

February 6, 2023

SURVEY DESCRIPTION

Shared Driveway Easement

Town of Wappinger, New York

All that tract or parcel of land situate in the town of Wappinger, County of Dutchess, State of New York, being a Shared Driveway Easement as shown on a filed map entitled "Subdivision Plat for Ketchamtown Land Development, LLC", said filed map being filed in the Dutchess County Clerk's Office on _____, as filed map no. _____, bounded and described as follows:

BEGINNING at a point on the westerly street boundary of Ketchamtown Road, said point being the southeasterly corner of lands now or formerly belonging to Bosman and the northeasterly corner of Lot No. 2 (as shown on the above referenced filed map); thence along said street boundary South 09-23-09 East 124.12 feet to a point, said point being the northeasterly corner of land now or formerly belonging to CHG & E Corp. and the southeasterly corner of Lot No. 1 (as shown on the above referenced filed map); thence along said lot line South 84-01-23 West 84.00 feet to a point; thence over and through Lot No. 1 (as shown on the above referenced filed map) North 68-53-50 West 334.10 feet to a point, said point being on the northerly lot line of lands now or formerly belonging to CHG & E Corp. and the southerly lot line of Lot No. 1 (as shown on the above referenced filed map); thence along said lot line North 88-27-46 West 18.00 feet to a point; thence South 64-47-14 West 228.00 feet to a point; thence over and through Lot No. 1 (as shown on the above referenced filed map) North 25-12-46 West 50.00 feet to a point; said point being on the northerly lot line of Lot No. 1 (as shown on the above referenced filed map) and the southerly lot line of Lot No. 2 (as shown on the above referenced filed map); thence along said lot line North 64-47-14 East 257.72 feet to a point; thence over and through Lot No. 1 & Lot No. 2 (as shown on the above referenced filed map) South 68-53-50 East 263.60 feet to a point thence South 89-24-12 East 47.14 feet to a point, said point being on the southerly lot line of lands now or formerly belonging to Bosman and the northerly lot line of Lot No. 2 (as shown on the above referenced filed map); thence along said lot line North 83-35-15 East 23.21 feet to a point; thence over and through Lot No. 2 (as shown on the above referenced filed map) North 57-32-45 East 84.46 feet to the point or place of beginning. Containing 0.90 acres of land, more or less.

Mapcheck 1: Shared Driveway Easement 02-06-23

Closure Summary

Precision, 1 part in: 80081.741'

Error distance: 0.019'

Error direction: S19° 09' 10"W

Area: 39006.91 Sq. Ft.

Square area: 39006.912

Perimeter: 1514.350'

Point of Beginning

Easting: 9458.5748'

Northing: -2456.2513'

Side 1: Line

Direction: S9° 23' 09"E

Angle: [-9.3858 (d)]

Deflection angle: [170.6142 (d)]

Distance: 124.120'

Easting: 9478.8166'

Northing: -2578.7097'

Side 2: Line

Direction: S84° 01' 23"W

Angle: [-86.5911 (d)]

Deflection angle: [93.4089 (d)]

Distance: 84.000'

Easting: 9395.2732'

Northing: -2587.4565'

Side 3: Line

Direction: N68° 53' 50"W

Angle: [-152.9203 (d)]

Deflection angle: [27.0797 (d)]

Distance: 334.100'

Easting: 9083.5793'

Northing: -2467.1664'

Side 4: Line

Direction: N88° 27' 46"W

Angle: [160.4344 (d)]

Deflection angle: [-19.5656 (d)]

Distance: 18.000'

Easting: 9065.5857'

Northing: -2466.6835'

Side 5: Line

Direction: S64° 47' 14"W

Angle: [153.2500 (d)]

Deflection angle: [-26.7500 (d)]

Distance: 228.000'

Easting: 8859.3068'

Northing: -2563.8072'

Side 6: Line

Direction: N25° 12' 46"W

Angle: [-90.0000 (d)]

Deflection angle: [90.0000 (d)]

Distance: 50.000'

Easting: 8838.0078'

Northing: -2518.5706'

Side 7: Line

Direction: N64° 47' 14"E

Angle: [-90.0000 (d)]

Deflection angle: [90.0000 (d)]

Distance: 257.720'

Easting: 9071.1753'

Northing: -2408.7868'

Side 8: Line

Direction: S68° 53' 50"E
Angle: [-133.6844 (d)]
Deflection angle: [46.3156 (d)]
Distance: 263.600'
Easting: 9317.0973'
Northing: -2503.6939'

Side 9: Line

Direction: S89° 24' 12"E
Angle: [159.4939 (d)]
Deflection angle: [-20.5061 (d)]
Distance: 47.140'
Easting: 9364.2347'
Northing: -2504.1848'

Side 10: Line

Direction: N83° 35' 15"E
Angle: [172.9908 (d)]
Deflection angle: [-7.0092 (d)]
Distance: 23.210'
Easting: 9387.2995'
Northing: -2501.5925'

Side 11: Line

Direction: N57° 32' 45"E
Angle: [153.9583 (d)]
Deflection angle: [-26.0417 (d)]
Distance: 84.460'
Easting: 9458.5686'
Northing: -2456.2692'