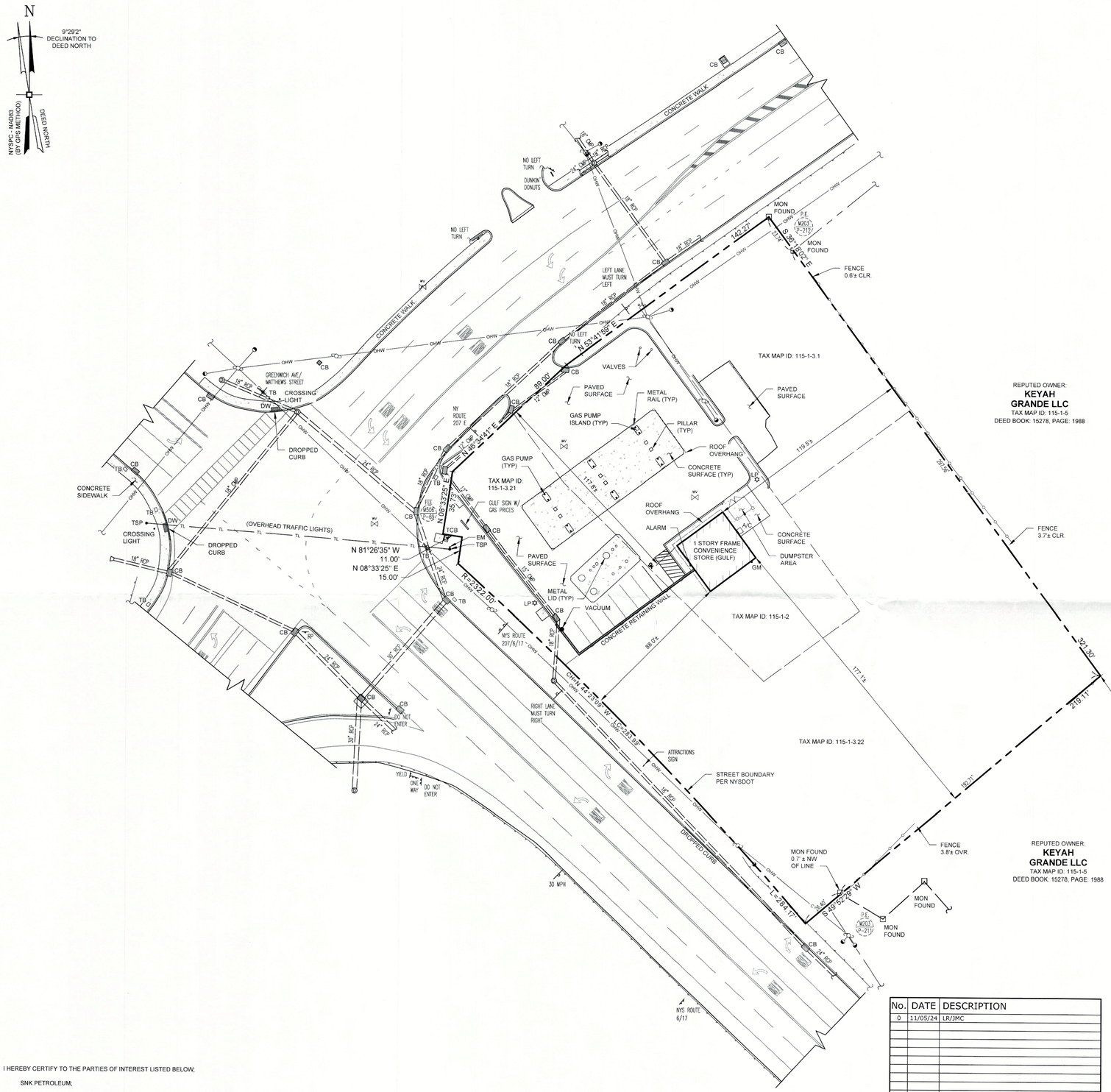


## LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- TAX LOT LINE
- STORMWATER EASEMENT LINE
- EDGE OF ROAD
- CURB LINE
- STONEWALL
- CHAINLINK FENCE
- STOCKADE FENCE
- GUIDE RAIL
- OVERHEAD WIRE
- TRAFFIC LIGHT WIRES
- DRAINAGE COURSE
- EDGE OF WOODED AREA
- WATER SERVICE LINE
- SEWER SERVICE LINE
- CONCRETE SURFACE
- DRAINAGE PIPE
- HYDRANT
- DRAINAGE MANHOLE
- SEWER MANHOLE
- GAS VALVE
- WATER VALVE
- WATER SHUT-OFF VALVE
- UTILITY POLE
- GUY ANCHOR
- EM GM — ELECTRIC METER / GAS METER
- TCB TB — TRAFFIC CONTROL BOX / TRAFFIC BOX
- TSP — TRAFFIC SIGNAL POLE
- LP — LIGHT POLE
- IP — PIPE MARKER
- IR — REBAR MARKER
- MON — CONCRETE NYSDOT MONUMENT
- DW — DETECTABLE WARNING
- CB CB — CATCH BASIN
- MBX — MAILBOX
- SIGN (TYPE NOTED)

## GENERAL NOTES:

1. TAX MAP IDENTIFICATION NUMBER: SECTION 115, BLOCK 1, LOTS 2, 3.1, 3.21 & 3.22
2. TOTAL AREA OF SUBJECT PARCEL: 1.780± ACRES
3. DEED REFERENCE: DEED LIBER 15548, PAGE 833
4. MAP REFERENCES:

A. A MAP ENTITLED, "MAP SHOWING BOUNDARY LINES AND TOPOGRAPHY, LAND OF SAMUEL MARKOWITZ" DATED APRIL 1955 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON MAY 20, 1955 AS MAP NUMBER 1610-55.

B. THE FOLLOWING MAP PREPARED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION PERTAINING TO THE ACQUISITION OF OF PROPERTY, GOSHEN VILLAGE: SOUTH CHURCH, WEST MAIN, MAIN STREETS AND GREENWICH AVENUE, S.H. NO. 1329: MAP 54.

B. THE FOLLOWING MAP PREPARED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION PERTAINING TO THE ACQUISITION OF OF PROPERTY, GOSHEN-FAIR OAKS, PART 2: S.H. NO. 41-3: MAP 203.

5. THIS SURVEY IS BASED ON NEW YORK STATE PLANE NAD 83 (2011), ZONE 3101 DATUM (USFT) DERIVED FROM GPS OBSERVATIONS.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATEMENT OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
7. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
8. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
9. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
10. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
11. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
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13. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW,

SNK PETROLEUM;

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON OCTOBER 31, 2024.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

| No. | DATE | DESCRIPTION |
|---|---|---|
| 0 | 11/05/24 | LR/JMC |

| DRAWING STATUS | ISSUE DATE: 11/05/2024 | | |
|---|---|---|---|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | SHEET NUMBER | | |
| ☐ CONCEPT APPROVAL | N/A | OF | N/A |
| ☐ PLANNING BOARD APPROVAL | N/A | OF | N/A |
| ☐ OCDOH REALTY SUBDIVISION APPROVAL | N/A | OF | N/A |
| ☐ OCDOH WATERMAIN EXTENSION APPROVAL | N/A | OF | N/A |
| ☐ NYSDEC APPROVAL | N/A | OF | N/A |
| ☐ NYSDOT APPROVAL | N/A | OF | N/A |
| ☑ OTHER: SURVEY | 1 | OF | 1 |
| ☐ FOR BID / ~~CONSTRUCTION~~ | N/A | OF | N/A |

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30 0 15 30 60
1 inch = 30 ft.

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# BOUNDARY SURVEY

SNK PETROLEUM
301-305 GREENWICH AVENUE
VILLAGE OF GOSHEN
ORANGE COUNTY, NY

| JOB #: 1491.02 | DRAWN BY: JMC | S-1 |
|---|---|---|
| DATE: 11/05/24 | SCALE: 1"=30' | |
| REVISION: 0 | TAX LOTS: SEE NOTES | |

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Z:\1491.02a – Greenwich Ave & Matthews Street\1491.02 – Survey Worksheet.dwg
Date Printed: Nov 05, 2024, 11:11am