

**NOTES:**

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:
  - MAP ENTITLED "MINOR SUBDIVISION PLAN FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 11, 1991 AS MAP NO. 10191.
  - MAP ENTITLED "MAP AND DIVISION OF LANDS OF NICHOLAS S. AND DIANA E. FLORO AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 28, 1997 AS MAP NO. 14867 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 28, 1997 AS MAP NO. 14868.
  - MAP ENTITLED "PLAN OF MILL POND CONDOMINIUM, TOWNS OF CORNWALL AND NEW WINDSOR, ORANGE COUNTY, NEW YORK, DATED NOVEMBER 19, 1993, LAST REVISED JANUARY 7, 1994, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 10, 1994 AS MAP NO. 17404.
  - MAP ENTITLED "BRIEF AND NEW SUBDIVISION OF 301.9 ACRES, TOWNS OF CORNWALL AND NEW WINDSOR, ORANGE COUNTY, NEW YORK, DATED DECEMBER 30, 1995, LAST REVISED JANUARY 12, 1997 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 10, 1997 AS MAP NO. 4413.
  - MAP ENTITLED "CONDOMINIUM SUBDIVISION OF PROPERTY TO BE KNOWN AS 'LAKESIDE GOLF AND COUNTRY CLUB' AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 15, 1972 AS MAP NO. 2869.
  - MAP ENTITLED "MAP OF BUILDING LOTS ON THE M. BRADHEAD PROPERTY, CORNWALL, ORANGE COUNTY, NEW YORK, DATED MARCH 21, 1988 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 23, 1995 AS MAP NO. 12831.
  - MAP ENTITLED "RIGHT OF WAY AND TRACK MAP, NEW YORK ONTARIO AND WESTERN RAILWAY CO., OPERATED BY THE NEW YORK ONTARIO AND WESTERN RAILWAY CO. MAPS NO. 172A/71B DATED JUNE 26, 1916, LAST REVISED MARCH 26, 1955 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 10, 1978 AS MAP NO. 4413.
  - MAP ENTITLED "RIGHT OF WAY AND TRACK MAP, NEW YORK ONTARIO AND WESTERN RAILWAY CO., OPERATED BY THE NEW YORK ONTARIO AND WESTERN RAILWAY CO. MAPS NO. 172A/71B DATED JUNE 26, 1916, LAST REVISED MARCH 26, 1955 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 10, 1978 AS MAP NO. 4413.
- THE APPROXIMATE LOCATION OF A PORTION OF A PERPETUAL EASEMENT GRANTED TO CENTRAL GAS & TECHNOLOGY CORPORATION BY THE NEW YORK ONTARIO AND WESTERN RAILWAY CO. FOR THE SURFACE OF POSSIBLY LOCATED GAS LINES, HEREIN DESIGNATED AS FILED MAP NO. 1027 ON SW AS RECORDED IN LIBER 3483 OF DEEDS AT PAGE 104.
- CONTOURS SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. ELEVATIONS SHOWN ARE BASED ON APPROXIMATE U.S.G.S. DATUM.
- WETLANDS FLAGS SHOWN A FIELD DELINEATED ON MARCH 17, 2021, AND MARCH 24, 2021 BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. AND FILED ON MAY 14, 2022.

LINE	BEARING	DISTANCE	CH&E EASEMENT RIGHT OF WAY
L1	N71°01'50"E	45.97'	
L16	N82°47'10"E	18.07'	
L17	S52°56'05"W	188.98'	
L18	S38°50'14"W	33.00'	
L19	S32°44'17"W	156.88'	
L20	S47°15'03"W	52.30'	
L21	S77°50'17"W	57.73'	
L22	S85°58'48"W	86.60'	
L23	S82°24'23"W	78.91'	
L24	S77°52'20"W	114.85'	
L25	S57°54'07"W	49.82'	
L26	N78°40'19"W	58.18'	
L27	S85°44'28"W	43.33'	
L28	S71°15'31"W	128.43'	
L29	N82°04'14"W	38.50'	
L30	N82°04'14"W	37.18'	

LINE	BEARING	DISTANCE	CH&E EASEMENT RIGHT OF WAY
L1	N71°01'50"E	45.97'	
L2	S82°27'31"E	49.93'	
L3	N74°15'31"E	128.75'	
L4	N88°44'28"E	49.80'	
L5	S78°40'19"E	58.38'	
L6	N87°54'07"E	45.99'	
L7	N77°52'20"E	113.54'	
L8	N82°24'23"E	80.50'	
L9	N88°58'48"E	86.15'	
L10	N77°50'17"E	51.04'	
L11	N48°15'09"E	44.15'	
L12	N85°44'28"E	155.04'	
L13	N85°50'14"E	36.88'	
L14	N82°08'05"E	143.47'	
L15	N82°08'05"E	33.98'	

**PERMANENT EASEMENT CATSKILL ACQUEDUCT PARCEL NO. 363 (L. 1692 P. 289)**

**BEARINGS & DISTANCES**

- N86°07'05"W 887.55'
- N44°09'30"E 50.82'
- S89°07'08"E 908.38'
- N44°36'05"E 91.18' (ITE)

44,638± S.F.  
1,029± AC.

