

NOTE: THIS IS A REFACE OF THE EXISTING SIGN CABINETS

B EXISTING MAIN ID SIGN (105 SF)

Sunoco Logo Face = 98" x 42" = 29 SF
 APlus Face = 98" x 42" = 29 SF
 Price Face = 98" x 51" = 35 SF
 NASCAR Face = 98" x 18" = 12 SF



B PROPOSED MAIN ID SIGN (105 SF)

Sunoco Logo Face = 98" x 42" = 29 SF
 7-Eleven Face = 98" x 42" = 29 SF
 Price Face = 98" x 51" = 35 SF
 Oh Thank Heaven Face = 98" x 18" = 12 SF



EXISTING SUNOCO CABINET TO REMAIN AS-IS, CLEAN FACE

INSTALL NEW 7-ELEVEN FACES IN EXISTING APLUS CABINET

EXISTING PRICE CABINET TO REMAIN AS-IS, CLEAN FACES

REFACE EXISTING CABINET WITH NEW OH THANK HEAVEN FACES

PAINT POLES AND RETAINERS SUNOCO GRAY

GENERAL NOTES:

- Existing sign box support shall be inspected where existing support meets the support structure. The inspection shall verify corrosion to existing steel aluminum and bolts has not taken place and document same. If corrosion is present, existing support structure shall be replaced. Contact Murdoch Engineering for changes.
- Murdoch Engineering confirms the existing Support structure is sufficient to resist applicable loading requirements as a result of the proposed modification. The proposed sign square foot load area is equal or less than existing sign square foot Wind/ Snow/ Dead/ Live load area. Loading will be similar or less than existing load on the structure in the proposed condition. Proposed Modification is acceptable as Loading is acceptable. It is the responsibility of the contractor/installer to verify and document.
- Murdoch Engineering is not responsible for failure of the support structure, as existing conditions are unknown. Use of the existing footing/structure is at the contractors sole responsibility and twp. code enforcement official's discretion to verify the existing structure to be reused is in good sound structural condition and document the same.
- Galvanic protection is required where dissimilar metals contact.

Engineers Connection Note:
 As the proposed is to replace an existing pylon face with a new face panel into an existing cabinet.
 - Install new face using the existing hardware or replace with new equivalent Hardware as needed.
 - Install Retainer Screws at a maximum spacing of 12" O.C. around entire perimeter.
 - Contact Murdoch Engineering for revision due to existing field conditions / cabinet type.



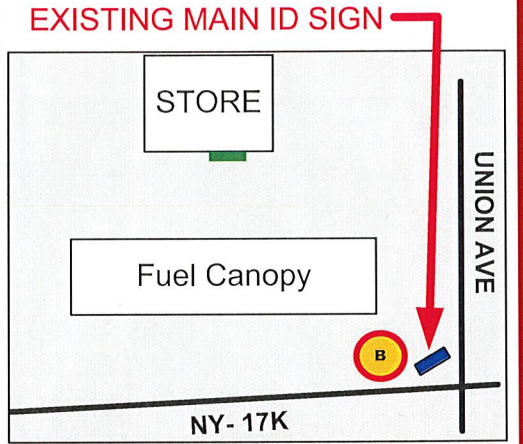
Section 3107.1 of the 2020 BCNYS
 Ref: Appendix H of the 2020 BCNYS

DESIGN SPECIFICATIONS	
IBC 2015	with NY amendments
NYS Building Code 2016	
ASCE 7-10	Minimum Design Loads for Buildings & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-10	Specification for Structural Steel Buildings
DESIGN LOADS	
Wind	Vult = 130 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 30 psf

BRAND CONVERSION DETAILS

- INSTALL NEW FACES AS SHOWN
- PAINT POLES SUNOCO GRAY

SIGN LOCATION MAP



FACILITY INFORMATION

7 ELEVEN #40152
 78 RT 17K
 NEWBURGH NY 12550

Sheet:
 S-1 (MAIN ID SIGN)
 Sheet Revision:
 R0



LSI Graphic Solutions
 9260 Pleasantwood Ave. NW
 North Canton, OH 44720
 (330) 494-8515

