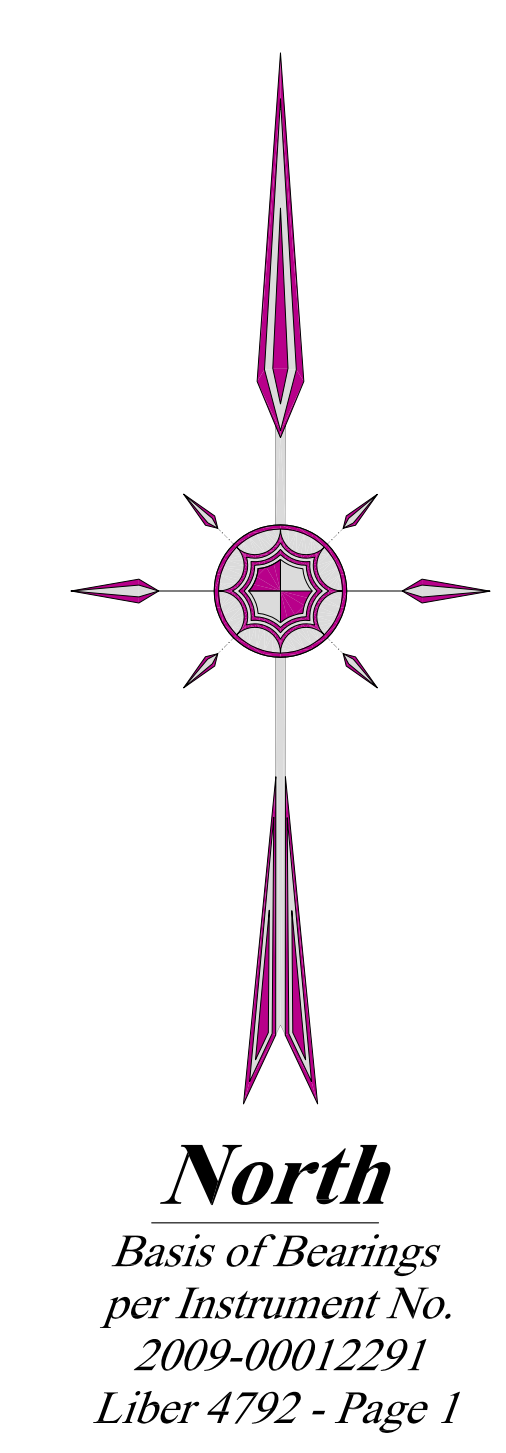


**GRAPHIC LEGEND:**

- iron anchor leash post
- metal picnic table w/benches
- iron/wood bench on conc. pad
- utility pole
- guy anchor
- rip-rap
- property corner
- easement corner
- watervale
- well
- fire hydrant
- light pole (typ)
- air conditioning units on conc pad
- sanitary sewer manhole
- electric box (on conc. pad) w/ tel/cable box (typ)
- gas meter
- inlet (rectangular, square, & circular)
- sidewalk pavers
- road/parking lot paved area
- light over door
- edge of wet area (approx)
- asphalt berm 9" w/ 6" h (typ)
- drop curb (typ)
- overhead utility line
- direction on traffic flow
- irrigation valve



**LEGAL DESCRIPTION**

**PARCEL A**

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

**BEGINNING** at a point on the Southeastly line of Vineyard Avenue, AKA Route 44/55, said point being the intersection of the Southeastly line of Vineyard Avenue with the Southwestly line of the lands now or formerly of Highland Real Estate Ventures, LLC, as recorded in Liber 3099, Page 187 generally along the remains of a stonewall the following:

- 1) S 44°37'43" E - 156.89 feet to a point, thence;
- 2) S 85°49'00" E - 316.73 feet to a point, thence;
- 3) S 47°21'16" E - 290.54 feet to an iron rod found in the centerline of a stonewall, thence;
- 4) S 38°38'28" W - 166.50 feet to a point, thence;
- 5) N 46°06'32" W - 764.04 feet along the centerline of an 8 foot wide easement and right-of-way to a point, thence;
- 6) N 38°37'19" E - 165.86 feet to the point of beginning.

