

Full Size Site Plans

& Other Topographic & Utility Surveys
are available for viewing at the

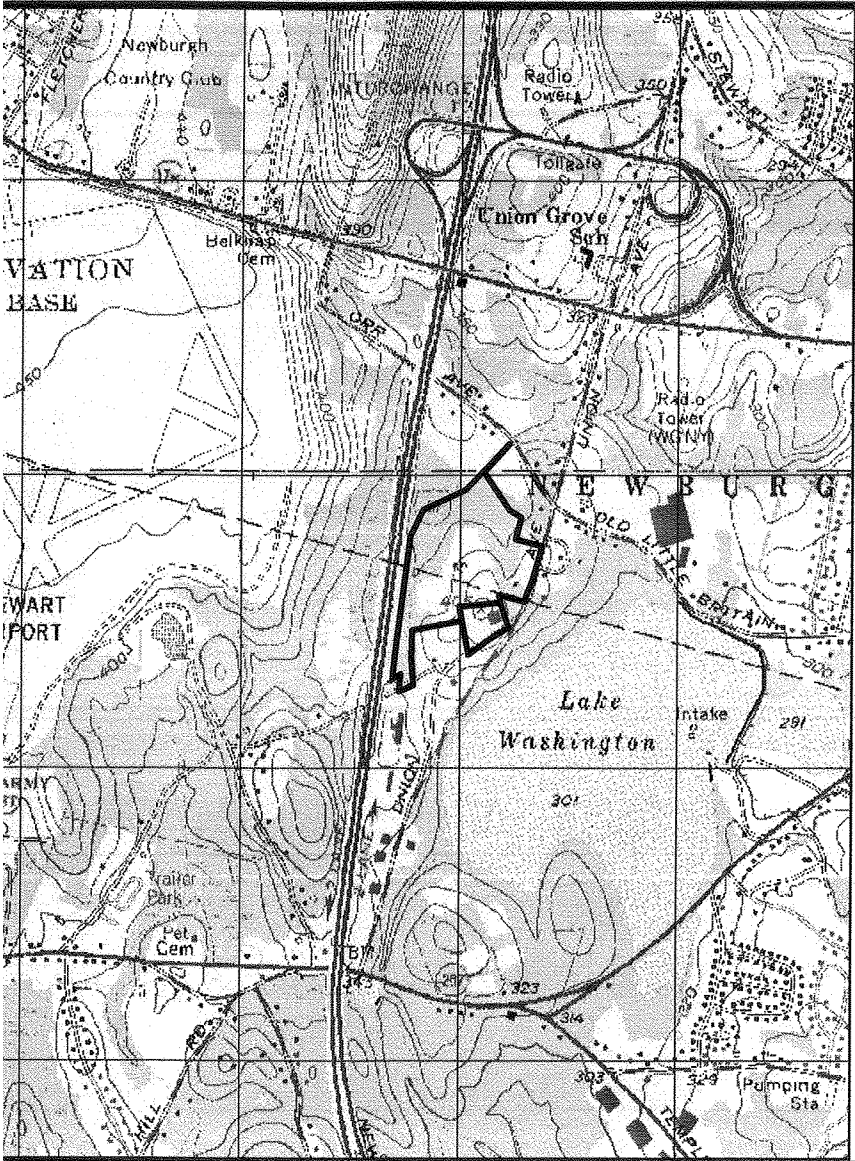
Zoning Board of Appeals

Office located at

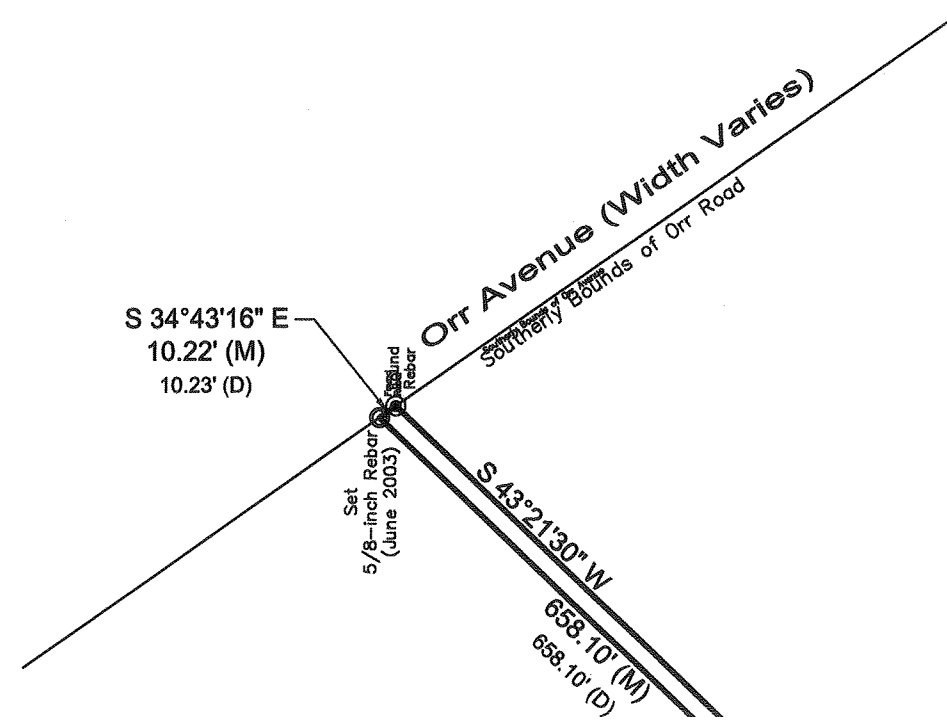