STEWART TITLE INSURANCE COMPANY
COMMITMENT NO. TA17(00)179-93 - SCHEDULE A:

All that certain plot, piece or parcel of land together with the buildings and improvements erected thereon, situate lying and being in the Town of Newburgh, County of Orange, New York described as follows:

BEGINNING at the point of intersection of the northeasterly line of New York State Route 17-K (Newburgh-Cochecton Road) with the northwesterly line of Union Avenue; extending

THENCE (1) North 63 degrees 54 minutes 10 seconds West along said line of Route 17-K 150 feet to a point;

THENCE (2) North 24 degrees 22 minutes 10 seconds East 125 feet to a point;

THENCE (3) South 63 degrees 54 minutes 10 seconds East 150 feet to a point in said line of Union Avenue;

THENCE (4) South 24 degrees 22 minutes 10 seconds West along said line of Union Avenue 125 feet to the place of BEGINNING.

AND ALSO:

All that certain plot, piece or parcel of land together with the building and improvements erected thereon, situate lying and being in the Town of Newburgh, County of Orange and State of New York, more particularly described as follows:

BEGINNING at a point in the northeasterly line of New York State Route 17-K (Newburgh-Cochecton Road), said point being North 63 degrees 54 minutes 10 seconds West 150 feet along the northeasterly line of State Route 17-K from the intersection of the northeasterly line of New York State Route 17-K with the northwesterly line of Union Avenue; extending

THENCE (1) along the said northeasterly line of State Route 17-K North 63 degrees 54 minutes 10 seconds West 275 feet to a point marked by a pipe in the line of land now or formerly of Patsalos;

THENCE (2) along said land of Patsalos North 24 degrees 22 minutes 10 seconds East on a line forming an interior angle of 91 degrees 43 minutes 40 seconds with the last described course, a distance of 225 feet to a point marked by a pipe;

THENCE (3) still along land of Patsalos South 63 degrees 54 minutes 10 seconds East, and on a line forming an interior angle of 88 degrees 16 minutes 20 seconds with the last described course, a distance of 425 feet to a point in the northwesterly line of said Union Avenue, which point is 6.30 feet southwest of the southeasterly corner of lands now or formerly of Newburgh School District #11;

THENCE (4) along the said northwesterly line of Union Avenue South 24 degrees 22 minutes 10 seconds West, and on a line forming an interior angle of 91 degrees 43 minutes 40 seconds with the last described course, a distance of 100 feet to a point in line of other land now or formerly of The Atlantic Refining Company;

THENCE (5) along said land North 63 degrees 54 minutes 10 seconds West 150 feet to a point;

THENCE (6) still along said SIBARCO's other land South 24 degrees 22 minutes 10 seconds West 125 feet to the point and place of BEGINNING.

LESS AND EXCEPT that portion sold to Carrols New York Development Corp. by deed dated July 1, 1965 and recorded in Liber 1720 page 923.

BEGINNING at a point in the northerly line of Route 17-K, said point being 100 feet westerly of the southwest corner of premises conveyed by Sibarco Corporation to Quadro Stations, Inc. by Deed dated March 28, 1964 and recorded August 4, 1964 in the Orange County Clerk's Office in Liber 1673 of Deeds, Page 362; extending

THENCE (1) North 63 degrees 54 minutes 10 seconds West along said line of Route 17-K 175 feet to a 3/4 inch iron pipe located at the southwestmost corner of land conveyed by Sibarco Corporation to The Atlantic Refining Company by deed dated December 14, 1962, recorded in said Clerk's Office in Liber 1635 of Deeds, page 319;

THENCE (2) along the westernmost line of lands conveyed to The Atlantic Refining Company as aforesaid which is also line of lands now or formerly of one Patsalos North 24 degrees 22 minutes 10 seconds East 225 feet to a three inch iron pipe;

THENCE (3) South 63 degrees 54 minutes 10 seconds East along the southwesterly line of lands now or formerly of Patsalos 175 feet to a point;

THENCE (4) South 24 degrees 22 minutes 10 seconds West 225 feet to the point of BEGINNING.

