

- LEGEND:**
- CATCH BASIN
 - HYDRANT
 - LIGHT POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - ELECTRIC MANHOLE
 - WATER VALVE
 - TELEPHONE PEDESTAL
 - UTILITY POLE
 - GAS LINE
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - TELEPHONE LINE
 - ELECTRIC LINE
 - OVERHEAD WIRES
 - LANDSCAPED AREA
 - ROOF DRAIN
 - SPOT ELEVATION
 - SOIL BORING
 - MONITORING WELL
 - GAS MARKER POST
 - ELECTRIC METER
 - GAS METER

GENERAL NOTES:

NORTH IS ORIENTED TO DEED REFERENCE 1

VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

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

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

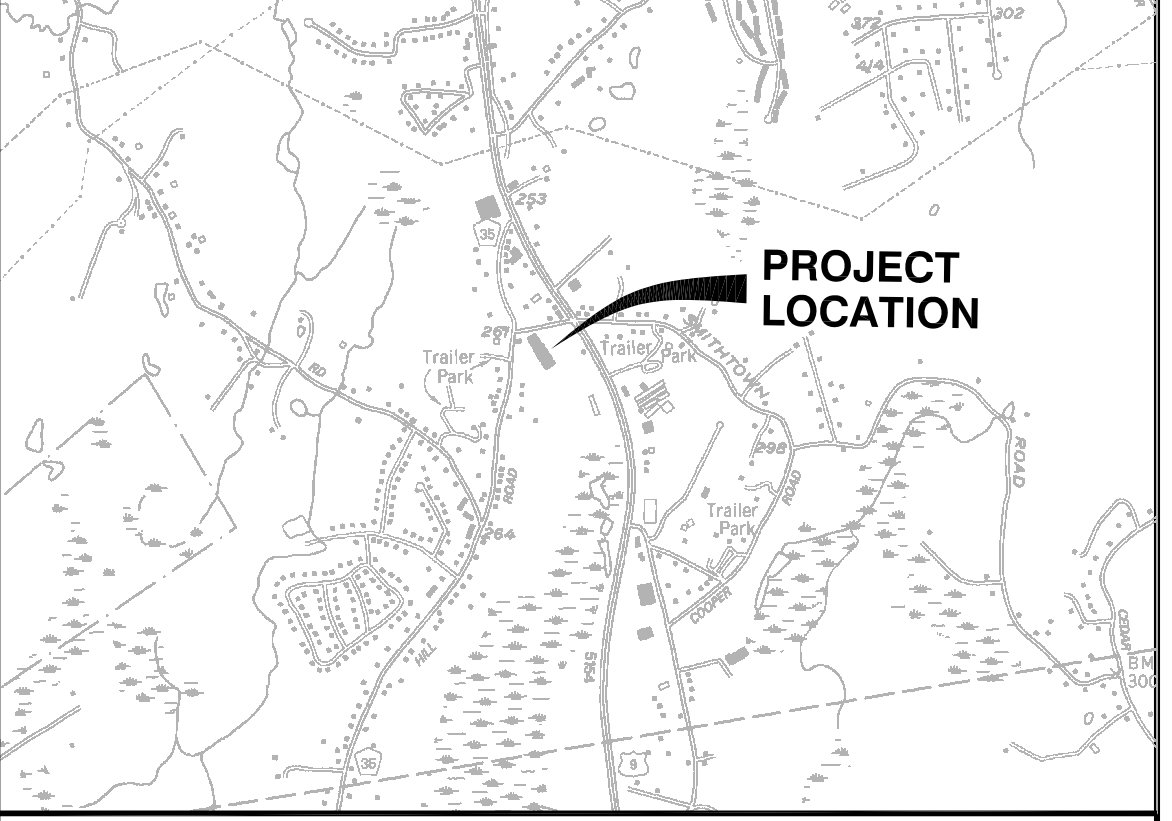
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

NO WETLANDS FLAGGED AT TIME OF SURVEY.



