



**SURVEYOR'S NOTES:**

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- The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a Title Report and or Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

**CERTIFICATION NOTES:**

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

**SURVEYOR'S CERTIFICATION:**

I hereby certify to the herein listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Rural class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 111 - 113 Western Avenue in the Town of Marlborough, County of Ulster, State of New York. Completed on January 15, 2022 performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Jonathan N. Millen, L.L.S.  
1229 Route 300 - Suite 3  
Newburgh, NY 12550

**CERTIFIED TO:**  
Nicholas Cracolici  
William Gephard  
Julia Gephard  
Julia Gephard, individually as specific devisee under the Last Will and Testament of John Manion aka John Manion Jr. and as Executrix of the Estate of John Manion aka John Manion Jr.  
Stewart Title Insurance Company  
GreenAcre Abstract LLC  
NJNL Properties, LLC

**Jonathan N. Millen, L.L.S.**  
PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. LIC. No. 050746

**GRAPHIC SCALE: 1" = 80'**  
Note: Use Scale 1"=40' and multiply by 2.

**STATE OF NEW YORK**  
**Jonathan N. Millen**  
**LICENSED LAND SURVEYOR**

**Preliminary Proposed**  
**4 Lot Subdivision Plat**  
of the lands of  
**NJNL Properties LLC**

**Jonathan N. Millen Land Surveyor, P.C.**  
Professional Land Surveying  
1229 Route 300 - Suite 4 - Newburgh, NY 12550  
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jnmillennls@accessurveying.com

Prepared For Tax Map Parcel  
108.2-7-32.110  
aka 111-113 Western Avenue  
situated in the  
Town of Marlborough  
County of Ulster, New York 12542

DATE: 01/15/2022 SCALE: 1"=80' JOB No.: 21110CRA DRAWN BY: jnm