

NAD 1983

N.Y. East State Plane Coordinate System

N/F Lands of Kirk Oberliesen & Rie Yahata
Deed Liber 3897 Page 258
SBL: 47.3-2-2.220

N/F Lands of Michael & Michele Amoroso
Deed Liber 7206 Page 024
SBL: 47.3-2-1

N/F Lands of Charles W. & Eleanor F. Williams
Deed Liber 1164 Page 1187
SBL: 47.3-2-12

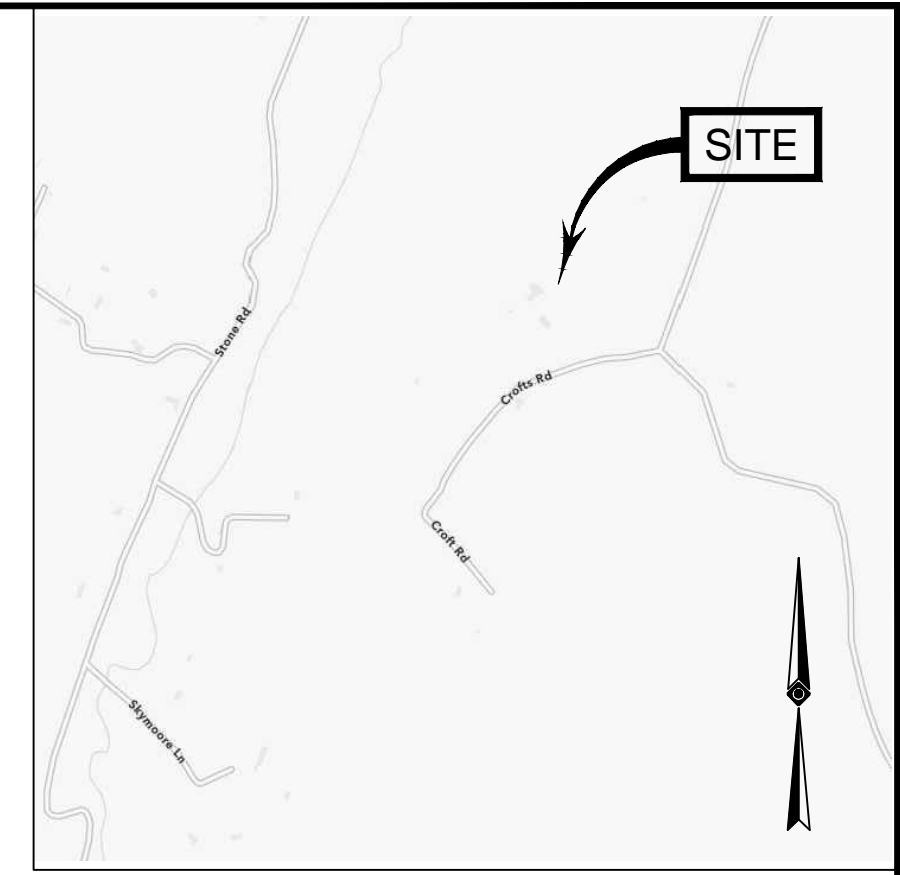
Line #	Direction	Length
L11	N28° 56' 37"E	24.78
L12	N47° 10' 53"W	29.22
L13	N01° 25' 40"E	138.66
L14	N41° 18' 08"E	26.72
L15	N30° 41' 30"E	40.09
L16	N08° 25' 53"E	33.47
L17	N47° 55' 08"E	55.68
L18	N19° 00' 33"E	57.71
L19	N31° 24' 19"W	22.45
L20	N26° 43' 23"E	63.86
L21	N28° 25' 50"W	33.43
L22	N26° 38' 51"E	78.72
L23	N21° 07' 36"E	184.33
L24	N09° 54' 59"E	84.90
L25	N49° 14' 59"E	76.14
L26	N13° 29' 36"E	73.63
L27	N04° 53' 46"W	54.70
L28	N28° 15' 04"E	54.27

N/F Lands of Patricia A. Mauer, Max V. Mauer, Christian Mauer & Jessica Mauer
Deed Liber 7081 Page 306
SBL: 47.3-2-11.200
Lot 2 UCCO FM 9406

N/F Lands of Anastasia O'Keefe
Deed Liber 6585 Page 272
SBL: 47.3-1-7.220
Lot 2 UCCO FM 2020-22

N/F Lands of Brendan O'Rourke & Audra Norris
Deed Liber 5923 Page 325
SBL: 47.3-1-7.100
Lot 1 UCCO FM 2020-22

N/F Lands of Karl Richard Wick
Deed Liber 1529 Page 931
SBL: 47.3-1-9



VICINITY MAP
© 2022 ESRU WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

NOTES:

- PROPERTY KNOWN AS SECTION 47.3, BLOCK 2, LOT 11-100, TOWN OF HURLEY, ULSTER COUNTY, STATE OF NEW YORK.
- AREA = 1,441,996 SQUARE FEET OR 33.10ACRES.
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY, SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
- SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- CERTIFICATIONS INDICATED HEREON SIGNIFY 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 PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
- ROAD BOUNDS FOR CROFT ROAD AND DUG HILL ROAD ARE BASED ON A THREE ROD ROAD.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- PARCEL CONTAINS NEW YORK STATE DEC REGULATED WETLANDS (SHOWN/NOT SHOWN) AND IS SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
- WOODS ROADS SHOWN MAY OR MAY NOT BE A RIGHT OF WAY TO ROWE OR WILLIAMS AS DESCRIBED IN DEED LIBER 1164 PAGE 1187.
- 2' LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD88.