LEGAL DESCRIPTION OF RECORD:

PARCEL 1:
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WAPPINGER, COUNTY OF DUTCHESS AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED BY A RECENT SURVEY MADE BY DAY & OSWALD, LICENSED SURVEYORS, AS FOLLOWS:
BEGINNING AT A POINT ALONG THE EASTERLY LINE OF OSBORNE HILL ROAD AND SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF OSBORNE HILL ROAD WITH THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE SOUTHWESTERLY CORNER OF PARCEL B AS SHOWN ON A CERTAIN MAP ENTITLED "SUBDIVISION (LOT LINE REALIGNMENT) FOR HERBERT REDL & LOU PAGGIOTTA" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP NO. 10358;
THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF PARCEL B, THE FOLLOWING COURSES AND DISTANCES: SOUTH 81 DEGREES 46 MINUTES 06 SECONDS EAST 330.78 FEET TO A POINT; THENCE NORTH 63 DEGREES 13 MINUTES 50 SECONDS EAST 44.03 FEET TO THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE WESTERLY LINE OF OTHER LANDS OF HERBERT REDL; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF THE HEREIN DESCRIBED PARCEL, SOUTH 06 DEGREES 45 MINUTES 20 SECONDS WEST 191.14 FEET TO THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE NORTHERLY LINE OF LOT NO. 2 AS SHOWN ON FILED MAP NO. 5582; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT NO. 2, THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 34 MINUTES 25 SECONDS WEST 26.99 FEET TO A POINT; THENCE NORTH 82 DEGREES 47 MINUTES 26 SECONDS WEST 340.33 FEET TO A POINT ALONG THE EASTERLY LINE OF OSBORNE HILL ROAD; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF OSBORNE HILL ROAD, NORTH 06 DEGREES 45 MINUTES 20 SECONDS EAST 171.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WAPPINGER, NEW YORK, DESIGNATED AS PARCEL B ON A CERTAIN MAP ENTITLED "SUBDIVISION PLAT FOR MAHOPAC HOLDINGS, INC.", DATED JANUARY 6, 1978 MADE BY RICHARD O. BARGER, P.E., L.S., AND FILED IN DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP NO. 5351.

MORE MODERN LEGAL DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WAPPINGER, COUNTY OF DUTCHESS AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED AT THE INTERSECTION FORMED BY THE WESTERLY LINE OF U.S. ROUTE 9 AND THE SOUTHERLY LINE OF SMITHTOWN ROAD; THENCE FROM SAID POINT OF BEGINNING AND ALSO SAID WESTERLY LINE OF ROUTE 9, SOUTH 32°06'10" EAST, 321.20 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF HERBERT REDL (INSTRUMENT 021996-1732), THE FOLLOWING TWO COURSES: 1) SOUTH 63°13'50" WEST, 488.50 FEET AND 2) SOUTH 06°47'34" WEST, 191.22 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF MICHAEL SPIDALIERI (INSTRUMENT 02201-497), THE FOLLOWING TWO COURSES: 1) NORTH 79°34'25" WEST, 26.99 FEET TO A POINT AND 2) NORTH 82°47'26" WEST, 340.33 FEET TO A POINT; THENCE ALONG THE EASTERLY LINE OF OSBORNE ROAD, THE FOLLOWING TWO COURSES: 1) NORTH 06°45'20" EAST, 315.47 FEET TO A POINT AND 2) NORTH 08°23'50" EAST, 212.28 FEET TO A POINT; THENCE ALONG THE AFORESAID SOUTHERLY LINE OF SMITHTOWN ROAD, THE FOLLOWING THREE COURSES: 1) NORTH 81°02'12" EAST, 320.92 FEET TO A POINT; 2) NORTH 76°31'09" EAST, 94.33 FEET TO A POINT AND 3) NORTH 79°10'44" EAST, 160.40 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING IN ALL 7.566 ACRES BEING MORE OR LESS.

FLOOD ZONE NOTE:

ACCORDING TO THE FIRM HAVING AN EFFECTIVE DATE OF MAY 2, 2012, PROPERTY SHOWN HEREON DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "A", NO BASE ELEVATIONS DETERMINED" AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY MAP NO. 36027C048E & 36027C0459E, PANEL 458 AND 459 OF 692, OF THE TOWN OF WAPPINGERS, DUTCHESS COUNTY N.Y., BEARING AN EFFECTIVE DATE OF MAY 2, 2012.
THIS ZONE A WAS REVISED BY LETTER OF MAP REVISION DETERMINATION DOCUMENT CASE NO. 16-02-1540P, EFFECTIVE DATE, JULY 6, 2016, WHICH REVISES THE FLOODING SOURCE AND REVISED REACH TO STATE: "GREEN FLY SWAMP - ALONG THE ENTIRE SHORELINE OF GREEN FLY SWAMP WITHIN THE TOWNS OF FISHKILL AND WAPPINGERS. THE FIRMITE CREATED MARCH 20, 2021, DEPICTS THE PROPERTY LOCATED IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS SHOULD BE VERIFIED BY THE PROPER AUTHORITIES.

