



RECORD LEGAL DESCRIPTION

Per Schedule "A" recorded in Liber 11797, Page 1552 recorded in Orange County Clerk's Office as Instrument # 20050035996 in March 2005. Amended 02-22-2005

All that tract or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point on the easterly line of N.Y.S. Route 32, said point being the intersection of the easterly line of N.Y.S. Route 32 with the northerly line of lands now or formerly Kim (L. 2093 P. 692); thence along the easterly line of N.Y.S. Route 32, North 38-25-15 East 383.82 to a point; thence along lands now or formerly Borchert (L. 3232 P. 80), South 49-16-30 East 182.48'; South 42-39-30 East 531.65' and along a stone wall, South 19-23-30 West 400.55' to a point; thence along lands now or formerly Redd (L. 2667 P. 72) and along lands now or formerly Kim (L. 2093 P. 692), North 45-48-50 West 842.41' to the point or place of beginning.

NEW LEGAL DESCRIPTION

ALL that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange and State of New York, being bounded and more particularly described as follows:

The **TRUE POINT OF BEGINNING** being a point on the Southeastly right-of-way (R.O.W.) line of Windsor Highway, aka New York State Route 32, said point bearing N 73°51'28" E a distance 5.51 feet, from a 1 inch bent iron pipe found, said point also being both the Northwestly corner of the lands now or formerly of New Windsor Realty Group, LLC, as described in Liber 11714, Page 322 of Deeds, and the Southwestly corner of the parcel herein described, thence;

running Northeastly along said Southeastly R.O.W. line of Windsor Highway the following course:

1) N 38°25'15" E a distance of 389.57 feet to a point, said point also being the Northwestly corner of the parcel herein described, thence;

leaving said R.O.W. line and running Southeastly along the division line between the lands of Borchert, specifically Parcel I thereof, as described in Liber 12309 Page 934 of Deeds, and the parcel herein described, the following two courses:

2) S 46°00'00" E a distance of 211.93 feet to a point, thence;

3) S 43°00'00" E a distance of 502.25 feet to a point, encountering the beginning of the remains of a stonewall along the last 8 +/- feet portion of said course, said point being generally at the corner of the remains of said stonewall, said point also being the Northeastly corner of the parcel herein described, thence;

continuing Southwestly, generally along the remains of said stone wall, the following course;

4) S 19°54'20" W a distance of 398.91 feet to a point, said point being on the remains of a stone wall and bearing S 45°48'50" E a distance of 2.67 feet to a 1 inch iron pipe found, said point also being the Southwestly corner of the parcel herein described, thence;

leaving said stone wall and said lands of Borchert, and running Northwestly along the division line of the lands now or formerly of Guardian Self Storage West, LLC, specifically Parcel I thereof, as described in Liber 12776 Page 260 of Deeds, and continuing Northwestly along the division line of the lands now or formerly of New Windsor Realty Group, LLC, as described in Liber 11714 Page 322 of Deeds, and the parcel herein described, the following course;

5) N 45°48'50" W a distance of 838.47 feet to a point, passing directly over a 0.5 inch iron re-bar found, at a distance of 409.20 feet, along said division line, said iron pin believed to represent both the Northwestly corner of said lands of Guardian Self Storage West, LLC, and the Northeastly corner of said lands of New Windsor Realty Group, LLC, said point also being the **TRUE POINT OF BEGINNING**.

Containing an area of 293,049 square feet, 6.727 acres, more or less.

Being and intended to be the same premises conveyed to Mainhill & Company, LLC by deed from Gerard T. Impellitteri, Jr., dated March 1, 2005, and recorded in the Orange County Clerk's Office as Instrument # 20050035996, in Liber 11797 at Page 1552 of Deeds, aka Tax Lot 9-1-25.21 as shown on the current tax maps for the Town of New Windsor.

