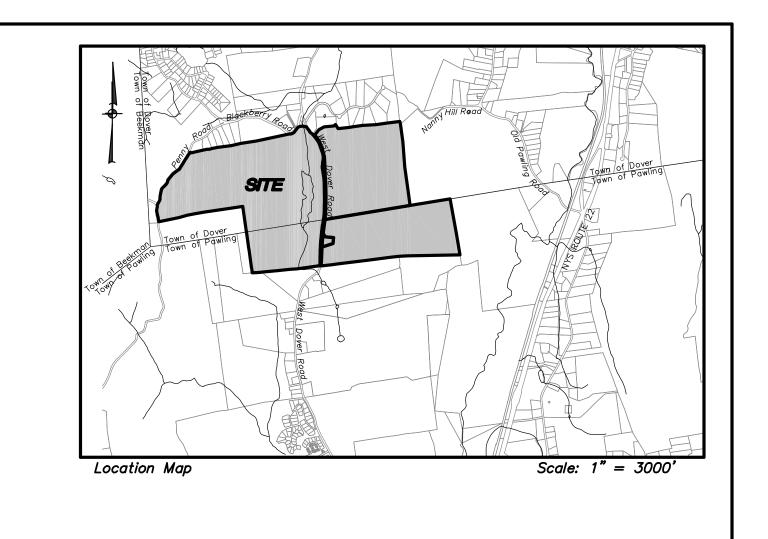


Property Line of FM 5347 has been exaggerated to show gore area 'Subdivision Plat of Lands of Cynthia Miller, etc. (Filed March 3, 1978 as map no. 5347) Area of Gore — 0.0003 Acres ± −S 0812'49" E ์ N 79**°**40'18" E Area of
Overlap
(See Inset B) └*N 79°40'18" E* 