308 Gardnertown Road

Newburgh, NY

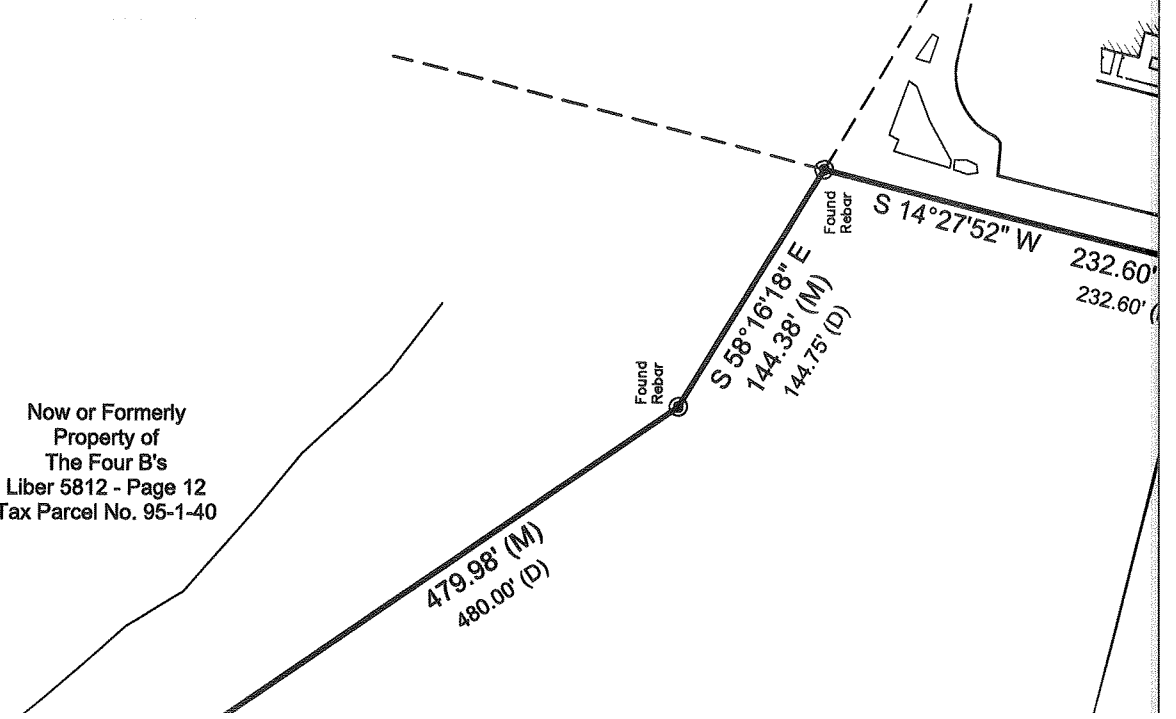
845-566-4901



7.5 Min. U.S.G.S. Quadrangle
Cornwall N.Y.



Now or Formerly
Property of
The Four B's
Liber 5812 - Page 12
Tax Parcel No. 95-1-40



