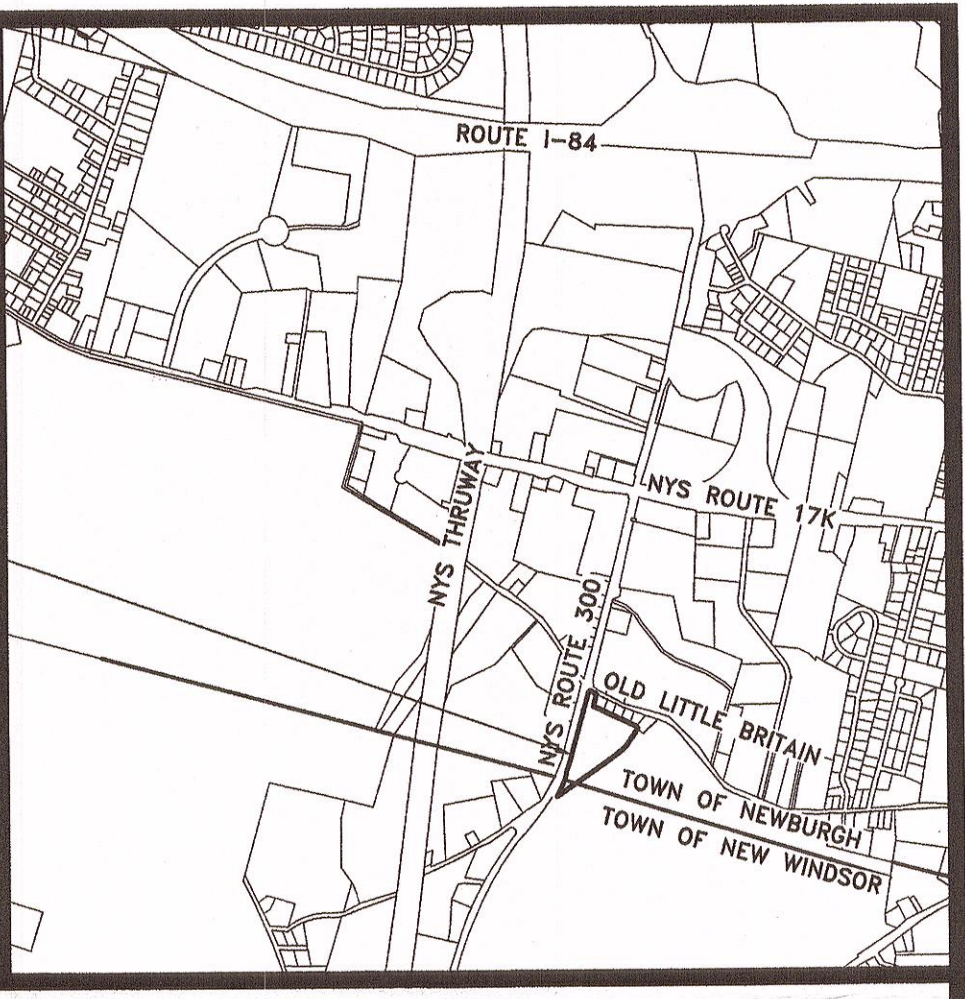


- NOTES:**
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
 - REFERENCE:
MAP ENTITLED "COMPOSITE SITE PLAN, SOUTH UNION PLAZA, TOWN OF NEWBURGH, NEW YORK, DATED OCTOBER 16, 2007, L.A.S. REVISED OCTOBER 29, 2008 AS PREPARED BY SHAW ENGINEERING, CONSULTING ENGINEERS.
TITLE REPORT NUMBER 730-0-2497, PREPARED BY HARDENBURGH TITLE AGENCY, DATED AUGUST 30, 2013.
 - TAX LOT 97-3-2 IS SUBJECT TO A RIGHT OF WAY GRANTED TO THE HUDSON RIVER TELEPHONE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS. FOR THE PURPOSE OF MAINTAINING IT'S LINES WITH THE NECESSARY POLES, WIRES, GUYS AND BRACES, ALONG WITH THE RIGHT TO TRIM TREES, AS MENTIONED IN LIBER 491 OF DEEDS AT PAGE 589.
 - EXISTING STRUCTURES ON SUBJECT PARCELS TO BE REMOVED AS NOTED. A DEMOLITION PERMIT FROM THE TOWN OF NEWBURGH BUILDING DEPARTMENT IS REQUIRED PRIOR TO REMOVAL OF ANY STRUCTURES.
 - TERMINATION OF ANY EXISTING UTILITIES TO THE STATE HIGHWAY RIGHT-OF-WAY MAY REQUIRE A PERMIT FROM THE NYSDOT. IF REQUIRED, NYSDOT PERMIT SHALL BE OBTAINED IN CONJUNCTION WITH DEMOLITION PLAN NOTED ABOVE.