NOTES CORRESPONDING TO TITLE COMMITMENT:

(P) PLOTTED ON SURVEY, (O)-OUTSIDE PROJECT AREA, (N) NOT ABLE TO PLOT,
BASED UPON REVIEW OF CHICAGO TITLE INSURANCE COMPANY, TITLE POLICY NO. CT21-00086-0, EFFECTIVE DATE JANUARY 14, 2021, SCHEDULE B-2, (EXCEPTIONS):

ITEM NO 2: EASEMENT TO CENTRAL HUDSON GAS AND ELECTRIC CORPORATION AND NEW YORK TELEPHONE COMPANY, RECORDED IN LIBER 680, PAGE 106, AFFECTS THE PREMISE AND IS SHOWN HEREON.

ITEM 3: AGREEMENT BETWEEN LOU PAGGIOTTA AND DOM D'AGOSTINO NURSERIES, INC., RECORDED IN LIBER 1912, PAGE 294. NOT PLOTTABLE AS DESCRIBED.

ITEM 4: NOTES AND EASEMENTS SHOWN ON FILED MAP NO. 5351

ITEM 5: NOTE ON FILED MAP NO. 10358.

SURVEY NOTES:

- EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES TO THE BEST OF THE UNDERSIGNED KNOWLEDGE. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PROPERTY ADDRESS:

1105-1115 ROUTE 9
WAPPINGER NY, 12524

CERTIFICATION:

THIS IS TO CERTIFY TO CARMAX AUTO SUPERSTORES, INC. AND CHICAGO TITLE INSURANCE SERVICES, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND ALSO ITEMS 1, 2, 3, 4, 6(A), (61) (7A), (7B1), (7(C), 8, 9, 11, 13, 14, 17, 20, 21A, 21B, 21C, 21D, 21D, 21E, 21F, 21G, 21H OF TABLE A. THE INITIAL FIELD WORK WAS COMPLETED ON MARCH 17, 2021.

SIGNED: *[Signature]* DATE: MAY 19, 2023
N.Y.S. REGISTRATION NO. 049597

ZONING INFORMATION:

TO BE PROVIDED

PARKING SPACES:

156 REGULAR SPACES
2 HANDICAPPED SPACES
TOTAL: 158 SPACES

DEED REFERENCES:

- LOU PAGGIOTTA TO LOU PAGGIOTTA, TRUSTEE OF THE LOU PAGGIOTTA REVOCABLE TRUST AGREEMENT, DATED FEBRUARY 25, 2007 AND RECORDED IN THE DUTCHESS COUNTY CLERKS OFFICE IN DEED INSTR. 022007-1966.

TAX PARCEL NUMBER:

TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK
SEC. 6156-02 - PARCEL 664986

ENCROACHMENTS:

- △ SIGN ENCROACHES BY 4 FEET
- △ CONCRETE PAD ENCROACHES BY 2.0'

MAP REFERENCES:

- "SUBDIVISION PLAT FOR MAHOPAC HOLDING, INC." PREPARED BY RICHARD BARGER, DATED JANUARY 6, 1978 AND FILED IN THE DUTCHESS COUNTY CLERKS OFFICE AS MAP 5351.
- "SUBDIVISION (LOT LINE REALIGNMENT) FOR HERBERT REDL & LOU PAGGIOTTA" PREPARED BY BARGER, DAY & OSWALD, DATED NOVEMBER 12, 1996, LAST REVISED DECEMBER 3, 1996 AND FILED IN THE DUTCHESS COUNTY CLERKS OFFICE AS MAP 10358.
- "LOT LINE REALIGNMENT (LANDS OF UTTER & NUSSBICKEL)" PREPARED BY ANTHONY ROMAN DATED JANUARY 11, 1978, LAST REVISED MAY 18, 1978 AND FILED IN THE DUTCHESS COUNTY CLERKS OFFICE AS MAP 5382.
- "PLANT DEPOT-AMENDED SITE PLAN," PREPARED BY JOHN RAILING P.E. DATED APRIL 29, 1999, LAST REVISED MAY 17, 1999, PROVIDED BY THE CLIENT.