



LEGAL DESCRIPTION

PROPOSED 100' X 100' LEASE AREA
 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF HYDE PARK, COUNTY OF DUTCHESS, STATE OF NEW YORK, SAID BEING A PORTION OF LANDS NOW OR FORMERLY TOWN OF HYDE PARK, PARCEL ID 133200-6164-03-494023 AS DESIGNATED ON THE DUTCHESS COUNTY TAX MAPS, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED LEASE AREA; RUNNING THENCE
 SOUTH 90°00'00" EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE
 SOUTH 00°00'00" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE
 NORTH 90°00'00" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE
 NORTH 00°00'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 10,000 SQUARE FEET

PROPOSED 30' WIDE ACCESS & UTILITY EASEMENT
 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF HYDE PARK, COUNTY OF DUTCHESS, STATE OF NEW YORK, SAID BEING A PORTION OF LANDS NOW OR FORMERLY TOWN OF HYDE PARK, PARCEL ID 133200-6164-03-494023 AS DESIGNATED ON THE DUTCHESS COUNTY TAX MAPS, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT; RUNNING THENCE
 NORTH 00°00'00" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE
 NORTH 90°00'00" EAST FOR A DISTANCE OF 108.79 FEET TO A POINT; THENCE
 NORTH 45°00'00" EAST FOR A DISTANCE OF 70.95 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF ST ANDREWS ROAD; THENCE
 ALONG SAID SIDELINE, SOUTH 53°16'45" EAST FOR A DISTANCE OF 30.32 FEET TO A POINT; THENCE
 LEAVING SAID SIDELINE, SOUTH 45°00'00" WEST FOR A DISTANCE OF 75.32 FEET TO A POINT; THENCE
 SOUTH 00°00'00" EAST FOR A DISTANCE OF 108.79 FEET TO A POINT; THENCE
 NORTH 90°00'00" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE
 NORTH 00°00'00" EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE TO THE POINT OF BEGINNING.
 CONTAINING 8,869 SQUARE FEET

SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE, LYING AND BEING IN THE TOWN OF HYDE PARK, COUNTY OF DUTCHESS, AND STATE OF NEW YORK.
 BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF NEW YORK STATE HIGHWAY ROUTE 96 WITH THE SOUTHERLY BOUNDARY OF ST. ANDREW ROAD, DUTCHESS COUNTY HIGHWAY NO. 40A; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY OF ROUTE 96,
 SOUTH 17° 32' 40" WEST 75.71 FEET,
 TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN PROPERTY OF FERDINAND E. METZ, ON THE NORTH AND PROPERTY OF MAUREEN S. CASSIDY ON THE SOUTH; THENCE WESTERLY ALONG SAID DIVISION LINE AND ALONG THE DIVISION LINE BETWEEN PROPERTY OF FERDINAND E. METZ, ON THE NORTH AND PROPERTY OF ALBERT D. MURRAY, PROPERTY OF WARREN L. CORNELL, PROPERTY OF ORIL M. BROOKS, PROPERTY OF RAYMOND WALTER OSTROM PROPERTY OF HOWARD J. PALMATAER, PROPERTY OF DOLORES MCINTYRE AND PROPERTY OF THOMAS A. GERMANO, TO THE SOUTH;

NORTH 79° 09' 50" WEST 78.11 FEET;
 NORTH 78° 45' 50" WEST 177.49 FEET;
 NORTH 77° 51' 20" WEST 125.45 FEET;
 NORTH 77° 19' 40" WEST 85.18 FEET;
 NORTH 77° 19' 00" WEST 87.78 FEET;
 NORTH 76° 41' 50" WEST 118.67 FEET;
 NORTH 76° 36' 10" WEST 190.44 FEET;
 NORTH 75° 43' 30" WEST 88.82 FEET;
 NORTH 75° 31' 00" WEST 80.46 FEET;
 TO THE PROPERTY OF THOMAS J. KELLY III AND PENNY L. KELLY; THENCE NORTHERLY ALONG THE DIVISION LINE BETWEEN PROPERTY OF FERDINAND E. METZ ON THE EAST AND SAID PROPERTY OF KELLY, PROPERTY OF KATHLEEN HOLT MORAN AND PROPERTY OF MARK S. NEWMAN, ON THE WEST;

