



KEY MAP (N.T.S.)

- LEGEND**
(SYMBOLS NOT SHOWN TO SCALE)
- HYDRANT
 - STREET LIGHT
 - SIGNAL POLE
 - MANHOLE
 - WATER VALVE
 - GAS VALVE
 - UNKNOWN VALVE
 - CATCH BASIN
 - METAL COVER
 - ELECTRIC BOX
 - DOOR
 - DOUBLE DOOR
 - GARAGE DOOR
 - PARKING METER
 - SPOT ELEVATION
 - CLEAN OUT
 - TREE
 - BENCH MARK
 - SIGN
 - POLE
 - ANCHOR POLE
 - BOLLARD
 - STORM DRAIN
 - SANITARY
 - COMBINED SEWER
 - CABLE TV TONE OUT
 - GAS TONE OUT
 - WATER TONE OUT
 - ELECTRIC TONE OUT
 - TELEPHONE TONE OUT
 - STEAM TONE OUT
 - UNKNOWN UTILITY TONE OUT
 - FENCE (TYPE AS NOTED)
 - OVERHEAD WIRE
 - GUIDE RAIL (TYPE AS NOTED)
 - TREE LINE
 - PROPERTY/RIGHT-OF-WAY LINE
 - REFERENCED UTILITY LINE (TYPE AS NOTED)—PLOTTED FROM EXISTING MAPPING

- NOTES**
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
 - TITLE REPORT BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE NO.: NY110578
EFFECTIVE DATE: JUNE 1, 2011
 - SURVEY ENTITLED, "CERTIFICATION SURVEY, LANDS OF MALJA CORPORATION, UNION AVENUE, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK," BY VINCENT J. DOCE ASSOCIATES, DATED 2-4-85
 - SURVEY ENTITLED, "MAP SHOWING LANDS OF ELIZABETH L. JOHN, JR. & RICHARD F. LEASE, TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," BY EUSTANCE & HOROWITZ, P.C., DATED MARCH 23, 1972, LAST REVISED JUNE 27, 1973.
 - SURVEY ENTITLED, "BOUNDARY SURVEY FOR LANGAN ENGINEERING, TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.," BY EUSTANCE & HOROWITZ, P.C., DWG NO. A-259889, DATED OCTOBER 27, 1978, LAST REVISED 2-5-1979.
 - SURVEY ENTITLED, "ALTA/ACSM LAND TITLE SURVEY OF SECTION 60, BLOCK 3, LOT 41.20, NEWBURGH MALL, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK," BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DWG NO. 07.01, DATED 8/15/2003 AND LAST REVISED 11/10/2003.
 - THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HERON REFERENCED INFORMATION: THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

NOTICE OF APPROPRIATION MADE BY THE COMMISSIONER OF TRANSPORTATION OF THE STATE OF NEW YORK, LIBER 2460 PG 15, PARCEL 15 (R.O.W. TAKING) & PARCEL 16 (TEMPORARY EASEMENT) - [BOTH PLOTTED]

50' R.O.W. TO ACCESS TO MEADOW HILL ROAD OVER MALL PARCEL, LIBER 2136 PG 732, (OFF-SITE) - [PLOTTED]
 - THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK EAST STATE PLANE COORDINATE SYSTEM (NAD 83) AS ESTABLISHED THROUGH GPS METHODS.
 - ELEVATIONS SHOWN ARE REFERENCED TO NGVD 88, AS ESTABLISHED THROUGH GPS METHODS. SITE BENCHMARKS:
 - 'A' SPIKE SET IN UTILITY POLE, EL. = 376.16
 - 'B' X-CUT SET ON HYDRANT FLANGE BOLT, EL. = 373.04
 - STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
 - PLANNING INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING OCTOBER 2011.
 - AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "ORANGE COUNTY, ALL JURISDICTIONS, PANEL 139 OF 630, COMMUNITY NUMBER 360827, REVISED DATE AUGUST 3, 2009," THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NO SHADING), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
 - WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
 - UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS

UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPLETE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON

CONSTRUCTION MAPS FOR ROUTE 300 PROVIDED BY THE NYSDOT
 - 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 N.Y. STATE EDUCATION LAW ARTICLE 145.
 - THIS PLAN NOT VALID UNLESS EMBOSSED OR INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

Date	Description	No.
Revisions		
<p>I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Professional Practice and to the best of my professional opinion, knowledge and belief, and in my professional opinion, the conditions found on the date of the survey are correct for the subject property.</p>		
<p>PAUL D. FISHER PROFESSIONAL LAND SURVEYOR N.Y. LIC. NO. 050784</p>		DATE

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NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA
VIRGINIA CALIFORNIA NEVADA

Project		PROPOSED COMMERCIAL DEVELOPMENT	
ORANGE COUNTY		NEW YORK	
TOWN OF NEWBURGH			
Drawing Title			
BOUNDARY & TOPOGRAPHIC SURVEY			
SECTION 60, BLOCK 3, LOTS 40 & 41.22			
Project No.	140059701	Drawing No.	
Date	02/01/2012	07.01	
Scale	1" = 30'		
Drn. By	KEC/DPJ		
Checked By	PDF	1 OF 1	

