



VICINITY MAP

SCHEDULE A DESCRIPTION:

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF DEERPARK, COUNTY OF ORANGE AND STATE OF NEW YORK, BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDS OF N.Y.S. ROUTE NO.6, SAID POINT ALSO BEING LOCATED AT THE MOST SOUTHERLY CORNER OF LANDS OF MULLIGAN AS DESCRIBED IN LIBER 4599 CP.203, AND RUNS FROM THENCE ALONG SAID LANDS OF MULLIGAN NORTH 38 DEGREES 58 MINUTES 50 SECONDS EAST 219 FEET TO A POINT;

THENCE TURNING AND RUNNING ALONG LANDS NOW OR FORMERLY OF ANDMORE SPORTSWEAR CORP. SOUTH 40 DEGREES 35 MINUTES 00 SECONDS EAST 15.02 FEET (15.11 FEET PER SURVEY) TO A POINT;

THENCE TURNING AND RUNNING ALONG THE SAME NORTH 50 DEGREES 46 MINUTES 00 SECONDS EAST 108.37 FEET TO AN IRON ROD FOUND;

THENCE TURNING AND RUNNING ALONG LANDS NOW OR FORMERLY OF FIRST ASSEMBLY OF GOD INC. THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) SOUTH 8 DEGREES 05 MINUTES 00 SECONDS WEST 71.89 FEET TO AN IRON ROD FOUND;
- 2) THENCE SOUTH 20 DEGREES 11 MINUTES 59 SECONDS EAST 78.64 FEET TO AN IRON ROD FOUND;
- 3) THENCE SOUTH 20 DEGREES 03 MINUTES 12 SECONDS EAST 45.22 FEET TO AN IRON ROD FOUND;
- 4) THENCE SOUTH 53 DEGREES 17 MINUTES 55 SECONDS EAST 50.23 FEET (50.15 FEET PER SURVEY) TO AN IRON ROD FOUND ;
- 5) THENCE SOUTH 24 DEGREES 01 MINUTE 36 SECONDS WEST 82.78 FEET TO AN IRON ROD FOUND ;
- 6) THENCE SOUTH 24 DEGREES 44 MINUTES 36 SECONDS WEST (THENCE SOUTH 24 DEGREES 44 MINUTES 00 SECONDS WEST PER SURVEY) 90.03 FEET TO A POINT;

THENCE TURNING AND RUNNING ALONG THE NORTHERLY BOUNDS OF N.Y.S. TURNING AND RUNNING ALONG THE NORTHERLY BOUNDS OF N.Y.S. ROUTE NO.6 NORTH 54 DEGREES 49 MINUTES 00 SECONDS WEST 121 FEET TO A POINT;

THENCE TURNING AND RUNNING ALONG THE SAME NORTH 59 DEGREES 52 MINUTES 50 SECONDS WEST 104.95 FEET TO THE POINT OR PLACE OF BEGINNING.

REFERENCES:

1. AS BUILT DRAWING OF C.L. CONVENIENCE CORP., DEER PARK, NEW YORK, ORANGE COUNTY, UNDATED.
2. MAP ENTITLED "LOT IMPROVEMENT SUBDIVISION PREPARED FOR ARTHUR TROVET, TOWN OF DEERPARK, ORANGE COUNTY, NEW YORK" PREPARED BY CONRAD, CLOSE & EWALD, DATED SEPTEMBER 14, 2010, LAST REVISED: SEPTEMBER 29, 2010, DRAWING NO. 10340A, FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 11, 2011 AS MAP NO. 54-11, SHEET 1.
3. MAP ENTITLED "SUBDIVISION PLAT, LANDS OF FIRST ASSEMBLY OF GOD, MINISINK AVENUE, TOWN OF DEERPARK, ORANGE COUNTY, NEW YORK" PREPARED BY WASSON ENGINEERING, DATED: JUNE 28, 1991, LAST REVISED: FEBRUARY 4, 1993, PROJECT NO. 91-12, FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 30, 1993 AS MAP NO. 68-93.
4. MAP ENTITLED "SURVEY MAP OF LANDS TO BE CONVEYED BY ANDMORE CORP. TO FIRST ASSEMBLY OF GOD INC., DEERPARK TWP., ORANGE CO., N.Y." PREPARED BY CONRAD & CLOSE, DATED: JANUARY 22, 1979, LAST REVISED: JANUARY 25, 1979, DRAWING NO. 5576, FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 9, 1979 AS MAP NO. 4870.
5. MAP ENTITLED "PLAN PROVIDING FOR RECONSTRUCTION WITH A REINFORCED CONCRETE PAVEMENT OF THE GREENVILLE - PORT JERVIS, COUNTY HIGHWAY NO. 283, BETWEEN STATIONS 0+00 AND 268+53, A LENGTH OF 2.68 MILES IN THE TOWN OF GREENVILLE AND 2.12 MILES IN THE TOWN OF DEER PARK, A TOTAL LENGTH OF 4.80 MILES, CHAPTER 30, LAWS OF 1993 AS AMENDED, ORANGE CO., PREPARED BY THE STATE OF NEW YORK COMMISSION OF HIGHWAYS, FED. AID DIST. NO. 9, STATE: N.Y., FED. AID PROJ. NO. 235, FISCAL YEAR 1993, SHEET NOS. 1 & 17 OF 27.
6. MAP ENTITLED "PLANS FOR IMPROVING THE GREENVILLE-PORT JERVIS ROAD, FROM A POINT NEAR THE VILLAGE OF GREENVILLE, WESTERLY TO THE CORPORATION LINE OF THE VILLAGE OF PORT JERVIS, A DISTANCE OF 5.11 MILES, IN THE TOWNS OF GREENVILLE AND DEER PARK, ORANGE COUNTY, N.Y., CHAPTER 115, LAWS OF 1898, PETITION NO. - , ROAD NO. 283" SHEET NOS. 1 THROUGH 9A.
7. SITE PLAN PREPARED BY WASSON ENGINEERING APPROVED BY THE TOWN OF DEER PARK PLANNING BOARD ON SEPTEMBER 14, 1991.
8. AS BUILT SURVEY, LOTS 32.1 & 33.2, BLOCK 1, SECTION 57, 12 NEW YORK STATE HIGHWAY U.S. ROUTE 6, TOWN OF DEERPARK, ORANGE COUNTY, STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED SEPTEMBER 19, 2017.
9. BOUNDARY & LOCATION SURVEY, LOTS 32.1 & 33.2, BLOCK 1, SECTION 57, 12 NEW YORK STATE HIGHWAY U.S. ROUTE 6, TOWN OF DEERPARK, ORANGE COUNTY, STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED NOVEMBER 7, 2018.