NORTH 02° 37' 00" EAST 185.44 FEET;
 NORTH 04° 10' 20" EAST 110.13 FEET;
 NORTH 04° 07' 20" EAST 158.79 FEET;
 NORTH 00° 27' 30" EAST 26.28 FEET;
 NORTH 03° 34' 10" EAST 128.89 FEET;
 TO THE AFORESAID SOUTHERLY BOUNDARY OF ST. ANDREW ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY OF ST. ANDREW ROAD;

SOUTH 66° 42' 50" EAST 100.81 FEET;
 SOUTH 53° 57' 20" EAST 188.01 FEET;
 SOUTH 42° 36' 20" EAST 463.13 FEET;
 SOUTH 50° 25' 40" EAST 142.03 FEET;
 SOUTH 54° 59' 10" EAST 176.56 FEET;
 SOUTH 67° 05' 10" EAST 198.08 FEET TO THE PLACE OF BEGINNING.
 CONTAINING 7.820 ACRES OF LAND.

SCHEDULE B-II

ITEMS # 1-11 & 13-18 ARE NOT SURVEY RELATED.
 12. DECLARATION OF COMMON RESTRICTIONS, EASEMENTS AND RIGHT OF WAY'S IN LIBER 1782 PAGE 327 AS AMENDED LIBER 1920 PAGE 93 AS RE-RECORDED IN LIBER 1922 PAGE 32. 30' WIDE EASEMENT FOR CENTRAL HUDSON GAS & ELECTRIC CORP. SHOWN HEREON.

GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. COMPLETED ON 07/15/2022.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988.
- MERIDIAN AND COORDINATES REFER TO NEW YORK STATE PLANE, NAD 83, NEW YORK EAST ZONE AND ARE BASED ON GPS OBSERVATIONS.
- 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.
- REFERENCES:
 (A) MAP ENTITLED: "40A-LEASE EXHIBIT" PREPARED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS ON 10/15/21.
 (B) TITLE COMMITMENT PREPARED BY HILL-N-DALE ABSTRACTERS, INC AS TITLE NUMBER HN 70047, EFFECTIVE DATE 06/22/2022.
- 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.
- UNDERGROUND IMPROVEMENTS IF ANY AND NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON.
- 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.
- THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE TOWN OF HYDE PARK, COUNTY OF DUTCHESS, STATE OF N.Y., COMMUNITY PANEL NO # 36027-C0268E, EFFECTIVE DATE OF 05/02/12. THIS DETERMINATION IS BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING.
- NOT ALL IMPROVEMENTS ON THE PARCEL BEING SURVEYED ARE SHOWN HEREON.

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	INDEX CONTOUR LINE
	CONTOUR LINE
	CHAIN LINK FENCE
	PAINTED TRAFFIC LINES
	STONE WALL
	OVERHEAD WIRES
	STORM SEWER
	TREE LINE
	SPOT ELEVATION
	GUY ANCHOR
	UTILITY POLE
	WATER VALVE
	HYDRANT
	SIGN
	OAK TREE
	MAPLE TREE



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WORK ORDER NUMBER 10751.042 DRAWN BY SD

NO.	DATE	ISSUE
0	09/29/22	FOR COMMENT

RELEASED BY	DATE



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

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40A
 RE PN: 20171600708
 LC: 450705

ROUTE 96
 TOWN OF HYDE PARK
 DUTCHESS COUNTY
 NY 12538

TOPOGRAPHIC &
 PARTIAL BOUNDARY
 SURVEY

SU-101