SURVEY PLAT

FOR LANDS TO BE CONVEYED TO:

JAND REALTY LLC

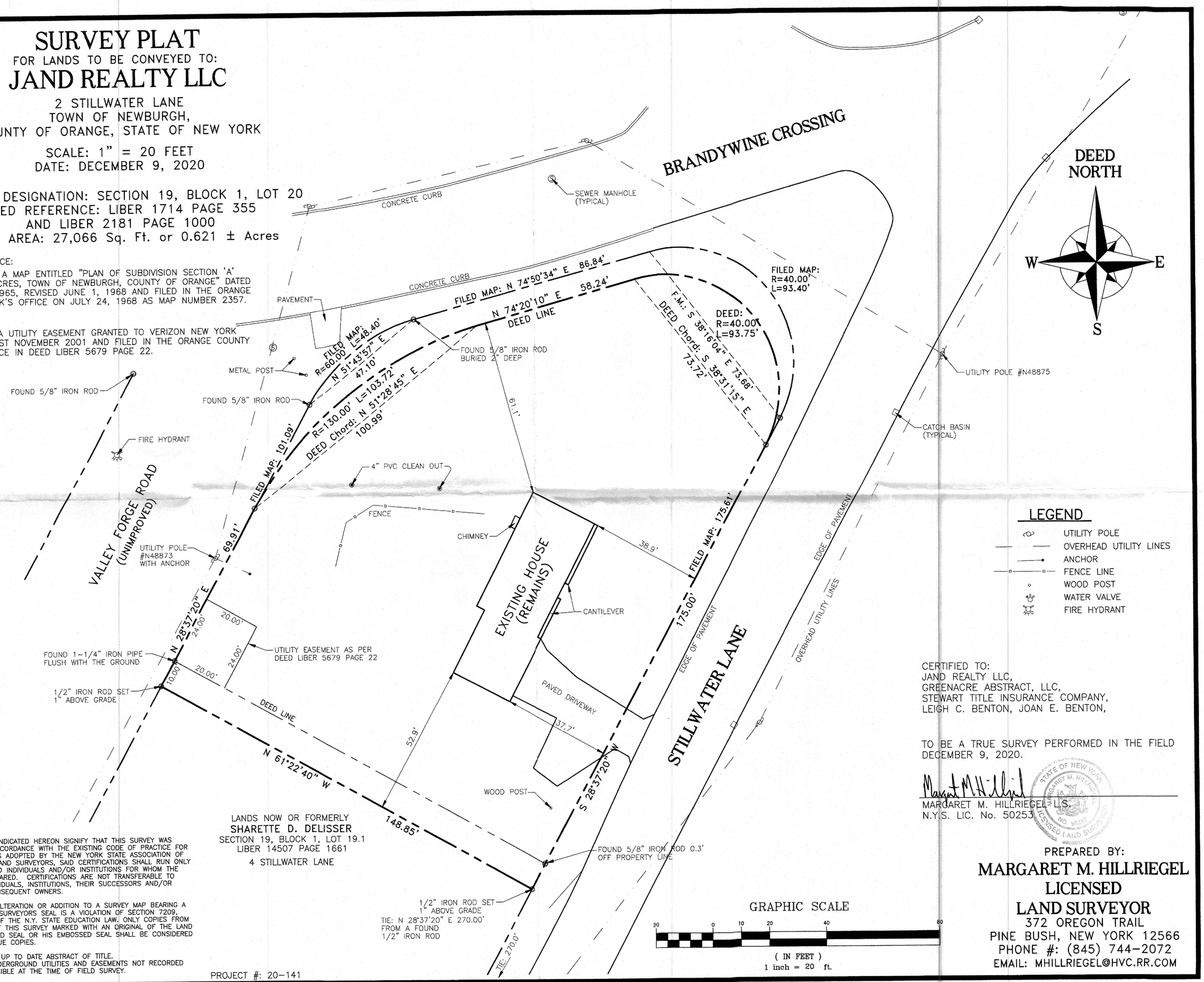
2 STILLWATER LANE
TOWN OF NEWBURGH,
COUNTY OF ORANGE, STATE OF NEW YORK

SCALE: 1" = 20 FEET
DATE: DECEMBER 9, 2020

TAX MAP DESIGNATION: SECTION 19, BLOCK 1, LOT 20
DEED REFERENCE: LIBER 1714 PAGE 355
AND LIBER 2181 PAGE 1000
TOTAL AREA: 27,066 Sq. Ft. or 0.621 ± Acres

MAP REFERENCE:
REFERENCING A MAP ENTITLED "PLAN OF SUBDIVISION SECTION 'A' '76 GREEN ACRES, TOWN OF NEWBURGH, COUNTY OF ORANGE" DATED SEPTEMBER 1965, REVISED JUNE 1, 1968 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 24, 1968 AS MAP NUMBER 2357.

NOTE:
SUBJECT TO A UTILITY EASEMENT GRANTED TO VERIZON NEW YORK INC. DATED 1ST NOVEMBER 2001 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE IN DEED LIBER 5679 PAGE 22.



LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- FENCE LINE
- WOOD POST
- WATER VALVE
- FIRE HYDRANT

CERTIFIED TO:
JAND REALTY LLC,
GREENACRE ABSTRACT, LLC,
STEWART TITLE INSURANCE COMPANY,
LEIGH C. BENTON, JOAN E. BENTON,

TO BE A TRUE SURVEY PERFORMED IN THE FIELD DECEMBER 9, 2020.

MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. No. 50253

STATE OF NEW YORK · MARGARET M. HILLRIEGEL · LICENSED LAND SURVEYOR · NO. 50253

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CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

PROJECT #: 20-141