**RESTRICTIVE COVENANT TO TOWN OF CORNWALL (L. 1725 P. 482)**

**BEARINGS & DISTANCES**

- N124°15'09"E 45.97'
- N82°08'05"E 4785.02'
- L1-800.00'± 800'17"14"W

44,638± S.F.  
1,031± AC.

**SANITARY SEWER EASEMENT (L. 1725 P. 571)**

**BEARINGS & DISTANCES**

- S82°09'35"W 12.87'
- N50°00'00"W 225.12'
- N30°21'30"E 12.08'
- S54°00'00"E 229.89'
- S49°00'00"E 181.89'
- S40°30'00"W 222.49'

4,800± S.F.  
0.112± AC.

**UTILITY EASEMENT (L. 1725 P. 571)**

**BEARINGS & DISTANCES**

- N40°31'50"W 256.23'
- N83°35'17"E 75.00'
- S83°35'17"E 75.00'
- S40°30'00"W 222.49'

4,087± S.F.  
0.094± AC.

**PROPERTY ADJOINERS**

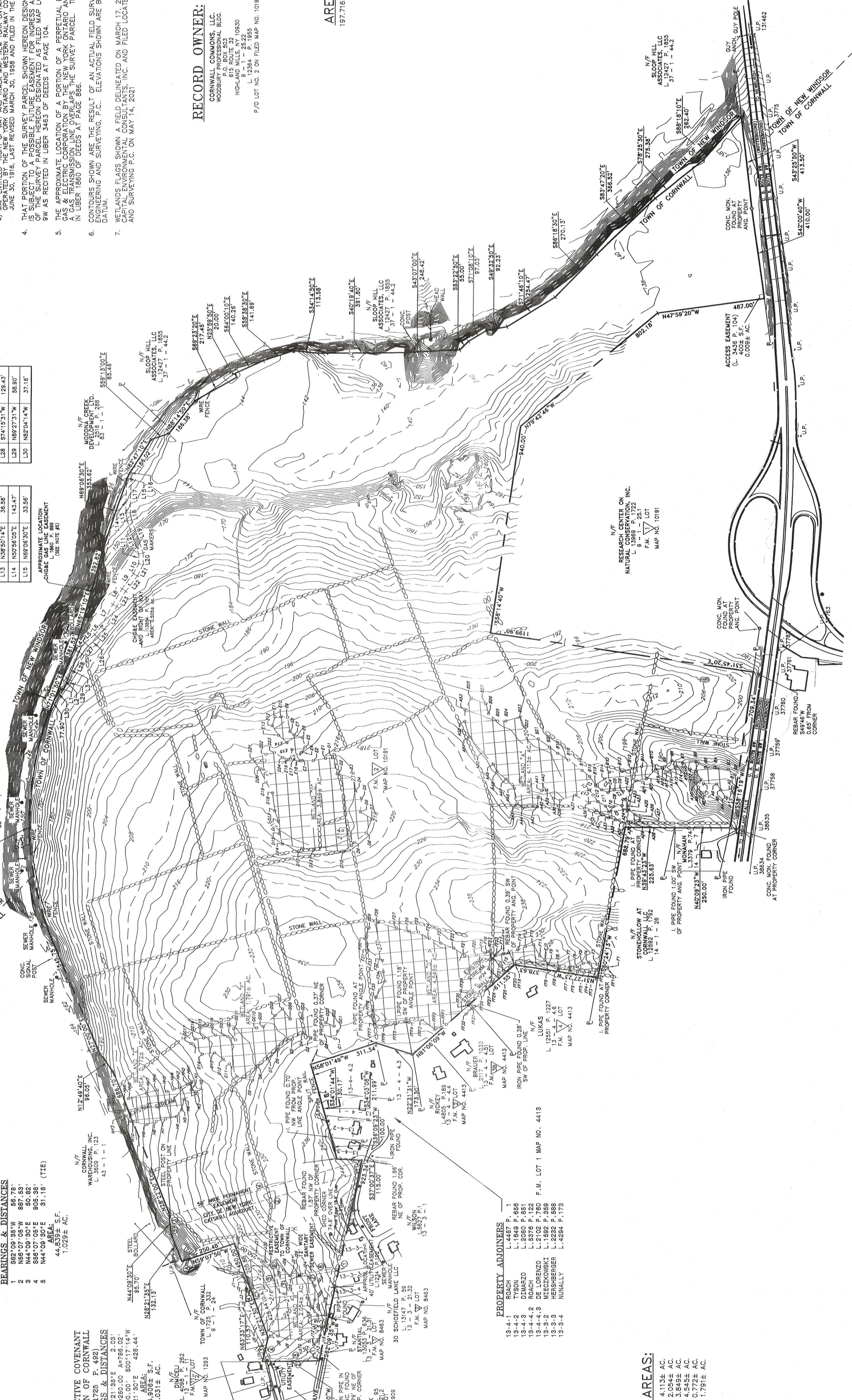
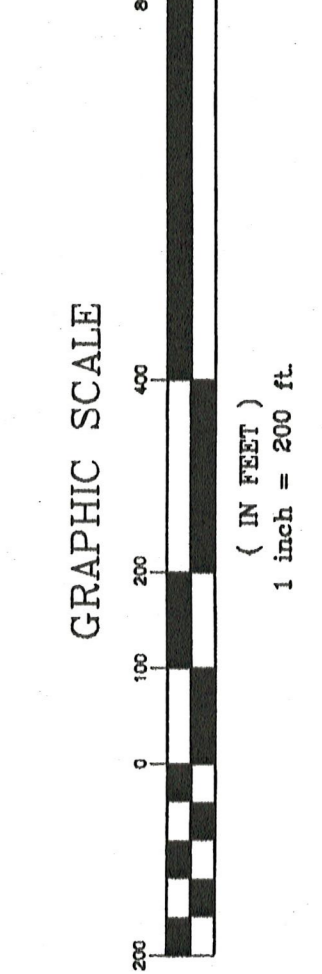
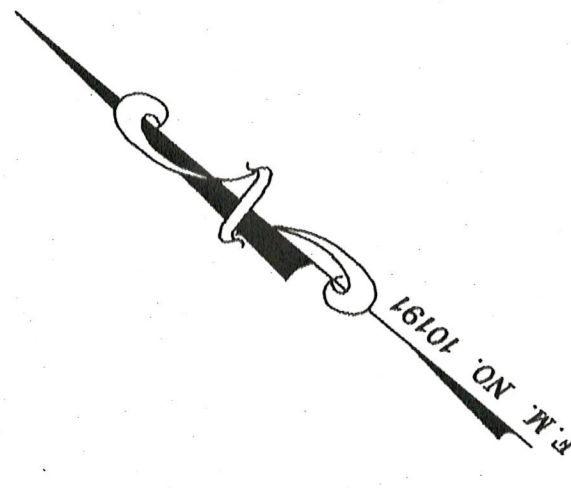
