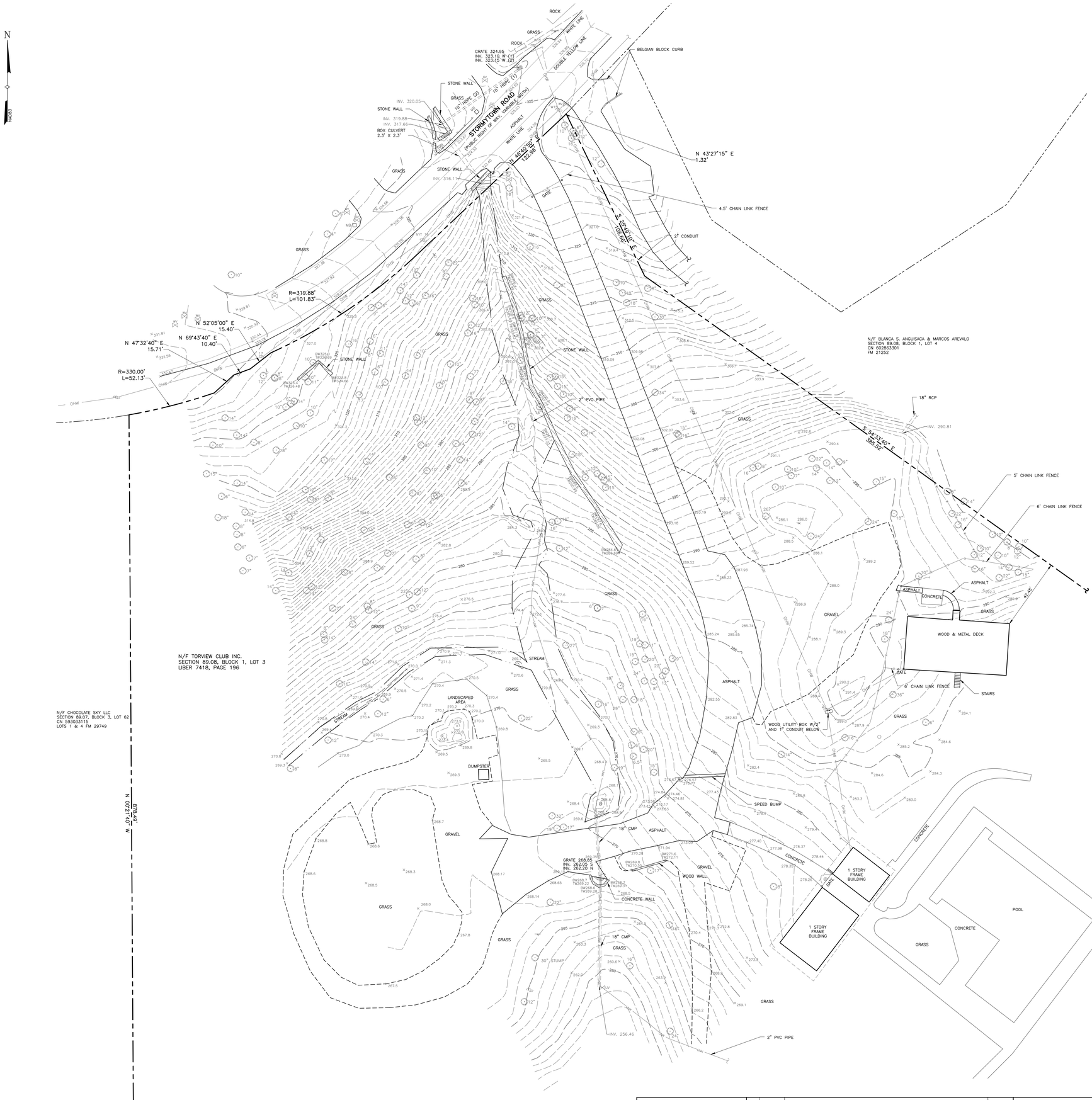

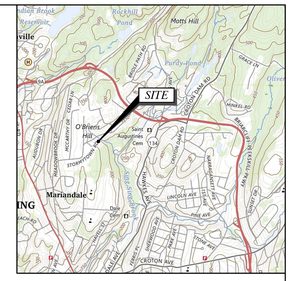

LOCATION MAP

SCALE: 1" = 2000'

