



TOTAL AREA CHART

PARCEL	AREA
SECTION 80 - BLOCK 3 - Lot 49.21	5.02 ACRES
SECTION 80 - BLOCK 3 - Lot 2	2.28 ACRES
SECTION 71 - BLOCK 4 - Lot 7	0.18 ACRES
SECTION 71 - BLOCK 4 - Lot 8	0.18 ACRES
SECTION 71 - BLOCK 4 - Lot 9	0.24 ACRES
SECTION 71 - BLOCK 4 - Lot 10	0.24 ACRES
SECTION 71 - BLOCK 4 - Lots 11-14	0.48 ACRES
SECTION 71 - BLOCK 5 - Lot 9	0.27 ACRES
SECTION 71 - BLOCK 5 - Lot 12	1.21 ACRES
SECTION 71 - BLOCK 5 - Lot 13	0.32 ACRES
SECTION 71 - BLOCK 5 - Lot 16	0.28 ACRES
SECTION 97 - BLOCK 1 - Lot 13.3	3.37 ACRES
SECTION 97 - BLOCK 1 - Lot 20.3	6.19 ACRES
HYSDOT - MAP 747 - PARCEL 1145	4.78 ACRES
HYSDOT - MAP 747 - PARCEL 1144	4.78 ACRES
HYSDOT - MAP 746 - PARCEL 1142	3.75 ACRES
HYSDOT - MAP 746 - PARCEL 1143	3.75 ACRES
SECTION 80 - BLOCK 3 - Lot 49.22	84.88 ACRES
SECTION 80 - BLOCK 3 - Lot 11.1	9.85 ACRES
SECTION 80 - BLOCK 3 - Lot 41.3	9.84 ACRES
SECTION 80 - BLOCK 3 - Lot 48	2.98 ACRES
SECTION 80 - BLOCK 3 - Lot 41.4	0.97 ACRES
TOTAL AREA	137.50 ACRES

LEGEND:

	NO PHYSICAL BOUNDS
	ADJACENT PROPERTY LINE
	FEDERAL WETLAND
	WETLAND FLAG
	EXISTING MAJOR CONTOUR
	EXISTING SPOT GRADE
	EXISTING FENCE
	EXISTING STONE WALL
	EXISTING SPECIMEN TREE WITH I.D. NUMBER AND GREATER THAN 10'
	EXISTING SPECIMEN TREE WITH I.D. NUMBER AND 12' TO 10'
	EXISTING TREE LINE
	GUIDE RAIL
	EXISTING OVERHEAD WIRES
	IRON ROD FOUND
	IRON PIPE FOUND
	EXISTING HYDRANT
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EXISTING WATER SHUT OFF
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING MAIL BOX
	EXISTING TRAFFIC SIGNAL
	EXISTING TELEPHONE PEDESTAL
	EXISTING TRAFFIC SIGNAL CONTROL BOX

NOTES:
SEE SHEET 1 OF 2 FOR SUMMARY TABLE OF WETLANDS.

WETLAND NOTE:
WETLANDS SHOWN ON SHEET 2 OF 2 HEREON AS PER FIELD DELINEATION BY THE CHAZEN COMPANIES ON JUNE 29, 2005. SURVEY LOCATION COMPLETED BY THE CHAZEN COMPANIES ON JAN. 31, 2009 AND JULY 8, 2009.

FLOOD ZONE NOTE:
A PORTION OF THE PROPERTY SHOWN HEREON (QUADRAC DREGO) LIES WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") ZONE "X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. AREAS OF 150-160 FEET BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. THE REMAINING PORTION OF THE PROPERTY LIES WITHIN ZONE "C". AREAS OF ANNUAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 36027 D07A, PANEL 17 OF 25, OF THE TOWN OF NEWBURGH, BEARING AN EFFECTIVE DATE OF JUNE 5, 1985.

