



North
Basis of Bearings per Deed
Liber 11797 - Page 1552
Inst.# 2005-0035996



- LEGEND:**
- property line (deed)
 - property line (computed)
 - subject property enclosed
 - storm sewer line
 - gas line
 - gas meter
 - gas valve
 - utility pole
 - electric lines (underground)
 - electric lines (overhead)
 - water line
 - sanitary sewer line
 - direction of traffic flow
 - watervalue
 - fire hydrant
 - light on pole - single/double (typ)
 - stone wall
 - sanitary sewer manhole
 - property corner
 - nylon net barrier fence
 - 12 dia. net support pole
 - inlet (rectangular & square)
 - sidewalk pavers
 - road/parking lot paved area
 - drainage flow line
 - tree line
 - guy anchor cable tie
 - guy anchor
 - rip-rap
 - conc. 6" curb return (typ)



SITE AERIAL OVERVIEW
(depicts conditions circa 1987, but representative of current subject site improvements)

NOTE: SEE SHEET ONE FOR METES & BOUNDS
TABLE OF CONTENTS:
SHEET 1: TITLE SURVEY SHEET, METES & BOUNDS, LEGAL DESCRIPTION
NOTES, CERTIFICATIONS, REFERENCES, GRAPHIC LEGEND, KEYMAP
SHEET 2: TOPOGRAPHIC DIGITALS, UTILITIES, PHYSICAL IMPROVEMENTS, PHOTOS,
SITE OVERVIEW, GRAPHIC LEGEND.

ALTA/ACSM LAND TITLE SURVEY

0' 30' 60' 120' 180'

GRAPHIC SCALE: 1" = 30'

DATE	REVISION
04-28-13	water service & elec. service to bldg. per GPR
08-03-13	add drainage easement per engineer

Jonathan N. Miller, L.L.S.

IMPROVEMENTS, UTILITIES & TOPOGRAPHY

Duffers Driving Range
ALTA/ACSM LAND TITLE SURVEY

Sheet
2
of 2

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
23 Bruyn Turnpike - Suite 101 - Walkkill, NY 12589
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Prepared For Tax Map Parcel
9-1-25-21
aka 139 Windsor Highway situated in the
Town of New Windsor
County of Orange, New York

SCALE: AS SHOWN DATE: April 8, 2013 Proj No. 1300171A DRAWN BY: jnm
N.Y. LIC. No. 050748