Now or Formerly
Property of
E.L.G. & T. Realty Co.
Liber 4302 - Page 256
Tax Parcel Nos. 95-1-38 & 39.1

Now or Formerly
Property of
TLC Central, LLC
Liber 4879 - Page 4
Tax Parcel Nos. 95-1-38

Point of Beginning
Wal-Mart Parcel
Overall Parcel
Latitude: 41°29'53.0608" N
Longitude: 74°04'18.6145" W
Northing: 970,948.9
Easting: 609,406.5

NYS Route 300 (a.k.a. Union Avenue)
Easterly Bounds of NYS Route 300
Westerly Bounds of NYS Route 300
Width Varies

Town of Newburgh
Town of New Windsor

D= 09°37'33"
R= 1,392.89' (M)
L= 234.01' (M)
Chord: S 20°55'05" W, 233.73'

New York State Department of Transportation
Permanent Easement For Slopes
Map 27 - Parcel 58

Point of Beginning
L&M Properties, LLC
Latitude: 41°29'44.8167" N
Longitude: 74°04'23.2834" W
Northing: 970,112.8
Easting: 609,055.3

New York State Department of Transportation
Permanent Easement For Slopes
Map 56 - Parcel 88

Now or Formerly
Property of
TLC Central, LLC
Liber 4879 - Page 4
Tax Parcel Nos. 95-1-39.23

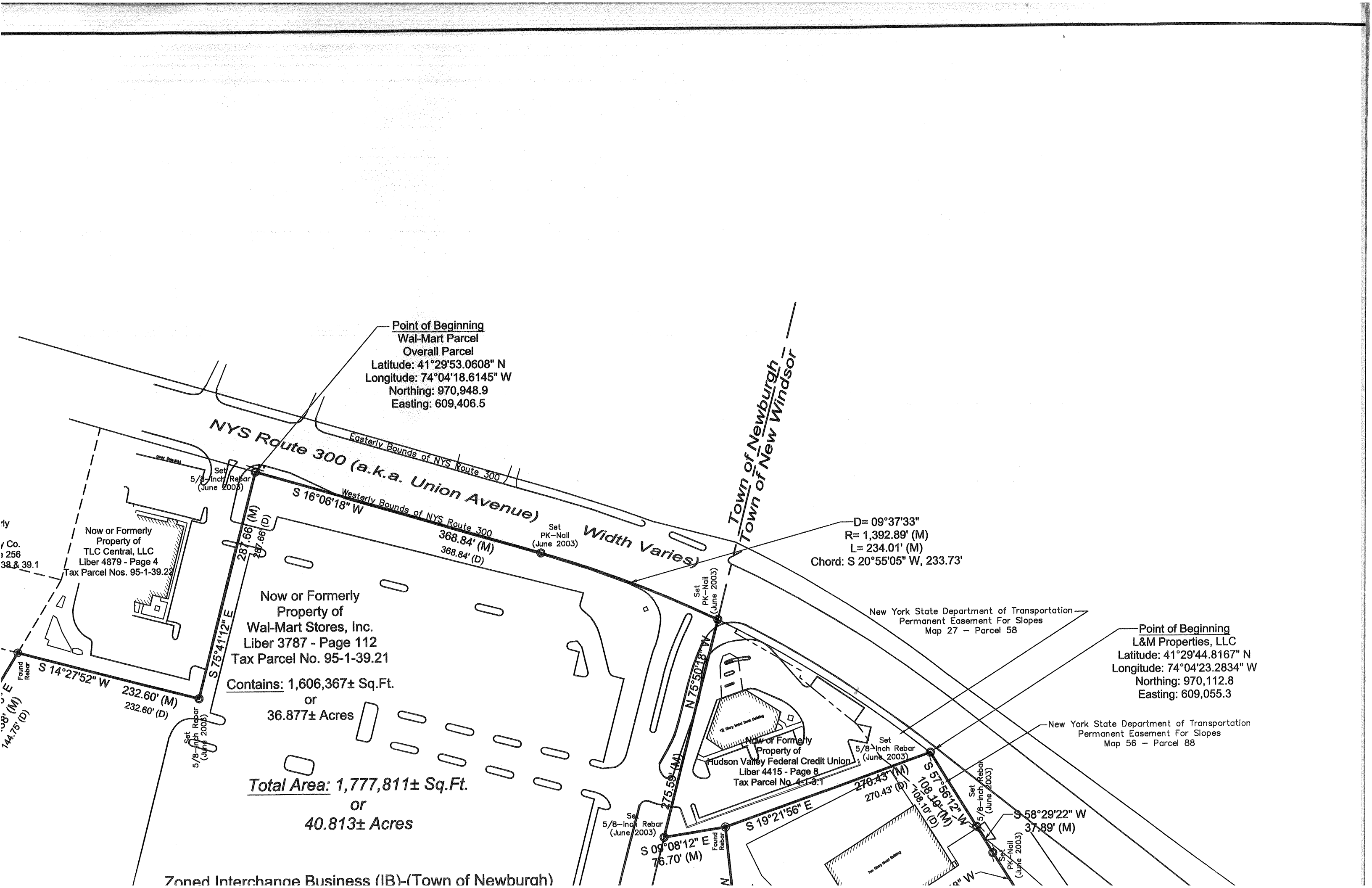
Now or Formerly
Property of
Wal-Mart Stores, Inc.
Liber 3787 - Page 112
Tax Parcel No. 95-1-39.21