TOGETHER WITH the right, if any, of ingress, egress and regress of the Grantor for driveway purposes only, over, across and upon a certain triangular right-of-way in the aforesaid Town, County and State, more particularly bounded and described as follows:

BEGINNING at a point in the northerly line of Route 17-K at the southeasterly corner of the premises above described; extending

THENCE (1) North 24 degrees 22 minutes 10 seconds East 40 feet to a point;

THENCE (2) southwaly 48 feet more or less to a point in said line of Route 17-K, which point is 25 feet distant southeastwardly from the place of beginning herein, as measured along said line of Route 17-K;

THENCE (3) North 63 degrees 54 minutes 10 seconds West along said line of Route 17-K 25 feet to the point and place of BEGINNING.

EXCEPTING THEREFROM that portion taken by the State of New York Department of Transportation in Proceeding Number 8086, Project: Union Avenue, Route 17K Connection, S.H. No. 9391.

The above premises also being bounded and described as follows:

All that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, County of Orange, New York described as follows:

BEGINNING at the point of intersection of the northeasterly right-of-way line of New York State Route 17-K (Newburgh-Cochecton Road) with the northwesterly right-of-way line of Union Avenue;

Thence North 63°54'10" West, 237.08 feet along said northeasterly right-of-way line;

Thence North 24°22'10" East, 225.00 feet;

Thence South 63°54'10" East, 238.33 feet to a point that lies on said northwesterly right-of-way line;

Thence South 24°03'08" West, 89.82 feet along said northwesterly right-of-way line;

Thence South 64°34'36" East, 6.08 feet along said northwesterly right of way line;

Thence South 26°49'40" West, 117.85 feet along said northwesterly right-of-way line;

Thence South 33°28'56" West, 17.51 feet along said northwesterly right-of-way line to the Point of Beginning.

STEWART TITLE INSURANCE COMPANY
COMMITMENT NO. TA(00)179-93 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

5. Restrictive Covenants in Agreement between Elizabeth M. Denniston and Mary E. Todd dated October 17, 1930, recorded October 20, 1930 in Liber 711 cp 508. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

6. Easement granted by Elizabeth M. Denniston to Central Hudson Gas & Electric Corporation dated May 20, 1931, recorded July 23, 1931 in Liber 720 cp 213. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

7. Restrictions and easements recited in deed from The Atlantic Refining Company to Carrols New York Development Corp. dated July 1, 1965, recorded August 3, 1965 in Liber 1720 page 923. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

MISCELLANEOUS NOTES:

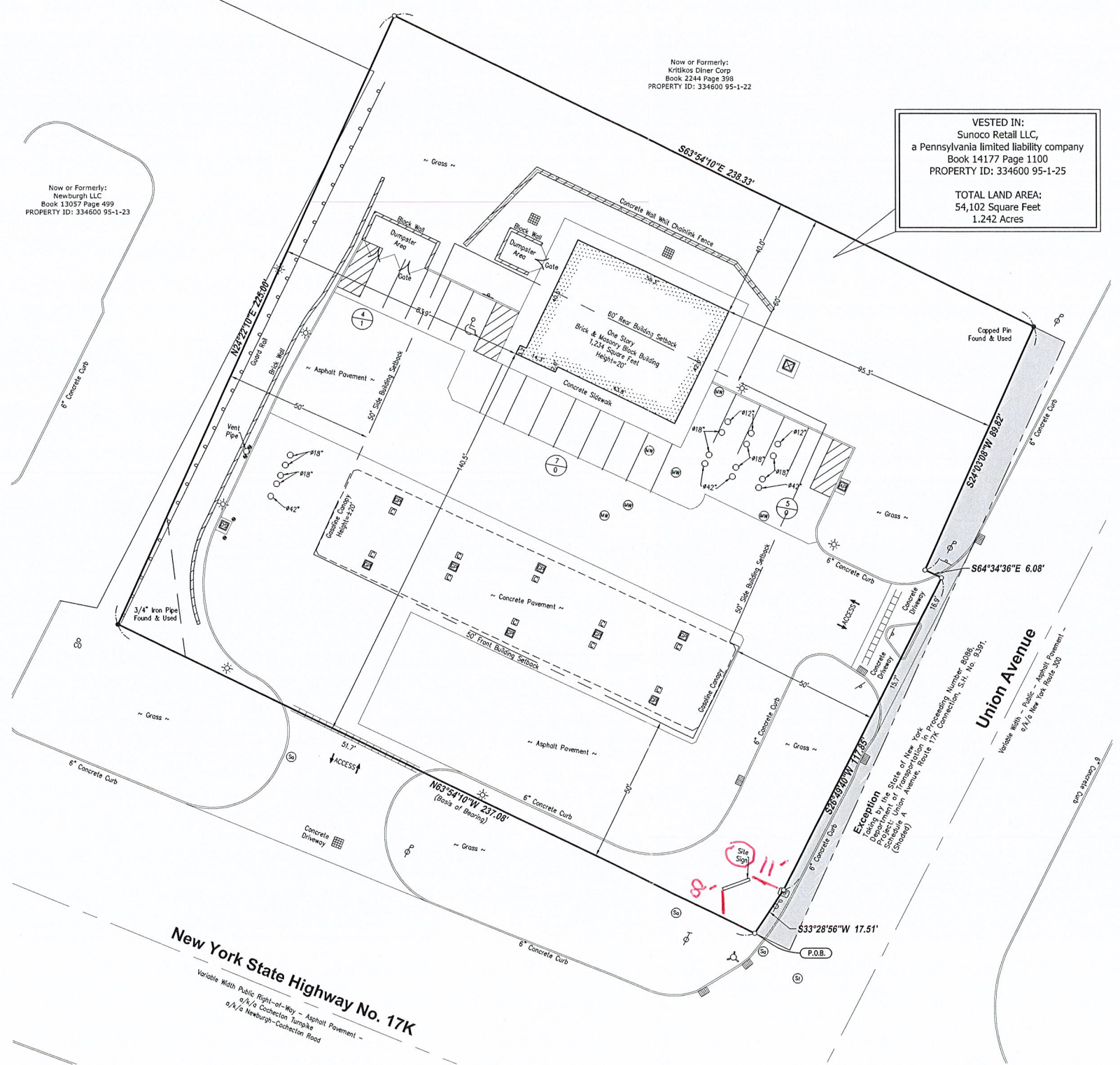
- There is direct access to the subject property via Union Avenue and New York State Highway No. 17K, both being public right-of-ways.
- With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site. If any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
- The posted address on site is 78 RT 17K, Newburgh, New York.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Insurance Company Title Commitment No. TA17(00)179-93 with an effective date of February 14, 2017.
- Table A Item 21(a): Apartment easements as referenced in Schedule B of the Title Commitment are plotted on the face of the survey (where applicable).
- The improvements shown hereon were not depicted from Rectified Orthophotography.
- All walls are plumb and do not extend over the boundary line.

Now or Formerly:
 Newburgh LLC
 Book 33057 Page 499
 PROPERTY ID: 334600 95-1-23

Now or Formerly:
 Kritikos Diner Corp
 Book 2244 Page 398
 PROPERTY ID: 334600 95-1-22

VESTED IN:
 Sunoco Retail LLC,
 a Pennsylvania limited liability company
 Book 14177 Page 1100
 PROPERTY ID: 334600 95-1-25

TOTAL LAND AREA:
 54,102 Square Feet
 1.242 Acres



SYMBOL LEGEND

R/W	- Right-of-Way
P/L	- Adjacent Property Line
C/L	- Centerline
●	- Monumentation Found as Noted
○	- 5/8" Iron Pin w/Cap Set
XX	- No. of Regular Parking Spaces
XX	- No. of Handicap Parking Spaces
⊖	- Manhole
⊖	- Storm Manhole
⊖	- Curb Inlet Basin w/ Grate
⊖	- Catch Basin
⊖	- Cleanout
⊖	- Sanitary Manhole
⊖	- Fire Hydrant
⊖	- Electric Transformer
⊖	- Air Pump
⊖	- Gas Pump
⊖	- Canopy Support Post
⊖	- Vent Pipes
⊖	- Monitoring Well
⊖	- Bollard Post
⊖	- Handicap Space
⊖	- Sign
⊖	- Traffic Vault
⊖	- Traffic Pole
⊖	- Light Pole
⊖	- Utility Pole
⊖	- Guardrail
⊖	- Fence (As Noted)
⊖	- Wall (As Noted)
⊖	- Concrete Area
⊖	- No Parking Area
⊖	- Building Area
⊖	- Trench Drain

