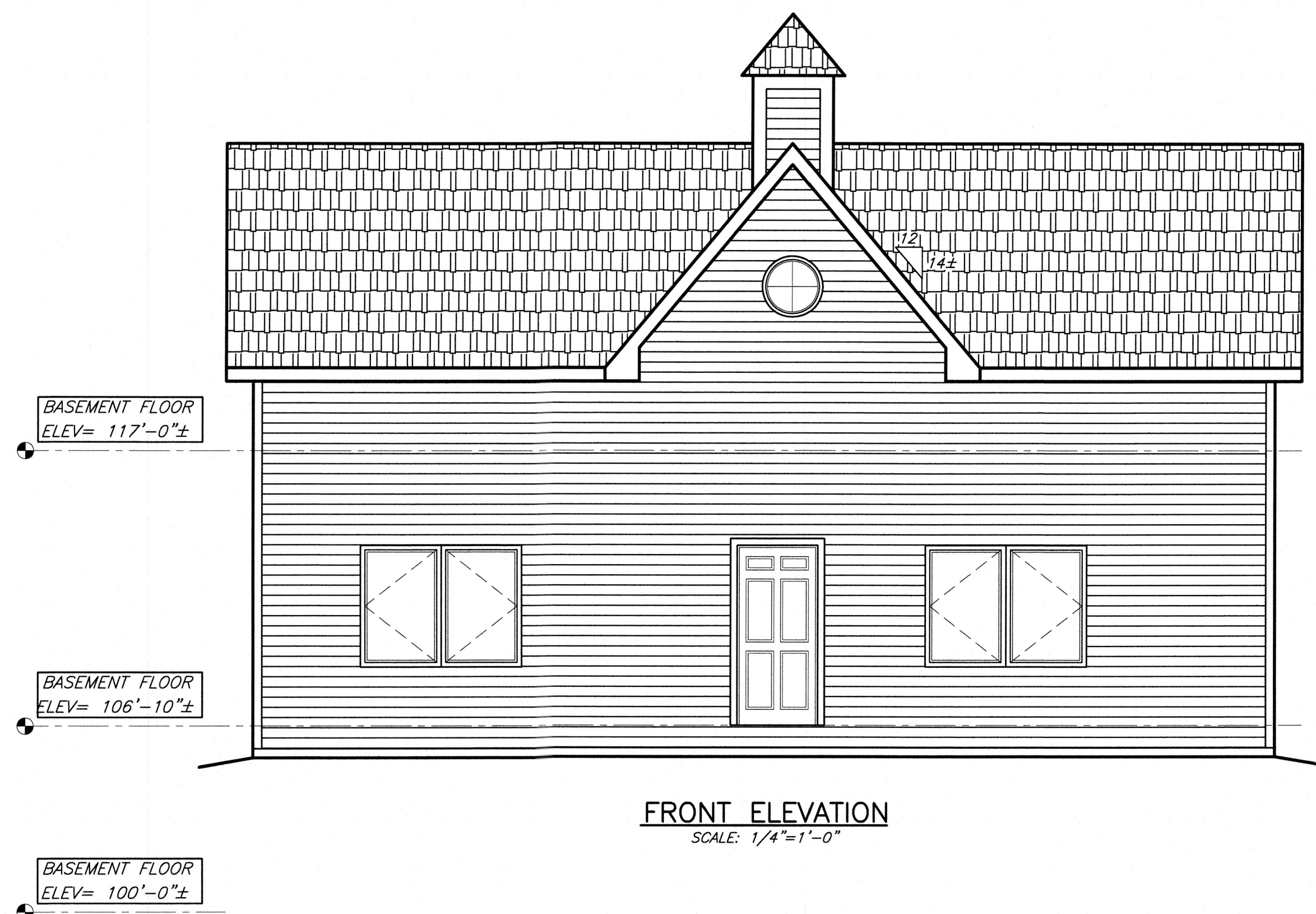
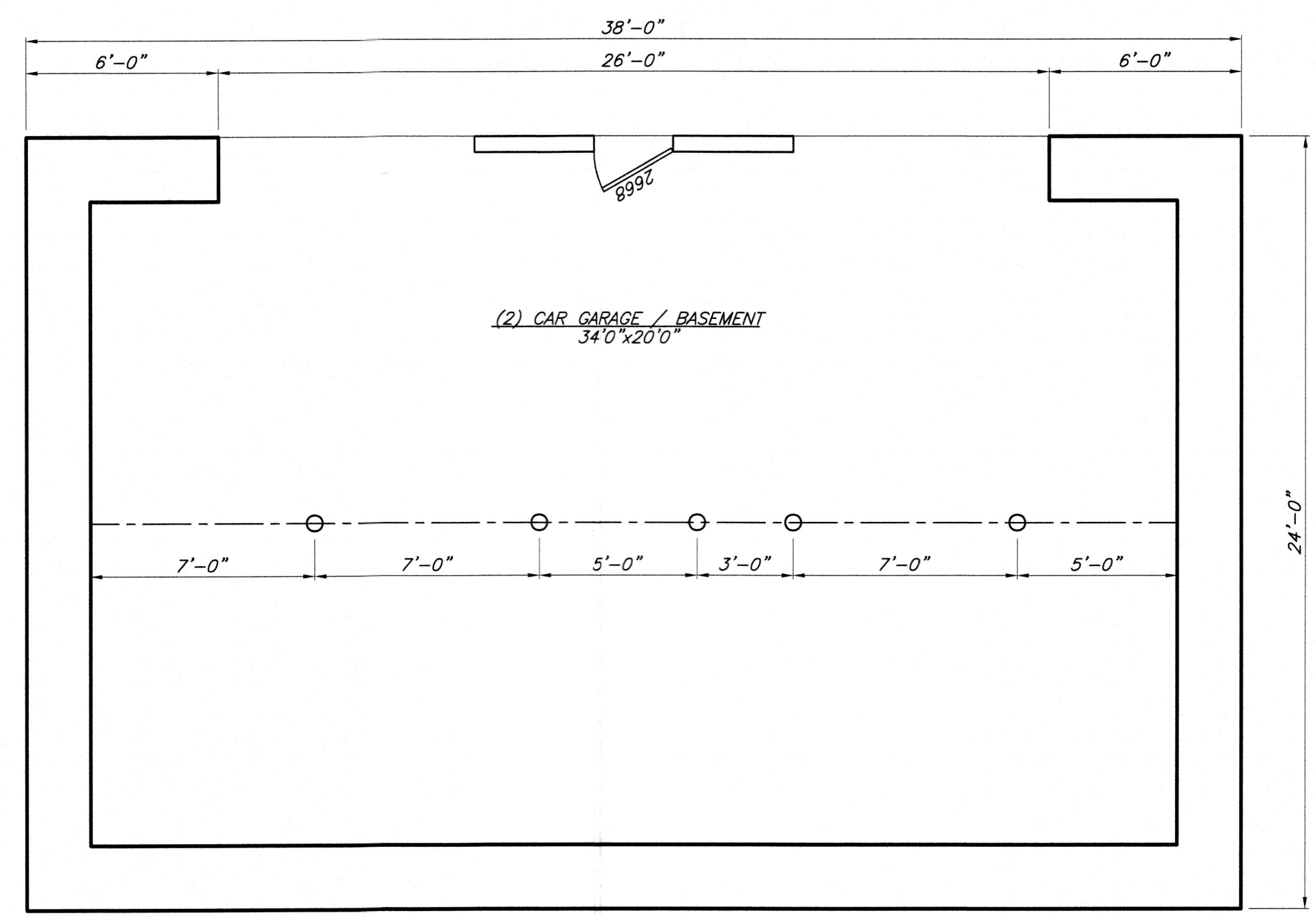




