BASED UPON FIELD INVESTIGATIONS AND SURVEYS CONDUCTED BY VHB ENDING ON OCTOBER 28, 2021 BY AND/OR UNDER THE DIRECT SUPERVISION OF AN LICENSED SURVEYOR.

1. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (CORS – EPOCH 2010 – NAD83(2010)) THE PROJECTION IS NEW YORK – EAST 1983.
2. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. PROJECT CONTROL WAS DETERMINED USING LEICA DUAL-FREQUENCY GPS RECEIVERS ON JANUARY 23, 2020. FROM STATIC DATA COLLECTED AND POST-PROCESSED USING INFINITI 2.4.1. FROM RTK CORRECTIONS VIA NAYNET. STARNET 9.0 WAS THE SOFTWARE USED TO SIMULTANEOUSLY ADJUST GPS VALUES WITH CONVENTIONAL MEASUREMENTS IN LEAST SQUARES SOLUTION. GEOD2020 WAS THE MODEL USED TO DETERMINE LOCAL GEOD SEPARATION VALUES. THE REFERENCE MONUMENTS WERE:
4. O LYNN (RTCM #4) CORS ESTABLISHED BY NYOD AND ADJUSTED BY NGS
• W 74° 07' 31.93"E
• NAV088 ELLIPTICAL HEIGHT: 23.196 METERS
5. ALL LURE SHOWN HERON ARE US SURVEY FEET, IN WHOLE OR DECIMAL VALUES. 1 METER = 39.37/12 SURVEY FEET.
6. THE SURVEY POINTS SHOWN, INCLUDING TREES, ARE REPRESENTATIONAL BASED UPON A SINGLE SURVEY POINT AND DO NOT REPRESENT THE ACTUAL LOCATION OF THE OBJECT.
7. THE PROPERTY IN QUESTION (PQ) IS LOCATED IN ZONE A OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON THE FIRM 3611C095E, MAP REVISED SEPTEMBER 25, 2009.

Boundary Notes:

THIS SURVEY IS HEREBY CERTIFIED 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 DEI REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2-14 AND 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2018.

CERTIFICATE OF TITLE STEWART TITLE, TITLE NUMBER: 71153789, EFFECTIVE DATE: 4/23/2021

Schedule B**1-3. NOT SURVEY RELATED****4. COVENANTS, CONDITIONS, EASEMENT, LEASES, AGREEMENTS OF RECORD AS FOLLOWS:**

PARCELS:

- a) RIGHT OF WAY IN LIBER 160, PAGE 194, AS RELEASED OF EASEMENT AND RIGHT OF WAY IN LIBER 3607, PAGE 166.
- b) OMITTED
- c) OMITTED
- d) NOTES ON FILED MAP 03-1430

PARCELS II

d) RIGHTS, EASEMENTS AND RESERVATIONS AS SET FORTH IN LIBER 652, PAGE 334 AS REPEATED IN LIBER 758, PAGE 209.

LIBER 165, PAGE 601, LIBER 139, PAGE 1088, LIBER 139, PAGE 1093.

e) GATE/STATION LINES, RIGHT OF WAY RECORDED IN LIBER 756, PAGE 164.

f) PLOTTED

g) SEWER PIPE EASEMENT, LIBER 1344, PAGE 281.

h) SEWER PIPE EASEMENT, LIBER 1459, PAGE 112.

i) PLOTTED

j) NOTES ON FILED MAP 03-1430

(NOTE B-10 RELOCATED RIGHT OF WAY - PLOTTED)