N. T. S. Inset E (within Inset B)

## <u>Legal Description Based on Survey (Parcel I):</u>

- BEGINNING AT A POINT in the southerly line of Blackberry Road (a.k.a. Mountain Road) as realigned by Liber 1958, Page 552 (Parcel 3), at the intersection of the division line between lands now or formerly of Garay on the north and the herein described property on the south through which point a radial bears S 13° 10' 32" W: thence from said point of beginning along a curve to the left having a radius of 205.00 feet, a central angle of 68° 30' 46", a distance of
- thence continuing along the line of said Blackberry Road N 34° 39' 45" E 197.99 feet to a point of curvature; thence along a curve to the left having a radius of 180.00 feet, a central angle of 10° 32' 07", a distance of 33.10 feet to a point through
- which a radial bears S 65° 52' 22" E: thence along lands reputedly of Flood the following bearings and distances: N 76° 23' 28" E 139.10 feet, S 89° 24' 37" E 50.77 feet and S 70° 16' 47" E 38.92 feet to a point in the westerly line of West Dover Road (a.k.a. County Road 20); thence along same the following courses: S 34° 12' 32" E 401.41 feet, S 34° 01' 46" E 330.22 feet, S 22° 14' 07" E 243.96 feet, S 12° 34' 22"
- E 147.87 feet, S 00° 07' 37" E 118.61 feet, S 12° 51' 38" W 114.04 feet, S 07° 28' 48" W 91.66 feet, S 13° 45' 42" E 49.50 feet, S 05° 59' 42" E 157.00 feet, S 04° 49' 07" E 401.62 feet, S 01° 00' 22" E 230.67 feet, S 00° 19' 22" E 593.31 feet, S 04° 02' 58" W 103.74 feet, S 08° 37' 43" W 112.00 feet, S 08° 47' 43" W 339.02 feet, S 05° 23' 48" W 308.55 feet, S 20° 07' 28" W 55.97 feet, S 00° 03' 13" W 245.00 feet, S 05° 41' 58" W 127.44 feet and S 05° 25' 42" E 37.01 feet to a point of non-tangency through which a radial bears N 88° 02' 46" W; thence along a curve to the left having a radius of 1,457.69 feet, a central angle of 07° 28' 42", a distance of 190.26 feet to a point of
- thence S 05° 42' 37" E 63.03 feet to a point of curvature; thence along a curve to the right having a radius of 334.27 feet, a central angle of 17° 27' 31", a distance of 101.86 feet to a point and lands now or formerly of the Appalachian Trail as shown on a map entitled "Exterior Corridor Boundary Survey of the Appalachian National Scenic Trail for the United States Department of the Interior, National Park Service", filed December 18, 2003 as map no. 11159A;
- thence along same following the mean centerline of a stone wall S 81° 49' 58" W 390.25 feet to a point; thence continuing along said lands as shown on filed map no. 11159A the following bearings and distances: S 81° 53' 19" W 371.81 feet, S 86° 10' 19" W 153.52 feet, S 84° 44' 51" W 929.32 feet, S 78° 24' 16" W 79.51 feet, S 85° 42' 03" W 51.88 feet, S 80° 25' 31" W 167.24 feet, N 08° 11' 37" W 2.082.38 feet, S 81° 52' 41" W 1.600.00 feet and S 76° 19' 16" W 1.082.20 feet to a point in the easterly line of an old roadway known
- thence along same following part of the way along the road face of a stone wall the following bearings and distances: N 08° 44' 46" W 151.17 feet, N 11° 53' 26" W 29.40 feet, N 19° 11' 56" W 74.43 feet, N 12° 15' 48" W 85.26 feet, N 07° 32' 21" E 114.85 feet, N 01° 08' 11" E 41.86 feet, N 04° 26' 59" W 67.04 feet, N 25° 31' 28" E 99.58 feet, N 22° 17' 48" E 82.09 feet, N 00° 23' 03" E 43.78 feet, N 18° 32' 38" E 71.68 feet, N 15° 29' 28" E 29.46 feet, N 10° 58' 23" E 132.63 feet, N 18° 29' 43" E 21.62 feet, N 28° 04' 59" E 9.42 feet, N 17° 11' 35" W 3.85 feet, N 26° 06' 18 E 46.20 feet, N 41° 08' 48" E 39.34 feet, N 53° 49' 23" E 146.17 feet, N 33° 06' 23" E 41.69 feet, N 18° 58' 48" E 251.37 feet, N 27° 39' 48" E 68.65 feet, N 36° 40' 58" E 100.00 feet, N 46° 04' 38" E 65.28 feet, N 51° 37' 38" E 172.61 feet, N 50° 09' 28" E 88.80 feet, N 32° 11' 58" E
- 219.42 feet. N 22° 10' 58" E 200.08 feet and N 09° 42' 53" E 56.85 feet to an iron pin located at the southwest corner of lands as shown on a map entitled "Bijou Subdivision Penny Road, Etc.", filed January 4, 1993 as map no. 9635; thence part of the way along a stone wall S 78° 22' 17" E 33.87 feet to a point; thence N 82° 37' 08" E 952.73 feet and N 79° 40' 18" E 707.41 feet to the southwesterly corner of lands now or formerly of Garay;
- thence along same the following bearings and distances: N 79° 40' 18" E 44.42 feet, N 74° 35' 23" E 222.34 feet and N 80° 04' 58" E 252.46 feet to an 16" Ash tree: thence continuing along same N 77° 22' 53" E 145.60 feet to a point marked by a PK Nail found in the base of an 26" Oak tree; thence continuing along same N 79° 12' 33" E 851.95 feet to the point and place of beginning.