SCHEDULE A:
PER TITLE# CT26-02860NY

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE TOWN OF OSSINING, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF STORMYTOWN ROAD (AS WIDENED), SAID POINT OF BEGINNING BEING DISTANT 782.4 FEET WESTERLY FROM THE WESTERLY SIDE OF WESTCHESTER COUNTY PARKWAY AS MEASURED ALONG THE SOUTHERLY SIDE OF STORMYTOWN ROAD; RUNNING THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF PROPERTY OF FREDERICK H. BROWNING S. 23° 17' 40" E. 106.66 FEET AND S. 52° 02' 10" E. 385.52 FEET TO A CORNER; RUNNING THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF PROPERTY OF FREDERICK H. BROWNING N. 41° 24' 50" E. 245.26 FEET TO PROPERTY OF ANDREW LONGCHAMP; RUNNING THENCE IN A SOUTHERLY DIRECTION PARTLY ALONG PROPERTY OF LONGCHAMP AND ALONG PROPERTY OF ST. AUGUSTINE CEMETERY S. 51° 39' 25" E. 27.40 FEET, AND S. 56° 35' 30" E. 219.44 FEET TO PROPERTY NOW OR FORMERLY OF JAMES A. REYNOLDS; RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF LAND NOW OR FORMERLY OF JAMES A. REYNOLDS THE FOLLOWING COURSES AND DISTANCES: S. 53° 17' 50" W. 317.46 FEET, S. 29° 41' 50" W. 254.10 FEET, S. 45° 01' 50" W. 227.70 FEET, S. 29° 23' 50" W. 147.84 FEET, S. 68° 38' 50" W. 70.62 FEET AND S. 24° 40' 10" W. 86.05 FEET TO A CORNER; RUNNING THENCE ALONG PROPERTY OF FRANCIS B. THURBER N. 80° 39' 20" W. 300.48 FEET TO A CORNER; RUNNING THENCE IN A NORTHERLY DIRECTION ALONG PROPERTY NOW OR FORMERLY OF ROBERT MONGER N. 2° 09' 50" E. 878.49 FEET TO THE SOUTHERLY SIDE OF STORMYTOWN ROAD; RUNNING THENCE ALONG THE SOUTHERLY SIDE OF STORMYTOWN ROAD THE FOLLOWING COURSES AND DISTANCES ON A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND HAVING A LENGTH OF 52.18 FEET N. 50° 04' 10" E. 15.71 FEET, N. 72° 15' 10" E. 10.40 FEET N. 54° 35' 30" E. 15.40 FEET, THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET AND HAVING A LENGTH OF 101.83 FEET, N. 49° 12' 20" E. 122.96 FEET AND N. 45° 58' 45" E. 1.32 FEET TO THE POINT OR PLACE OF BEGINNING.

SCHEDULE BI:
PER TITLE# CT26-02860NY

1. SURVEY READING – NO INFORMATION PROVIDED.
2. RESERVATION OF EASEMENT SET FORTH IN DEED MADE BY FREDERICK H. BROWNING TO TORVIEW CLUB, INC. DATED 6/12/1958 RECORDED 6/20/1958 IN LIBER 5813 CP 293. SUBJECT TO A 16 FOOT RIGHT OF WAY CENTERED ON A DIRT ROAD. THE ROAD NO LONGER EXISTS AND CANNOT BE PLOTTED, SHOULD NOT AFFECT AREA IN QUESTION.
3. TEMPORARY CONSTRUCTION EASEMENT MADE BY TORVIEW CLUB INC. TO THE TOWN OF OSSINING DATED 11/9/2009 RECORDED 2/19/2010 IN CONTROL NO. 500423166. SUBJECT TO, LOCATED IN THE SOUTH WESTERLY CORNER OF PROPERTY, DOES NOT AFFECT AREA IN QUESTION.
4. SEWER EASEMENT MADE BY TORVIEW CLUB, INC. TO THE TOWN OF OSSINING DATED 11/9/2009 RECORDED 2/19/2010 IN CONTROL NO. 500423141. SUBJECT TO, LOCATED IN THE SOUTH WESTERLY CORNER OF PROPERTY, DOES NOT AFFECT AREA IN QUESTION.

GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. COMPLETED ON 10/29/2026.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988.
3. MERIDIAN AND COORDINATES REFER TO NEW YORK STATE PLANE, NAD 83, NEW YORK EAST ZONE AND ARE BASED ON GPS OBSERVATIONS.
4. ANGLES OR BEARINGS SHOWN HEREON ARE FORMATTED IN DEGREES, MINUTES, AND SECONDS. DISTANCES OR ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS NOTED OTHERWISE.
5. REFERENCES:
   (A) DEED: LIBER 7418, PAGE 196; LIBER 5813, PAGE 293
   (B) MAP ENTITLED: "FINAL SUBDIVISION PLAT PREPARED FOR CHOCOLATE SKY LLC" AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 08/10/2023 AS MAP #29749.
   (C) MAP ENTITLED: "SUBDIVISION OF PROPERTY SITUATE IN THE TOWN OF OSSINING ... GREEN WOODS" AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 06/28/1983 AS MAP #21252.
   (D) TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY AS TITLE NUMBER CT26-02860NY, EFFECTIVE DATE 09/01/2026.
6. THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE, COVENANTS, EASEMENTS, GRANTS AND RIGHTS-OF-WAY NOT VISIBLE AND NOT REFERENCED ARE NOT SHOWN. TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. SHALL NOT BE LIABLE FOR THE DISTURBANCE TO ANYONE'S RIGHT TO THE USE OF THE PROPERTY OR THE DISTURBANCE OF ANY UTILITIES NOT SHOWN OR REFERENCED ON THIS SURVEY PLAT.
7. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS. TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. WILL NOT BE RESPONSIBLE FOR ANY DAMAGE SUBSEQUENTLY CAUSED TO PERSONNEL, STRUCTURES, OR UTILITIES.
8. THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE TOWN OF OSSINING, COUNTY OF WESTCHESTER, STATE OF NEW YORK, COMMUNITY PANEL NO # 36119C-0136F, EFFECTIVE DATE OF 09/28/2007. THIS DETERMINATION IS BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING.
9. WETLANDS, IF PRESENT, HAVE NOT BEEN LOCATED OR SHOWN HEREON.
10. THE CERTIFICATION IS LIMITED TO THE PERSONS, LENDING INSTITUTION, TITLE COMPANY AND GOVERNMENT AGENCY LISTED BELOW THE CERTIFICATION. THE CERTIFICATION HERE ON IS NOT TRANSFERABLE TO SUBSEQUENT OR ADDITIONAL OWNERS, INDIVIDUALS, INSTITUTIONS, COMPANIES OR AGENCIES.
11. NOT ALL IMPROVEMENTS ON THE PARCEL BEING SURVEYED ARE SHOWN HEREON.
12. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
13. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
14. NO OBSERVABLE EVIDENCE THAT THE SITE IS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
15. PROPERTY HAS DIRECT ACCESS TO STORMYTOWN ROAD A DEDICATED PUBLIC STREET OR HIGHWAY MAINTAINED BY THE TOWN OF OSSINING.
16. NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE PROPERTY AT THE TIME OF SURVEY.
17. LEGAL DESCRIPTION SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE.
18. LEGAL DESCRIPTION SHOWN HEREON DESCRIBES THE SAME PROPERTIES AS THE CURRENT DEEDS OF RECORD.

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	INDEX CONTOUR LINE
	CONTOUR LINE
	CHAIN LINK FENCE
	GUIDE RAIL
	EDGE OF CONCRETE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	EDGE OF WATER/SWALE
	PAINTED TRAFFIC LINES
UNK	UNKNOWN UTILITY (UNDERGROUND)
	STORM SEWER
OHW	OVERHEAD WIRES
	STRUCTURE
BW284.6 TW280.69	BOTTOM/TOP OF WALL ELEVATION
269.15 268.4	SPOT ELEVATION
	GATEPOST
	GUY ANCHOR
	UTILITY POLE
	CATCH BASIN
	FIELD INLET (ROUND)
	IRRIGATION CONTROL VALVE
	WATER VALVE
	GAS VALVE
	UNKNOWN VALVE
	SIGN
	LIGHT POST
MB	MAILBOX
14"	TREE
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
INV.	INVERT

CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY, LUMINACE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A), 6(B), 7(A), 7(B1), 8-9, 13-14, 16-21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/29/2026

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING A LICENSED ENGINEER'S OR SURVEYOR'S SEAL IS A VOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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0 1 2 3
ORIGINAL SIZE IN INCHES

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Rev	Date	Revision	Approved
0	10/30/26	ISSUED	

DRAWING CONTROL

Designed by: N/A	Drawn by: CW	Checked by: CW/JK

Purpose	Released by	Date
○ For Comment		
○ For Approval		
○ For Bid		
○ For Construction		

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STATE OF NEW JERSEY — JAY M. KIMLER — 50695 — LICENSED LAND SURVEYOR

JAY M. KIMLER, P.L.S. 50695

ALTA/NSPS LAND TITLE SURVEY

STORMYTOWN ROAD
25 STORMYTOWN ROAD
SECTION 89.08, BLOCK 1, LOT 3
WESTCHESTER, NEW YORK

Date	Work Order	Drawing No.	Rev
10/30/2026	13856.001	SU-101	0
Scale: 1" = 20'			