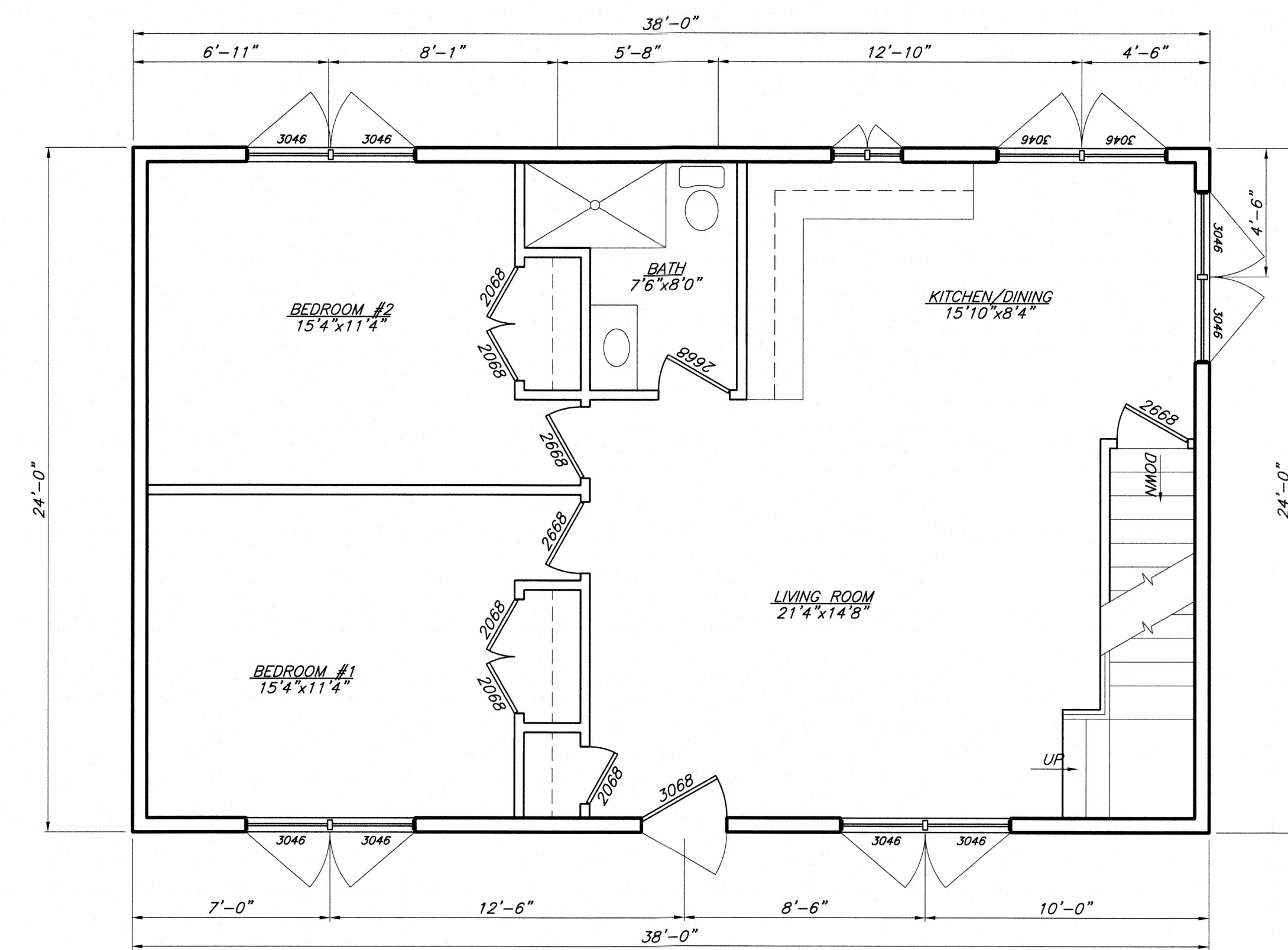
FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



