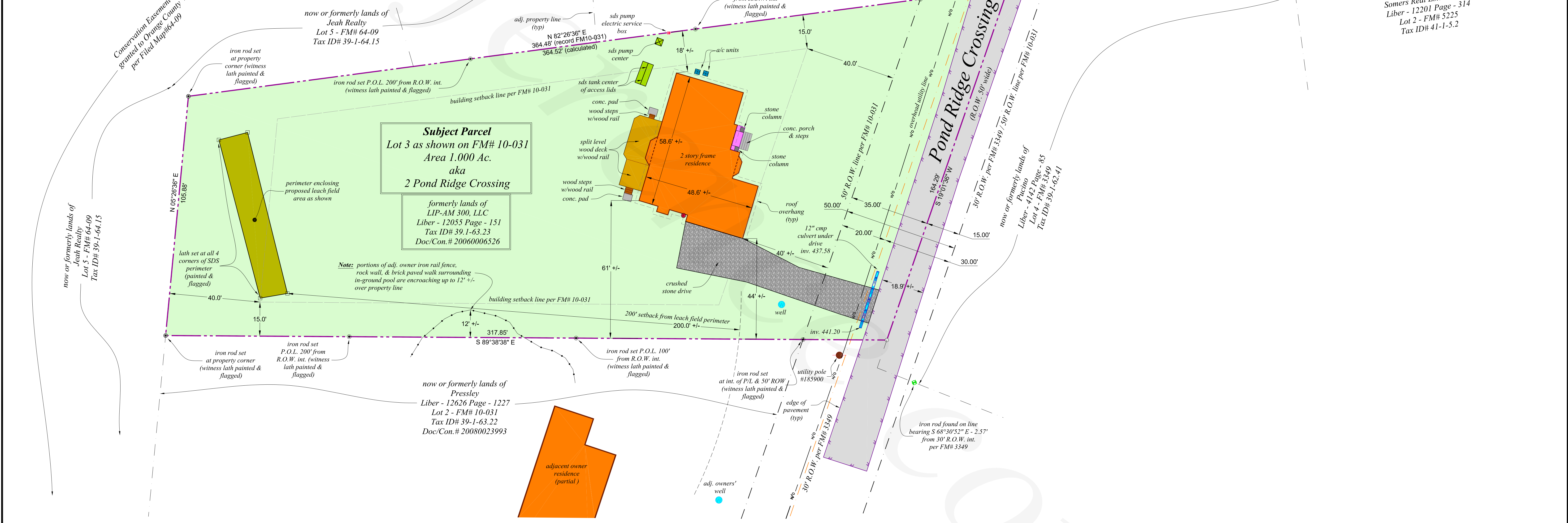


**North**  
Basis of Bearings  
per  
Filed Map #'s 3349 & 10-031  
(see items 3 & 4 in refs.)



**Subject Parcel**  
Lot 3 as shown on FM# 10-031  
Area 1.000 Ac.  
aka  
**2 Pond Ridge Crossing**  
  
formerly lands of  
LIP-AM 300, LLC  
Liber - 12055 Page - 151  
Tax ID# 39-1-63.23  
Doc/Con.# 20060006526

**SURVEYOR'S NOTES:**

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- 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, subdivision 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 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 listed on this boundary survey map.
- The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a title report and or title search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

**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. This is a boundary location survey, property corners were not marked.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that the herein listed parties that this map represents the results of an actual on the ground field "as-built" survey, per record description, of all improvements observed on the land shown herein, located at 2 Pond Ridge Crossing, Town of Newburgh, County of Orange, State of New York. Completed on December 17, 2013, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

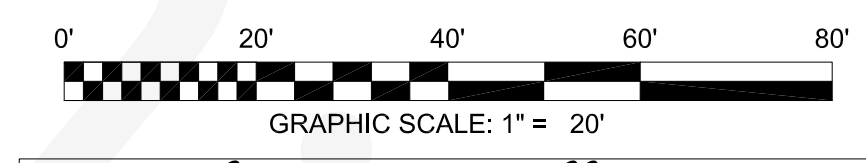
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Jonathan N. Millen, L.L.S.  
196 Sara Lane - Suite 102  
Newburgh, NY 12550

- REFERENCES:**
- Tax Maps for the Town Of Town of Newburgh, Orange County, New York. Section 39 - Block 1 - Various Tax Lots including but not limited to the following: 55.1, 57, 58, 59, 60, 64.14, 64.15, 62.1, 62.2, 62.3, 62.41, 63.21, 63.22, & 63.23. Section 41 - Block 1.
  - Various Deeds of Record Liber and Page as shown hereon and including:  
Liber 12660 Page 370  
Liber 2757 Page 96  
Liber 12815 Page 873  
Liber 3496 Page 174  
Liber 16546 Page 846
  - A map entitled, "Proposed Subdivision Lands Of Blakeney", prepared by Vincent J. Doce Associates, dated June 12, 1974, last revised October 11, 1974, filed in the Orange County Clerk's Office on December 12, 1974 as Filed Map No. 3349.
  - A map entitled, "Lot Line Change & Subdivision Plan Lands Of Jeah Realty", prepared by Vincent J. Doce Associates, dated March 3, 1989, last revised June 14, 1990, filed in the Orange County Clerk's Office on September 28, 1990 as Filed Map No. 10-031.
  - A map entitled, "Subdivision Plan Parkland Heights Lands Of Jeah Realty", prepared by Vincent J. Doce Associates., dated September 14, 2003, last revised January 16, 2006, filed in the Orange County Clerk's Office on March 11, 2009, as Filed Map No. 64-09.

**CERTIFIED TO:**

I hereby certify to:  
**Joann Reddings**  
**The Town of Newburgh**

DATE	REVISION



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

JONATHAN N. MILLEN, L.L.S.

**As-Built Survey**  
formerly the lands of  
**LIP-AM 300, LLC**  
as conveyed to  
**Joann Reddings**

**Automated Construction Enhanced Solutions, Inc.**  
Professional Land Surveying  
196 Sara Lane - Suite 102 - Newburgh, NY 12550  
Office: 845-943-7198 Field: 914-906-8830 E-Mail: acesurveys@hvc.rr.com

Prepared For Tax Map Parcel  
**39-1-63.23**  
aka 2 Pond Ridge Crossing  
situated in the  
**Town of Newburgh**  
**County of Orange, New York 12550**

DATE: 12-20-13 SCALE: 1"=20' JOB No. 13145RED DRAWN BY: jnm