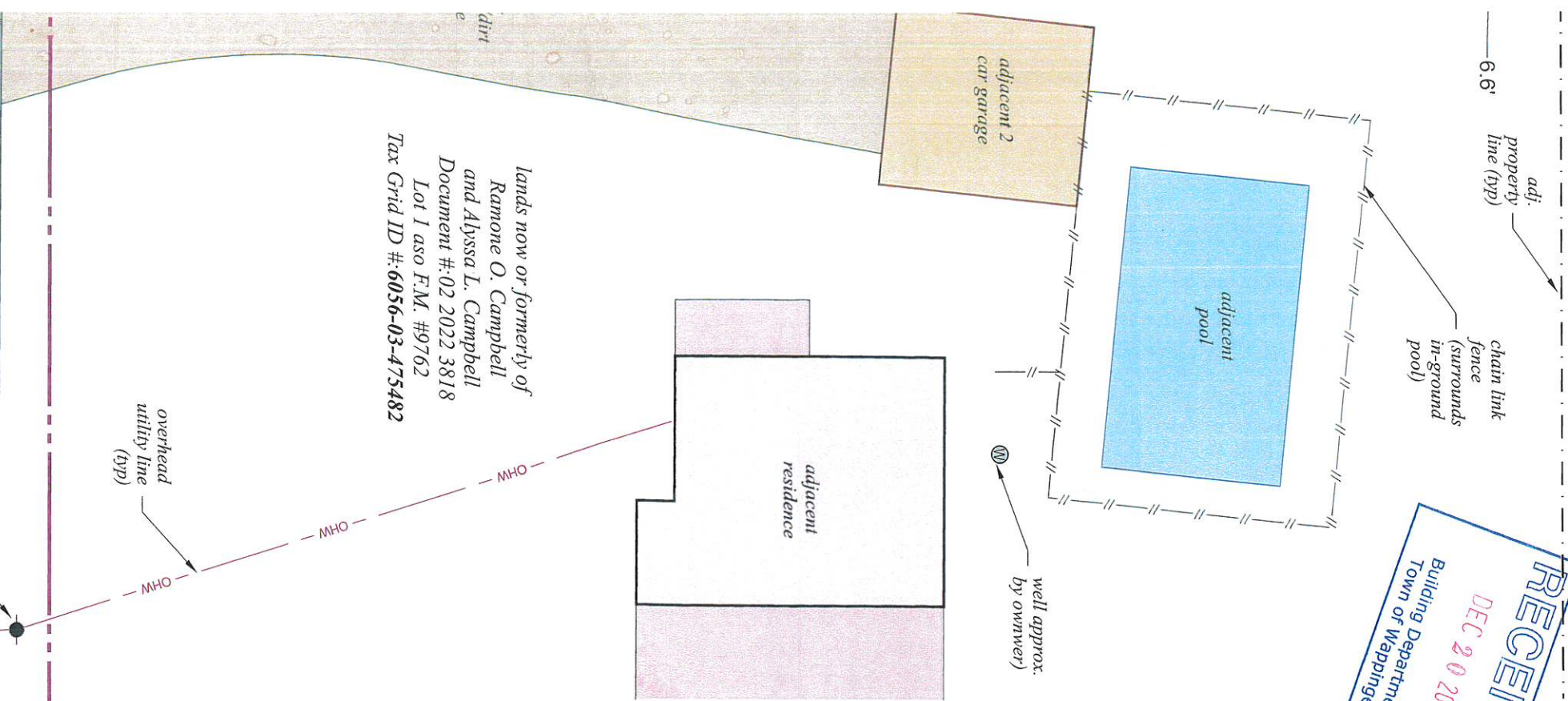


127 Chelsea Rd.

PLOT PLANS - ~~PRELIMINARY~~ / FINAL  
APPLIC. / RP #: 2022-1083  
RECEIVED DATE: 12-20-24

Z: SUBM: 12-20-24 APPR/REJ: 1-17-25 CAS  
E: SUBM: 12-19-25 APPR/REJ: 1-19-25  
CAMO/ H SUBM: APPR/REJ:  
B: SUBM: 1/17/25 APPR/REJ: 1/17/25