NOTES:

1. PROPERTY KNOWN AS LOTS 32.1 & 33.2, IN BLOCK 1, SECTION 57 AS DESIGNATED ON THE OFFICIAL TAX MAP FOR THE COUNTY OF ORANGE, STATE OF NEW YORK, REVISED THROUGH JANUARY 31, 2018.
2. AREA: 54,092 S.F. OR 1.2418 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES, BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY ABSTRACTS, INCORPORATED AS AGENTS FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 12-86453, HAVING AN EFFECTIVE DATE OF FEBRUARY 25, 2020 FOR SECTION 57, BLOCK 1, LOTS 32.1 & 33.2 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
 5. UTILITY EASEMENT IN LIBER 2438 PAGE 102 (PERTAINS TO UTILITY POLES & WIRES, LOCATION UNKNOWN, VISIBLE POLES & WIRES SHOWN).
 6. NOTES ON MAP NO. 68-93 (BLANKET, NOT PLOTTABLE).
5. ELEVATIONS ARE BASED UPON NAVD 88 DATUM.
6. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 36071C0381E, EFFECTIVE DATE: AUGUST 3, 2009, OBTAINED FROM FEMA NFHL WEB SERVICE ON MAY 5, 2020.
7. UNDERGROUND TANK INFORMATION IS BASED ON REFERENCE MAPPING AND HAS NOT BEEN CONFIRMED BY THE SURVEYOR.
8. THE EXISTENCE OF WETLANDS, IF ANY, HAS NOT BEEN DETERMINED AT THE TIME OF THIS SURVEY.

MAP LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT AND DOORWAY AT GROUND LEVEL
- EXISTING CONTOUR
- x 467.34 EXISTING SPOT ELEVATION
- x TC 467.34 EXIST. TOP OF CURB ELEVATION
- x BC 467.34 EXIST. GUTTER ELEVATION
- x TW 467.34 EXIST. TOP OF WALL ELEVATION
- x BW 467.34 EXIST. BOTTOM OF WALL ELEVATION
- x DS 467.34 DOOR SILL ELEVATION
- OH OVERHEAD WIRES
- INLET
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- U-BOLLARD
- SIGN
- DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

