

Legend

- capped rod found
concrete
easement line
edge of trees or brush
fence
filed map
formerly
lamp
pole or formerly
overhead wire
property line
sign
stone row
tax map grid number
ungrazed trampled edge
utility pole and guy wire



Survey Notes:

- 1. The premises surveyed are described in the deed dated February 2, 1996 between Robert N. Emly and Marie C. Emly, grantors, and David O'Neill and Lorale O'Neill, grantees, recorded as Document No. 02-1996-122. An abstract of title was not provided, accordingly, this survey is subject to instruments of record not provided to the surveyor at the time of survey, if any. The ownership of adjoining properties is based upon tax assessment records.
2. The following utility easements pertain to the site, but could not be plotted:
a. Easement dated June 11, 2002 between David O'Neill and Lorale O'Neill, grantors, and New York State Electric & Gas Corporation, grantee, recorded as Document No. 02-2002-7607.
b. Underground Line Easement dated July 25, 2002 between David O'Neill and Lorale O'Neill, grantors, and Jocelyn Beard and Kevin Kilowski, grantees, recorded as Document No. 02-2002-9461.
c. Underground Line Easement dated July 25, 2002 between Jocelyn Beard and Kevin Kilowski, grantors, and David O'Neill and Lorale O'Neill, grantees, recorded as Document No. 02-2002-9462.
d. Easement dated November 22, 2004 between David O'Neill and Lorale O'Neill, grantors, and New York State Electric & Gas Corporation, grantee, recorded as Document No. 02-2005-1307.
3. The private road or grant of right of way for ingress and egress from and to the town highway (access easement) known as Davis Road is referenced in the deeds for the premises fronting on said Davis Road, including but not limited to: Liber 1245 of page 496, Liber 1752 of page 22 and Liber 1801 of page 270. Dimensions have been computed to define the location of said easement, having a minimum width of 50 feet.
4. The right of way lines along portions of Parmelee Road and Route 55 (NY State Highway No. 1929) have been assumed to run along the average line of the road side face of the stone walls along said roads.
5. The following maps were consulted as references in the preparation of this survey:
a. Dutchess County Highway Department Maps: "South Dover - Westabout - Conventional State Line" dated Jan. 12, 1931; Sheet 5 of 14 and Map No. 3 and Map No. 4A-B. Said maps are on file with the New York State Department of Transportation.
b. "Survey prepared for Raymond J. Codore" dated Apr. 27, 1978 by James K. Dennis, L.S.
c. "Subdivision Plat prepared for Josephine Frederick" dated Oct. 13, 1981 by James K. Dennis, L.S. recorded with the Dutchess County Clerk on Jan. 27, 1982 as Map No. 6307.
d. "Survey for Timothy A. & Denise G. Lorge" dated Jan. 24, 1987 by Gerald L. Lynn, L.S.
e. "Some Subdivision" last revised Dec. 15, 1988 by Joseph Zoracki, P.E. and Gerald L. Lynn, L.S. recorded with the Dutchess County Clerk on Apr. 2, 1987 as Map No. 7352.
f. "Subdivision prepared for Maria Svarplatta" last revised June 10, 1991 by Frank G. Fowler III P.E. & L.S. recorded with the Dutchess County Clerk on June 19, 1991 as Map No. 9284.
g. "Subdivision Plat prepared for Dillion D. Judson" last revised Aug. 16, 1990 by James K. Dennis, L.S. recorded with the Dutchess County Clerk on Apr. 26, 1992 as Map No. 9466.
h. Unfiled manuscript, survey worksheet, by Donald M. Salzman, L.S. dated Mar. 28, 1997.
i. "Final Subdivision Plat prepared for O'Neill" last revised Feb. 5, 1999 by Donald M. Salzman, L.S. recorded with the Dutchess County Clerk on Feb. 17, 1999 as Map No. 10735.
j. "Survey Map prepared for Northeast Firewood Distributors, LLC" last revised June 18, 1999 by Donald M. Salzman, L.S.
k. "Survey of Property prepared for Margaret Svarplatta - Austin" dated May 12, 1998 and also revised Nov. 3, 1999 by Donald M. Salzman, L.S.
l. "Survey of Property prepared for O'Neill" (Lot 2, FM 10735) dated May 13, 2002 by Donald M. Salzman, L.S.
m. "Map of Survey for David & Lorale O'Neill" (part of Lot 1, FM 10735) dated Sep. 15, 2004, revised June 18, 2005 by Donald M. Salzman, L.S.
n. "Survey Map prepared for Stephen Monica and Doreen Monica" dated Apr. 23, 2009 by Dey and Houston LLP.
Unless noted otherwise, said maps are apparently not recorded with the Dutchess County Clerk.
6. Possession only as indicated, except that the approximate edge of the lawn and wooded areas are depicted for reference, but are not intended to be complete, per contractual agreement. Additional landscaping features, footpaths and staked materials are not depicted hereon. Stone walls are not depicted to scale; features obscured by dense vegetation or fallen leaves are not shown. Features beyond the site bounds are provided for reference but are not complete.
7. The location of subsurface improvements or encroachments are not depicted hereon. Verify the actual location of all utilities with the appropriate agencies prior to excavation or construction.
8. Minor changes may have been made to the dimensions and directions of adjoining filed maps and deeds to honor the location of found monumentation and possession.
9. Bearings, referenced to the meridian of said Map No. 10735 along the division line between Lot 1 and Lot 2, are for the purpose of describing angles only, and are not referenced to true or magnetic north.
10. Corners noted as "RM" denote a 1/2 inch diameter reinforcing rod (rebar) or smooth steel or iron bar found. "CR" (capped rod found) denotes a pin found with a plastic cap. All boundary monumentation noted hereon was found.
11. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-division 2, of the New York State Education Law.
12. Field copies of this survey are marked with the land surveyor's embossed seal and original signature. Copies lacking the land surveyor's embossed seal and original signature are considered fraudulent and may contain erroneous information.

Certification

This Survey based upon fieldwork completed on August 21, 2012, has been prepared in accordance with the current Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors (NYSALS) for the exclusive use of and is certified only.

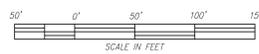
Area Summary

Table with 2 columns: Description and Area. Includes Site Perimeter (30.0694 Acres), Davis Road 'out parcels' East (-1.2977 Acres), Davis Road 'out parcels' West (-1.1115 Acres), and Total Site Area (27.6602 Acres).

Lorale O'Neill
David O'Neill
Certifications are not transferred to subsequent owners or unnamed institutions.

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Survey of Property
prepared for
Lorale and David O'Neill
of the premises designated as
Lot No. 1 on Filed Map No. 10735
being further designated as
Tax Grid No. 7160-03-360320
located at
Route 55, Parmelee Road and Davis Road
Town of Dover
Dutchess County, New York
Scale 1" = 50' August 27, 2012
Prepared by Kenneth B. Salzman, Land Surveyor
12 Hunter Lane, PO Box 498, Pawling, NY 12564