Contains: 1,606,367± Sq.Ft.
or
36.877± Acres

Total Area: 1,777,811± Sq.Ft.
or
40.813± Acres

Now or Formerly
Property of
Hudson Valley Federal Credit Union
Liber 4415 - Page 8
Tax Parcel No. 4-1-3.1

Zoned Interchange Business (IB)-(Town of Newburgh)



658.10' (M)
658.10' (D)

394.40' (D)
394.18' (M)

S 34°11'06" E

Found Rebar

N 43°21'30" E

Now or Formerly
Property of
Anna Vecchio
Liber 4031 - Page 207
Tax Parcel No. 95-1-41

485.80' (D)
485.80' (M)

Swamp

Swamp

N 64°54'30" E

304.72' (D)
304.72' (M)

N 25°45'25" E

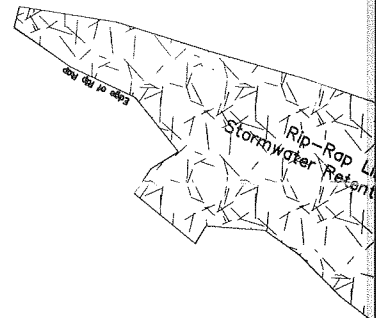
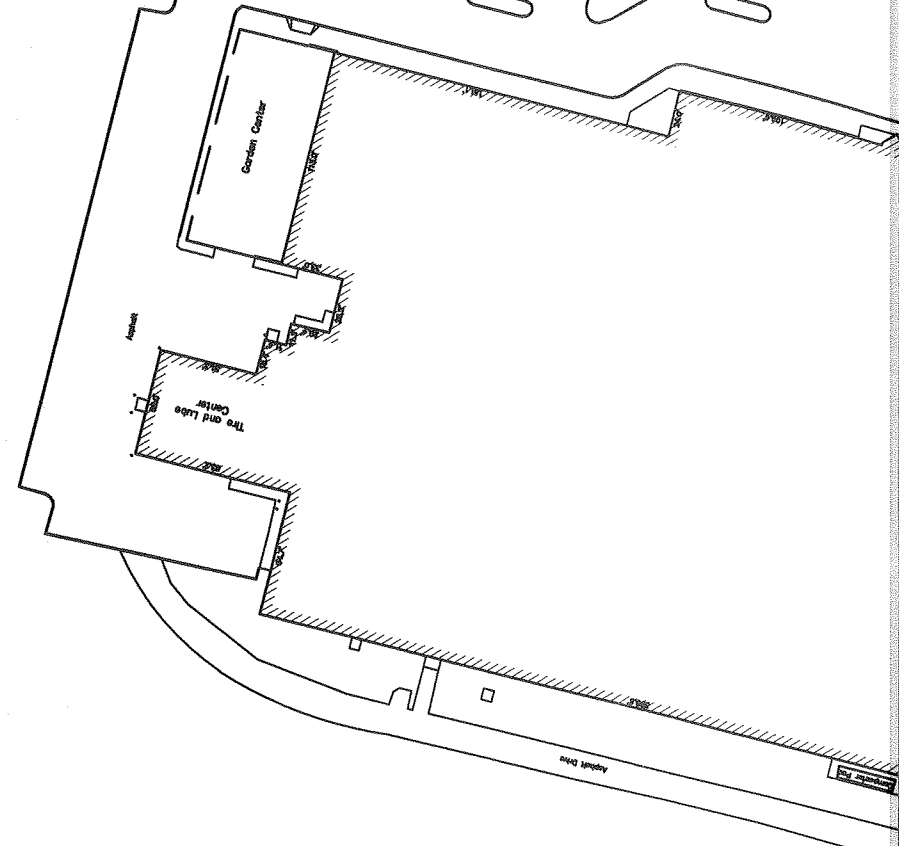
Set
5/8-Inch Rebar
(June 2003) 367.00' (D)
367.00' (M)

