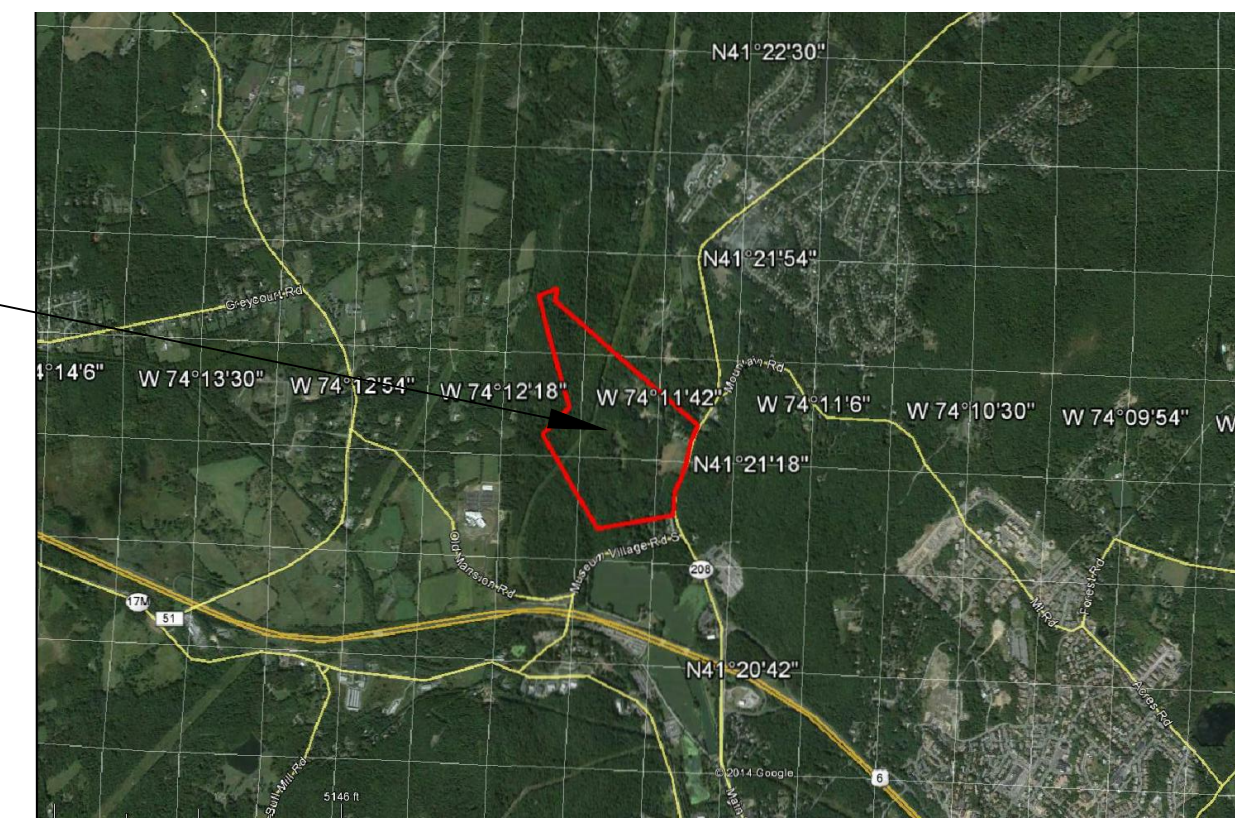


SITE LOCATION



SOURCE OF DATUM:
 1. HORIZONTAL DATUM. COORDINATES ARE EXPRESSED IN FEET AND REFER TO NEW YORK STATE PLANE COORDINATE SYSTEM.

NOTES:

1. SAID GUARANTEES AND/OR CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND SUCH GUARANTEES AND/OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL OR SUBSEQUENT OWNERS AND/OR TITLE COMPANIES.
2. MAP REFERENCE: SURVEY MAP PREPARED BY GARY R. RICH, L.S.D., DATED APRIL 11, 2014.
3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
4. COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
5. SUBJECT TO ABOVE AND/OR UNDERGROUND INSTALLATIONS EXISTING OR AS OF RECORD.
6. SUBJECT TO ANY FLOOD PLANES OR WET LANDS THAT EXIST IN AND/OR AROUND THE ABOVE AREA.
7. SUBJECT TO THAT PART OR PORTION USED OR CONVEYED FOR EASEMENTS OR FOR RIGHT OF WAY AS OF RECORD.
8. PROPOSED DRAINAGE AND UTILITIES ASSOCIATED WITH DEVELOPMENT OF THIS PROPERTY ARE NOT SHOWN ON THIS PLAN AND WILL BE SUBJECT TO APPROVAL BY THE VILLAGE OF SOUTH BLOOMING GROVE PLANNING BOARD.
9. EXISTING WATER UTILITY SHOWN ON THIS PLAN ARE FROM FIELD PLANS AND VISUAL OBSERVATION.