# <u>Survey Notes (Parcel I):</u>

- 1. With regard to Table A, Item 3, the subject property lies within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain)", as defined on National Flood Insurance Program, Flood Insurance Rate Map. Dutchess County, Town of Dover and Pawling, New York, Community 361335 and 361341, Panel 526 of 602, Suffix E, Map Number 36027C0526E, Effective Date May 2, 2012.
- 2. Property line A-B shown hereon has been recomputed to follow the westerly road face of stone wall representing the assumed easterly road line of Penny Road.
- 3. The rotation of property line B-C to meridian of Liber 1425, Page 42, Parcel I is
- 4. Property line C-D has been recomputed in accordance with Liber 1958, Page 552
- 5. The rotation of property line C-D to meridian of Liber 1958, Page 552 (Parcel 3) is +12°54'15".
- 6. The rotation of property line D—E to meridian of Liber 1425, Page 42 (Parcel I) is
- 7. Property line E-F shown hereon has been recomputed to conform to the County of Dutchess Highway Department Map Nos. D-31a, D-31b, D-31c and D-31d: Land to be Acquired, James Stark, Hoag's Corners Road, Dover — Pawling, dated
- 8. Property line F—A has been recomputed to conform to filed map 11159A, Sheet 11, Parcels 268–16, 268–19 and 268–35.
- 9. Penny Road and Gardner Hollow Road as shown hereon are unimproved dirt traveled ways.

# General Notes:

The fieldwork was completed on April 24, 2024.

- 1. This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.
- 2. Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.
- 3. The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others. 4. Certifications indicated hereon signify that this survey was prepared in accordance with
- the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person or entity for whom this survey was prepared and on their behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees thereof.
- 5. Certifications are not transferable to additional lending institutions or subsequent owners. 6. This property may be affected by instruments which have not been provided to this
- surveyor. Users of this map should verify title with their attorney or a qualified title
- 7. Only copies from the original of this survey marked with the surveyor's embossed seal or digital copies delivered by the surveyor who prepared this map are genuine, true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an
- of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.
- 9. Property corner monuments were not placed as part of this survey, any markers that were found are shown hereon.
- potential encroachment onto adjoining premises or from adjoining premises, all observed encroachments by structures, buildings and other improvements are shown hereon. 11. Interior stone walls, and fences are not shown hereon except as noted.

<u>Tax Parcel Designation:</u> (Section: 6958 Block: 00 Lot: 690892) West Dover Road and 623 West Dover Road, Dover, New York 12564

(Section: 6958 Block: 00 Lot: 673657 & 827687 and Section: 7058 Block: 00 Lot: 022710) West Dover Road, Pawling, New York 12564

### <u>Deed Reference:</u> Liber 1425 Page 42, premises and more. Recorded 02/24/1976

Grantor: Harrow Management Corp. Grantee: Starkdale Farms, Inc. Liber 1832 Page 570 Recorded 04/20/1989 Grantor: Lowfield Commercial Corporation Grantee: Starkdale Farms, Inc.

#### Title Commitment: First American Title Insurance Company

Title No.: 3020-1210824 Effective Date: 03/05/2024 as amended 04/08/2024

#### Schedule B Exceptions 10. Utility Easement made by Stark to New York Telephone Co.

- L.381 P.188. Utilities along highway, nothing to plot. 11. Utility Easement made by the Estate of Stark to New York
- Telephone Co. L.381 P.189. Blanket Utililty Easement, nothing to plot.

  12. Utility Easement made by Jeremiah S. Pearce as Trustee
- under the LWT of Stark to New York Telephone Co. L.381 P.190. Blanket Utililty Easement, nothing to plot. 13 Utility Easement made by James Stark & Evelyn L. Stark to
- New York State Electric & Gas Corp. L.560 P.345. Blanket Utililty Easement, nothing to plot. 14. Utility Easement made by James Stark & Evelyn L. Stark to
- New York State Electric & Gas Corp. L.571 P.498. Utililty Easement (Location unknown).
- 15. Utility Easement made by James Stark & Evelyn L. Stark to New York Telephone Co. L.1186 P.777.
- Buried Cable Line (Location Unknown) 16. Utility Easement made by James Stark & Evelyn L. Stark to
- New York Telephone Co. L.1186 P.784. Buried Cable Line (Location Unknown.).

ALTA/ACSM Land Title Survey Prepared for

3P Longevity LLC

Towns of Dover and Pawling County of Dutchess State of New York Scale: 1"=200' Date: May 17, 2024 Rev: May 31, 2024

1 inch = 200 ft.

Rev: June 13, 2024 (certs.) GRAPHIC SCALE







Starkdale Ground Survey West.dwg

(845) 225-9690 (845) 225-9717 fax

