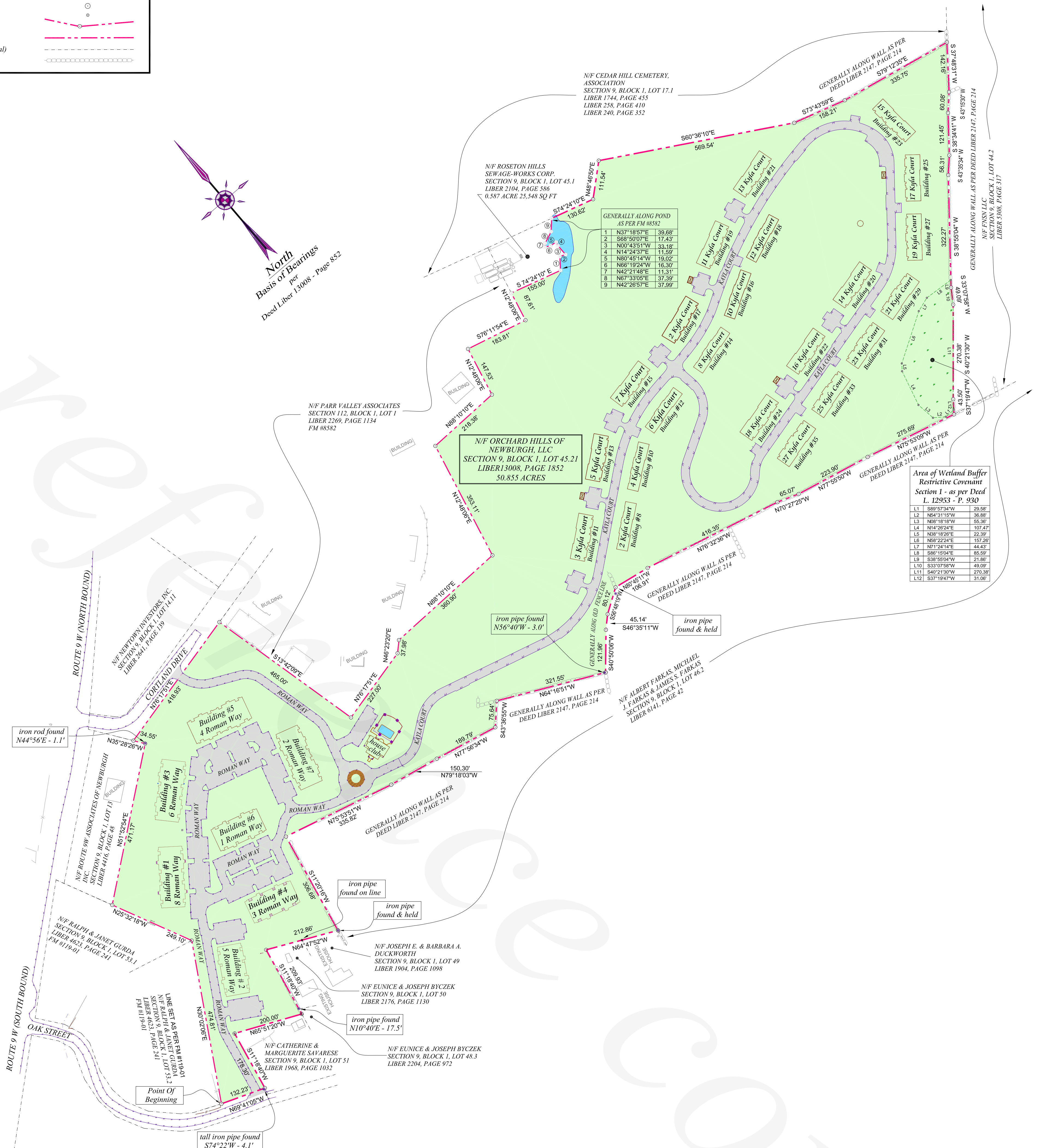
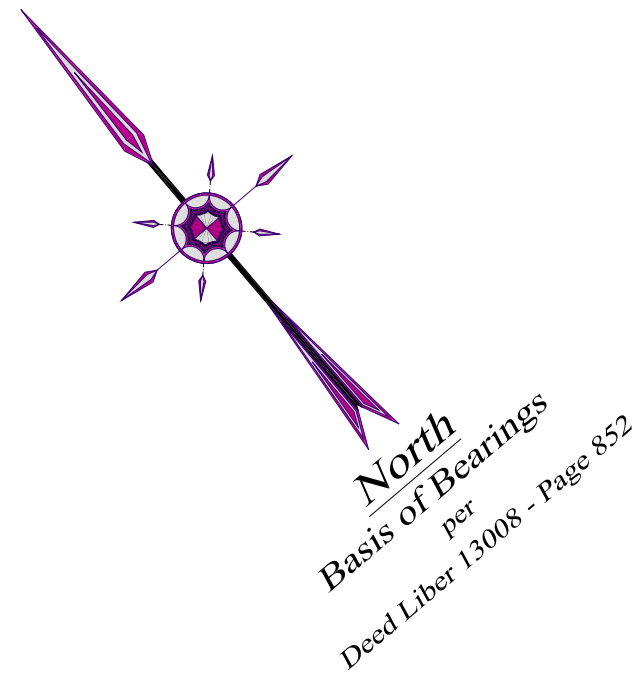
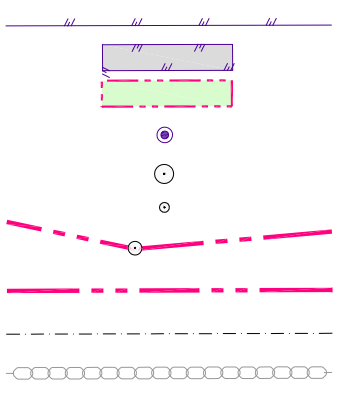


