

| Legend: | | | |
|---------|----------------------|--|---|
| | Property Line | | GPS Control Point |
| | Adjacent Deed Line | | Found Monument - As Noted |
| | Overhead Utilities | | Angle Point |
| | Centerline of Stream | | Set 5/8" x 3/8" reinforcement rod with a plastic cap, marked "CRSS" |
| | Edge of Water | | Utility Pole |
| | Woods Road | | Stone on End Found |
| | Interior Deed Line | | Pile of Stones |
| | Stonewall | | Iron Rod Found |
| | Edge of Woods | | Iron Pipe Found |
| | Wire Fence | | Iron Rod Set |
| | Drainage Flow | | Lot Number in Hardened Plaster |

2017040891
10034
11/27/2017 03:28:55 PM
Page 1 of 2
Map
Debra A. Goodrich Acting Delaware Co Clerk
Clerk, DG

Valley Cottage Sportsmen's Club, Inc.

(reputed owners)
now or formerly
Liber 447 of Deeds, Page 723
Liber 795 of Deeds, Page 163
Liber 1008 of Deeds, Page 26
Tax Map No. 343.00-1-27
(Reference Map #2)

(reputed owners)
now or formerly
City of New York
Liber 1306 of Deeds, Page 176
Tax Map No. 343.00-1-6.2
(Reference Map #3)

(reputed owners)
now or formerly
City of New York
Liber 1306 of Deeds, Page 176
Tax Map No. 343.00-1-6.2
(Reference Map #3)

PARCEL AREA : 326.32 ACRES
Tax Map No. 343.00-1-7

(reputed owners)
now or formerly
Frederick L. Seaman
Liber 1358 of Deeds, Page 315
Tax Map No. 243.00-1-29

(reputed owners)
now or formerly
Liber 1355 of Deeds, Page 256
Tax Map No. 343.00-1-23.22
(Reference Map #1)

(reputed owners)
now or formerly
Daniel Chait and Susan Baldwin
Liber 551 of Deeds, Page 540
Tax Map No. 343.00-1-23.21

(reputed owners)
now or formerly
Arthur Shaw and Alana Shaw
Liber 1355 of Deeds, Page 256
Tax Map No. 343.00-1-23.22
(Reference Map #1)

(reputed owners)
now or formerly
George LaFever
Liber 953 of Deeds, Page 49
Tax Map No. 343.00-1-23.1

We hereby certify that the survey shown hereon was completed by us on August 31, 2015 and that this map was completed on September 3, 2015 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.