N 07°33'20" E



New York State Thruway

Zoned Interchange Business (IB)-(To



Business (IB)-(Town of Newburgh)

ate Thruway - Interstate Route 87

S 09°08'12" E
76.70' (M)
Found Rebar

S 84°03'04" W
317.40' (D)

Now or Formerly
Property of
L&M Properties, LLC
Liber 4363 - Page 275
Liber 4363 - Page 279
Tax Parcel No. 4-1-5.1 and 5.2

Contains: 171,444± Sq. Ft.
or
3.936± Acres

S 57°46'48" W
78.03' (M)
78.03' (D)

S 54°29'17" W
Set
PK-Nail
(June 2003)

280.49' (M)
280.47' (D)

N 11°26'33" W

Set
5/8-Inch Rebar
(June 2003)

426.58' (D)
427.34' (M)

109.18' (D)
Found Rebar #5

S 10°12'26" E
146.66' (M)
147.17' (D)

354.70' (D)
355.28' (M)

Found Rebar #5

S 79°04'22" W
Building Setback Limits

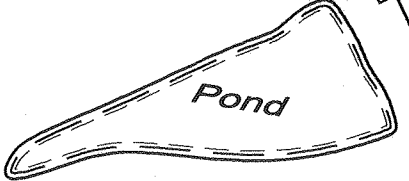
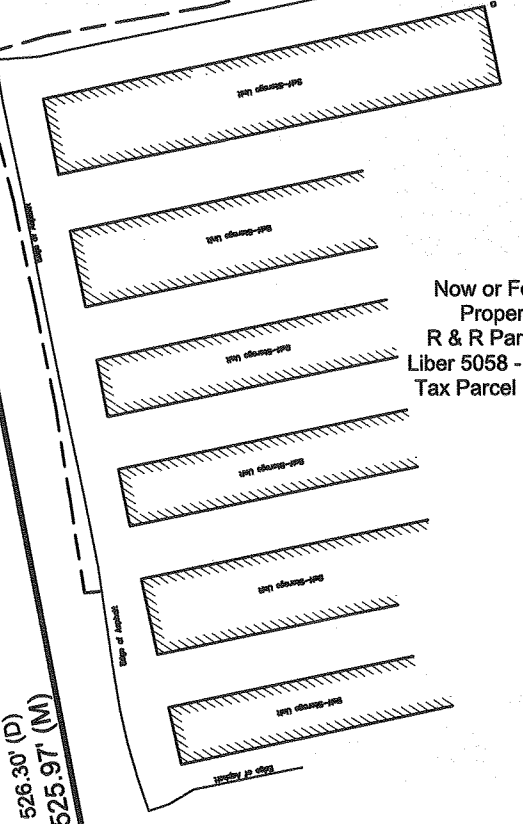
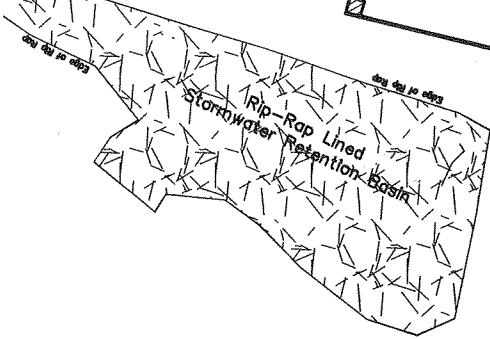
Now or Formerly
Property of
R & R Partnership
Liber 5058 - Page 119
Tax Parcel No. 4-1-4

