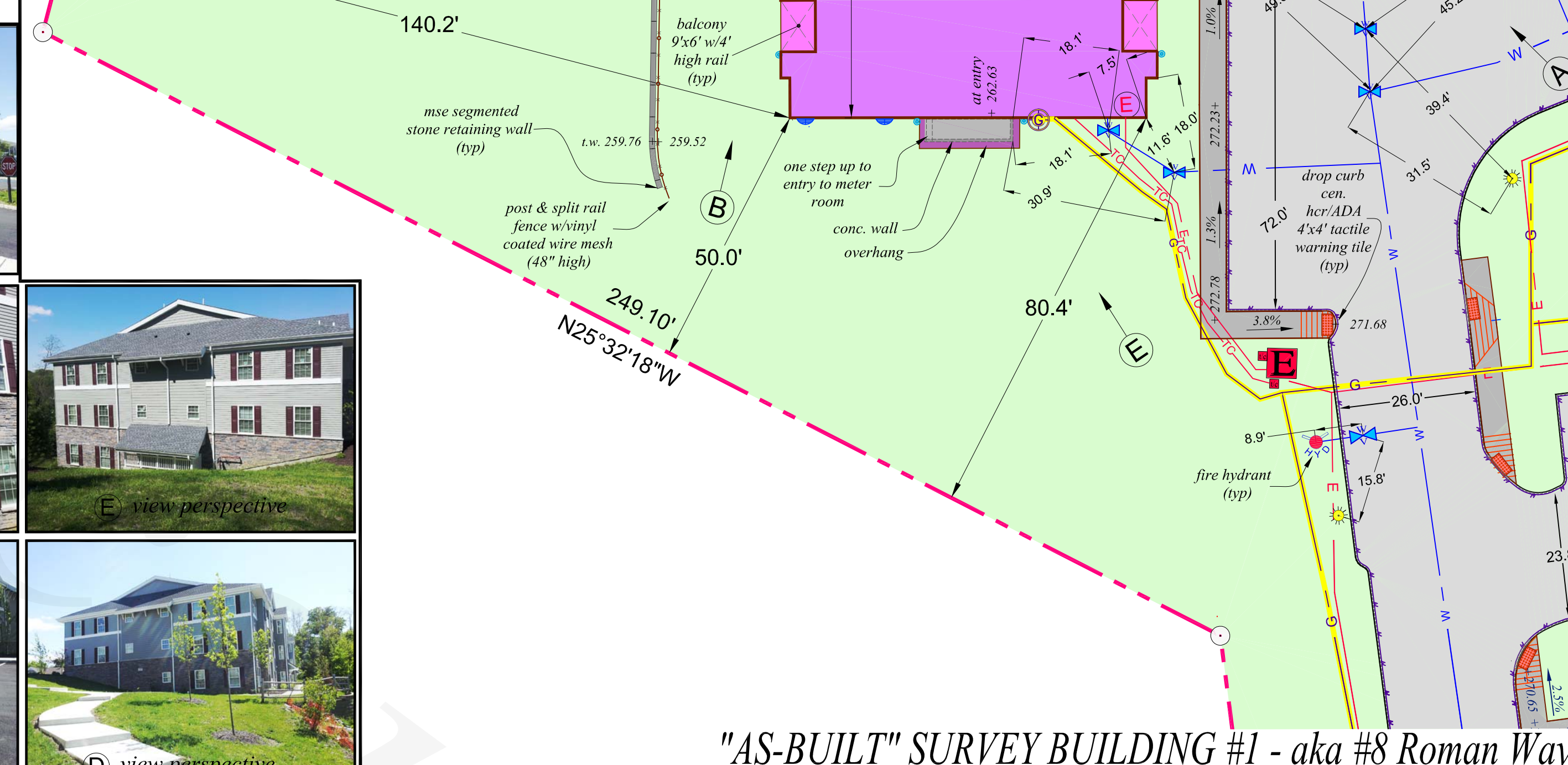