**LEGEND:**

- edge of pavement
- road/parking lot paved area
- property area
- iron rod/pipe found
- property corner
- easement corner
- property corner/line
- property line
- adj. property line (partial)
- stone wall



GENERALLY ALONG POND AS PER FM 8552

1	N37°16'57"E	39.66'
2	S68°50'07"E	17.43'
3	N00°43'51"W	33.18'
4	N14°24'37"E	11.59'
5	N80°45'14"W	19.02'
6	N66°19'24"W	16.30'
7	N22°14'48"E	11.31'
8	N67°33'05"E	37.39'
9	N42°26'57"E	37.99'

Area of Wetland Buffer Restrictive Covenant Section 1 - as per Deed L-12953 - T-930

L1	S89°57'34"W	29.58'
L2	N54°31'15"W	36.89'
L3	N38°18'18"W	55.56'
L4	N14°28'24"E	107.47'
L5	N38°18'28"E	22.39'
L6	N82°22'24"E	152.26'
L7	N71°24'14"E	44.43'
L8	S86°15'04"E	85.59'
L9	S38°30'04"W	21.86'
L10	S33°07'58"W	49.09'
L11	S40°21'30"W	270.38'
L12	S37°19'47"W	31.00'

**GENERAL NOTES**

- THIS PLAN IS BASED ON FIELD SURVEYS PERFORMED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. AND A.C.E.S. COMPLETED MAR. 1, 2012.
- VERTICAL DATUM: NATIONAL VERTICAL DATUM OF 1929 PER A BENCH MARK FOUND ON UTILITY POLE #52148 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 SURVEY.
- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT SHOWN. (SEE ITEM 5 IN SURVEYOR'S NOTES)

**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.
- VARIOUS MAPS ENTITLED, "ORCHARD HILLS AS-BUILT SURVEY", - PREPARED BY A.C.E.S., INC. FOR EACH BUILDING ALONG ROMAN WAY AND KAYLA COURT, AND THEIR ASSOCIATED IMPROVEMENTS.
- CERTIFICATE FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, TITLE REPORT NUMBER 3713-00127, DATED FEB. 25, 2013.

**CERTIFICATION NOTES:**

THIS CERTIFICATION IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY NAMED 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**  
**THE TOWN OF NEWBURGH**  
**CHICAGO TITLE INSURANCE COMPANY**  
 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.

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

**WETLANDS PRESERVATION & BUFFER:**

PARCEL IS SUBJECT TO VARIOUS RESTRICTIVE COVENANTS OF RECORD AS REFERENCED OR DESCRIBED IN THE FOLLOWING:

LIBER	PAGE
12953	930
12987	1341

AS RECORDED IN THE ORANGE COUNTY CLERKS OFFICE

**GRANTS OF RIGHT OF WAY FOR GAS AND ELECTRIC LINES**

PARCEL IS SUBJECT TO VARIOUS GRANTS OF RIGHT OF WAY OF RECORD AS REFERENCED OR DESCRIBED IN THE FOLLOWING:

LIBER	PAGE
1925	593
1925	930
1977	1112

AS RECORDED IN THE ORANGE COUNTY CLERKS OFFICE

**EASEMENTS:**

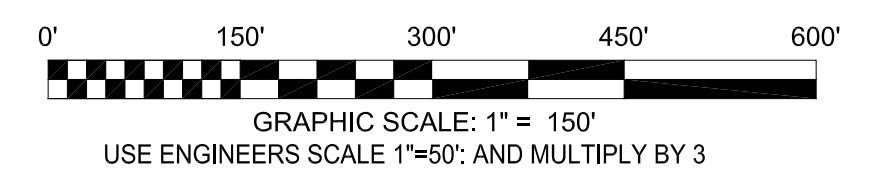
PARCEL IS SUBJECT TO VARIOUS UTILITY EASEMENTS AND GRANTS OF RECORD AS REFERENCED OR DESCRIBED IN THE FOLLOWING:

LIBER	PAGE
13008	1852
13008	1859
13008	1867
13276	1311

AS RECORDED IN THE ORANGE COUNTY CLERKS OFFICE

**SURVEYOR'S 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.
- THIS SURVEY DEPICTS EXISTING PAVED ROADS AND BUILDINGS IN THEIR APPROXIMATE LOCATIONS FOR THE PURPOSE OF REFERENCE TO THEIR 911 STREET ADDRESSES ONLY. THE ACTUAL SURVEYED LOCATIONS OF WATER, ELECTRIC, SEWER, AND GAS UTILITIES, AND SUBSTRUCTURES, BOTH VISIBLE AND UNDERGROUND, ALONG WITH THE OTHER IMPROVEMENTS ARE SHOWN ON VARIOUS AS-BUILT SURVEYS. (SEE ITEM NO. 7 IN REFS.)
- THIS SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.



*Jonathan N. Millen, L.L.S.*  
 PROFESSIONAL LAND SURVEYOR  
 CERTIFIED TO BE ACCURATE AND CORRECT  
 N.Y. LIC. NO. 050746



**Orchard Hills LAND TITLE SURVEY**

Sheet 1 of 1

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@hvc-rr.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: JULY 25, 2013 JOB NO. 07-002 DRAWN BY: jnm