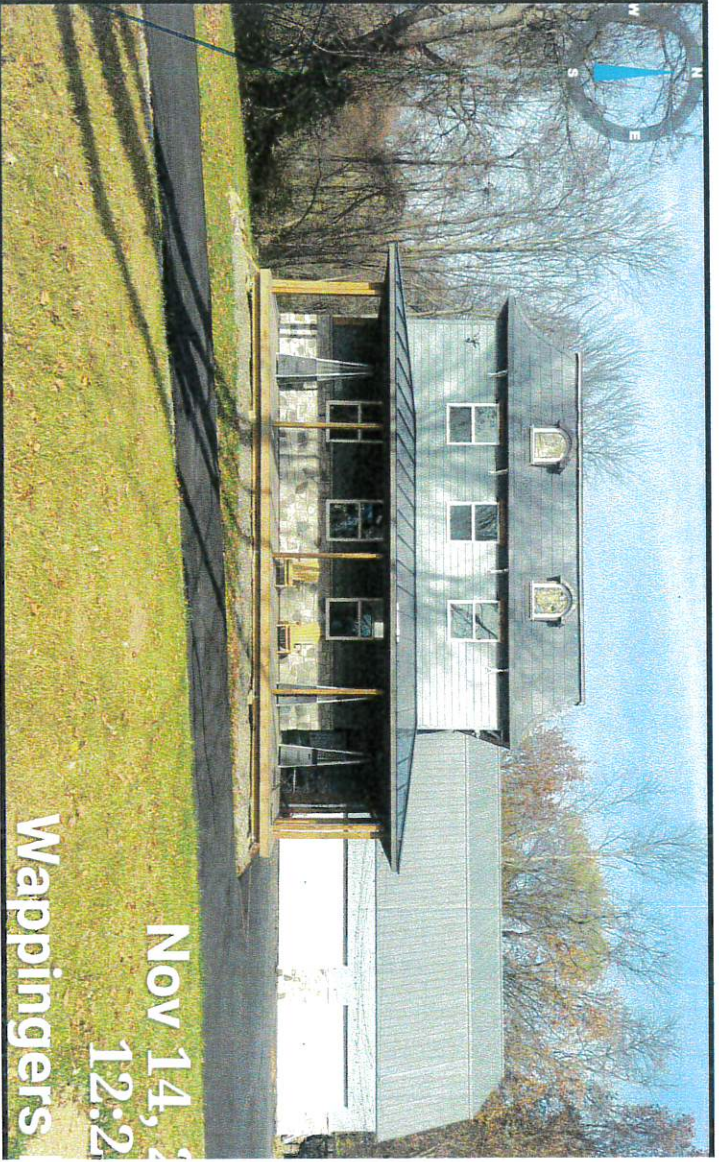


Jonathan N. Milten, L.L.S.

PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE

N.Y. LIC. No. 050746

STATE OF NEW YORK  
JONATHAN N. MILTEN  
LICENSE #050746  
SURVEYOR



(viewed northerly)

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- The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a title report and or title search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monuments found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

REFERENCES:

- The Official Tax Assessor's Maps for the Town of Wappinger, Dutchess County, New York.
- Various Deeds of Record - Document #'s as shown.
- Subject parcel being Lot 2 as shown on a map entitled, "Lot Line Re-Alignment prepared by Rocco Vincent Bettina", filed in the Dutchess County Clerk's Office on August 25, 1998, Map No. 9762.

Basis Of Bearings:

The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on November 14, 2024. The subject property lines are as per the latest record Deed filed and aligned to this datum.

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of hereinafter delineated property by named purchaser. No responsibility or liability is assumed by the surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structure in or near the property lines. Unless indicated otherwise, property corners were not set.

DATE	REVISION
05/10/2021	ADD PROPOSED DRIVE
05/03/2021	ADD AS BUILT OF NEW RESIDENCE
11/21/2022	ADD MISC. BUILDING DIMENSION TO P/L
11/14/2024	FINAL AS BUILT SURVEY

Final As-Built Survey

of the lands of

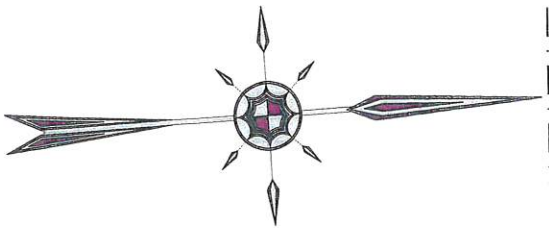
Bryan Dufresne

Automated Construction Enhanced Solution  
Professional Land Survey  
1229 Route 300 - Suite 3 - Newburgh, NY  
Office: 845-943-7198 Field: 914-906-8830 Web: accessurvey.com

Prepared For Tax Map Parcel  
6056-03-461483  
aka 127 Chelsea Road  
situated in the  
Town of Wappinger