13-4-2	ROOCH	L. 4876 P. 656
13-4-3	DIMARZO	L. 2050 P. 851
13-4-4	DIMARZO	L. 5876 P. 122
13-4-5	WIECZORSKI	L. 2525 P. 850
13-3-3	WIECZORSKI	L. 1505 P. 350
13-3-3	HERSHEBER	L. 2235 P. 588
13-3-4	MUNALLY	L. 694 P. 173

**WETLAND AREAS:**

WETLAND "A"	4.113± AC.
WETLAND "B"	2.054± AC.
WETLAND "C"	4.545± AC.
WETLAND "D"	4.545± AC.
WETLAND "E"	0.772± AC.
WETLAND "F"	1.791± AC.

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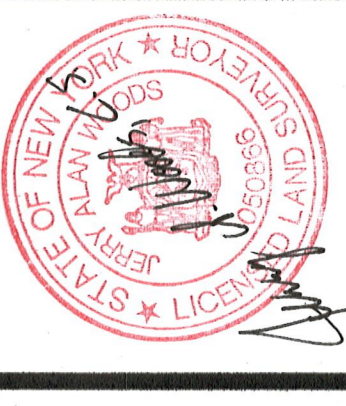


**RECORD OWNER:**  
CORNWALL COMMONS, LLC  
WOODBURY PROFESSIONAL BLDG.  
HIGHLAND MILLS, NY 10930  
615 ROUTE 32  
L 1284 - P. 1853  
P/O LOT NO. 2 ON FILED MAP NO. 10191

**AREA:**  
197.716± AC.

LANC & TULLY  
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MAY 18, 2021



7/0319-022