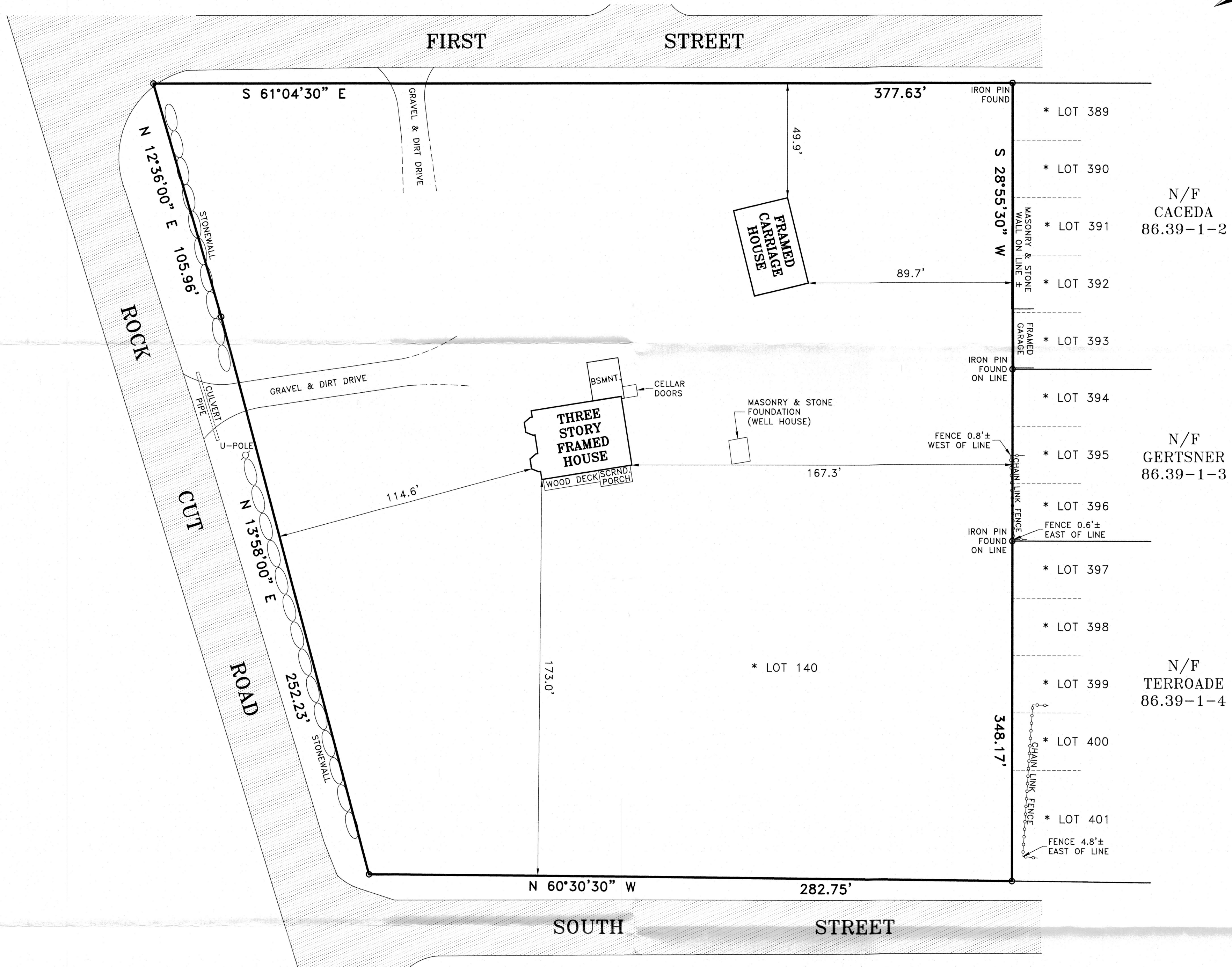
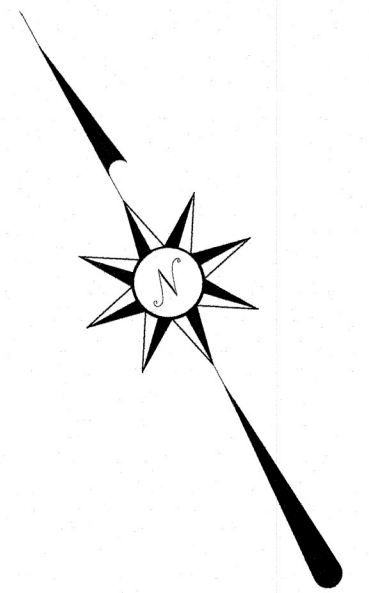
FOUDATION FLOOR PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"