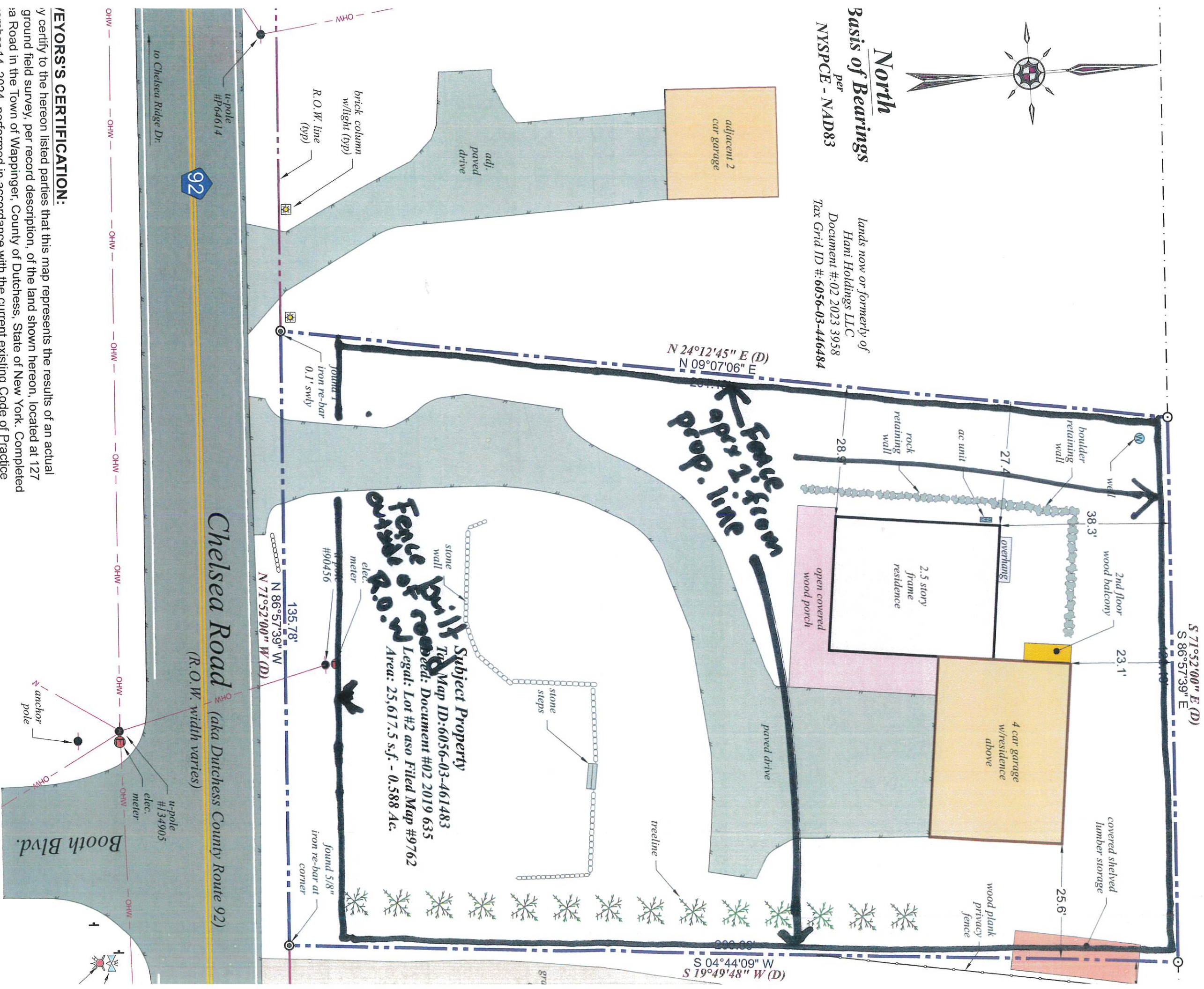


lands now or formerly of  
NICKOLL CR. LLC  
Document #:02 2016 609  
Tax Grid ID #:6056-03-373534



**North**  
**Basis of Bearings**  
per  
NYS PCE - NAD83

lands now or formerly of  
Hani Holdings LLC  
Document #:02 2023 3958  
Tax Grid ID #:6056-03-446484



**MEYORS'S CERTIFICATION:**  
I certify to the hereon listed parties that this map represents the results of an actual ground field survey, per record description, of the land shown hereon, located at 127 Chelsea Road in the Town of Wappinger, County of Dutchess, State of New York. Completed November 14, 2024, performed in accordance with the current existing Code of Practice and Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and true. Except as shown hereon: "there are no encroachments either way across property title lines and lines of actual possession are the same".

Surveyor's Signature  
Date 4/19/24

Jonathan N. Millen, LLS  
1229 Route 300 - Suite 3  
Newburgh, NY 12550

**CERTIFIED TO:**  
I hereby certify to:  
Bryan Dufresne  
Walden Savings Bank ISAOA-ATIMA  
Westcor Land Title Insurance Company  
The Town of Wappinger