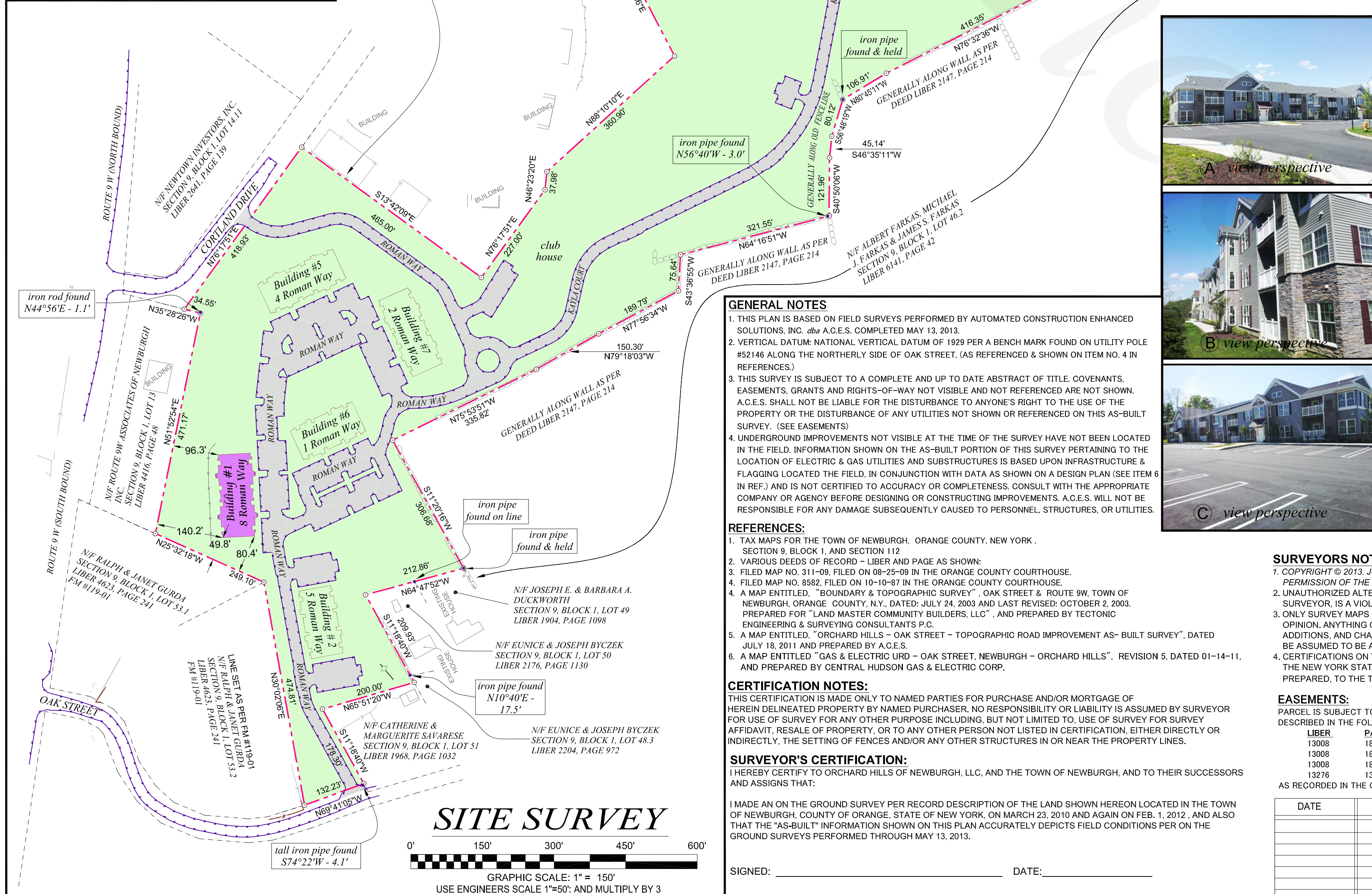
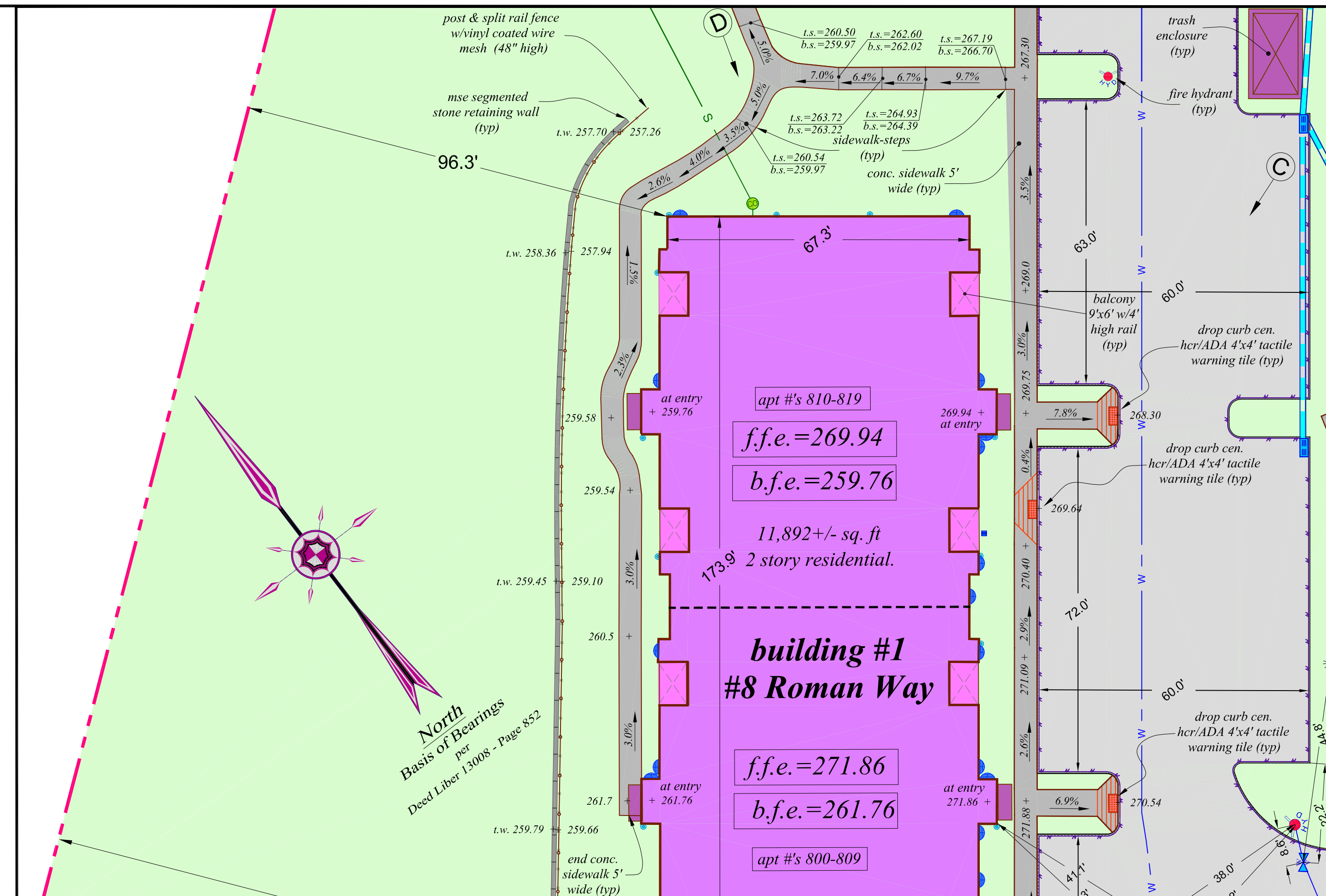
