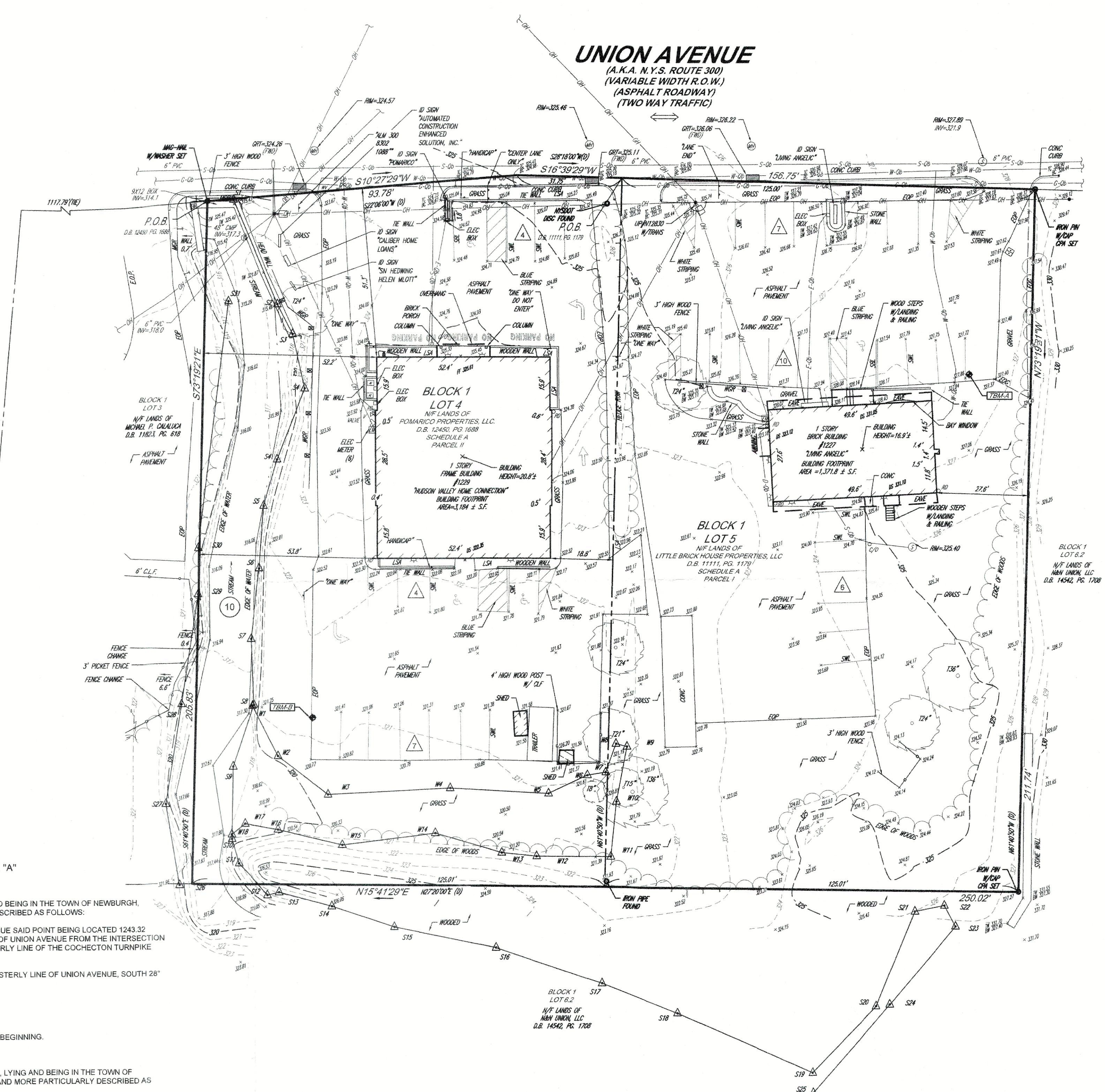
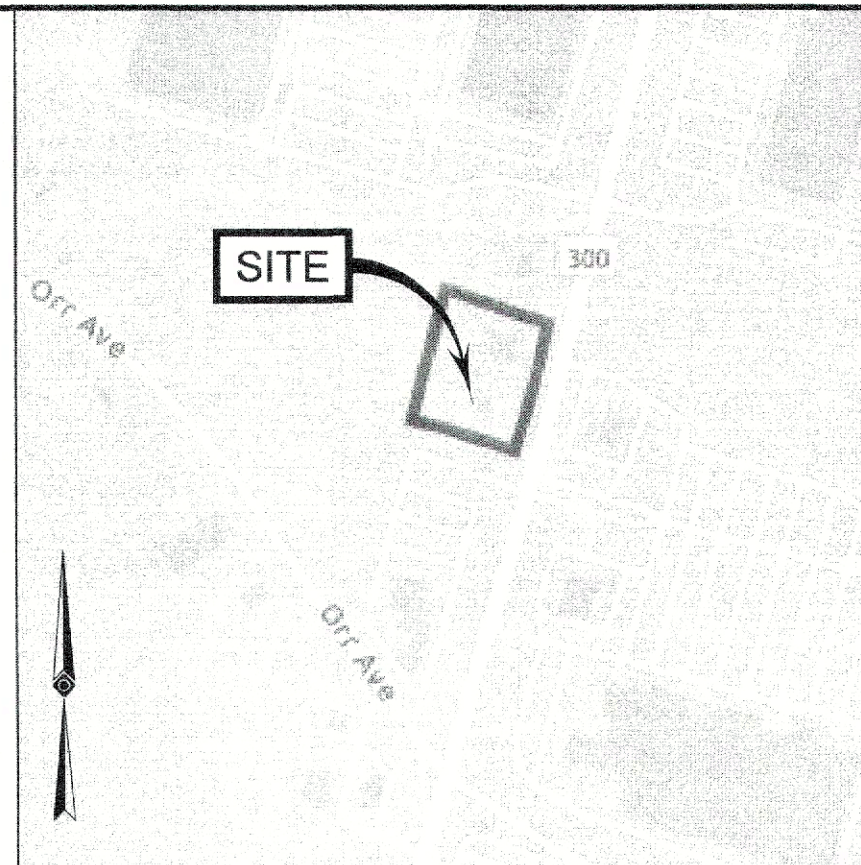


