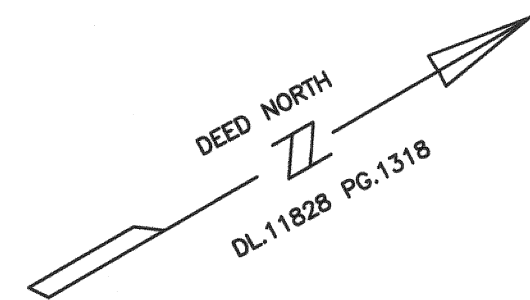


AREA: 1.477 ACRES



BOUNDARY LINES ARE BASED UPON FOUND MONUMENTATION AND RECORDED
MAPS AND DEEDS
ANY SURFACE OR UNDERGROUND EASEMENTS WHICH ARE NOT VISABLE ARE NOT SHOWN
NO UNDERGROUND IMPROVEMENTS AND / OR UTILITIES SHOWN
UTILITY COMPANIES HAVE OVER AND ALONG THE PARCEL
OFFSET DISTANCES ARE FOR INFORMATION PURPOSES ONLY AND ARE NOT
TO BE USED FOR ANY TYPE OF CONSTRUCTION PURPOSES

Buried utility service lines exist; locations are not marked
out and not shown

REFERENCES

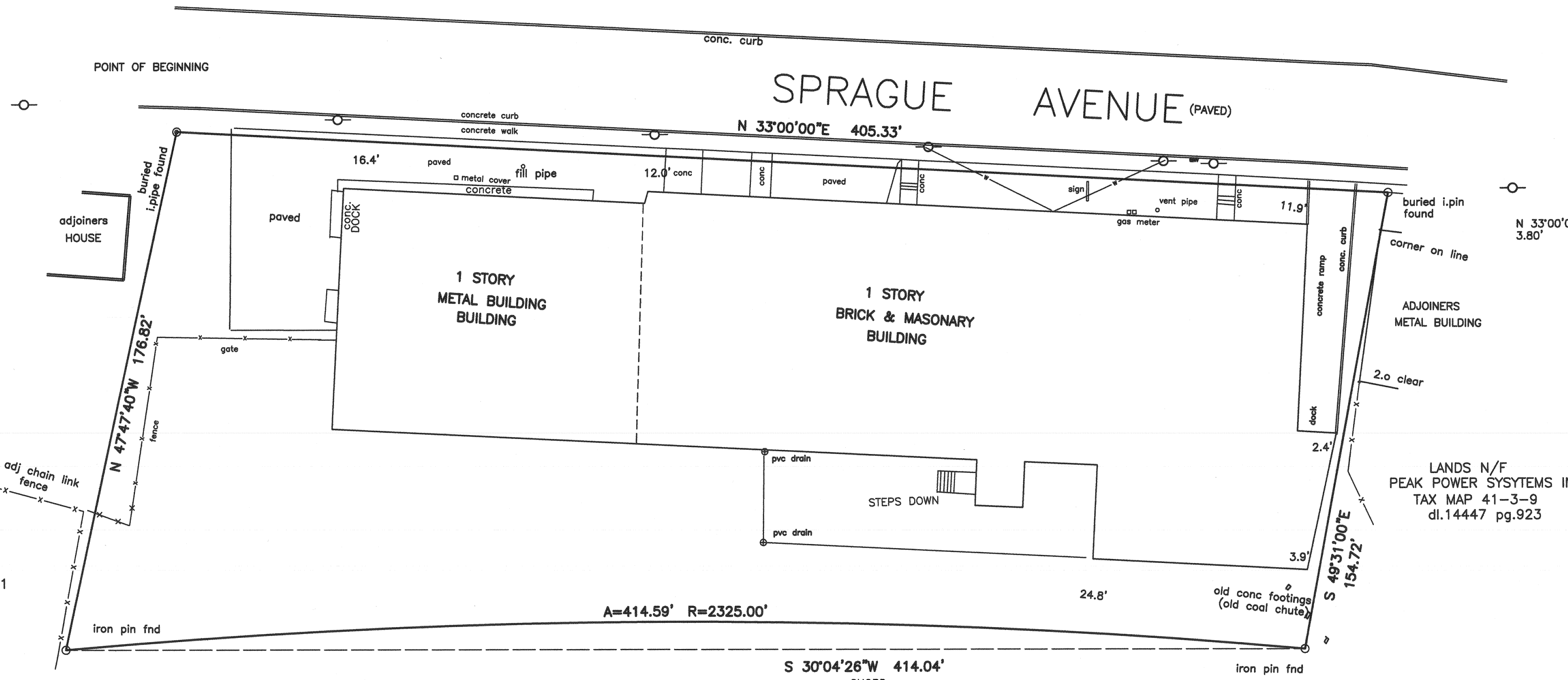
DEED LIBER 11967 PAGE 360
DEED LIBER 11828 PAGE 1318
RIGHT OF WAY AND TRACK MAP ERIE RAILROAD
COMPANY DATED: JUNE 30, 1918
MAP OF LANDS OF HENRY E. MYERS DATED SEPT. 01, 1894
FILED ON MAY 06 1901 AS MAP # 228
MAP OF W.W. HARTFORD PROPERTY
DATED DECEMBER 02, 1893 FILED ON DEC. 09, 1893
AS MAP # 124
ADJOINING DEED AS SHOWN

LANDS N/F
LANG
TAX MAP 41-3-11
DL.11757 PG.1727

LANDS N/F
Valdez
dl.13919 pg.1612
TAX MAP 41-3-13.1

LANDS N/F
PEAK POWER SYSYSTEMS INC.
TAX MAP 41-3-9
dl.14447 pg.923

LANDS N/F
CITY OF MIDDLETOWN
TAX MAP 41-4-1.1
DL.2923 PG.146

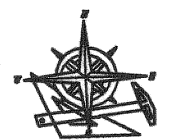


Survey Map
of lands for
105 - 119 Sprague Avenue

CITY OF MIDDLETOWN COUNTY OF ORANGE
STATE OF NEW YORK FILE # 05-155
SCALE 1" = 30' DATED: FEBRUARY 25,2020
TAX MAP SECTION 41 BLOCK 3 LOT 10

I HEREBY CERTIFY TO:
Mandy Setton Shaya Setton
Westcor Land Title Insurance Company
Adar Land and Tree Abstract Inc.
FinWise Bank, its successors and/ or
assigns as their interest may appear

THAT THIS MAP IS BASED UPON
A FIELD SURVEY



DANIEL J. O'BRIEN
PROFESSIONAL LAND SURVEYOR
239 MILLSBURG ROAD
MIDDLETOWN, N.Y. 10940

DANIEL J. O'BRIEN N.Y.S. LIC. #049820-1

(845) 355-3608 NYS LIC # 049820-1

— w — overhead utility lines
— o — utility pole
conc.: concrete walk