Description for Deed
 (Tax Parcels, Village Of South Blooming Grove 223-1-1 & 2)

All That Tract Or Parcel Of Land Situate In The Village Of South Blooming Grove, County Of Orange, State Of New York, Being Deed Liber 12985, Pg.1712 & Deed Liber 1970, Pg.984 and Being More Particularly Bounded And Described As Follows with Courses in North American Horizontal Datum (NAD 83):

Beginning At A Point on the approximate Highway Bounds of New York State Route 208 Said point also being a northerly corner of now or formerly Rieger Enterprises, Deed Liber 12286, Page 132, Tax Parcel 53-1-18;

- 1) Thence along Rieger aforesaid, South 75 degrees 57 minutes 46 seconds West, 203.01 feet;
- 2) North 13 degrees 02 minutes 14 seconds West, 84.96 feet to a point in a stone wall; Thence
- 3) North 83 degrees 34 minutes 51 seconds West, 162.00 feet to an iron pipe found in the approximate center of said stone wall; Thence
- 4) along now or formerly Mannings as shown in Deed Liber 13052, Page 1538, Tax Parcel 53-1-23, North 83 degrees 52 minutes 14 seconds West, 203.06 feet to a point; Thence
- 5) along now or formerly Jackson as shown in Deed Liber 11650, Pg.1038, Tax Parcel 53-1-24 and now or formerly Perchuk as shown in Deed Liber 2104, Page 1027, Tax Parcel 53-1-32;
- 6) South 87 degrees 10 minutes 32 seconds West, 743.19 feet to a point; Thence
- 7) along for parts of the way now or formerly Medicom Realty LLC as shown in Deed Liber 5897, Pages 102 & 104, Tax Parcels 54-1-8, 21 & 6, 22; now or formerly O & R Utility's as shown in Deed Liber 908, Page 504, Tax Parcel 52-1-3 & Deed Liber 1078, Page 570, Tax Parcel 54-1-4; now or formerly Cila, Deed Liber 11868, Page 26, Tax Parcel 52-1-56, 14 and for part of the way now or formerly Marroti as shown in Deed Liber 13059, Page 19, Tax Parcel 52-1-56, 15;
- 8) North 30 degrees 36 minutes 40 seconds West, 1800.54 feet (Deed: 180914') to a stone on end in a pile of stones found as called for in Deed Liber 12985, Page 1712 & Deed Liber 1970, Page 984; Thence along now or formerly Poulos as shown in D.L.5855, Pg.83, Tax Parcel 52-1-54, 4;
- 9) North 38 degrees 37 minutes 33 seconds East, 662.15 feet (Deed: 663,53') to a stone on end in a pile of stones found as called for in Deed Liber 12985, Page 1712 & Deed Liber 1970, Pg.984; Thence continuing along Poulos aforesaid;
- 10) North 14 degrees 46 minutes 38 seconds West, 1512.30 feet (Deed: 1488,12') to a point in the traveled way of found Bull Mine Road; Thence along the approximate traveled way of said Bull Mine Road;
- 11) North 69 degrees 17 minutes 59 seconds East, 203.60 feet (Deed: 198,00') to a point; Thence along now or formerly Gagliardi as shown in Deed Liber 4988, Page 310, Tax Parcel 219-1-1 and generally along a stone wall;
- 12) South 9 degrees 10 minutes 47 seconds West, 126.44 feet (Deed: 132,00') to a stone pile found at the approximate intersection of stone walls; Thence continuing along Gagliardi aforesaid, generally along a stone wall;
- 13) South 51 degrees 01 minutes 28 seconds East, 343.32 feet;
- 14) South 53 degrees 11 minutes 50 seconds East, 563.86 feet to an iron pipe found near the end of a stone wall; Thence along now or formerly Metro Asset Management as shown in Deed Liber 13319, Page 1573, Tax Parcel 219-1-2;
- 15) South 52 degrees 08 minutes 54 seconds East, 2178.19 feet to a point on said bounds of New York State Route 208; Thence along the approximate bounds of said Highway the following courses and distances:
- 16) South 38 degrees 26 minutes 50 seconds West, 53.70 feet;
- 17) South 27 degrees 39 minutes 50 seconds West, 100.00 feet;
- 18) South 15 degrees 25 minutes 50 seconds West, 43.10 feet;
- 19) South 19 degrees 08 minutes 08 seconds West, 126.00 feet;
- 20) South 11 degrees 38 minutes 34 seconds West, 83.10 feet;
- 21) South 46 degrees 26 minutes 34 seconds West, 203.00 feet;
- 22) South 06 degrees 12 minutes 34 seconds West, 238.40 feet;
- 23) South 11 degrees 29 minutes 47 seconds West, 213.14 feet;
- 24) South 23 degrees 53 minutes 22 seconds West, 130.80 feet;
- 25) South 32 degrees 59 minutes 47 seconds West, 100.50 feet;
- 26) South 23 degrees 22 minutes 47 seconds West, 100.20 feet;
- 27) South 17 degrees 43 minutes 47 seconds West, 106.00 feet;
- 28) South 08 degrees 45 minutes 47 seconds West, 100.20 feet;
- 29) South 01 degrees 19 minutes 04 seconds West, 103.91 feet;
- 30) South 00 degrees 19 minutes 49 seconds West, 60.00 feet and
- 31) South 11 degrees 25 minutes 26 seconds East, 100.31 feet to the point of beginning.