Dig Safely. New York
 800-962-7962
 www.DigSafelyNewYork.org

Call Before You Dig
 Wait The Required Time
 Confirm Utility Response
 Respect the Marks
 Dig With Care

CERTIFICATION:

To: 7-Eleven, Inc., a Texas corporation, its successors and assigns; Sunoco LP, a Texas Limited Partnership, its successors and assigns; Sunoco Retail LLC, its successors and assigns; and Stewart Title Insurance Company, its successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 15, 16, 17, 20 and 21(a) of Table A thereof. The field work was completed on June 13, 2017.

Date of Plat or Map: July 20, 2017.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Department.

By: *Michael D. Masters*
 Michael D. Masters, L.S.
 New York Registered Land Surveyor
 L.S. License No. 50004
 For and on behalf of Millman Surveying, Inc.

UTILITY INFORMATION

SANITARY Public Works (845) 565-3297	ELECTRIC Central Hudson Gas & Electric Corporation (845) 452-2700
STORM Public Works (845) 565-3297	TELEPHONE Windstream (845) 673-3089
WATER Water Department (845) 565-3356	CABLE T.V. Spectrum (866) 874-2389
GAS Central Hudson Gas & Electric Corporation (845) 452-2700	

ZONING:

Zoning Classification: IB (Interchange Business District)
 Current Use: Convenience Store/Gas Station
 Minimum Building Setbacks: Front=50', Side=50', 100' (both sides), Rear=60'
 Maximum Building Height: 35'
 Parking: Gasoline Station - Sufficient parking spaces for all vehicles stored or being serviced at any 1 period of time plus a minimum of 5 additional spaces.
 Retail Store - 1 per 150 sq. ft. of gross leasable floor space.
 (5 spaces) plus (1,234 SF/150 SF)
 13 Required Spaces

This zoning information is taken from a zoning report compiled by Millman National Land Services under MZ #15286, dated August 3, 2017.

BASIS OF BEARING:

The basis for all bearings shown hereon is the Southerly Property Line, known as being N63°51'10"W, per Record Construction Drawing Prepared by Bohler Engineering, Facility No. 0363-2965 of the Orange County Records.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Orange, State of New York, Community Panel No. 36071C139E, Effective Date August 3, 2009.

TOTAL LAND AREA:

54,102 Square Feet
 1.242 Acres

PARKING:

16 Parking Spaces
 1 Handicapped Spaces
 17 Total Parking Spaces

REVISION HISTORY

BY:	DATE:	COMMENT:
FBG	10/24/2017	REVISED TITLE, CLIENT COMMENTS & ZONING
FBG	10/24/2017	UTILITY INFORMATION
FBG	12/12/2017	SURVEYOR COMMENTS
MAP	02/23/2018	UPDATED SCHEDULE A

millman
 National Land Services

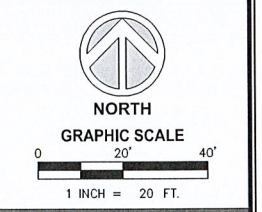
Transforming the Industry
 Surveying
 Zoning
 Environmental
 Real Support - Title Review

Millman Surveying, Inc.
 Corporate Headquarters
 4111 Bradley Circle NW
 Canton, OH 44718
 Phone: 800-520-1010
 Fax: 330-342-0834
 www.millmanland.com
 landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE
 SURVEY PREPARED FOR:

7-ELEVEN, INC.
 3200 Hackberry Road
 Irving, Texas 75063

7-Eleven #40152
 Sunoco #198
 78 RT 17K
 Town of Newburgh
 County of Orange
 State of New York