LOCATION PLAN

1 INCH = 2000 FEET

RECORD OWNERS:

REGINA C. FLANNERY, INDIVIDUALLY
REGINA C. FLANNERY, AS EXECUTRIX OF
THE ESTATE OF JAMES J. FLANNERY
135 DOGWOOD LANE,
NEWBURGH, NY 12550

97-3-6
97-3-7
97-3-26
4-1-72.2
L. 13386 P. 1962

THE OLD BRITAIN GROUP, LLC
104 GARDEN COURT
FRANKLIN LAKES, NJ 07417

97-3-1
97-3-2
L. 13482 P. 370

NEWBURGH TOWN CENTER, LLC
104 GARDEN COURT
FRANKLIN LAKES, NJ 07417

97-3-8
L. 12109 P. 731

EXISTING AREAS:

TOWN OF NEWBURGH	AC.
TAX LOT 97-3-1	0.342± AC.
TAX LOT 97-3-2	0.284± AC.
TAX LOT 97-3-6	4.340± AC.
TAX LOT 97-3-7	2.110± AC.
TAX LOT 97-3-26	0.790± AC.
TAX LOT 97-3-8	0.453± AC.
TOTAL:	8.319± AC.

TOWN OF NEW WINDSOR	AC.
TAX LOT 4-1-72.2	0.258± AC.

LOT LINE CHANGE AREAS:

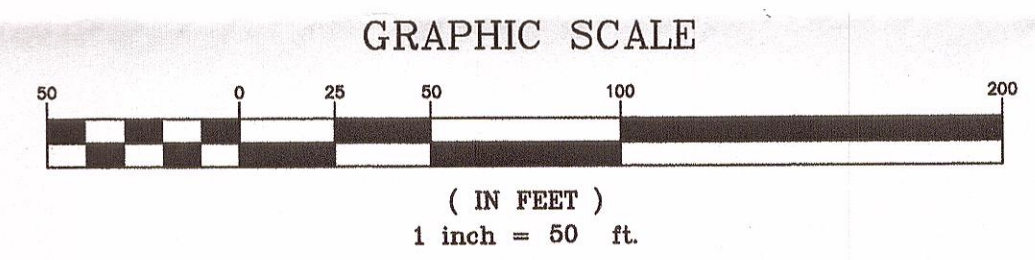
PART OF TAX LOT 97-3-6 AND PART OF 97-3-2 TO BECOME PART OF TAX LOT 97-3-1

TAX LOT 97-3-1	0.342± AC.
P/O TAX LOT 97-3-2	0.086± AC.
P/O TAX LOT 97-3-6	0.846± AC.
TOTAL:	1.274± AC.

TAX LOT 97-3-7, 8, 26 AND PART OF 97-3-2, 6 TO BE CONSOLIDATED

P/O TAX LOT 97-3-2	0.198± AC.
P/O TAX LOT 97-3-6	3.494± AC.
TAX LOT 97-3-7	2.110± AC.
TAX LOT 97-3-26	0.790± AC.
TAX LOT 97-3-8	0.453± AC.
TOTAL:	7.045± AC.

TOWN OF NEW WINDSOR	AC.
TAX LOT 4-1-72.2	0.258± AC.



**TABLE OF ZONING REQUIREMENTS
IB DISTRICT (INTERCHANGE BUSINESS)**

	REQUIRED	PROVIDED 97-3-6	PROVIDED 97-3-1
MINIMUM LOT AREA	40,000 S.F.	306,880± S.F.	55,495± S.F.
LOT DEPTH	150 FT.	500± FT.	224± FT.
LOT WIDTH	150 FT.	598± FT.	207± FT.
FRONT YARD (UNION AVE)*	80 FT.	80 FT.	80 FT.
FRONT YARD (OLD LITTLE BRITAIN)	50 FT.	50 FT.	50 FT.
SIDE YARD (ONE)	50 FT.	50 FT.	50 FT.
SIDE YARD (BOTH)	100 FT.	50 FT.	N/A
REAR YARD	60 FT.	60 FT.	60 FT.

MAXIMUM	PERMITTED
LOT BUILDING COVERAGE	40%
LOT SURFACE COVERAGE	80%
BUILDING HEIGHT	35 FT.

**TOWN OF NEWBURGH
PLANNING BOARD NO. 2013-18**

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 6, 2013.

CRH REALTY VIII, LLC,
FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS
REGINA C. FLANNERY, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF JAMES J. FLANNERY
NEWBURGH TOWN CENTER, LLC,
THE OLD BRITAIN GROUP, LLC

BY: *Rooney C. Yonk*, L.S.
ROONEY C. YONK, L.S.
NEW YORK STATE LICENSE NO. 50276

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

**LOT LINE CHANGE AND CONSOLIDATION
MAP PREPARED FOR**

CRH REALTY VIII, LLC

TOWN OF NEWBURGH
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Drawn By: JW	Checked By:	Scale: 1" = 50'	Tax Map No.: AS NOTED	Date: SEPTEMBER 17, 2013
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