Containing 123.35 acres of land as surveyed June of 2014.

TOTAL ACRAGE 123.35
 REF. DEEDS DL 17985 PG. 1712
 DL 1970 PG 984
 TAX PARCELS SEC-223-BLK 1-LOTS 1 & 2

- REFERENCE:
1. DEED REFERENCE BOOK 12985 PAGE 1712, ORANGE COUNTY NEW YORK DATED 03-31-2010 AND AS PER TITLE REPORT NUMBER: 14-103 DATED 03-31-2014.
 2. DEED REFERENCE BOOK 1970 PAGE 984, ORANGE COUNTY NEW YORK AND AS PER TITLE REPORT NUMBER: 14-104 DATED 03-31-2014.
 3. DEED REFERENCE BOOK 13052 PAGE 1538, ORANGE COUNTY NEW YORK
 4. DEED REFERENCE BOOK 12286 PAGE 132, ORANGE COUNTY NEW YORK
 5. DEED REFERENCE BOOK 11650 PAGE 1038, ORANGE COUNTY NEW YORK
 6. DEED REFERENCE BOOK 2104 PAGE 1027, ORANGE COUNTY NEW YORK
 7. DEED REFERENCE BOOK 5897 PAGE 102, ORANGE COUNTY NEW YORK
 8. DEED REFERENCE BOOK 4988 PAGE 330, ORANGE COUNTY NEW YORK
 9. DEED REFERENCE BOOK 13319 PAGE 1573

- TABLE OF EASEMENTS:
- △ CONSTRUCTION EASEMENT IN LIBER 3415 PAGE 328.
 - △ PERMANENT UTILITY EASEMENT IN LIBER 3415 PAGE 328.
 - △ PERMANENT UTILITY EASEMENT IN LIBER 670 PAGE 192 & 193
 - △ PUBLIC RIGHTS EASEMENT DL 1145 PG. 133

WARNING - IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

McLaren
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Land Metrics
 ENGINEERING &
 LAND SURVEYING, P.C.

100 Snake Hill Road, West Nyack, NY 10994
 A DIVISION OF THE McCLAREN ENGINEERING GROUP

NO.	DATE	REVISION

**BOUNDARY SURVEY
 4-14 FAIRWAY DRIVE**

VILLAGE OF SOUTH BLOOMING GROVE
 NEW YORK

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
 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.

L. DONALD O. WELLS, PLS (NYS LS # 050454) HAS THIS MAP PREPARED FROM A FIELD SURVEY PERFORMED UNDER MY DIRECTION DURING JUNCE/2014

PROJECT: BOUNDARY SURVEY 4-14 FAIRWAY DRIVE

SCALE: 1"=150'

DATE: 06/20/2014

DRAWN BY: JED

CHECKED BY: DOV

PROJECT NO. 140346

1 OF 1 SHETS

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