PARCELS III AND IV

NOT SURVEY RELATED

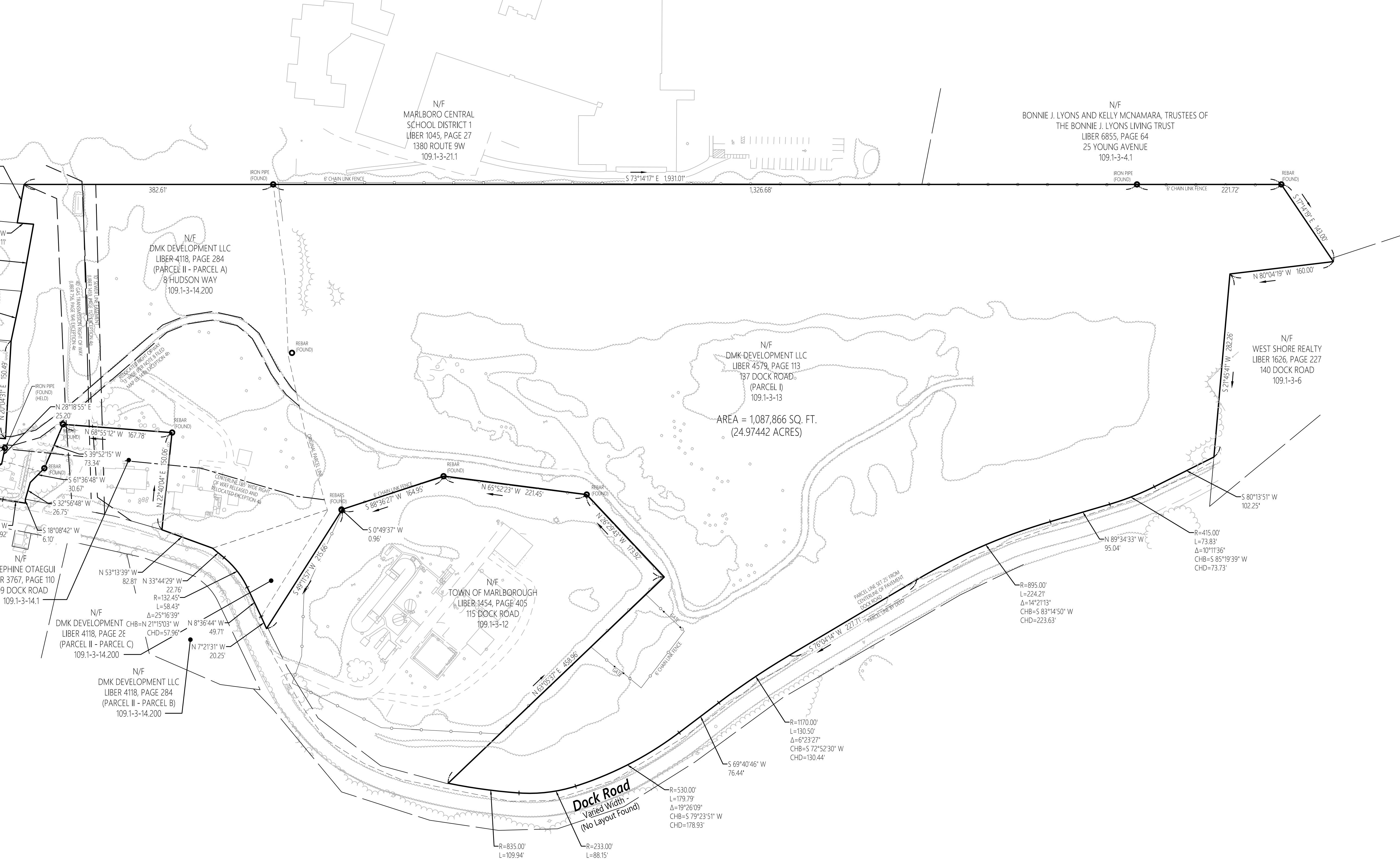
5-19. NOT SURVEY RELATED

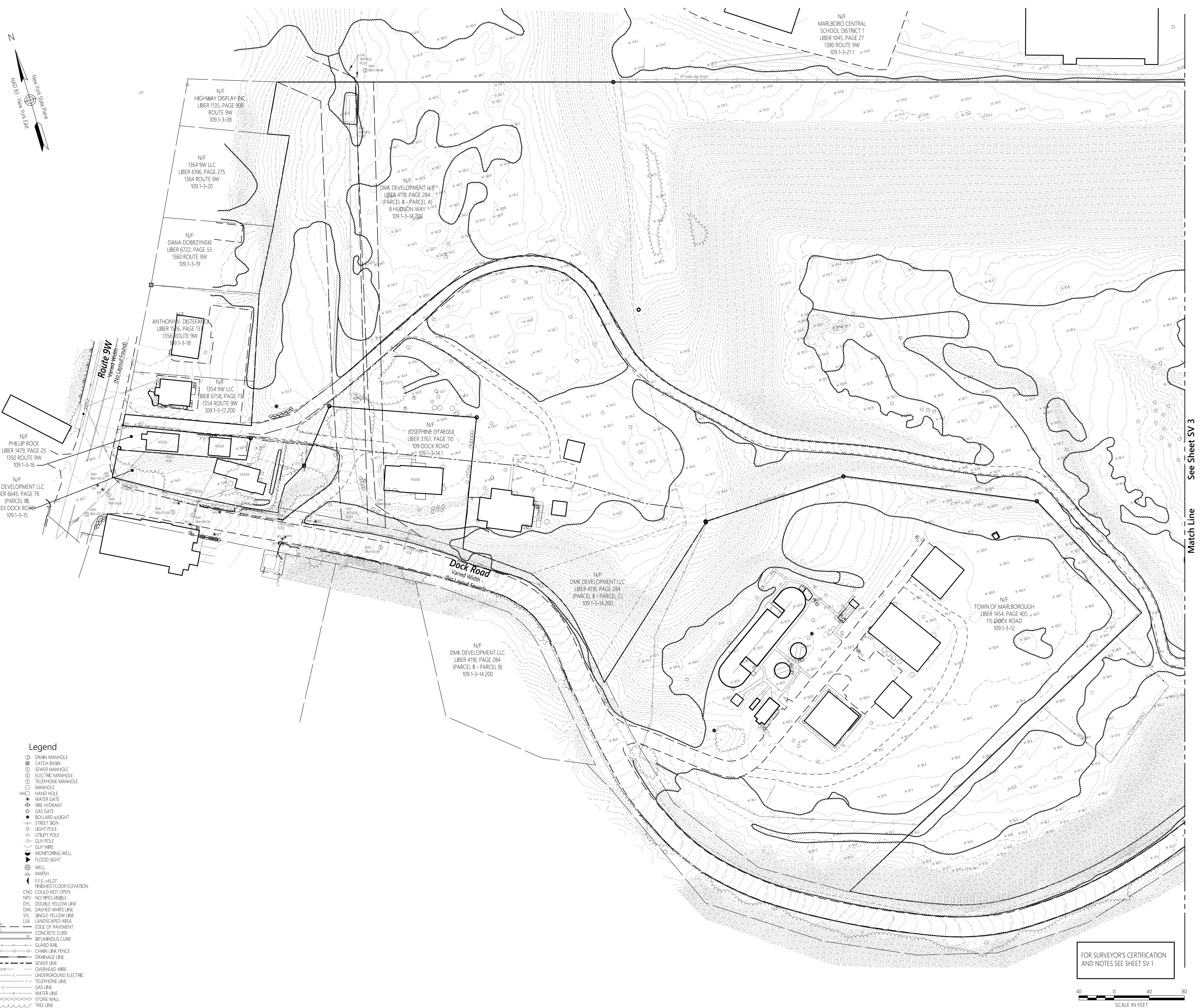
MAP REFERENCE:

FINAL MAP OF SUBDIVISION OF LANDS OF JOSEPHINE MAZZELLA, SITUATE TOWN OF MARLBOROUGH, LISLE COUNTY, NEW YORK.

SCALE: 1"-00' DATE: OCTOBER 14, 2002 REVISED AUGUST 18, 2003 BROOKS AND BROOKS (LAND SURVEYORS, P.C., HIGHLAND NY)

FOR RECORD DESCRIPTIONS
SEE SHEET SV 3





Survey of Property Town of Marlborough Ulster County, New York

U.C.T.M. NO. 109.001-3-13, 14.2, & 15
103 & 137 Dock Rd - 8 Hudson Way
Marlborough, New York

No.	Revision	Date	App
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Designed by		Checked by	
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Drawing Title

Boundary and Topographic Plan

FOR SURVEYOR'S CERTIFICATION
AND NOTES SEE SHEET SV 1

SCALE IN FEET