LOT AREA

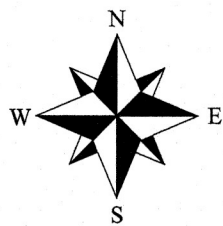
114,113.90 S.F.
OR
2.62 ACRES



GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-15810 PAGE-1131 RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, 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. REFERENCE: 'SECTION I, MAP OF ORANGE LAKE ESTATES' FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 10, 1928 AS MAP #975.
8. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

W.E. James



**Engineering
and
Land Surveying, PLLC**

8 CHEANDA LANE
WALLKILL, NEW YORK 12589
PHONE: (845) 566-6522

EMAIL: WEJames2026@gmail.com
www.wejamesengineeringsurveying.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: APRIL 7, 2026

CERTIFIED ONLY TO:

1. CERONE ENTERPRISES INC.

William E. James

WILLIAM E. JAMES, P.E., P.L.S.

NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:

SURVEY PREPARED FOR

**Cerone
Enterprises, Inc.**

TAX MAP SECTION 32, BLOCK 7, LOT 1
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

SCALE:
1" = 40'

DATE:
APRIL 7, 2026

SHEET NO:
1 OF 1

PROJECT CAD REFERENCE:

ORANGE COUNTY/TOWN OF NEWBURGH/ROCK CUT ROAD/CERONE ENTERPRISES.DWG