Sheet No. **1** of **1**

MSI Project No. 40263
 PC: CLA
 PM: EPS
 Drafter: JMA

**STEWART TITLE INSURANCE COMPANY
COMMITMENT NO. TA17(00)179-93 - SCHEDULE A:**

All that certain plot, piece or parcel of land together with the buildings and improvements erected thereon, situate lying and being in the Town of Newburgh, County of Orange, New York described as follows:

BEGINNING at the point of intersection of the northeasterly line of New York State Route 17-K (Newburgh-Cochecton Road) with the northwesterly line of Union Avenue; extending

THENCE (1) North 63 degrees 54 minutes 10 seconds West along said line of Route 17-K 150 feet to a point;

THENCE (2) North 24 degrees 22 minutes 10 seconds East 125 feet to a point;

THENCE (3) South 63 degrees 54 minutes 10 seconds East 150 feet to a point in said line of Union Avenue;

THENCE (4) South 24 degrees 22 minutes 10 seconds West along said line of Union Avenue 125 feet to the place of **BEGINNING**.

AND ALSO

All that certain plot, piece or parcel of land together with the building and improvements erected thereon, situate lying and being in the Town of Newburgh, County of Orange and State of New York, more particularly described as follows:

BEGINNING at a point in the northeasterly line of New York State Route 17-K (Newburgh-Cochecton Road), said point being North 63 degrees 54 minutes 10 seconds West 150 feet along the northeasterly line of State Route 17-K from the intersection of the northeasterly line of New York State Route 17-K with the northwesterly line of Union Avenue; extending

THENCE (1) along the said northeasterly line of State Route 17-K North 63 degrees 54 minutes 10 seconds West 275 feet to a point marked by a pipe in the line of land now or formerly of Patsalos;

THENCE (2) along said land of Patsalos North 24 degrees 22 minutes 10 seconds East on a line forming an interior angle of 91 degrees 43 minutes 40 seconds with the last described course, a distance of 225 feet to a point marked by a pipe;

THENCE (3) still along land of Patsalos South 63 degrees 54 minutes 10 seconds East, and on a line forming an interior angle of 88 degrees 16 minutes 20 seconds with the last described course, a distance of 425 feet to a point in the northwesterly line of said Union Avenue, which point is 6.30 feet southwest of the southeasterly corner of lands now or formerly of Newburgh School District #11;

THENCE (4) along the said northwesterly line of Union Avenue South 24 degrees 22 minutes 10 seconds West, and on a line forming an interior angle of 91 degrees 43 minutes 40 seconds with the last described course, a distance of 100 feet to a point in line of other land now or formerly of The Atlantic Richfield Company;

THENCE (5) along said land North 63 degrees 54 minutes 10 seconds West 150 feet to a point;

THENCE (6) still along said SIBARCO's other land South 24 degrees 22 minutes 10 seconds West 125 feet to the point and place of **BEGINNING**.

LESS AND EXCEPT that portion sold to Corralis New York Development Corp. by deed dated July 1, 1965 and recorded in Liber 1720 page 923.

BEGINNING at a point in the northerly line of Route 17-K, said point being 100 feet westerly of the southwest corner of premises conveyed by Sibarco Corporation to Quadra Stations, Inc. by Deed dated March 28, 1964 and recorded August 4, 1964 in the Orange County Clerk's Office in Liber 1673 of Deeds, Page 382; extending

THENCE (1) North 63 degrees 54 minutes 10 seconds West along said line of Route 17-K 175 feet to a 3/4" iron pipe located at the southwest corner of land conveyed by Sibarco Corporation to The Atlantic Refining Company by Deed dated December 14, 1962, recorded in said Clerk's Office in Liber 1635 of Deeds, page 519;

THENCE (2) along the westernmost line of lands conveyed to The Atlantic Refining Company as aforesaid which is also line of lands now or formerly of one Patsalos North 24 degrees 22 minutes 10 seconds East 225 feet to a three inch iron pipe;

THENCE (3) South 63 degrees 54 minutes 10 seconds East along the southwesterly line of lands now or formerly of Patsalos 175 feet to a point;

THENCE (4) South 24 degrees 22 minutes 10 seconds West 225 feet to the point of **BEGINNING**.

