



FEATURES SHOWN IN ROUTE 9 AND ALONG THE WEST SIDE OF ROUTE 9 ARE SHOWN PER 2004 DUTCHESS COUNTY AERIAL PHOTO AND ARE OF THIS SURVEY.

**SURVEY NOTES:**  
 4274 Albany Post Road, Hyde Park - SBL 6065-04-933017  
 4280 Albany Post Road, Hyde Park - SBL 6065-04-919007

**DEED OF REFERENCE**  
 SITE DEED LIBER 1116 PAGE 692 ( grid 933017 )  
 WITH EXCEPTIONS OUT FOR MESUDA AT LIBER 22011 PAGE 1254  
 AND MOLLOY AT LIBER 1191 PAGE 0742 ( grid 919007 )

PERIMETER BOUNDARY FROM A FIELD SURVEY COMPLETED BY BERGER ENGINEERING AND SURVEYING

**SITE TAX PARCEL 933017 SITE AREA 3.70 +/- ACRES**  
**SITE TAX PARCEL 919007 SITE ARE 10,913 SF ( 0.251 ACRES )**

SUB-SURFACE STRUCTURES NOT VISIBLE OR RESOLV APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBJECT TO THE RIGHTS OF THE UTILITIES TO MAINTAIN THEIR POLES, GUYS, AND WIRES.

SUBJECT TO ALL EASEMENTS OF RECORD.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO HEREON.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS OR ASSIGNS, OR SUBSEQUENT OWNERS UNLESS EXPRESSLY STATED HEREON.

ONLY COPIES FROM AN ORIGINAL OF THIS MAP MARKED WITH EITHER AN EMBOSSED OR INK SEAL SHALL BE CONSIDERED A TRUE AND VALID COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 2209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COORDINATE SYSTEM AND VERTICAL DATUM ESTABLISHED USING GPS SURVEY CONTROL, SET USING NAD83 (NEW YORK STATE SPATIAL REFERENCE NETWORK) ON THE REAL TIME NETWORK PROVIDED BY NAD83 - REAL TIME CONNECTION MESSAGES (RTCM) PROVIDED BY FIRM 0014 (NYS NAME NAD83) IN KINGSTON, NEW YORK.

COORDINATE SYSTEM: STATE PLAINS, NEW YORK EAST - USING NAD83  
 VERTICAL DATUM: NAVD 1929 (VERTICAL SHIFT FROM NAVD 1929 TO NAVD83 = -1.43')

DEAD BEARINGS AND DISTANCE ON DEAD NORTH

SUBJECT TO AN EASEMENT FOR WATERLINE AS REFERENCED IN LIBER 847 PAGE 238 AND SHOWN ON FIELD MAP 2801

WATER LINE NOT SHOWN ON SURVEY - LOCATION OF WATER MAIN FROM PA 2801 SHOWN. WATER MAINS VISIBLE AT TIME OF SURVEY ARE SHOWN

SUBJECT TO EASEMENT FOR UTILITIES FOR CHG AND NEW YORK TELEPHONE CO LIBER 1136 PG 207, LIBER 1077 PG 783 LIBER 974 PG 544  
 LIBER 847 PG 510, LIBER 827 PG 539, LIBER 1216 PG 81, LIBER 827 PG 539 AND LIBER 811 PG 437

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**SITE DATA:**  
 OWNER OF PARCEL 133200-6065-04-919007-0000  
 Parcel Address - 4280 Albany Post Rd  
 Hyde Park, 125380000  
 Owner Name:  
 Molloy, Joseph T  
 PO Box 421  
 Hyde Park NY 125380421  
 0.25 Ac (C) | Parking lot ( 438 )

**OWNER HYDE PARK SHOPPING CENTER, INC.**  
 PO BOX 421 HYDE PARK NY 12538  
 TAX PARCEL # 133200-6065-04-933017-0000  
 ZONING DISTRICT TCHD  
 FIRE DISTRICT HYDE PARK FIRE  
 SCHOOL DISTRICT HYDE PARK CENTRAL  
 LIGHT DISTRICT HYDE PARK CONSOLIDATED LIGHT - L49  
 WATER DISTRICT DUTCHESS COUNTY WATER AND WASTE WATER AUTHORITY

PROPERTY LINE AND TOPOGRAPHY FROM A FIELD SURVEY CONDUCTED IN 1998. OWNER OF RECORD IS JOSEPH T. MOLLOY. I HEREBY CERTIFY THE PROPERTY SURVEY WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION BASED ON FIELD WORK COMPLETED ON 10-06-11 AND UPDATED 08-08-15

JOSEPH P. BERGER LS#048745

**LEGEND:**

- EXISTING TREE WITH BRICK INSIDE CONCRETE CURB
- EXISTING PROJECT PARCELS PROPERTY LINE
- EXISTING PIPE (OR PIPE FOUND OR SET (AS NOTED))
- EXISTING PAVE CHAMBER
- EXISTING LAMP POST
- EXISTING LAMP POST
- EXISTING LIGHT ON BUILDING OR UTILITY POLE
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE (ANCHOR)
- EXISTING CONC ISLAND / SIDEWALK
- EXISTING LANDSCAPED AREA
- EXISTING BRICK WALL
- EXISTING STONE WALL
- EXISTING LANDSCAPE STONE
- EXISTING ROCK OUTCROP
- EXISTING WATER MAIN GATE VALVE OR SHUTOFF
- EXISTING BUILDING
- EXISTING YELLOW STRIPING
- EXISTING YELLOW STRIPING
- EXISTING EMBOSSED HAND-CAP PARKING
- EXISTING SIGN ON POSTS
- EXISTING CONCRETE CURB
- EXISTING PIPE AND DIRECTION OF FLOW
- EXISTING CONTIGUOUS WADDER
- EXISTING CONTIGUOUS WADDER
- EXISTING REFUSE CONTAINER
- EXISTING TREE WITH DIAMETER IN INCHES

No.	DATE	REVISIONS	BY	Date
1	08/01/16	per Town Review	jpb	06/01/16
2	09/05/16	per Town Review	jpb	

Sheet **EX-1**

## EXISTING SITE CONDITIONS

**HYDE PARK TOWN CENTER - NORTH**  
 4274 & 4280 Albany Post Rd  
 Town of Hyde Park  
 Dutchess County  
 State of New York

**OWNER/APPLICANT**  
**N&N HYDE PARK LLC**  
 1089 LITTLE BRITAIN RD  
 NEW WINDSOR NY

**BERGER ENGINEERING AND SURVEYING**  
 100 FULTON AVE.  
 Poughkeepsie N.Y. 12603  
 (845) 471-7383  
 bergerengineering@hvc-tr.com