Now or Formerly
Property of
David K. Nunnally et ux
Liber 3043 - Page 12
Tax Parcel No. 4-1-6

Now or Formerly
Property of
Wal-Mart Stores, Inc.
Liber 3787 - Page 112
Tax Parcel No. 4-1-1.1

Zoned Commercial (C)-(Town of New Windsor)

Liner Road (a.k.a. Square Hill Road)
Southernly Bounds of Liner Road
Northernly Bounds of Liner Road
Width Varies



N 07°33'20" E
Found Rebar

867.51' (D)
867.51' (M)
Easterly Bounds of Interstate Route 87

Building Setback Limits

N 07°39'33" E

S 00°42'45" W
301.44' (M)
296.31' (D)

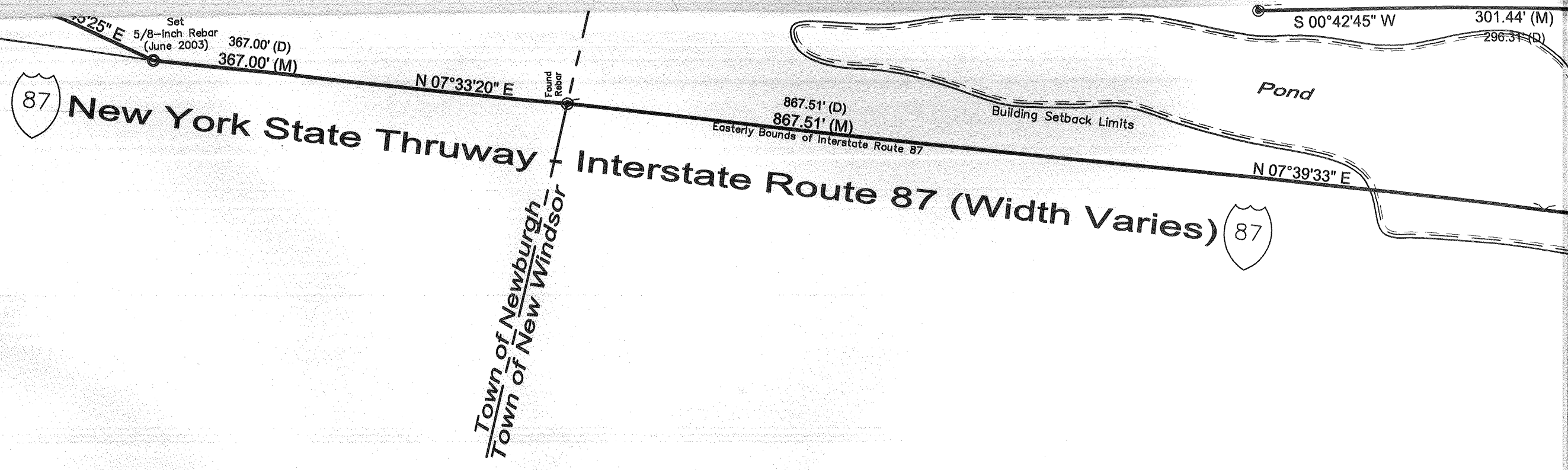
S 04°14'16" E
Found Rebar

269.39' (M)
275.30' (D)

S 66°52'21" W
163.45' (M)
163.45' (D)
N 05°42'14" E
Found Rebar

178.94' (M)
178.94' (M)

Set
RR Spike
(June 2003)