TOGETHER WITH the right, if any, of ingress, egress and regress of the Grantor for driveway purposes only, over, across and upon a certain triangular right-of-way in the aforesaid Town, County and State, more particularly bounded and described as follows:

BEGINNING at a point in the northerly line of Route 17-K at the southeast corner of the premises above described; extending

THENCE (1) North 24 degrees 22 minutes 10 seconds East 40 feet to a point;

THENCE (2) southwesterly 48 feet more or less to a point in said line of Route 17-K, which point is 25 feet distant southwesterly from the place of beginning herein, as measured along said line of Route 17-K;

THENCE (3) North 63 degrees 54 minutes 10 seconds West along said line of Route 17-K 25 feet to the point and place of **BEGINNING**.

EXCEPTING THEREFROM that portion taken by the State of New York Department of Transportation in Proceeding Number 8086, Project: Union Avenue, Route 17K Connection, S.H. No. 9391.

The above premises also being bounded and described as follows:

All that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, County of Orange, New York described as follows:

BEGINNING at the point of intersection of the northeasterly right-of-way line of New York State Route 17-K (Newburgh-Cochecton Road) with the northwesterly right-of-way line of Union Avenue;

Thence North 63°54'10" West, 237.08 feet along said northeasterly right-of-way line;

Thence North 24°22'10" East, 225.00 feet;

Thence South 63°54'10" East, 238.33 feet to a point that lies on said northwesterly right-of-way line;

Thence South 24°03'08" West, 89.82 feet along said northwesterly right-of-way line;

Thence South 64°34'36" East, 6.08 feet along said northwesterly right-of-way line;

Thence South 26°49'40" West, 117.85 feet along said northwesterly right-of-way line;

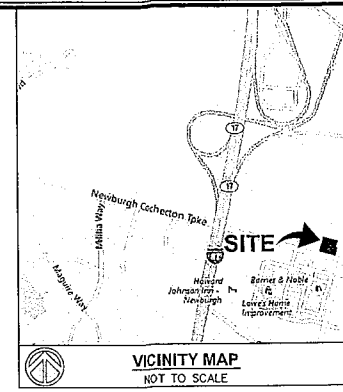
Thence South 33°28'56" West, 17.51 feet along said northwesterly right-of-way line to the Point of Beginning.

Now or Formerly:
Newburgh LLC
Book 13057 Page 499
PROPERTY ID: 334600 95-1-23

Now or Formerly:
Kriticos Diner Corp
Book 2244 Page 398
PROPERTY ID: 334600 95-1-22

VESTED IN:
Sunoco Retail LLC,
a Pennsylvania limited liability company
Book 14177 Page 1100
PROPERTY ID: 334600 95-1-25

TOTAL LAND AREA:
54,102 Square Feet
1.242 Acres



millman
National Land Services

Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review

Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

**ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:**

7-ELEVEN, INC.
3200 Hackberry Road
Irving, Texas 75063

SYMBOL LEGEND

R/W	- Right-of-Way
P/L	- Adjacent Property Line
C/L	- Centerline
●	- Monumentation Found as Noted
○	- 5/8" Iron Pin w/ Cap Set Stamped "MILLMAN 3303420723"
○	- No. of Regular Parking Spaces
○	- No. of Handicap Parking Spaces
○	- Manhole
○	- Storm Manhole
○	- Curb Inlet Basin w/ Grate
○	- Catch Basin
○	- Cleanout
○	- Sanitary Manhole
○	- Fire Hydrant
○	- Electric Transformer
○	- Air Pump
○	- Gas Pump
○	- Canopy Support Post
○	- Vent Pipes
○	- Monitoring Well
○	- Bolard Post
○	- Handicap Space
○	- Sign
○	- Traffic Vault
○	- Traffic Pole
○	- Light Pole
○	- Utility Pole
○	- Guardrail
○	- Fence (As Noted)
○	- Wall (As Noted)
○	- Concrete Area
○	- No Parking Area
○	- Building Area
○	- Trench Drain

**Dig Safely.
New York**
800-962-7962
www.DigSafelyNewYork.org

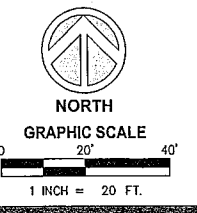
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect the Marks
Dig With Care

CERTIFICATION:
To: 7-Eleven, Inc., a Texas corporation, its successors and assigns; Sunoco LP, a Texas Limited Partnership, its successors and assigns; Sunoco Retail LLC, its successors and assigns; and Stewart Title Insurance Company, its successors and assigns as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 15, 16, 17, 20 and 21(a) of Table A thereof. The field work was completed on June 13, 2017.