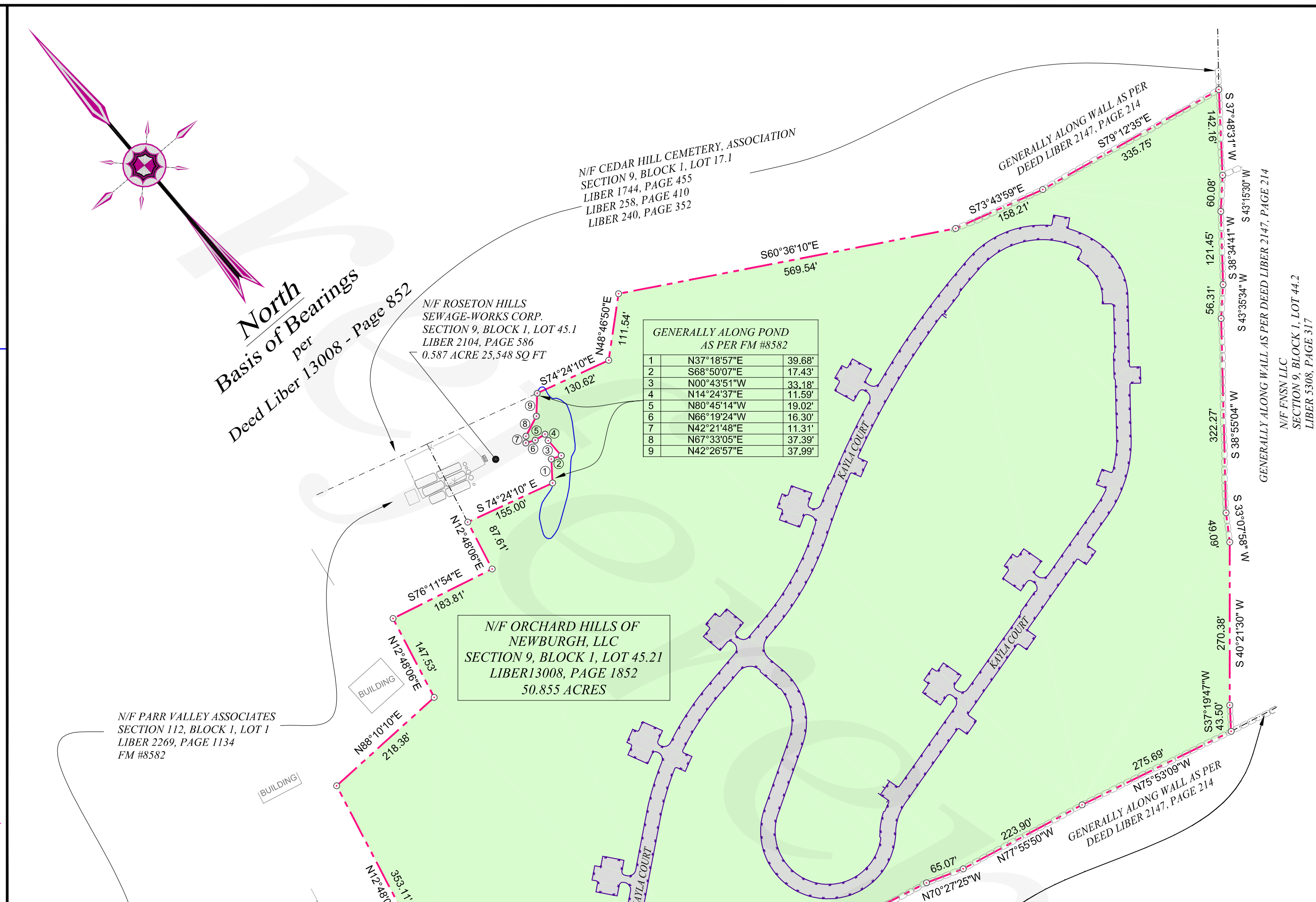