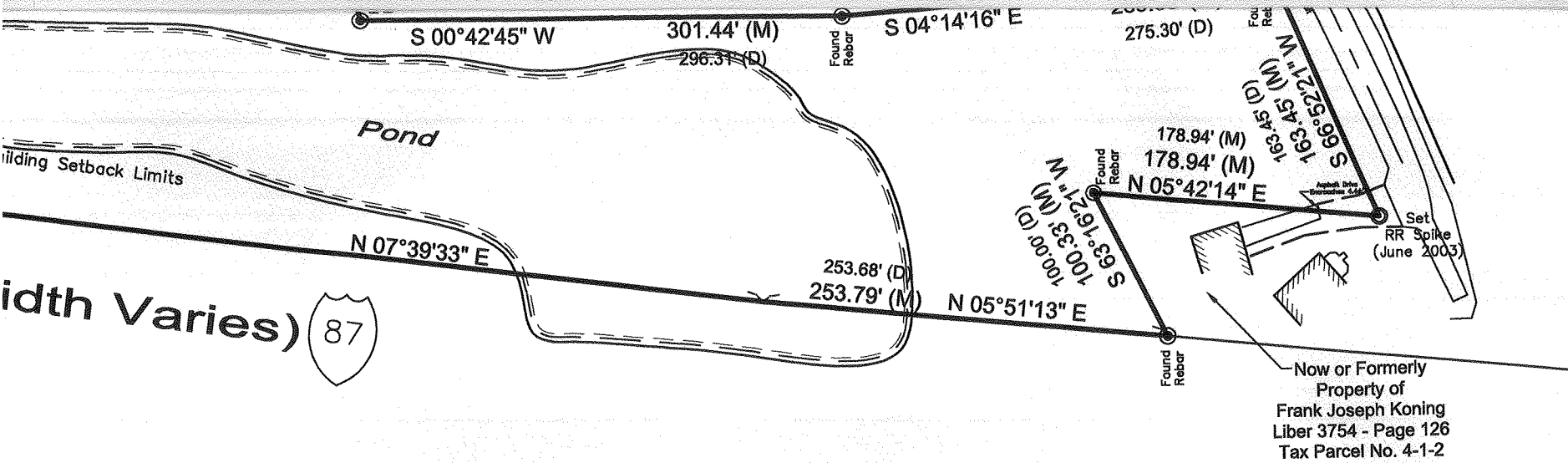
"ALTA/ACSM Land Title Survey"

To: Wal-Mart Real Estate Business Trust, Chicago Title Insurance Company, Tigor Title Guarantee Company, and Harter, Secrest and Emery, LLP:

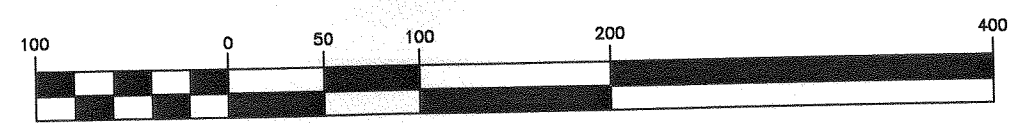
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1-6, 7a, 8, 10, 11b, 13 and 15. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Brian P Donovan, L.S. No. 050378

Date



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

"ALTA/ACSM Land Title Survey"

Business Trust, Chicago Title Insurance Company, Company, and Harter, Secrest and Emery, LLP:

map or plat and the survey on which it is based were in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys," jointly established and adopted by ALTA, NSPS, and includes Items 1-6, 7a, 8, 10, 11b, 13 and 15. The survey was conducted in accordance with the standards as adopted by ALTA, NSPS and ACSM and the undersigned further certifies that the resulting from the survey measurements made on the site are within the allowable Positional Tolerance.

PO Box 463
6431 US Highway 11
Canton, New York 13617
Telephone: 315/386-2776
Facsimile: 315/386-1012

Survey No. 050378 Date

Sheet 4 of 5

		DRAWN:		<p>"ALTA/ACSM Land Title Survey" Proposed Wal-Mart Retail Facility Expansion Boundary Survey</p>
		CHECKED:		
		SCALE: 1" = 100'		
		DATE: 10/30/03		<p>Towns of Newburg and New Windsor County of Orange State of New York</p>
		PROJECT NUMBER: CK2717-05-03		<p>A / Thew Associates, PLLC Land Surveyors - GPS Consultants</p>
1	Per Chicago Title Insurance Co.	11/7/03		
REV	DESCRIPTION	DATE		