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	→
watervulve	⊙
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)	---

Project Name: "Crestmoore at New Windsor"
 Location: #139 Windsor Highway
 Town of New Windsor
 County of Orange - New York 12553
 Tax Map ID: 9-1-25.21 L. 11797 P. 1552

AREA (COMPUTED)
 293049.03 SQ. FT.
 6.727 ACRES

AREA (DEED)
 294536.18 SQ. FT.
 6.762 ACRES

- 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 boundary 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 boundary survey map signify that the map was prepared in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, as well as in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. (NYSAPLS). 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 listed on this boundary survey map.
 - The certifications herein are not transferable.
 - The location of underground improvements as shown hereon are based on field observations of paint mark outs and flagging as set by authorized utility representatives in response to a request made to the services provided by "B11 Dig Safety New York" (see item # in Refs.) Above ground utilities are per field observations.
 - This survey is subject to the findings of a title report and or title search.
 - Surveyed as per deeds, prior survey maps, filed sub-division maps, and survey right-of-way taking maps discovered in the archives of New York State DOT in the City of Poughkeepsie, physical evidence, and existing monumentation found at the site. (see items in Refs.)
 - The field location of monuments, evidence and improvements shown hereon were based on an actual four sided field control traverse, having a total length of 1,620.37 feet, a closing course error of 0.06 feet, resulting in an unadjusted error of closure ratio of 1:27,090. The vertical error was 0.09". The Relative Positional Precision meets the maximum allowable requirements.
 - The vertical datum for the project topography is based on an approximate elevation in the paved centerline of Route 32 perpendicular to the center of the entrance to the project, obtained via earth satellite image from Google Earth. The field observations were adjusted to that datum.
 - Subject to any conditions, restrictions, covenants and/or right-of-ways, or easements of record, if any.

CERTIFICATION:

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items none of table A thereof. The field work was completed on April 4, 2013.

Date of Plat or Map:

SIGNED:

Jonathan N. Millen, L.L.S. - New York State License Number 050746

- References:**
- Tax Maps for the Town of New Windsor, Orange County, New York, Section 9, Block 1, Lots 24, 25.21, 25.3, & 26.
 - Various Deeds of Record, Filed in the Orange County Clerk's Office, located at 4 Glenmore Cove Road, Goshen, NY. Liber and Page as shown hereon.
 - A map entitled "Minor Subdivision & Lot Line Change", prepared for Pleasant Acres Nursery, Inc., prepared by Elias O. Grevas, L.S. on August 4, 1996, filed in the Office of the County Clerk on December 15, 1996 as Filed Map #8011.
 - Right Of Way taking maps for NYS Route 32 entitled "New York State Public Works Vails Gate-Newburgh City Line S. H. No. 9033, Map No. 29 Parcel No. 37" and "New York State Public Works Vails Gate-Newburgh City Line S. H. No. 9033, Map No. 28 Parcel No. 36" obtained from the New York State DOT Region 8 Office located at 4 Burnett Boulevard, Poughkeepsie, NY.

ALTA/ACSM LAND TITLE SURVEY

GRAPHIC SCALE: 1" = 30'

DATE	REVISION
08-03-13	add drainage easement per engineer

Jonathan N. Millen, L.L.S.

Jonathan N. Millen

STATE OF NEW YORK
 LICENSED LAND SURVEYOR

N.Y. Lic. No. 050746

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 NOTES, CERTIFICATIONS, REFS., GRAPHIC LEGEND, KEYMAP
 SHEET 2: TOPOGRAPHIC DETAILS, UTILITIES, PHYSICAL IMPROVEMENTS, PHOTOS, SITE OVERVIEW, GRAPHIC LEGEND.

SURVEY DATA - LEGAL - METES & BOUNDS

Duffers Driving Range Sheet 1 of 2

ALTA/ACSM LAND TITLE SURVEY

Automated Construction Enhanced Solutions, Inc.
 Professional Land Surveying
 23 Bruyn Tumpkie - Suite 101 - Wallkill, NY 12589
 Office: 845-569-3330 Fax: 845-569-3319 E-Mail: acesurvey@hvc.net

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: jmm