UNION AVENUE
(A.K.A. N.Y.S. ROUTE 300)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

COCHECTON TURNPIKE
(A.K.A. N.Y. STATE HIGHWAY NO. 17K)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



- LEGEND**
- 120 — EXISTING CONTOUR
 - 123.45 — EXISTING SPOT ELEVATION
 - * 123.45 — EXIST. TOP OF CURB ELEVATION
 - * 123.50 — EXIST. BOTTOM OF CURB ELEVATION
 - * 123.65 — EXIST. TOP OF WALL ELEVATION
 - * 123.85 — EXIST. BOTTOM OF WALL ELEVATION
 - * 123.85 — EXIST. FINISHED FLOOR ELEVATION
 - * 123.85 — EXIST. DOOR SILL ELEVATION
 - OH — OVERHEAD WIRES
 - D — APPROX. LOC. UNDERGROUND DRAINAGE LINE
 - E — APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - G — APPROX. LOC. UNDERGROUND NATURAL GAS LINE
 - S — APPROX. LOC. UNDERGROUND SANITARY LINE
 - W — APPROX. LOC. UNDERGROUND WATER LINE
 - Q — SUBSURFACE UTILITY QUALITY LEVEL A
 - C — SUBSURFACE UTILITY QUALITY LEVEL B
 - B — SUBSURFACE UTILITY QUALITY LEVEL C
 - D — SUBSURFACE UTILITY QUALITY LEVEL D
 - F — FIRE DEPARTMENT CONNECTION (F.D.C.)
 - V — POST INDICATOR VALVE
 - M — WATER METER
 - W — WATER VALVE
 - G — GAS VALVE
 - I — IRRIGATION VALVE
 - U — UNKNOWN VALVE
 - M — UNKNOWN MANHOLE
 - S — SANITARY/SEWER MANHOLE
 - C — CATCH BASINS
 - C — CLEAN OUT
 - M — MONITORING WELL
 - M — MONITORING WELL ON CONC.
 - G — GUY WIRE
 - U — UTILITY POLE
 - U — UTILITY POLE/LIGHT POLE/SOLAR PANEL
 - S — STREET LIGHT
 - P — PAINTED HANDICAPPED
 - A — PAINTED ARROWS
 - S — SIGN
 - D — DOUBLE SIGN
 - M — MAIL BOX
 - C — SECURITY CAMERA
 - R — METAL GUIDE RAIL
 - A — AIR STATION
 - A — AIR CONDITIONING UNIT
 - F — FLAG POLE
 - A — AREA LIGHT
 - G — GROUND FLOOD LIGHT
 - L — LAMP
 - A — AREA LIGHT ON BUILDING
 - T — DECIDUOUS TREE & TRUNK SIZE
 - P — PARKING SPACE COUNT
 - C — CHAIN LINK FENCE
 - E — EDGE OF CONC.
 - G — EDGE OF GRAVEL
 - P — EDGE OF PAVEMENT
 - F — FIRE DEPARTMENT CONNECTION
 - L — LANDSCAPED AREA
 - M — MASONRY BLOCK WALL
 - M — METAL COVER
 - M — MONUMENT
 - S — SOLID BLUE LINE
 - W — WOOD GUARDRAIL
 - S — SOLID WHITE LINE
 - F — FILLED WITH DEBRIS
 - E — EVIDENCE FOUND & SET
 - T — UNKNOWN TERMINUS
 - O — OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - B — BENCHMARKS
 - D — DEED DIMENSION
 - F — DELINEATION FLAG



VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

- NOTES:**
- PROPERTY KNOWN AS SECTION 96, BLOCK 1, LOTS 4 & 5, TOWN OF NEWBURGH, ORANGE COUNTY, STATE OF NEW YORK.
 - AREA = 52,988 SQUARE FEET OR 1.216 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. NCS-1187978-NJ, WITH AN EFFECTIVE DATE OF 07-25-2023. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
 - (AS TO PARCEL II) COVENANTS AND RESTRICTIONS CONTAINED IN INDENTURE RECORDED ON 08/28/1957 IN (AS) LIBER 1437 CP 207. (SEE POST) POLICY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF ANY VIOLATION THEREOF THAT RESULTS IN A FORFEITURE OR REVERSION OF TITLE - BLANKET IN NATURE.
 - TELEPHONE EASEMENT CONTAINED IN INSTRUMENT RECORDED ON 03/05/1906 IN (AS) LIBER 481 CP 311. (SEE POST) - EXISTING POLES SHOWN.
 - RIGHT OF WAY EASEMENT CONTAINED IN INSTRUMENT RECORDED ON 01/18/1929 IN (AS) LIBER 693 CP 329. (SEE POST) - BLANKET CONSTRUCT, OPERATE, RELOCATE AND MAINTENANCE AGREEMENT, POLES, WIRES AND APPURTENANCES SHOWN. EXISTING POLES SHOWN.
 - GAS EASEMENT CONTAINED IN INSTRUMENT RECORDED ON 07/23/1931 IN (AS) LIBER 720 CP 208. (SEE POST) - BLANKET IN NATURE.
 - TEMPORARY RIGHT AND EASEMENT CONTAINED IN INDENTURE RECORDED ON 10/28/1941 IN (AS) LIBER 872 CP 989. (SEE POST) - LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - (AS TO PARCEL II) DITCH OR WATER EASEMENT CONTAINED IN INDENTURE RECORDED ON 06/17/1966 IN (AS) LIBER 1745 CP 889. (SEE POST) - WATER COURSE SHOWN.
 - EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCHMARKS SET:
 - TBM-A: MAG-NAIL SET IN ASPHALT, ELEVATION= 321.82'
 - TBM-B: MAG-NAIL SET IN ASPHALT, ELEVATION= 321.31'
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE WETLANDS LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY ECOLSCIENTISTS, INC. ON 10-10-2023, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON 10-11-2023. AT THE TIME OF THIS MAPPING, SAID WETLAND BOUNDARY LIMITS ARE SUBJECT TO CONFIRMATION BY NJDEP.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF NEWBURGH, ORANGE COUNTY, STATE OF NEW YORK, SECTION #96.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ORANGE COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 139 OF 630, MAP NUMBER 36071C0139E, EFFECTIVE DATE: AUGUST 3, 2009.
 - MAP ENTITLED "FIGURE, AERIAL IMAGERY" DATE: 10/6/23 SOURCE: NY DHSES, NY STATEWIDE DIGITAL ORTHOIMAGERY PROGRAM. PRINT KEY 96-1-14 AND 96-1-5 CITY OF NEWBURGH ORANGE COUNTY, NEW YORK, PROVIDED BY ECOLSCIENTIST INC.