Containing an area of 2.838 acres, more or less. The above herein described parcel also being known as Tax Lot 95.2-6-36 as shown on the current tax maps of the Town of Lloyd.

Being the same premises conveyed to Vineyard Avenue Development, LLC by deed from Henriques/Irvine dated June 27, 2008 and recorded in the Ulster County Clerk's Office on July 1, 2008 in Instrument No. 2008-00012290.

**WITH THE EXCEPTION** therefrom a parcel containing 3463.73 square feet, lying within the right of way lines of Vineyard Avenue, (aka State Route 44/55) acquired by the State of New York. Said 3463.73 square feet parcel being known as Parcel No. 90, Map No. 71, situate in the Town of Lloyd, County of Ulster, State of New York, as shown on a map entitled, "New York State, Department of Transportation, Acquisition Map, Highland-Gardner, Part 1, S.H. NO. 350, filed in the Regional Office of the NYS DOT. The intention of this exception is to convey any and all of the land lying within said right of way, including all the rights, title, and interest to any portion thereof, to the State of New York.

**PARCEL B**

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

**BEGINNING** at a point on the Southeastly line of Vineyard Avenue, AKA Route 44/55, said point being the intersection of the Southeastly line of Vineyard Avenue with the Northeastly line of lands now or formerly of Stillwell, as recorded in Liber 1480 Page 318 and running thence along the Southerly line of Vineyard Avenue, the following:

- 1) N 22°41'10" E - 92.50 feet to a point, thence;
- 2) N 27°08'50" E - 67.10 feet to a point, thence;
- 3) N 31°41'15" E - 64.87 feet to a point, thence;
- 4) N 36°03'10" E - 75.00 feet to a point, thence;
- 5) N 38°33'55" E - 77.40 feet to a point, thence;
- 6) N 39°32'00" E - 104.34 feet to a point, thence;
- 7) S 46°02'22" E - 764.04 feet, along the centerline of an 8 foot wide easement and right-of-way to a point, thence;
- 8) N 38°38'28" E - 166.50 feet to an iron rod found in the centerline of a stonewall on the Southwestly line of the lands now or formerly of Highland Real Estate Ventures, LLC, as recorded in Liber 3099, Page 187, thence;
- 9) S 47°21'16" E - 242.23 feet to a point, thence;
- 10) S 50°30'10" E - 58.30 feet to a point, thence;
- 11) S 41°09'49" E - 50.87 feet to a point in the Twaalfskill Creek, thence;
- 12) S 31°46'40" W - 236.86 feet to a point, thence;
- 13) S 34°42'48" W - 277.50 feet to a point, thence;
- 14) S 29°10'30" W - 29.30 feet to a point, thence;
- 15) S 33°47'25" W - 47.40 feet to a point, thence;
- 16) S 33°57'07" W - 568.40 feet to a point on the Northerly bank of the Twaalfskill Creek at the intersection of a stonewall if projected, thence;
- 17) N 46°24'16" W - 235.00 feet to a point at the intersection of a stonewall, thence;
- 18) N 45°21'16" W - 536.62 feet to a point, thence;
- 19) N 34°08'07" E - 138.00 feet to a point, thence;
- 20) N 55°15'15" W - 15.20 feet to an iron pipe found, thence;
- 21) N 36°56'52" E - 249.33 feet to a point, thence;
- 22) N 32°32'14" E - 140.00 feet to a point, thence;
- 23) N 51°37'23" W - 258.52 feet to a point on the southeasterly side of Vineyard Avenue and the point of beginning.

Containing an area of 23.554 acres, more or less. The above herein described parcel also being known as Tax Lot 95.2-6-2 as shown on the current tax maps of the Town of Lloyd.

Being the same premises conveyed to Vineyard Avenue Development, LLC by deed from Ultra Craft Homes, Inc. dated November 7, 2006, and recorded in the Ulster County Clerk's Office on November 27, 2006 in Instrument No. 2006-00028968.

