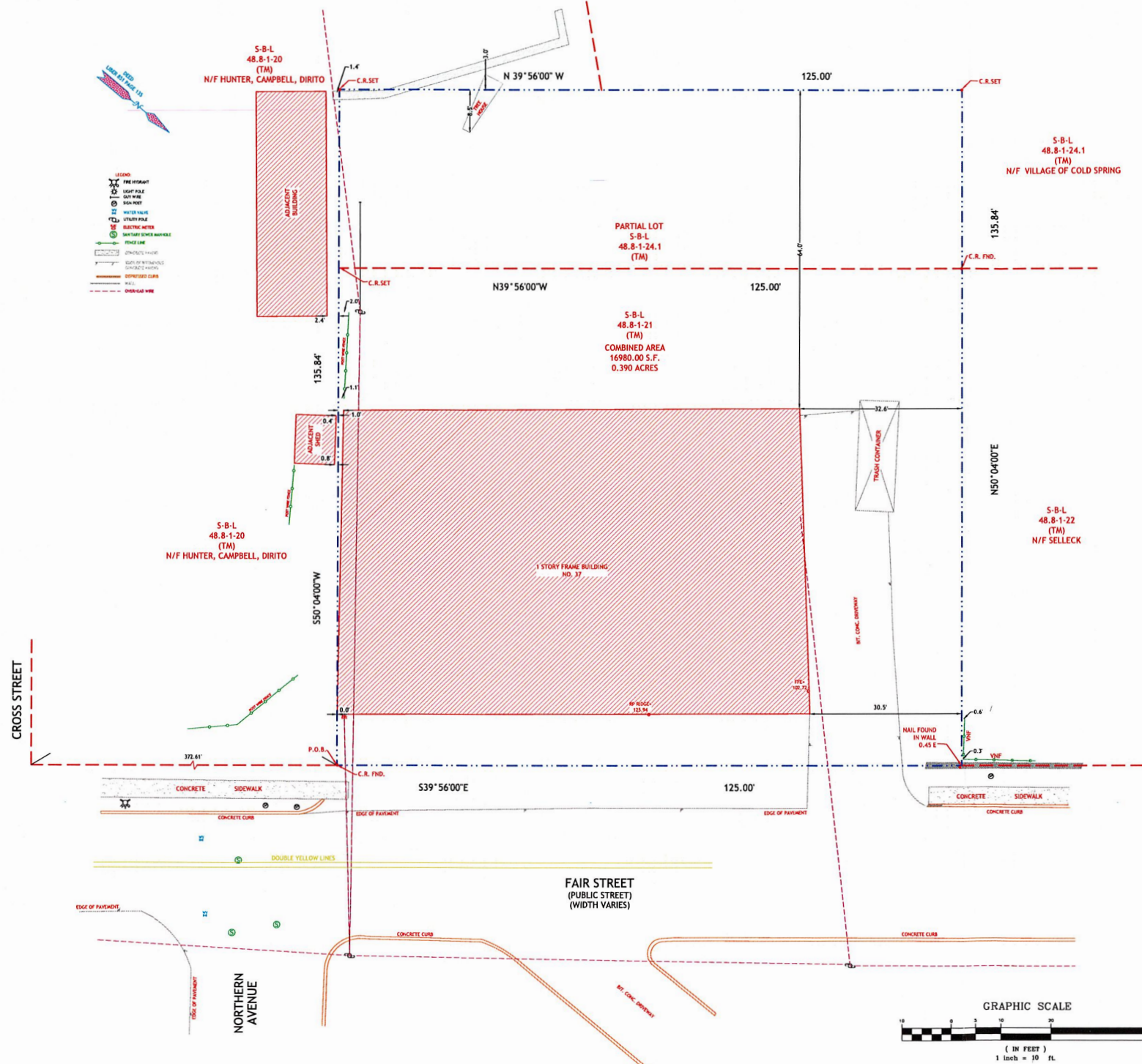


LEGEND

- RED HYDRANT
- LIGHT POLE
- OUTLINE
- SEA POST
- WATER VALVE
- UTILITY POLE
- ELECTRIC METER
- SANITARY LOWER MANHOLE
- CONCRETE FINDER
- EDGE OF INTERLOCK
- CONCRETE CURB
- PAVEMENT
- OVERHEAD WIRE



- NOTES:
1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
 2. PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
 3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.Y. AS TIDELANDS;
 4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR 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 THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
 5. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
 6. THE SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
 7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW;
 8. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC.
 9. SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY.

DESCRIPTION:
DESCRIPTION OF PROPERTY SITUATED IN THE VILLAGE OF COLD SPRING, TOWN OF PHILIPSTOWN, COUNTY OF PUTNAM, STATE OF NEW YORK, BEING KNOWN AS SECTION 48.8, BLOCK 1, LOT 21 & A PORTION OF LOT 24.1 AS SHOWN THE OFFICIAL TAX MAPS FOR THE VILLAGE OF COLD SPRING, TOWN OF PHILIPSTOWN, PUTNAM COUNTY, NEW YORK, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF FAIR STREET (VARIED WIDTH), SAID POINT BEING A DISTANCE OF 372.61 FEET ALONG THE SAID LINE OF FAIR STREET FROM THE INTERSECTION OF THE NORTHWESTERLY LINE OF CROSS STREET, ALSO BEING THE NORTHEASTERLY CORNER OF SECTION 48.8, BLOCK 1, LOT 20, FROM SAID BEGINNING POINT RUNNING:

1. ALONG SAID NORTHERLY LINE OF SBL 48.8-1-20, SOUTH 50°04'00" WEST, A DISTANCE OF 135.84 FEET, TO A POINT, THENCE;
2. NORTH 39°56'00" WEST, A DISTANCE OF 125.00 FEET, TO A POINT, THENCE;
3. NORTH 50°04'00" EAST, A DISTANCE OF 135.84 FEET, TO THE SAID SOUTHWESTERLY LINE OF FAIR STREET, THENCE;
4. ALONG THE SAID LINE OF FAIR STREET, SOUTH 39°56'00" EAST, A DISTANCE OF 125.00 FEET, TO THE POINT AND PLACE OF BEGINNING

CERTIFIED TO:
NINA STUDIO LLC (BUYER);
IMP DEVELOPMENT CORP (SELLER);
CASHFLOW CAPITAL, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR;
CHICAGO TITLE INSURANCE COMPANY;
CTI ABSTRACT CORP.;
ROBERT GREEN, ESQ.

JOHN W. McCORD, Sr.	CLEARPOINT SURVEYING DPC Professional Land Surveyors	OUTBOUND SURVEY PREPARED FOR 37 FAIR STREET -SECTION 48.8- -BLOCK 1 - LOT 21 & 24.1- SITUATED IN THE VILLAGE OF COLD SPRING, TOWN OF PHILIPSTOWN, PUTNAM COUNTY, NEW YORK			
		PROFESSIONAL LAND SURVEYOR NEW YORK LICENSE No. 050904	JOB NO. 19-32168	DATE: 11-30-2022	SCALE: 1"=10' STANDARD: 19-32168-02 SHEET 1 OF 1

