

**SURVEY NOTES**

- Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
- 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.
- Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked 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.
- Subject to the findings of a current title search.
- Subject to covenants, easements, restrictions, conditions and agreements of record.
- Subject to any right, title or interest the public may have for highway use.
- Deed Restriction in Liber 5853 Page 189 states that this parcel "may be subdivided to create no more than two (2) additional lots, (a) one of which said lots shall be located west of Grand Avenue and east of the present Overton manor house, and such additional lot may contain no improvement except one (1) single-family residence with customary appurtenances, (the "Parcel I New Residence Lot"), and (b) the other of which said lots shall include the present garage of the existing Overton manor house and now other present of future improvement, (the "Parcel I Garage Lot")."
- Proposed Lot is not in a Flood Zone as per FEMA Map No. 36071C0144E

**DEED REFERENCE**

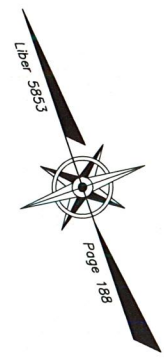
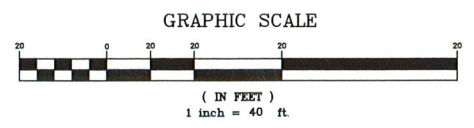
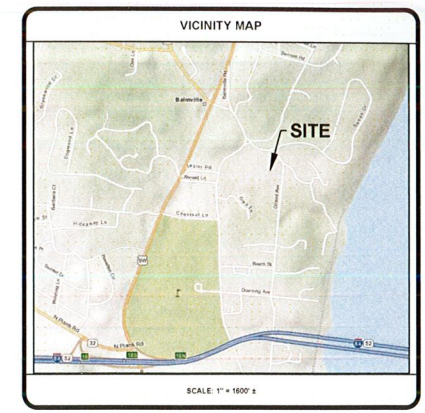
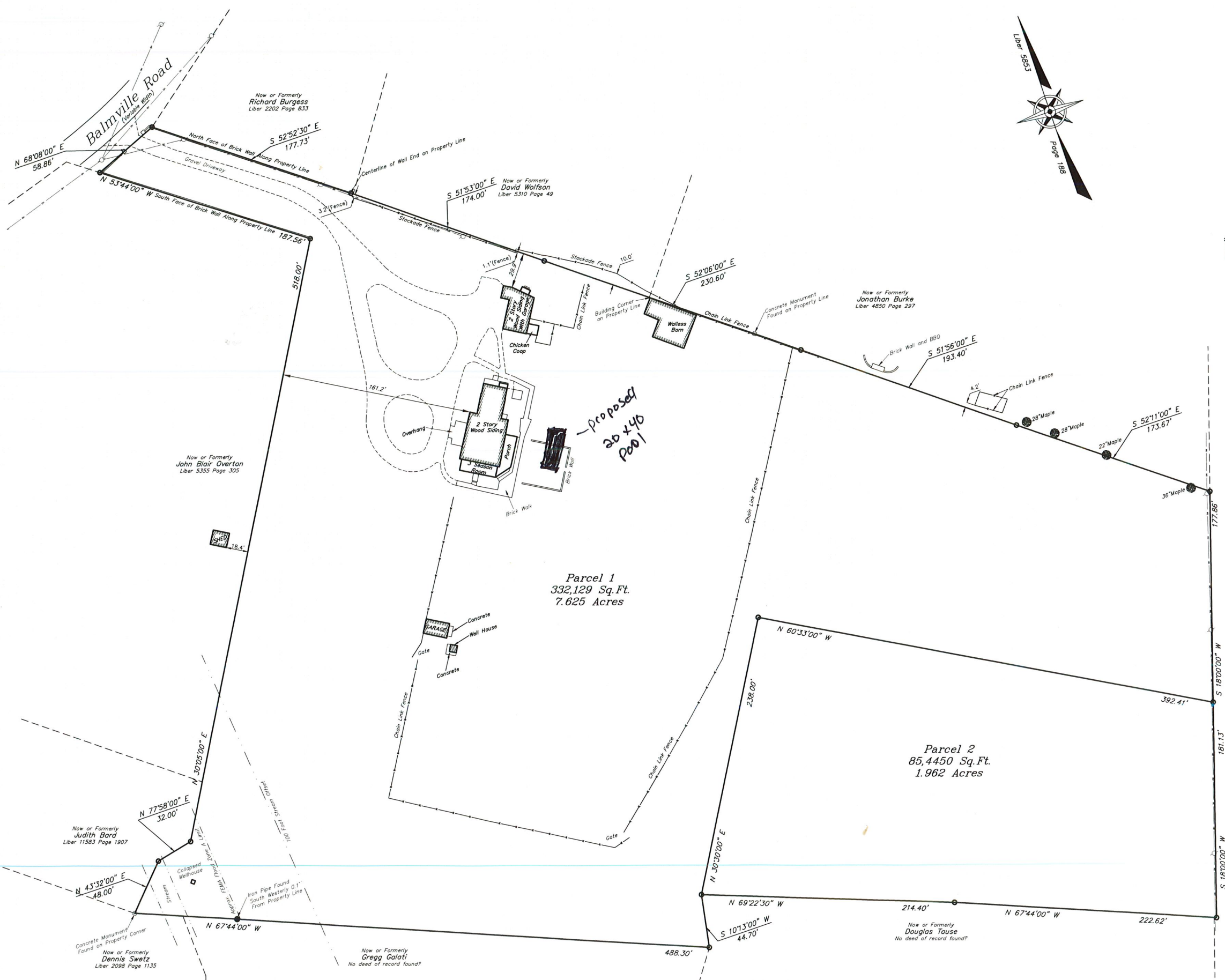
LIBER 5853 PAGE 188  
OVERTON  
TO  
HAWKINS

**TAX PARCEL NUMBER**

TOWN OF NEWBURGH, ORANGE, NEW YORK  
43-3-47 & 43-3-52

**CERTIFICATIONS**

Leon Ashkenazie & Richard Berry  
Sean Peter Hawkins & Stacey Ayn Horner-Hawkins  
Old Republic National Title Insurance Company  
Citibank, N.A., it's succ and/or assigns



rev.	date	description

**TEC LAND SURVEYING**  
10 TILLOT STREET BEACON, NY 12508  
PH: 845.445.6590 FX: 845.445.6591

THOMAS E. CERCHIARA, L.S.  
LIC. NO. 050732

78 Balmville Road  
**SURVEY OF PROPERTY  
PREPARED FOR  
LEON ASHKENAZIE & RICHARD BERRY**  
Town of Newburgh, County of Orange, State of New York

tax id	43-3-47
address	78 Balmville Road
date	06/03/13
scale	1"=40'
project no.	10-013
sheet	1 OF 2