**LEGEND:**

- spot elevation (+ depicts location) = 263.25 or 263.25+
- hcr/wada tactile warning tile
- storm/yard drain inlet
- storm/drop manhole
- storm drain line
- storm drain swale
- gas line
- gas meter
- gas valve
- electric box (inc. telcom/cable boxes)
- tel-com/cable line (underground)
- electric line (underground)
- electric meter
- water line
- water valve
- fire hydrant
- light pedestal
- inlet wall grate (typ)
- leader drain (typ)
- sanitary sewer line
- sanitary sewer manhole
- sanitary sewer clean-out
- roof leader clean-out
- edge of pavement
- road/parking lot paved area
- granite block curb
- side walk (5' wide typ.)
- building
- balcony
- roof overhang
- property area
- property corner
- property line
- adj. property line (partial)
- overhead utility line
- utility pole
- guy anchor/wire
- stone wall



**GENERAL NOTES:**

- THIS PLAN IS BASED ON FIELD SURVEYS PERFORMED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. dba A.C.E.S. COMPLETED MAY 13, 2013.
- VERTICAL DATUM: NATIONAL VERTICAL DATUM OF 1929 PER A BENCH MARK FOUND ON UTILITY POLE #52146 ALONG THE NORTHERLY SIDE OF OAK STREET. (AS REFERENCED & SHOWN ON ITEM NO. 4 IN REFERENCES.)
- THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE, COVENANTS, EASEMENTS, GRANTS AND RIGHTS-OF-WAY NOT VISIBLE AND NOT REFERENCED ARE NOT SHOWN. A.C.E.S. SHALL NOT BE LIABLE FOR THE DISTURBANCE TO ANYONE'S RIGHT TO THE USE OF THE PROPERTY OR THE DISTURBANCE OF ANY UTILITIES NOT SHOWN OR REFERENCED ON THIS AS-BUILT SURVEY. (SEE EASEMENTS)
- UNDERGROUND IMPROVEMENTS NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN LOCATED IN THE FIELD. INFORMATION SHOWN ON THE AS-BUILT PORTION OF THIS SURVEY PERTAINING TO THE LOCATION OF ELECTRIC & GAS UTILITIES AND SUBSTRUCTURES IS BASED UPON INFRASTRUCTURE & FLAGGING LOCATED IN THE FIELD, IN CONJUNCTION WITH DATA AS SHOWN ON A DESIGN PLAN (SEE ITEM 6 IN REF.) AND IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS. A.C.E.S. WILL NOT BE RESPONSIBLE FOR ANY DAMAGE SUBSEQUENTLY CAUSED TO PERSONNEL, STRUCTURES, OR UTILITIES.

