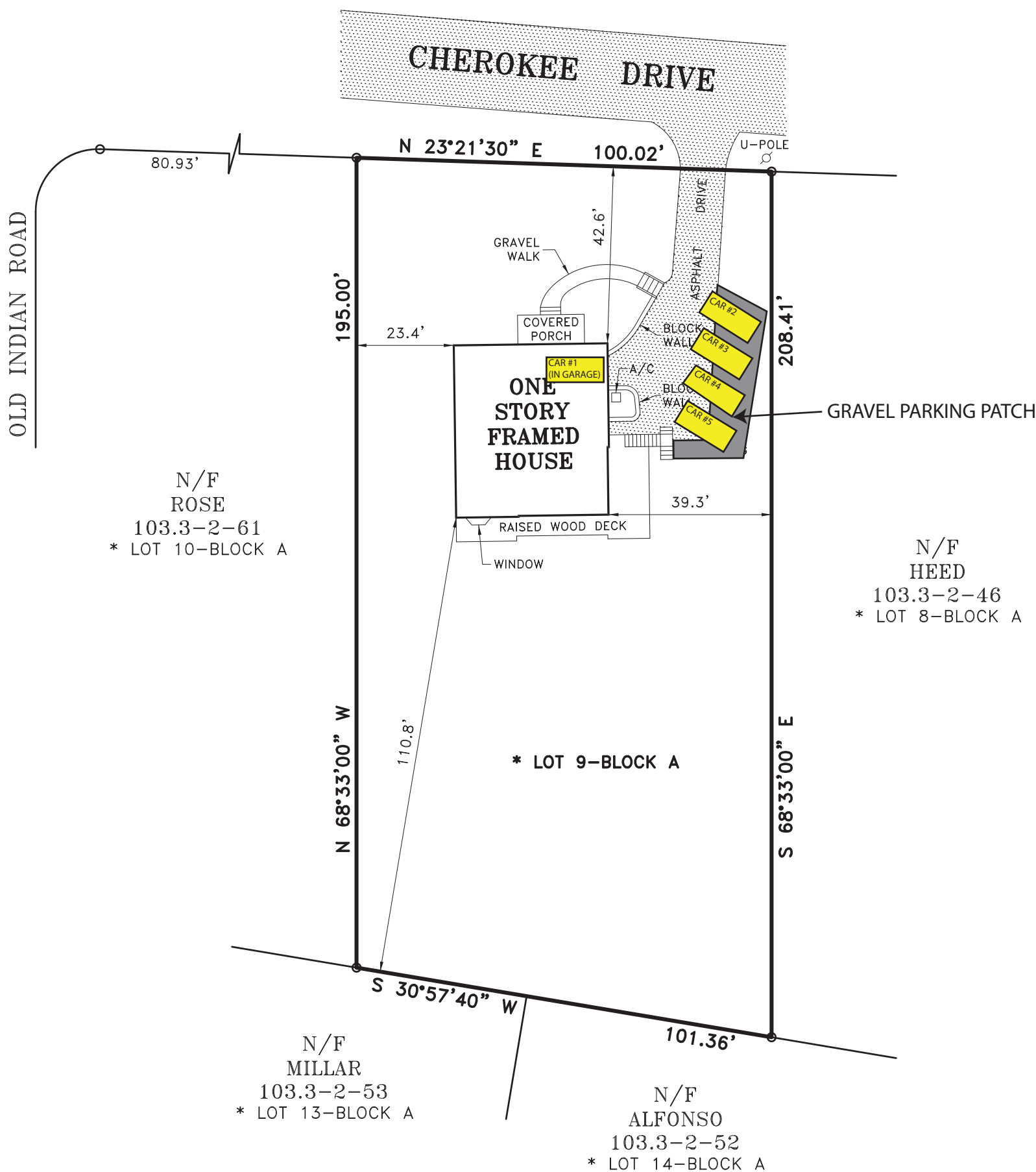


**LOT AREA**  
**20,163.72 S.F.**  
**OR**  
**0.46 ACRES**



### GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-2755 PAGE-314 RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
8. REFERENCE: 'FEATHERSTONE-KALEY DEVELOPMENT' FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON JANUARY 8, 1957 AS MAP #1856.

**W.E. James**  
**Engineering and Land Surveying, PLLC**  
8 CHEANDA LANE  
WALLKILL, NEW YORK 12589  
PHONE: (845) 566-6522 FAX: (845) 566-6525  
EMAIL: WEJames@optonline.net  
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON 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.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: JUNE 14, 2024

**CERTIFIED ONLY TO:**

1. FRANCESCO MAURO AND KAYLYN GARDNER
2. FIRST AMERICAN TITLE INSURANCE COMPANY
3. UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS
4. STATEWIDE ABSTRACT CORP.

*William E. James*  
**WILLIAM E. JAMES, P.E., P.L.S.**  
NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

**PROJECT TITLE:**

SURVEY PREPARED FOR  
**Francesco Mauro**  
&  
**Kaylyn Gardner**

TAX MAP SECTION 103.3, BLOCK 2, LOT 62  
TOWN OF MARLBOROUGH  
ULSTER COUNTY, NEW YORK

|                           |                               |                            |
|---------------------------|-------------------------------|----------------------------|
| <b>SCALE:</b><br>1" = 30' | <b>DATE:</b><br>JUNE 14, 2024 | <b>SHEET NO:</b><br>1 OF 1 |
|---------------------------|-------------------------------|----------------------------|

**PROJECT CAD REFERENCE:**  
ULSTER COUNTY/TOWN OF MARLBOROUGH/CHEROKEE DRIVE/MAURO.DWG