SCHEDULE "A"

PARCEL I
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF UNION AVENUE SAID POINT BEING LOCATED 1343.32 FEET SOUTHERLY AS MEASURED ALONG THE WESTERLY LINE OF UNION AVENUE FROM THE INTERSECTION OF SAID WESTERLY LINE OF UNION AVENUE WITH THE SOUTHERLY LINE OF THE COCHECTON TURNPIKE WHICH IS ALSO KNOWN AS ROUTE 17K;
THENCE FROM SAID POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF UNION AVENUE, SOUTH 28° 18' WEST 125.0 FEET TO A POINT;
NORTH 61° 40' 50" WEST 211.74 FEET TO A POINT;
THENCE NORTH 27° 20' EAST 125.01 FEET TO A POINT;
THENCE SOUTH 61° 40' 50" EAST 213.85 FEET TO THE POINT OF BEGINNING.

PARCEL II
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF UNION AVENUE, SAID POINT BEING LOCATED 1117.79 FEET SOUTHERLY AS MEASURED ALONG THE LINE OF UNION AVENUE FROM THE INTERSECTION OF SAID WESTERLY LINE OF UNION AVENUE WITH THE SOUTHERLY LINE OF OF COCHECTON TURNPIKE WHICH IS ALSO KNOWN AS ROUTE 17K;
THENCE FROM THE POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF UNION AVENUE ON THE FOLLOWING TWO COURSES SOUTH 22° 06' WEST 93.78 FEET TO A POINT AND SOUTH 28° 18' WEST 31.75 FEET TO A POINT;
THENCE NORTH 61° 40' 50" WEST 213.85 FEET TO A POINT;
THENCE NORTH 27° 20' EAST 125.01 FEET TO A POINT;
THENCE SOUTH 61° 40' 50" EAST 205.83 FEET TO THE POINT OF BEGINNING.

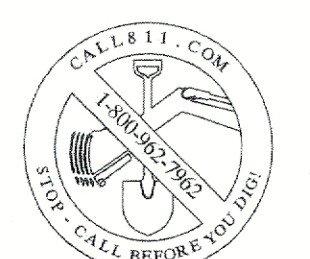
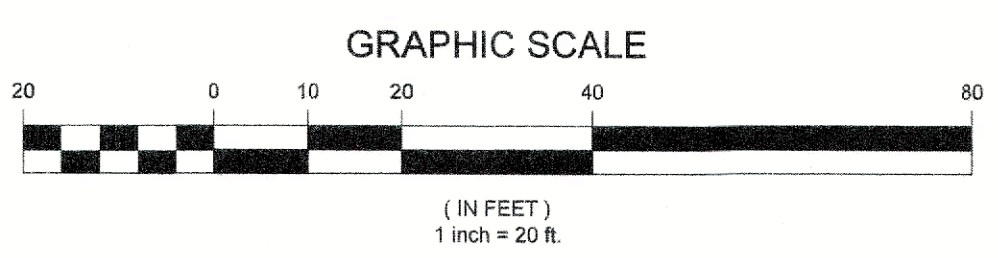
THE POLICY TO BE ISSUED UNDER THIS REPORT WILL INSURE THE TITLE TO SUCH BUILDINGS AND IMPROVEMENTS ERRECTED ON THE PREMISES, WHICH BY LAW CONSTITUTE REAL PROPERTY.

FOR CONVEYANCING ONLY, TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST OF THE PARTY OF THE FIRST PART, OF IN AND TO THE LAND LYING IN THE STREET IN FRONT OF AND ADJOINING SAID PREMISES.

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. NCS-1187978-NJ, WITH AN EFFECTIVE DATE OF 07-25-2023.

PARKING SPACE COUNT

REGULAR SPACES	36
HANDICAP SPACES	2
TOTAL SPACES	38



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2206, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY IS CERTIFIED TO:
SPARK CAR WASH LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08-14-2023.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL.

JAMES D. SENS
NEW YORK PROFESSIONAL LAND SURVEYOR #056046-1

DATE: 10-18-2023

NO.	WETLAND FLAGS ADDITION	K.R.	K.S.	J.D.S.	10-18-2023
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

FIELD DATE: 08-14-2023
FIELD BOOK NO.: 23-19
FIELD BOOK PG.: 5-7
FIELD CREW: EM/RW
DRAWN: PV
REVIEWED: RFS
APPROVED: JDS
DATE: 09-26-2023
SCALE: 1" = 20'
FILE NO.: 01-230274-00
DWG. NO.: 1 OF 1

ALTA/NPS/LAND TITLE SURVEY
SECTION 96, BLOCK 1, LOTS 4 & 5
1227 & 1229 NYS ROUTE 300
TOWN OF NEWBURGH
ORANGE COUNTY, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC P.C.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
855.691.7339
WWW.CTASURVEY.COM