**REFERENCES:**

- TAX MAPS FOR THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK.
- SECTION 9, BLOCK 1, AND SECTION 112
- VARIOUS DEEDS OF RECORD - LIBER AND PAGE AS SHOWN:
- FILED MAP NO. 311-09, FILED ON 08-25-09 IN THE ORANGE COUNTY COURTHOUSE.
- FILED MAP NO. 8582, FILED ON 10-10-07 IN THE ORANGE COUNTY COURTHOUSE.
- A MAP ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY", OAK STREET & ROUTE 9W, TOWN OF NEWBURGH, ORANGE COUNTY, N.Y., DATED: JULY 24, 2003 AND LAST REVISED: OCTOBER 2, 2003. PREPARED FOR "LAND MASTER COMMUNITY BUILDERS, LLC", AND PREPARED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C.
- A MAP ENTITLED, "ORCHARD HILLS - OAK STREET - TOPOGRAPHIC ROAD IMPROVEMENT AS-BUILT SURVEY", DATED JULY 18, 2011 AND PREPARED BY A.C.E.S.
- A MAP ENTITLED "GAS & ELECTRIC URD - OAK STREET, NEWBURGH - ORCHARD HILLS", REVISION 5, DATED 01-14-11, AND PREPARED BY CENTRAL HUDSON GAS & ELECTRIC CORP.

**CERTIFICATION NOTES:**

THIS CERTIFICATION IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE PROPERTY PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY, THE SETTING OF FENCES AND/OR ANY OTHER STRUCTURES IN OR NEAR THE PROPERTY LINES.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO ORCHARD HILLS OF NEWBURGH, LLC, AND THE TOWN OF NEWBURGH, AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, ON MARCH 23, 2010 AND AGAIN ON FEB. 1, 2012, AND ALSO THAT THE "AS-BUILT" INFORMATION SHOWN ON THIS PLAN ACCURATELY DEPICTS FIELD CONDITIONS PER ON THE GROUND SURVEYS PERFORMED THROUGH MAY 13, 2013.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYORS NOTES:**

- COPYRIGHT © 2013, JONATHAN N. MILLEN, L.L.S. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
- UNAUTHORIZED ALTERATION OF AN ITEM IN ANY WAY, OR ADDITION TO A SURVEY MAP FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY SURVEY MAPS BEARING THE SURVEYOR'S EMBOSSED SEAL AND SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. ANYTHING OTHER THAN COPIES WITH AN EMBOSSED SEAL AND SIGNATURE MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND CHANGES, AND ARE NOT TO BE RELIED UPON. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
- CERTIFICATIONS ON THIS MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION.

**EASEMENTS:**

PARCEL IS SUBJECT TO VARIOUS UTILITY EASEMENTS AND GRANTS OF RECORD AS REFERENCED OR DESCRIBED IN THE FOLLOWING:

LIBER	PAGE
13008	1852
13008	1861
13008	1867
13276	1311

AS RECORDED IN THE ORANGE COUNTY CLERKS OFFICE

**JONATHAN N. MILLEN, L.L.S.**

PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE ACCURATE AND CORRECT  
N.Y. LIC. NO. 050746

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_

**Orchard Hills** Sheet 1 of 1

**"As-Built" Survey Building #1 #8 Roman Way**

**Jonathan N. Millen, L.L.S.**

PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE ACCURATE AND CORRECT  
N.Y. LIC. NO. 050746

**Automated Construction Enhanced Solutions, Inc.**  
Professional Land Surveying  
23 Bruyn Turnpike - Suite 101 - Wallkill, NY 12589  
Office: 845-895-3330 Fax: 845-895-3339 E-Mail: acesurveys@hcr.com

Improvements performed by Orchard Hills of Newburgh, LLC  
On Tax Lot: Section 9 - Block 1 - Lot 45.21 (aka #115 Oak Street)

situated in the  
**Town of Newburgh, County of Orange, New York**

SCALE: AS SHOWN DATE: MAY 13, 2013 JOB NO. 07-002 DRAWN BY: jnm