

Robert V. Oswald Jr. - Land Surveying

175 Walsh Road
Lagrangeville, New York 12540
845-226-6436
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January 15, 2009

Torregrossa
Stormwater Drainage Easement
Filed map no. _____

Description of a certain parcel of land situated in the Town Of Wappinger,
County of Dutchess and the State of New York.

Beginning at a point along the easterly line of All Angels Hill Road and said point being the southwesterly corner of Lot no. 2 as shown on a certain map entitled Torregrossa and filed in the Dutchess County Clerks Office as filed map no. _____, thence in a northerly direction along the easterly line of All Angels Hill Road, NORTH 29-32-30 WEST 52.20 feet to the southwesterly corner of Lot no. 1, thence in a easterly direction along the southerly line of Lot no. 1, NORTH 43-45-00 EAST 239.99 feet to a point, thence in a easterly and southerly direction over and through Lot no. 2 the following courses and distances, NORTH 43-45-00 EAST 110.46 feet to a point, thence SOUTH 46-15 00 EAST 46.98 feet to a point, thence in a westerly direction over and through Lot no. 3 the following courses and distances, SOUTH 26-11-05 WEST 77.92 feet to a point, thence SOUTH 43-29-11 WEST 221.48 feet to a point, thence SOUTH 60-54-31 WEST 72.94 feet to the point of beginning. Containing 0.55 acres of land more or less.

Subject to the rights of public utilities of record

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175 Walsh Road
Lagrangeville, New York 12540
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January 15, 2009

Torregrossa
Common Driveway Easement
Filed map no. _____

Description of a certain parcel of land situated in the Town Of Wappinger,
County of Dutchess and the State of New York.

Beginning at a point along the easterly line of All Angels Hill Road and said point being the southwesterly corner of Lot no. 3 as shown on a certain map entitled Torregrossa and filed in the Dutchess County Clerks Office as filed map no. _____, thence in a northerly direction along the easterly line of All Angels Hill Road, NORTH 29-32-30 WEST 52.20 feet to the southwesterly corner of Lot no. 2, thence in a easterly, northerly and southerly directions over and through Lot no. 3 and Lot no. 2 the following courses and distances, NORTH 60-54-31 EAST 72.94 feet to a point, thence NORTH 43-29-11 EAST 221.48 feet to a point, thence NORTH 26-11-05 EAST 77.92 feet to a point, thence NORTH 06-20-01 EAST 77.33 feet to a point, thence NORTH 24-50-00 WEST 208.58 feet to a point, thence NORTH 65-10-00 EAST 50.00 feet to a point, thence SOUTH 24-50-00 EAST 296.38 feet to a point along the southerly line of Lot no. 3 thence in a westerly direction along the southerly line of Lot no. 3, SOUTH 43-45-00 WEST 456.36 feet to the point of beginning. Containing 0.70 acres of land more or less.

Subject to the rights of public utilities of record.

Lot name: LOT2

North: 5531.3000	East: 6809.0071
Line Course: N 43-45-00 E	Length: 239.99
North: 5704.6601	East: 6974.9633
Line Course: N 24-50-00 W	Length: 333.20
North: 6007.0502	East: 6835.0259
Line Course: N 59-08-50 E	Length: 181.00
North: 6099.8731	East: 6990.4122
Line Course: S 24-50-00 E	Length: 335.28
North: 5795.5954	East: 7131.2232
Line Course: S 43-45-00 W	Length: 428.74
North: 5485.8890	East: 6834.7438
Line Course: N 29-32-30 W	Length: 52.20
North: 5531.3029	East: 6809.0063

Perimeter: 1570.41 Area: 76,880 sq.ft. 1.76 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0030 Course: N 14-43-39 W
Error North: 0.00293 East: -0.00077
Precision 1: 518,943.48

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/ Lot name: LOT3

North: 5485.8861	East: 6834.7446
Line Course: N 43-45-00 E	Length: 428.74
North: 5795.5924	East: 7131.2239
Line Course: N 24-50-00 W	Length: 335.28
North: 6099.8702	East: 6990.4130
Line Course: N 59-08-50 E	Length: 81.10
North: 6141.4610	East: 7060.0363
Line Course: N 58-37-50 E	Length: 100.00
North: 6193.5165	East: 7145.4192
Line Course: S 24-50-00 E	Length: 338.27
North: 5886.5252	East: 7287.4859
Line Course: S 43-45-00 W	Length: 617.49
North: 5440.4726	East: 6860.4835
Line Course: N 29-32-30 W	Length: 52.20
North: 5485.8865	East: 6834.7459

Perimeter: 1953.08 Area: 86,737 sq.ft. 1.99 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0014

Course: N 73-05-12 E

Error North: 0.00040

East: 0.00133

Precision 1: 1,407,581.79



Lot name: DRAINEASE

	North: 5485.8861	East: 6834.7446
Line	Course: N 29-32-30 W	Length: 52.20
	North: 5531.3000	East: 6809.0071
Line	Course: N 43-45-00 E	Length: 239.99
	North: 5704.6601	East: 6974.9633
Line	Course: N 43-45-00 E	Length: 110.46
	North: 5784.4524	East: 7051.3478
Line	Course: S 46-15-00 E	Length: 46.98
	North: 5751.9651	East: 7085.2845
Line	Course: S 26-11-05 W	Length: 77.92
	North: 5682.0416	East: 7050.9010
Line	Course: S 43-29-11 W	Length: 221.48
	North: 5521.3495	East: 6898.4824
Line	Course: S 60-54-31 W	Length: 72.94
	North: 5485.8857	East: 6834.7441
Line	Course: N 29-32-30 W	Length: 0.00
	North: 5485.8857	East: 6834.7441

Perimeter: 821.97 Area: 23,949 sq.ft. 0.55 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0006 Course: S 54-02-45 W
Error North: -0.00037 East: -0.00050
Precision 1: 1,320,106.10

Lot name: CDRIVE

North: 5440.4722	East: 6860.4822
Line Course: N 29-32-30 W	Length: 52.20
North: 5485.8861	East: 6834.7446
Line Course: N 60-54-31 E	Length: 72.94
North: 5521.3498	East: 6898.4829
Line Course: N 43-29-11 E	Length: 221.48
North: 5682.0420	East: 7050.9015
Line Course: N 26-11-05 E	Length: 77.92
North: 5751.9655	East: 7085.2850
Line Course: N 06-20-01 E	Length: 77.33
North: 5828.8235	East: 7093.8158
Line Course: N 24-50-00 W	Length: 208.58
North: 6018.1168	East: 7006.2164
Line Course: N 65-10-00 E	Length: 50.00
North: 6039.1158	East: 7051.5930
Line Course: S 24-50-00 E	Length: 296.38
North: 5770.1411	East: 7176.0668
Line Course: S 43-45-00 W	Length: 456.36
North: 5440.4831	East: 6860.4879

Perimeter: 1513.18 Area: 30,640 sq.ft. 0.70 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0122 Course: N 27-43-32 E

Error North: 0.01083 East: 0.00569

Precision 1: 123,649.65