Date of Plat or Map: July 20, 2017.
Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Department.

By: *Michael D. Masters*
Michael D. Masters, LS
New York Registered Land Surveyor
L.S. License No. 50004
For and on behalf of Millman Surveying, Inc.



UTILITY INFORMATION

SANITARY Public Works (845) 565-3297	ELECTRIC Central Hudson Gas & Electric Corporation (845) 452-2700
STORM Public Works (845) 565-3297	TELEPHONE Windstream (845) 673-3089
WATER Water Department (845) 565-3356	CABLE T.V. Spectrum (866) 874-2389
GAZ Central Hudson Gas & Electric Corporation (845) 452-2700	

REVISION HISTORY

BY:	DATE:	COMMENT:
FBG	10/24/2017	REVISED TITLE, CLIENT COMMENTS & ZONING
FBG	10/24/2017	UTILITY INFORMATION
FBG	12/12/2017	SURVEYOR COMMENTS
MAP	02/23/2018	UPDATED SCHEDULE A

ZONING:
Zoning Classification: IB (Interchange Business District)
Current Use: Convenience Store/Gas Station
Minimum Building Setbacks: Front=50', Side=50', 100' (both sides), Rear=60'
Maximum Building Height: 35'
Parking: Gasoline Station - Sufficient parking spaces for all vehicles stored or being serviced at any 1 period of time plus a minimum of 5 additional spaces.
Retail Store - 1 per 150 sq. ft. of gross leasable floor space.
(5 spaces) plus (1,234 SF/150 SF)
13 Required Spaces

This zoning information is taken from a zoning report compiled by Millman National Land Services under MZ #15286, dated August 3, 2017.

BASIS OF BEARING:
The basis for all bearings shown hereon is the Southern Property Line, known as N63°51'10"W, per Record Construction Drawing Prepared by Bohler Engineering, Facility No. 0363-2965 of the Orange County Records.

SURVEYOR'S OBSERVATIONS:
At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:
By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Orange, State of New York, Community Panel No. 36071139E, Effective Date August 3, 2009.

TOTAL LAND AREA:
54,102 Square Feet
1.242 Acres

PARKING:
16 Parking Spaces
1 Handicapped Spaces
17 Total Parking Spaces

MISCELLANEOUS NOTES:

- There is direct access to the subject property via Union Avenue and New York State Highway No. 17K, both being public right-of-ways.
- With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Looking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
- The posted address on site is 78 RT 17K, Newburgh, New York.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Insurance Company Title Commitment No. TA17(00)179-93 with an effective date of February 14, 2017.
- Table A Item 21(a): Appurtenant easements as referenced in Schedule B of the Title Commitment are plotted on the face of the survey (where plottable).
- The improvements shown hereon were not depicted from Rectified Orthophotography.
- All walls are plumb and do not extend over the boundary line.

**STEWART TITLE INSURANCE COMPANY
COMMITMENT NO. TA(00)179-93 - SCHEDULE B, SECTION II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

- Restrictive Covenants in Agreement between Elizabeth M. Deniston and Mary E. Todd dated October 17, 1930, recorded October 20, 1930 in Liber 711 cp 508. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)
- Easement granted by Elizabeth M. Deniston to Central Hudson Gas & Electric Corporation dated May 20, 1931, recorded July 23, 1931 in Liber 729 cp 213. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)
- Restrictions and easements recited in deed from The Atlantic Refining Company to Corralis New York Development Corp. dated July 1, 1965, recorded August 3, 1965 in Liber 1720 page 923. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

Sheet No. **1** of **1**

MSI Project No. 40263
PC: CLA
PM: EPS
Drafter: JMA