**PARCEL "B" IS SUBJECT TO A 20 FOOT WIDE EASEMENT OR RIGHT-OF-WAY** to rear of barn to enable owner of barn to have access to the basement of said barn, as set forth and recorded in Liber 1515 Page 21 and in Liber 1480 Page 318, being bounded and more particularly described as follows:

**BEGINNING** at a point on the Southeastly line of Vineyard Avenue, aka Route 44/55, said point being the intersection of the Southeastly line of Vineyard Avenue with the Northeastly line of the lands now or formerly of Stillwell, as recorded in Liber 1480 Page 318 and running thence along the Southeastly line of Vineyard Avenue the following:

- 1) N 22°41'10" E - 20.77 feet to a point, thence;
- 2) S 1°37'23" E - 282.20 feet to a point, thence;
- 3) S 32°32'14" W - 166.46 feet to a point, thence;
- 4) N 39°32'25" W - 20.14 feet to a point, thence;
- 5) N 32°32'14" E - 140.00 feet to a point, thence;
- 6) N 51°37'23" W - 258.52 feet to a point on the southeasterly side of Vineyard Avenue and the point of beginning.

Containing an area of 0.193 acres, more or less.

**PARCEL "A" AND PARCEL "B" ARE SUBJECT TO A 30 FOOT WIDE PUBLIC UTILITY EASEMENT** being bounded and more particularly described as follows:

**BEGINNING** at a point on the Southeastly line of Vineyard Avenue, aka Route 44/55, said point being the intersection of the Southeastly line of Vineyard Avenue and the Southwestly line of lands now or formerly of Highland Real Estate Ventures, LLC, as recorded in Liber 3099, Page 187 the following:

- 1) S 44°37'43" E - 30.21 feet to a point, thence;
- 2) S 85°49'00" E - 61.10 feet to a point, thence;
- 3) S 47°21'16" E - 290.54 feet to an iron rod found in the centerline of a stonewall, thence;
- 4) S 38°38'28" W - 166.50 feet to a point, thence;
- 5) N 46°06'32" W - 764.04 feet along the centerline of an 8 foot wide easement and right-of-way to a point, thence;
- 6) N 38°37'19" E - 165.86 feet to a point, thence;
- 7) S 44°37'43" E - 30.21 feet to a point, thence;
- 8) S 85°49'00" E - 61.10 feet to a point, thence;
- 9) S 47°21'16" E - 290.54 feet to an iron rod found in the centerline of a stonewall, thence;
- 10) S 38°38'28" W - 166.50 feet to a point, thence;
- 11) N 46°06'32" W - 764.04 feet along the centerline of an 8 foot wide easement and right-of-way to a point, thence;
- 12) S 38°37'19" E - 165.86 feet to a point, thence;
- 13) S 33°33'55" W - 25.47 feet to a point, thence;
- 14) S 32°32'14" E - 104.33 feet to a point, thence;
- 15) S 27°00" E - 85.47 feet to a point, thence;
- 16) S 11°27'00" E - 61.10 feet to a point, thence;
- 17) S 5°27'00" E - 238.83 feet to a point, thence;
- 18) S 0°27'00" E - 85.47 feet to a point, thence;
- 19) S 39°33'00" W - 191.14 feet to a point, thence;
- 20) N 84°27'00" E - 313.00 feet to a point, thence;
- 21) N 84°38'00" E - 80.48 feet to a point, thence;
- 22) S 89°27'00" E - 38.00 feet to a point, thence;
- 23) S 13°13'00" W - 40.00 feet to a point, thence;
- 24) N 83°57'00" W - 110.00 feet to a point, thence;
- 25) N 14°27'00" W - 36.00 feet to a point, thence;
- 26) N 0°33'00" E - 194.00 feet to a point, thence;
- 27) N 0°52'00" W - 60.00 feet to a point, thence;
- 28) N 52°27'00" W - 237.00 feet to a point, thence;
- 29) N 11°27'00" W - 76.00 feet to a point, thence;
- 30) N 02°33'00" E - 90.00 feet to a point being 30 feet Southeastly from the Southeastly line of Vineyard Avenue, thence;
- 31) S 86°03'10" W - 73.21 feet to a point being 30 feet Southeastly from and parallel with the Southeastly line of Vineyard Avenue to a point, thence;
- 32) S 31°42'15" W - 62.54 feet to a point, thence;
- 33) S 27°08'50" E - 64.73 feet to a point, thence;
- 34) S 22°41'10" E - 99.76 feet to a point on the Northeastly line of the lands now or formerly of Stillwell, as recorded in Liber 1480, Page 318, thence;
- 35) S 22°41'10" E - 99.76 feet to a point on the Northeastly line of the lands now or formerly of Stillwell the following:
- 25) N 51°37'23" W - 31.16 feet to a point on the Southeastly line of the Vineyard Avenue, thence;
- 26) N 22°41'10" E - 92.50 feet to a point, thence;
- 27) N 27°08'50" E - 67.10 feet to a point, thence;
- 28) N 31°41'15" E - 64.87 feet to a point, thence;
- 29) N 36°03'10" E - 75.00 feet to a point, thence;
- 30) N 38°33'55" E - 77.40 feet to a point, thence;
- 31) N 39°32'00" E - 104.34 feet to a point, thence;
- 32) N 38°37'19" E - 165.86 feet to the point of beginning.