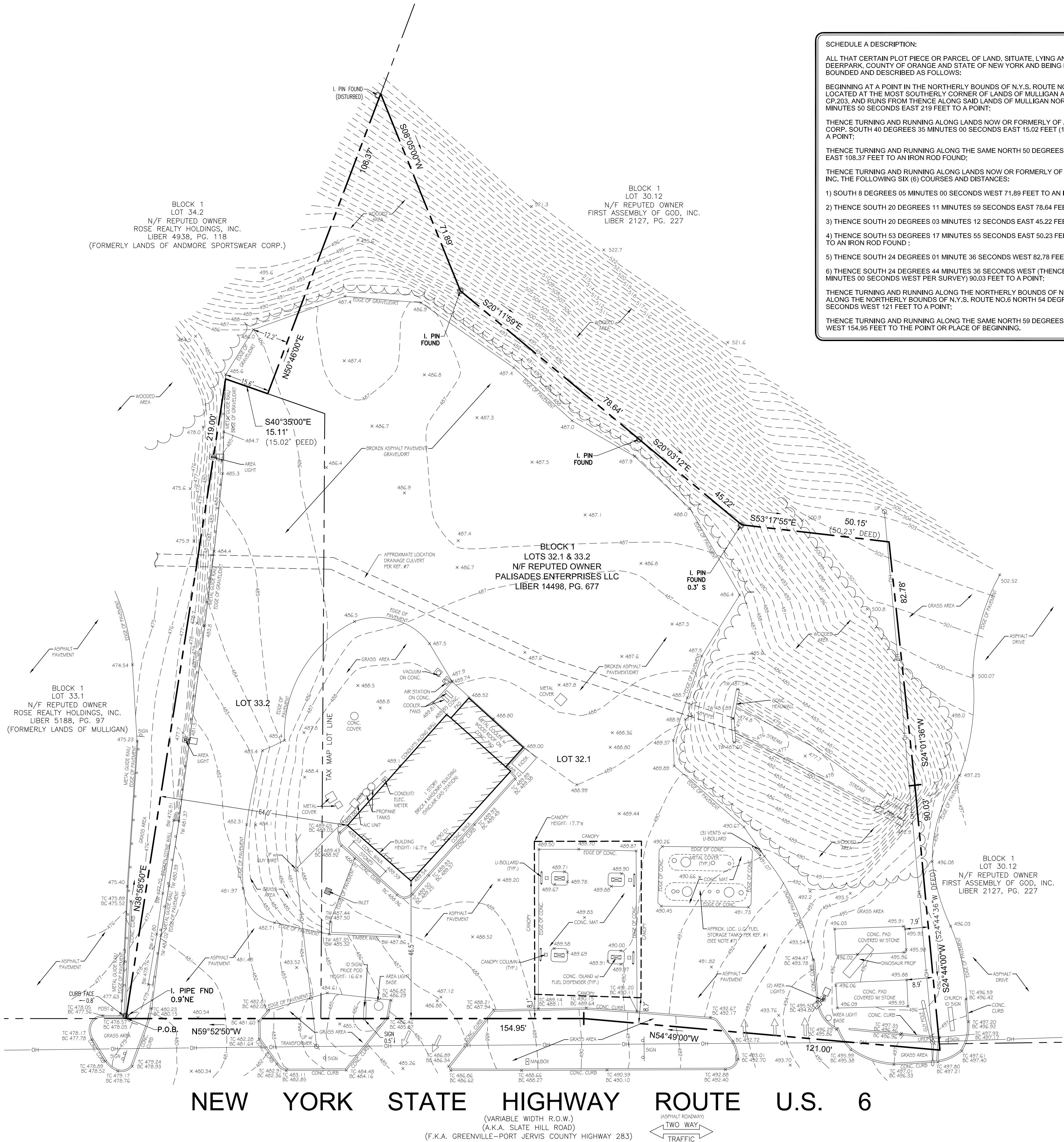
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-962-7962) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

SERIAL NUMBER(S): 08247-547-075 & 05010-547-124

UTILITY COMPANY	PHONE NUMBER
CABLEVISION OF WARWICK	(809) 758-4700
CITY OF PORT JERVIS	(845) 858-4000
FRONTIER COMMUNICATIONS HUDSON VALLEY	(800) 262-8600
ORANGE & ROCKLAND UTILITIES INC.	(845) 344-8899
TIME WARNER CABLE HUDSON VALLEY	(800) 262-8600

NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST.



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ALTA/NSPS LAND TITLE SURVEY
LOTS 32.1 & 33.2, BLOCK 1, SECTION 57
9 & 11 NEW YORK STATE HIGHWAY U.S. ROUTE 6
(ALSO KNOWN AS 12 ROUTE 6)
TOWN OF DEERPARK, ORANGE COUNTY
STATE OF NEW YORK

GALLAS
SURVEYING
GROUP

2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallasurvey.com

DATE	SCALE	DRAWN:	CHECKED:
06-18-2020	1"=20'	L.A.R./M.C.	K.G.G.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
09-11-2017	83	16	P.P.J.V.
10-30-2018	103	60	B.F.
05-11-2020	-	-	K.C.O.D.
FILE NO.: G17217	DRAWING NAME/SHEET NO. G17217.02ALTA.DWG 1 of 1		

TO:
ABSTRACTS, INCORPORATED;
AMG, PUB LLC;
PEOPLE'S UNITED BANK NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND/OR ASSIGNS;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8 & 9 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05-11-2020.

Dig Safely.
New York
800-962-7962
www.digsafelynewyork.com
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect the Marks
Dig With Care

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

NOT VALID UNLESS EMBOSSSED WITH RAISED IMPRESSIONED SEAL
GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124
DATE 06-29-2020