WETLAND DELINEATION INFORMATION
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
TOTAL SITE AREA DELINEATED = 137.50 ACRES
TOTAL WETLAND AREA = 16.04 ACRES

DEED REFERENCES:

SECTION 80 - BLOCK 3 - Lot 49.21 EUGENE LITMAN, M. JEROME REDEK & JAMES T. PATRICKOS ERIK AVMS NEDEBETS, M.D. Deed Liber 2362 Page 201	SECTION 71 - BLOCK 5 - Lot 12 RINO SPAGNOLI & LEO SPAGNOLI - 19 - SPAGNOLI & TRMA SPAGNOLI Deed Liber 11260 Page 1058
SECTION 80 - BLOCK 3 - Lot 2 WINONA LAKE DEVELOPMENT COMPANY TOWN OF NEWBURGH Deed Liber 1224 Page 463	SECTION 97 - BLOCK 1 - Lot 13.3 VINCE O. MARTEL & JULIA M. MARTEL - 19 - GREGG A. HENDRICKS & MARY D. HENDRICKS Deed Liber 1451 Page 342
SECTION 71 - BLOCK 4 - Lot 10 BETTY ANN HENRY ROBERT F. HENRY, SR. & BETTY ANN HENRY Deed Liber 2234 Page 776	SECTION 97 - BLOCK 1 - Lot 20.3 LEONA T. BOLTICH - 19 - LAWREN PHILLIPS & MARK TARR Deed Liber 4274 Page 88
SECTION 71 - BLOCK 4 - Lots 11-14 DEBORAH ANN RUDOLPH, VICTORIA LEE RUDOLPH, PATRICK RUDOLPH & SANDRA ALI RUDOLPH JAMES F. CORBETT & VICTORIA L. CORBETT Deed Liber 2669 Page 147	SECTION 71 - BLOCK 4 - Lot 7 EDWARD GMEKEL AND DOROTHY MEKEL - 19 - TULLIO F. COSTA and CORA M. COSTA Deed Liber 980 Page 210
SECTION 71 - BLOCK 5 - Lot 15 WILLIAM E. LAMPREAUX, JR. & JOHN H. LAMPREAUX Deed Liber 1845 Page 40	SECTION 71 - BLOCK 4 - Lot 8 COUNTY OF ORANGE - 19 - ADUSTA MOORES and ROLAND MOORE Deed Liber 5317 Page 240
SECTION 71 - BLOCK 5 - Lot 16 WILLIAM E. LAMPREAUX - 19 - LUCIA LAMPREAUX, JR. & JOHN H. LAMPREAUX Deed Liber 2549 Page 284	SECTION 71 - BLOCK 4 - Lot 9 COUNTY OF ORANGE - 19 - DAVID A. BERENSON and LINDA DAVID Deed Liber 5145 Page 21
SECTION 71 - BLOCK 5 - Lot 9 DAVID L. TOMPKINS & EDITH A. TOMPKINS - 19 - RALPH A. ROSS & LOUISE M. ROSS Deed Liber 1427 Page 409	SECTION 80 - BLOCK 3 - Lots 49.22, 49.21, 46, & 41.3 STEPHEN E. MIRON AS TRUSTEE AND JULIE MIRON UNION AVENUE LLC Deed Liber 1195 Page 167

NOTES:
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1720B, SUBSECTION 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 INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
CERTIFICATIONS INDICATED HEREON VERIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED.
SURVEY SUBJECT TO RECORD DESCRIPTION AND AS IN POSSESSION.
SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORDS. PREVIOUS ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTAIN. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AGENCIES. THE UNDERGROUND FACILITIES FROM WHICH ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
COPYRIGHT CHAZEN ENGINEERING & LAND SURVEYING CO., P.C., ALL RIGHTS RESERVED.
TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED MARCH 23, 2005 BY C.E.L.S. DATA NOT MEAN SEA LEVEL. 2 FOOT CONTOUR INTERVAL AND ADJ. TOPOGRAPHY COMPILED DECEMBER 18, 2004. CONTOUR INTERVAL. AERIAL MAPPING PROVIDED BY AIR SURVEY PHOTOGRAMMETRIC MAPPING SERVICES. THIS MAP COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS DATED 02-18-04. GRID BASED ON ARBITRARY COORDINATE SYSTEM. VERTICAL DATUM BASED ON 1928 MEAN SEA LEVEL. MAPPING SCALE OF 1 INCH=50 FEET. CONTOUR INTERVAL OF 2 FT.
THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 53-48 HOURS PRIOR TO DIGGING CALL U.F.P.O. 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PLOTTED.
UNDERGROUND PRESSURE SEWER, GAS, WATER AND TELEPHONE ARE APPROXIMATE, TAKEN FROM NEW YORK STATE E.L.T. MAPPING, UNDER AGENCIES NEWBURGH, SH 62-7 AND UNION AVENUE, SH 9455 STATION 125+50 TO 105+00.
TREES 1231-1231 ARE FIELD PLOTTED. GPS TECHNOLOGY WAS NOT USED TO SURVEY THESE TREE LOCATIONS.

- MAP REFERENCES**
- REFERENCE IS HEREBY MADE TO A MAP ENTITLED "PLAN AND PROFILE, BROOKSIDE AVE. & EASEMENT A, CROSSROADS SEWER DISTRICT EXT. 1" SHEET 31 OF 46, PREPARED BY VALDIA CONSULTING ENGINEERS, DATED SEPTEMBER 8, 1996.
 - REFERENCE IS HEREBY MADE TO A MAP ENTITLED "PLAN AND PROFILE, ROUTE 33 SEWER TRUNK LINE - SHEET 1 OF 20 AND SHEET 11 OF 20, PREPARED BY VALDIA CONSULTING ENGINEERS, DATED APRIL 14, 1993.
 - REFERENCE IS HEREBY MADE TO A MAP ENTITLED "WINONA LAKE DEVELOPMENT CO., SECTION E," PREPARED BY CHARLES A. ORDELY, CE, DATED JUNE 1, 1929 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 6, 1929 AS FILED MAP NO. 969.
 - REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SECTION D, WINONA LAKE DEVELOPMENT CO.," PREPARED BY CHARLES A. ORDELY, CE, DATED OCTOBER 24, 1925 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 9, 1925 AS FILED MAP NO. 968.
 - REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAN, BROOK TRUST COMMERCIAL SUBDIVISION - SHEET 1 & 2," PREPARED BY T.M. SEVLY, ENGINEER & LAND SURVEYOR, P.C., DATED APRIL 20, 1994 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 10, 1995 AS FILED MAP NO. 114-06.
 - REFERENCE IS HEREBY MADE TO A MAP ENTITLED "PROPERTY OF MARY ANNE BERRY" PREPARED BY F.M. TAPPET, DATED FEBRUARY 20, 1915, REFERRED TO RECORD DEEDS AND NOT FOUND ON FILE.
 - REFERENCE IS HEREBY MADE TO A MAP ENTITLED "JUNIOR GREAT SUBDIVISION" PREPARED BY HERBERT L. KARTIGANER, P.E., L.S., FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 25, 1994 AS FILED MAP NO. 8291.
 - REFERENCE IS HEREBY MADE TO A MAP ENTITLED "LOT LINE CHANGE AND SUBDIVISION MAP LANDS OF DONALD E. KARRN CO. AND DIORINA, GIORINA AND ASSOCIATES LTD.", PREPARED BY WENDELL J. SOCK ASSOC., FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 29, 1994 AS FILED MAP NO. 85-34.



EXISTING CONDITIONS PLAN

PLOTTED SCALE: 1" = 160'

<p>STATION & REF. L.S. 0004</p>	<p>ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS PLAN OR ANY PART THEREOF IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, SURVEYOR OR PROJECT MANAGER. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY A LICENSED LAND SURVEYOR OR L.S. IN A HOLDING OF SECTION 707B, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.</p> <p>HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR WITH THE CURRENT AND VALID LICENSE AND WITH THE CURRENT AND VALID PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.</p>	<p>THE CHAZEN COMPANIES Engineers/Surveyors Planners Environmental Scientists</p>	<p>CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.</p> <p>Orange County Office 25 West Street Newburgh, NY 12550 Phone: (845) 524-3266</p> <p>Capital District Office 100 West Street Newburgh, NY 12550 Phone: (845) 527-0200</p> <p>Orange County Office 100 West Street Newburgh, NY 12550 Phone: (845) 527-0200</p> <p>North Country Office 100 West Street Newburgh, NY 12550 Phone: (845) 527-0200</p>	<table border="1"> <thead> <tr> <th>rev.</th> <th>date</th> <th>description</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>8-20-05</td> <td>ADD - ADDITIONAL TREES</td> </tr> <tr> <td>2</td> <td>8-25-05</td> <td>ADD - ADDITIONAL TREES</td> </tr> <tr> <td>1</td> <td>8-23-05</td> <td>ADD - ADDITIONAL TREES</td> </tr> </tbody> </table>	rev.	date	description	3	8-20-05	ADD - ADDITIONAL TREES	2	8-25-05	ADD - ADDITIONAL TREES	1	8-23-05	ADD - ADDITIONAL TREES	<p>CROSSROADS AT NEWBURGH WETLAND SURVEY MAP PREPARED FOR WILDER BALTER PARTNERS, INC. TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK</p>	<p>Drawn: cheswad ML/SMH SIA Date: 8/20/05 Project No.: 704713.00 Sheet No.: W-2 2 of 2</p>
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