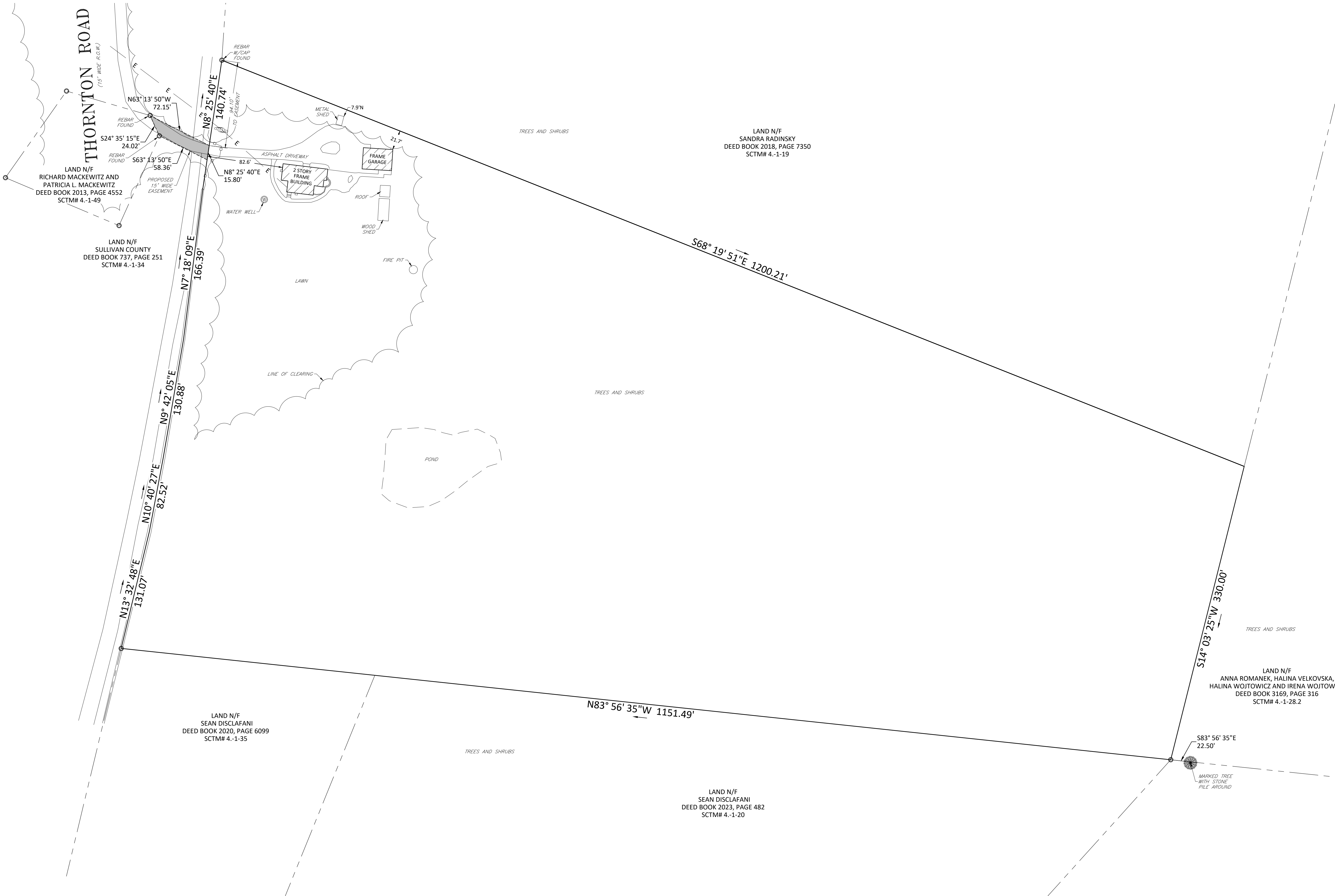




LEGAL DESCRIPTION:

BEGINNING at an iron rebar with plastic cap found in South-West corner of land of Sandra Radinsky by Deed recorded in book 2018 at page 7350 in Sullivan County clerk's office;

THENCE South 68°19'51" East 1200.21 feet along land of Sandra Radinsky to a point;

THENCE South 14°03'25" West 330.00 feet along land of Anna Romanek, Halina Velkovska, Halina Wojtowicz and Irena Wojtowicz by Deed recorded in Book 3169 at Page 316 to a point located South 83°56'35" East 12.50 feet from a marked tree with stone pile around it;

THENCE North 83°56'35" West 1151.49 feet along land of Sean Disclafani by Deed Book 2023 at Page 482 and along land of Sean Disclafani by Deed Book 2020 at Page 6099 to a point in the center line of stone wall;

THENCE along the center line of stone wall following 5 courses;

1. North 13°32'48" East 131.07 feet to a point;
2. North 10°40'27" East 82.52 feet to a point;
3. North 09°42'05" East 130.88 feet to a point;
4. North 07°18'09" East 166.39 feet to a point;
5. North 08°25'40" East 140.74 feet to the point of beginning.

Containing 12.998 acres as surveyed on March 13, 2025, by Tomasz Suwala, PLS, New York State License number 051157.

Bearings are referring to New York State Plane Coordinate System, New York East Projection, Datum NAD83.

GENERAL NOTES:

1. LOT AREA: 566,183 sq.ft.=12.998 acres
2. CERTIFICATION INDICATED HERON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, LENDING INSTITUTIONS AND ASSIGNEES. CERTIFICATIONS ARE NOT TRANSFERABLE.
3. THE EXISTENCE OF RIGHT OF WAY AND/OR EASEMENT UNDER OR ABOVE GROUND OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.
4. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
5. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HERON.
6. THE OFFSETS SHOWN ARE NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITIONS, ETC.

REFERENCES:

1. DEED BOOK 3620, PAGE 369
2. DEED BOOK 2020, PAGE 6099
3. DEED BOOK 2023, PAGE 482
4. DEED BOOK 3169, PAGE 316
5. DEED BOOK 2018, PAGE 7350

CERTIFICATIONS:

1. ROBERT S. CARROLL

TS LAND SURVEYING PC
518 BROADWAY, SUITE 12
MONTICELLO, NEW YORK 12701
TEL: (845) 521-0662
E-MAIL: INFO@TSLSPC.COM

BOUNDARY SURVEY
66 THORNTON ROAD, WURSBORO, NY 12790
SECTION: 4. BLOCK: 1 LOT: 21
TOWN OF MAMAKATING
COUNTY OF SULLIVAN, STATE OF NEW YORK

SURVEYED BY: J.A.	F.B./PAGE:	DATE: 03-13-2025
DRAFTED BY: G.I.	CHECKED BY: T.S.	DATE: 03-31-2025

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHELL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY

TOMASZ SUWALA
NY051157
SIGNATURE DATE

PROJECT NO.: 1978-25	SCALE: 1" = 50'	SHEET: 1 OF 1
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