

MAP LEGEND

	PROPERTY LINE
	EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
	FENCE
	RAILING
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	DOOR SILL ELEVATION
	FINISHED FLOOR ELEVATION
	APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT
	VALVE
	GAS VALVE
	WATER VALVE
	GAS METER
	AREA LIGHT
	MANHOLE
	INLET
	TRAFFIC SIGNAL
	OVERHEAD WIRES
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	GUY ANCHOR
	BOLLARD
	SIGN
	PARKING COUNT
	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	TREE & TRUNK SIZE
	TRAFFIC FLOW ARROW
	HYDRANT
	TITLE REPORT EXCEPTION NUMBER

1	REVISE PER RECEIPT OF TITLE REPORT	R.M.C.	10-18-202
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GALLAS
SURVEYING
GROUP

DATE	SCALE	DRAWN:	CHECKED:
10-07-2022	1"=20'	T.J.D.	J.L.A.S.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
08-24-2022	174	20	M.S./C.M.
08-26-2022	174	20	M.S./C.M.

FILE NO.:	DRAWING NAME/SHEET NO.
G22172	G22172.DWG 1 OF 1

TO:
NEWBURN DEV. LLC;
THE JUDICIAL TITLE INSURANCE AGENCY LLC;
FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9 & 13 OF TABLE A HEREOF. THE FIELD WORK WAS
COMPLETED ON 08-29-2022.

NOT VALID UNLESS EMBOSSED WITH REGISTRATION NUMBER OR BLUE INK SEAL

10-18-2022

GREGORY S. GALLAS DATE

NEW YORK PROFESSIONAL LAND SURVEYOR 50124

SCHEDULE A DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK AND LYING AT THE WEST CORNER OF THE INTERSECTION FORMED BY THE NEW YORK STATE ROUTE 52 AND THE COUNTY ROAD KNOWN AS UNION AVENUE AND BEING MORE OR LESS PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE NORTHWESTERLY LINE OF UNION AVENUE AND THE SOUTHWESTERLY LINE OF ROUTE 52 (SOUTHPLANK ROAD), AS AFORESAID;

RUNS THENCE ALONG THE SOUTHWESTERLY LINE OF ROUTE 52, NORTH 40 DEGREES 43 MINUTES WEST, 114 FEET MORE OR LESS TO AN IRON PIPE MARKING THE NORTHEASTERLY CORNER OF PREMISES DESCRIBED IN A CERTAIN DEED JOHN H. MONELL, ET AL. TO SARAH W. MCNAMARA, DATED APRIL 6, 1951 AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE, ON APRIL 10, 1951 (DEEDS AT 152);

THENCE ALONG SAID LINE OF ROUTE 52, SOUTH 26 DEGREES 15 MINUTES WEST, 318 FEET TO A STAKE BEING ALONG THE GENERAL LINE OF A WIRE FENCE (AS REFERRED TO IN LIBER 1192 OF DEEDS PAGE 5) TO THE SOUTHEASTERLY CORNER OF SAID MCNAMARA PARCEL;

THENCE SOUTH 55 DEGREES 40 MINUTES 1/2 SECONDS EAST, 175 FEET MORE OR LESS TO A POINT IN THE NORTHWESTERLY LINE OF UNION AVENUE, SAID COURSE BEING THE PROLONGATION OF THE SOUTHERLY LINE OF MCNAMARA PARCEL;

THENCE ALONG THE NORTHWESTERLY LINE OF UNION AVENUE, NORTH 26 DEGREES 55 MINUTES 40 SECONDS EAST (BEARING 100° 26' 55" FROM C. CARPENTER, P. E., MIDDLETOWN, NEW YORK SURVEY), 285 FEET MORE OR LESS TO THE POINT OR PLACE OF BEGINNING.

SURVEY DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED AND SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, AND LYING AT THE WEST CORNER OF THE INTERSECTION FORMED BY THE NEW YORK STATE ROUTE 92 KNOWN AS SOUTH PLANK ROAD AND THE COUNTY ROAD KNOWN AS UNION AVENUE AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY END OF A LINE CONNECTING THE NORTHWESTERLY SIDELINE OF UNION AVENUE (WIDTH VARIES) WITH THE SOUTHWESTERLY SIDELINE OF SOUTH PLANK ROAD (WIDTH VARIES), RUNNING; THENCE

1. ALONG THE SAID SOUTHWESTERLY SIDELINE OF SOUTH PLANK ROAD, NORTH 40 DEGREES 34 MINUTES 13 SECONDS WEST, A DISTANCE OF 102.28 FEET, THENCE
2. ALONG THE DIVIDING LINE OF LOT 5 2 TO THE WEST WITH THE LANDS HEREIN DESCRIBED TO THE EAST, SOUTH 37 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.88 FEET, THENCE
3. ALONG THE SAME, SOUTH 58 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 168.80 FEET, THENCE
4. ALONG THE AFOREMENTIONED NORTHWESTERLY SIDELINE OF UNION AVENUE, NORTH 26 DEGREES 33 MINUTES 24 SECONDS EAST, A DISTANCE OF 275.41 FEET, THENCE
5. ALONG THE AFOREMENTIONED CONNECTION LINE, NORTH 04 DEGREES 17 MINUTES 37 SECONDS WEST, A DISTANCE OF 23.36 FEET TO THE POINT AND PLACE OF BEGINNING.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL
SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND
UTILITY LOCATIONS FOR THE PROJECT SITE. THE UNDERGROUND UTILITY
INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES
RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 08012-000-669-00

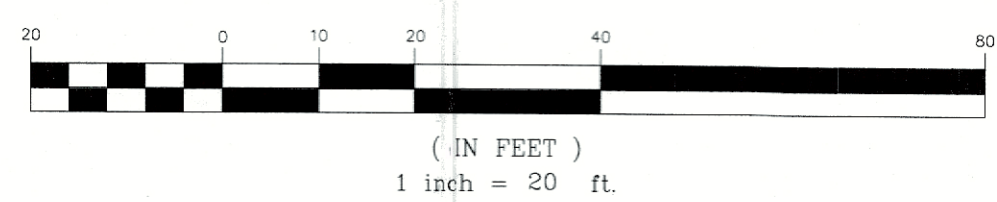
UTILITY COMPANY	PHONE NUMBER
CENTRAL HUDSON GAS AND ELECTRIC SOUTH ELECTRIC	845-206-6046
CHARTER COMMUNICATIONS HUDSON VALLEY	845-656-6046
TOWN OF NEWBURGH HIGHWAY	800-292-8600
HUDSON VALLEY REGION	845-564-7813
NOT A UTILITY (CONCRETE) REFERRED TO THE 65503-000-000	855-728-0564

REFERENCES:

1. SUBDIVISION PLAN, NEWBURGH TOWNE CENTER, PREPARED BY PARKER ASSOCIATES, DATED 8-25-98 FILED ON 9-30-98 AS MAP NO. 171-98.

2. LOT LINE CHANGE PLAN, LANDS OF COSTUBUS LLC AND LANDS OF COREL REALTY, N.Y.S. ROUTES 52 & 300, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, PREPARED BY VINCENT J. DOCE ASSOCIATES, DATED 10-12-05 & ST. REVISED 1-3-06, FILED ON 3-5-2006 AS MAP NO. 171-98.

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.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft