

LOCATION PLAN  
TOWN OF CORNWALL  
TOWN OF NEW WINDSOR  
TAKEN FROM CORN. MAP

**NOTE: THIS SHEET CONTAINS ALL EXISTING EASEMENTS FOR LOT 10.**

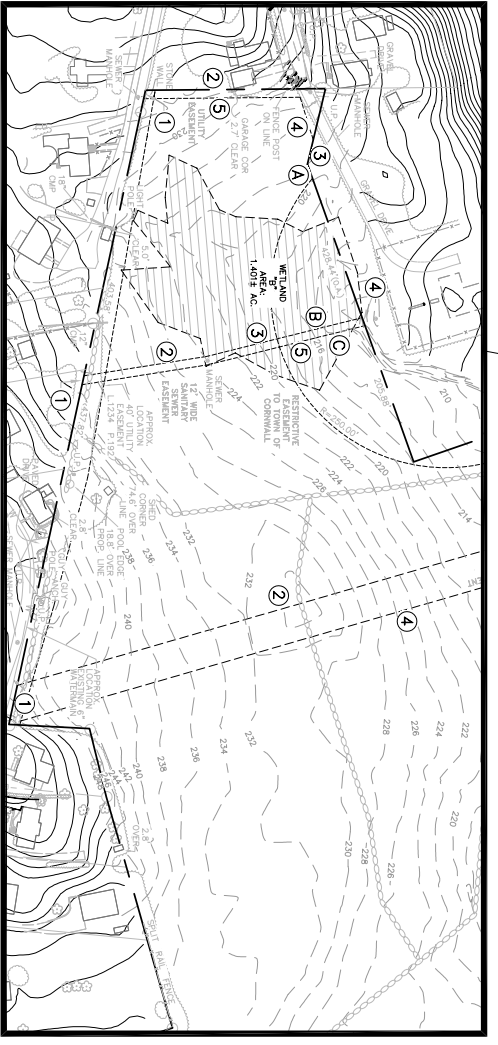
LINE NUMBER	BEARING	DISTANCE	OWNER
1	S89°23'00"E	217.45'	ASSOCIATES, LLC
2	N89°23'00"E	584.00'	ASSOCIATES, LLC
3	S89°23'00"E	148.20'	ASSOCIATES, LLC
4	N89°23'00"E	141.99'	ASSOCIATES, LLC
5	S89°23'00"E	141.99'	ASSOCIATES, LLC
6	N89°23'00"E	141.99'	ASSOCIATES, LLC
7	S89°23'00"E	141.99'	ASSOCIATES, LLC
8	N89°23'00"E	141.99'	ASSOCIATES, LLC

**TREES OF INTEREST**

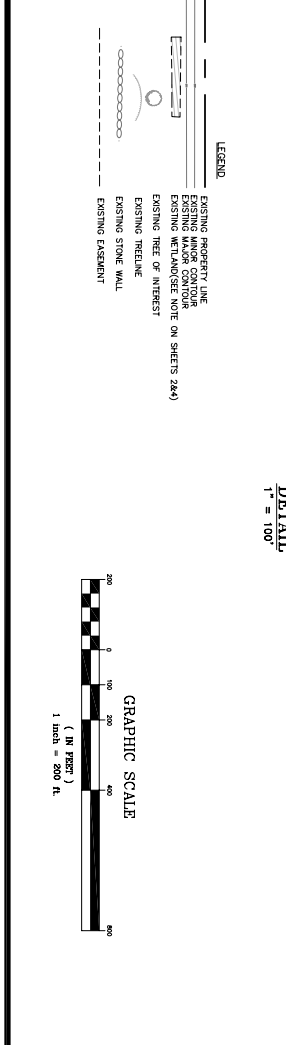
NUMBER	TREE
1	38' WHITE OAK
2	48' WHITE OAK
3	36' RED OAK
4	50' WHITE OAK
5	48' RED OAK
6	48' RED OAK
7	48' RED OAK
8	48' RED OAK

**RECORD OWNER**  
CORNWALL COMMONS, LLC  
HIGHLAND WALKS, WY 10930  
LIBER 12994 OF DEEDS AT PAGE 1955  
LOT NO. 2 ON FILED MAP NO. 10191

**LOT 10 AREA:**  
158,994 AC.



DETAIL  
1" = 100'



**CERTIFICATION**  
I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 11, 1999.  
CORNWALL COMMONS, LLC  
BRUCE W. TULLY, L.S.  
NEW YORK STATE LICENSE NO. 50078

- NOTES:**
1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
  2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
  3. REFERENCES:
    - A) MAP ENTITLED "SURVEY PREPARED FOR CORNWALL COMMONS, LLC, TOWN OF CORNWALL, TOWN OF NEW WINDSOR, NEW YORK, DATED MARCH 10, 1999, AS PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. (TOWN OF CORNWALL, TOWN OF NEW WINDSOR, NEW YORK, DATED JANUARY 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 11, 1991 AS MAP NO. 10191).
    - B) MAP ENTITLED "TOWN OF CORNWALL, TOWN OF NEW WINDSOR, NEW YORK, DATED JANUARY 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 11, 1991 AS MAP NO. 10191).
    - C) MAP ENTITLED "MAP AND DIVISION OF LANDS OF NEW YORK STATE, DATED FEBRUARY 13, 1887 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 28, 1987 AS MAP NO. 8463).
    - D) MAP ENTITLED "MAP OF THE TOWN OF CORNWALL, TOWN OF NEW WINDSOR, NEW YORK, DATED JANUARY 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 11, 1991 AS MAP NO. 10191).
    - E) MAP ENTITLED "MAP AND DIVISION OF LANDS OF NEW YORK STATE, DATED FEBRUARY 13, 1887 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 28, 1987 AS MAP NO. 8463).
    - F) MAP ENTITLED "MAP OF THE TOWN OF CORNWALL, TOWN OF NEW WINDSOR, NEW YORK, DATED JANUARY 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 11, 1991 AS MAP NO. 10191).
    - G) MAP ENTITLED "MAP OF THE TOWN OF CORNWALL, TOWN OF NEW WINDSOR, NEW YORK, DATED JANUARY 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 11, 1991 AS MAP NO. 10191).
    - H) MAP ENTITLED "MAP OF THE TOWN OF CORNWALL, TOWN OF NEW WINDSOR, NEW YORK, DATED JANUARY 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 11, 1991 AS MAP NO. 10191).
    - I) MAP ENTITLED "MAP OF THE TOWN OF CORNWALL, TOWN OF NEW WINDSOR, NEW YORK, DATED JANUARY 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 11, 1991 AS MAP NO. 10191).
    - J) MAP ENTITLED "MAP OF THE TOWN OF CORNWALL, TOWN OF NEW WINDSOR, NEW YORK, DATED JANUARY 1989 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 11, 1991 AS MAP NO. 10191).
  4. THAT PORTION OF THE SURVEY PARCEL SHOWN HEREIN DESIGNATED AS FILED MAP LOT 10 IS SUBJECT TO A POSSIBLE EASEMENT FOR PROGRESS AND EGRESS FROM THE PORTION 10 AS SHOWN ON THE SURVEY MAP LOT 1 TO ACCESS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 AS RECORDED IN LIBER 3436 OF DEEDS AT PAGE 104.
  5. THE APPROXIMATE LOCATION OF A PORTION OF A PREVIOUS EASEMENT GRANTED TO CENTRAL GAS & ELECTRIC CORPORATION BY THE NEW YORK ONTARIO AND WESTERN RAILWAY CO. FOR A GAS TRANSMISSION LINE OVERLIES THE SURVEY PARCEL. THE EASEMENT IS REFERENCED AS FOLLOWS:

**LANC & TULLY**  
P.O. Box 497, Rt. 207  
Orangetown, NY 10984  
(845) 338-2884  
ENGINEERING AND SURVEYING, P.C.

**CORNWALL COMMONS**  
TOWN OF CORNWALL  
ORANGE COUNTY, NEW YORK

**EXISTING CONDITIONS PLAN**  
PREPARED FOR

**DATE:** March 27, 2007

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	March 27, 2007	Initial
2	April 11, 2007	Revised
3	April 11, 2007	Revised
4	April 11, 2007	Revised
5	April 11, 2007	Revised
6	April 11, 2007	Revised
7	April 11, 2007	Revised
8	April 11, 2007	Revised
9	April 11, 2007	Revised
10	April 11, 2007	Revised