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Sam Newburgh, LLC
%Hochfelder
Liber 11461 at Page 104
SBL:60-3-22.222

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Sam Newburgh, LLC
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Liber 11461 at Page 104
Lot #2 F.M. #7624
SBL:60-3-22.222

Subject Property
Owner: JMSV Investors, LLC
911 Address: 177 S Plank Road
Tax Map ID: 60-3-14.3
Deed: Liber 14292 at Page 1308
Legal: Lot # 1 - Filed Map #5831
Zoning: B (Business) - COM 1
Area: 25,098.1 s.f. - 0.576 Ac.

n/f
Newburgh Algonquin Lanes, Inc.
Liber 1694 at Page 290
Lot #2 - F.M. #8129
SBL:60-3-16.22

- REFERENCES:**
- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York .
 - Various Deeds of Record - Liber and Page or Document ID as shown:
 - Subject parcel being Lot 2 as shown on a map entitled, "Proposed Subdivision - Site Plan Lands Of C.F.K.S. Associates", filed in the Orange County Clerk's Office on January 15, 1982 as Filed Map No. 5831.
 - A map entitled, "Subdivision Plan Lands Of Newburgh Algonquin Lanes, Inc.", filed in the Orange County Clerk's Office on March3, 1987 as Filed Map No. 8129.
 - A map entitled, "Subdivision Plan Lands Of Newburgh Algonquin Lanes, Inc.", filed in the Orange County Clerk's Office on May 8, 1986 as Filed Map No. 7624.
 - A map entitled, "Plans For Improving The Walden-Newburgh, County Highway", Sheet SH1889, Map No's. 45 & 46, dated 06/23/1930, obtained from the Office of the NYS DOT, Region 8.

- SURVEYOR'S NOTES:**
- Copyright © 2021. Jonathan N. Millen, L.L.S. 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 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 maps bearing the surveyor's signature overlaid with embossed seal 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 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 map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this 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 mumentation found at the site.
 - Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

NOTE:
Basis Of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on May 31, 2021. The subject property lines are as per the latest record Deed and aligned to this datum.

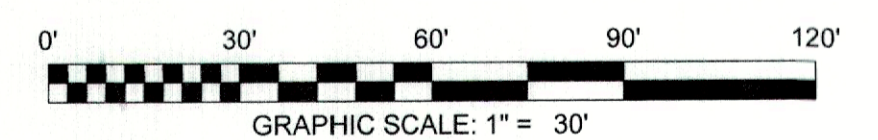
CERTIFICATION NOTES:
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, 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. Unless indicated otherwise, property corners were not set.

SURVEYORS' CERTIFICATION:
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Urban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 177 S Plank Road in the Town of Newburgh, County of Orange, State of New York. Completed on September 12, 2021, 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: 10/12/21
Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

CERTIFIED TO:
I hereby certify to:
JMSV Investors, LLC
The Town of Newburgh

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



Boundary Survey
of the lands of
JMSV Investors, LLC

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel
60-3-14.2
aka 179 South Plank Road
situated in the
Town of Newburgh
County of Orange, New York 12550

DATE: 10/12/2021 SCALE: 1"=30' JOB No. 21001PAT DRAWN BY: jnm