Containing an area of 1.269 acres, more or less.

Being and intended to be the same easement granted to Central Hudson Gas & Electric Corp. and Verizon New York, Inc. as described in Liber 4905, Page 16, aka Instrument Document Number 2010-00003598, as recorded in the Ulster County Clerk's Office on March 16, 2010. Per said Instrument the exact location of said easement is to be determined by said corporations consistent with their requirements.

**SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES OF RECORD**

**PARCEL "A" AND PARCEL "B" ARE SUBJECT TO AN 8' WIDE COMMON EASEMENT OR RIGHT-OF-WAY** being bounded and more particularly described as follows:

- 1) the centerline of said easement being along EITHER the 5th course of parcel "A" or the 7th course of parcel "B", whereas both are reciprocals of the same course.

**Surveyor's Note:**  
Underground utility (i.e. water, sewer, gas, electric, telephone, cable & damaged) lines/trunks/pipes are not shown hereon, but are to be assumed to run in conjunction with the associated structures/devices (i.e. water/irrigation/gas valves, manholes, electric/cable/telephone, inlets, culverts, rip-rap) as shown hereon.

NOTE: The true limits of the Eastern bank of the Twaalfskill Creek meander considerably in this area and are estimated hereon.

**ALTA SITE SURVEY**

GRAPHIC SCALE: 1" = 60'

DATE	REVISION

**Jonathan N. Miller, L.L.S.**  
N.Y. Lic. No. 060746

**TABLE OF CONTENTS:**

- SHEET 1: TITLE SURVEY SHEET, METES & BOUNDS, NOTES, CERTIFICATIONS, REFS., PHOTOS, EASEMENT LEGEND, GRAPHIC LEGEND, KEYMAP.
- SHEET 2: PHYSICAL IMPROVEMENTS, LEGAL DESCRIPTION

**PHYSICAL IMPROVEMENTS & LEGAL DESCRIPTION**

**VINEYARD COMMONS**  
ALTA/ACSM LAND TITLE SURVEY

Automated Construction Enhanced Solutions, Inc.  
Professional Land Surveying  
40 Tiffany Lane - Suite 101 - Walkkill, NY 12589  
Office: 845-566-5515 Fax: 845-566-6508 E-Mail: acsuresveys@verizon.net

Prepared For Tax Map Parcels  
**95.2-6-2 & 95.2-6-36**  
aka 290 Vineyard Avenue situated in the  
Town of Lloyd  
County of Ulster, New York

SCALE: AS SHOWN DATE: August 13, 2012 JOB No. 07-03010N DRAWN BY: jnm