REFERENCES:

PARCEL BEING LOT 1 AS DESIGNATED ON A MAP ENTITLED 'SUBDIVISION MAP PREPARED FOR NEVER ALONE', FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 06 AUGUST, 1992 AS FILED MAP NO 9406 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.

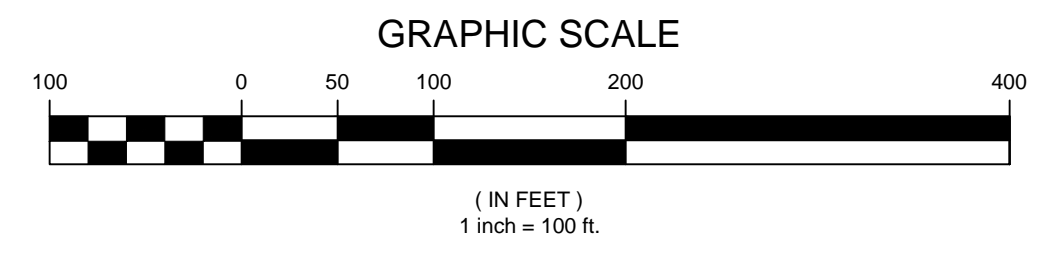
*MAP SHOWING RESUBDIVISION OF LANDS FOR CHARLES H. O'KEEFE, JENNIFER A. O'KEEFE, ANASTASIA O'KEEFE, FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 22 JANUARY 2020 AS FILED MAP NO. 2020-22.

REFERENCE DEED :
MAUER ENTERPRISES, INC.
- to -
KMG HOLDINGS, LLC
DEED LIBER 7189 PAGE 057
DATED 13 JANUARY, 2023
FILED 03 FEBRUARY 2023

LEGEND

- EXISTING CONTOUR
- LIDAR CONTOUR
- STONE WALL
- OVERHEAD WIRES
- WIRE FENCE
- WOOD FENCE
- ELECTRIC METER
- ELECTRIC BOX
- WATER WELL
- CATCH BASINS
- CLEAN OUT
- BUILDING LIGHT
- AREA LIGHT POLE
- UTILITY POLE
- UTILITY POLE/LIGHT
- GUY WIRE
- STREET SIGN
- MAIL BOX
- AIR CONDITIONING UNIT
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- LANDSCAPED AREA
- SOLID WHITE LINE
- SOLID BLUE LINE
- TYPICAL
- EVIDENCE FOUND

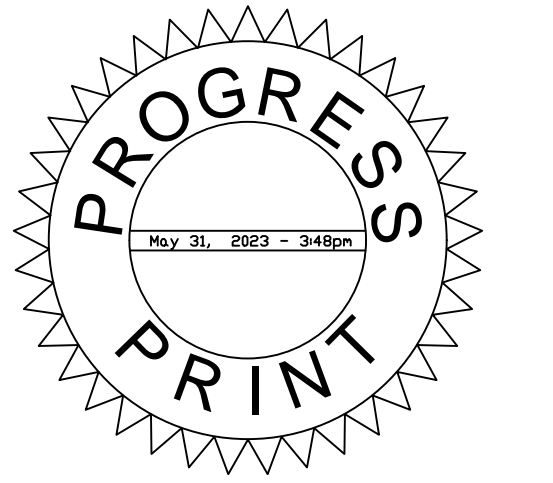
Line #	Direction	Length
L1	S55° 45' 35"W	50.08
L2	S74° 26' 21"W	67.50
L3	S83° 09' 51"W	65.67
L4	N84° 48' 11"W	93.99
L5	N89° 02' 10"W	48.02
L6	S71° 13' 23"W	47.45
L7	S78° 53' 58"W	44.37
L8	N82° 50' 33"W	52.85
L9	S76° 47' 16"W	63.02
L10	S49° 15' 03"W	3.57



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

THIS SURVEY IS CERTIFIED TO:
KMG HOLDINGS LLC

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

DATE

CHRISTOPHER T. GREY, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #51064

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

HV#2

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

SBL: 47.3-2-11.100 TOWN OF HURLEY
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC. P.C.
11 MAIN STREET, HIGHLAND NEW YORK
12528
845.691.7339
WWW.CPASURVEY.COM

W. GREEN, NY 08660 6099
CHAPEL HILL, PA 17122 2968
NY, LARCHMONT, NY 08907 2099
MANHATTAN, NY 10011 38011
ROSELAND, NJ 07068 0800 2849
SOUTH BRIDGEFIELD, VA 22086 0000
ALBANY, NY 12212 2018
PHILADELPHIA, PA 19104 1744
GEORGETOWN, DE 382 251 0100
PHILADELPHIA, PA 19112 1908

REVIEWED	APPROVED	DATE	SCALE	FILE NO.	DWG. NO.
SD	CG	05-25-2023	1" = 100'	12-230090-00	1 OF 1