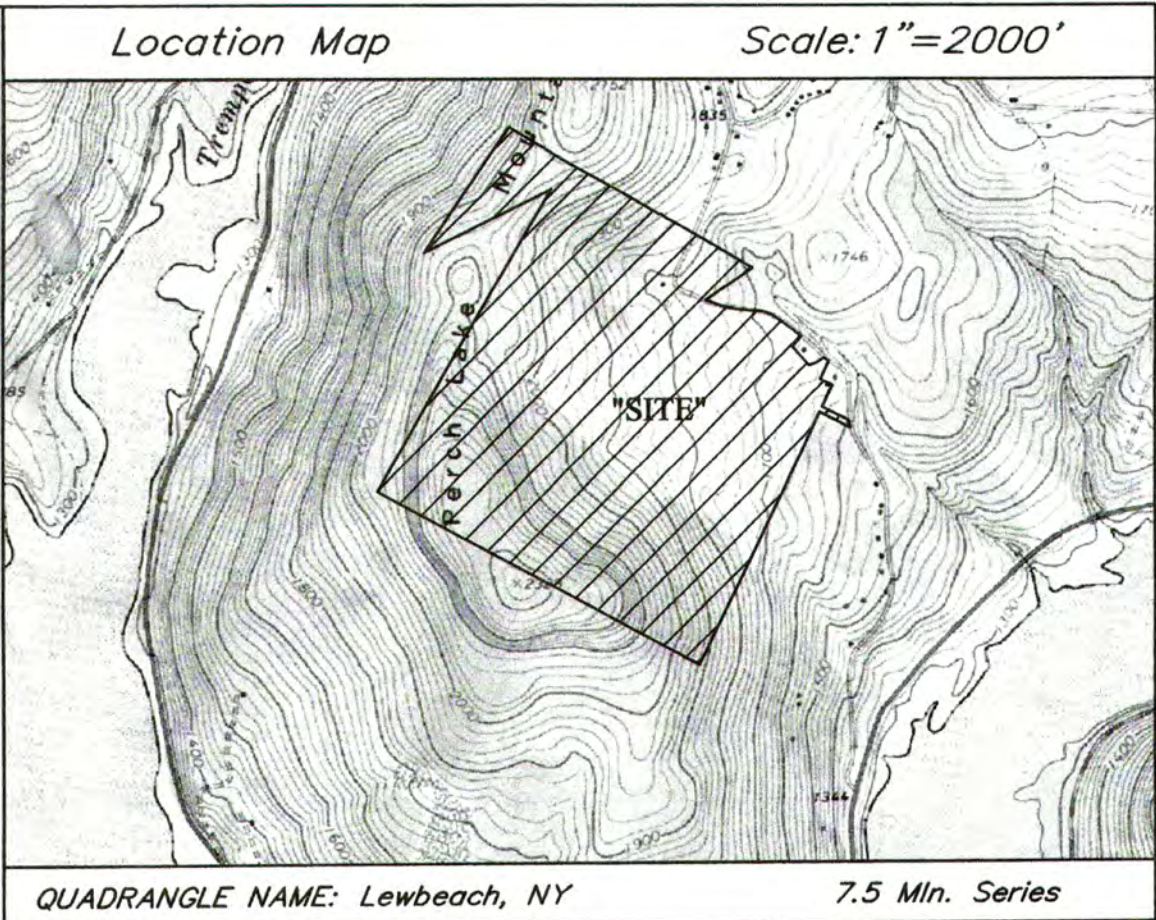
Catskill Region Surveying Services, P.C.

For CRSS, P.C. : Robert W. Allison, Sr.
N.Y.S. Licensed Land Surveyor
License No. 49711

SEPTEMBER 3, 2015

TAX MAP ID# 343.00-1-7

15-0199-001



NOTES:

- Subject to all legally enforceable covenants, easements, restrictions, conditions and agreements of record.
- This survey was prepared for the parties and purpose indicated hereon. Any extension of the use beyond the purpose agreed to between the client and the surveyor exceeds the scope of the engagement.
- Any certification expressed or implied hereon applies only to the individuals, agencies, associations, and/or corporations explicitly listed and is invalid without the signature and embossed seal or original of the linked seal of the licensed land surveyor.
- Any unauthorized alteration or addition to a survey map bearing the signature and seal of a licensed land surveyor is a violation of Sec. 7209-A, Subdivision 2, of the New York State Education Law.
- This map may be affected by instruments which have not been made known to these surveyors. Users of this map should verify title with competent title examiners.
- Subject to any right, title or interest the Town of Andes, and/or the public may have to the bounds of the existing roadway within the Surveyed parcel.
- Underground improvements, easements and/or encroachments that may exist, but are neither visible during normal field operations nor described in the instruments provided to these surveyors, will not be shown on the survey.
- Users should be aware that this sheet is one of a multi sheet set. Information on the other sheets is integral to this survey. Users relying on only this sheet should do so carefully.

"Daniel Chait," prepared by Ronald Muller, Professional Land Surveyor, dated February 25, 1983 and recorded in Delaware County Clerk's office as File Map No. 2890.

(reputed owners)
now or formerly
Kathy Fenton
Liber 723 of Deeds, Page 603
Tax Map No. 343.00-1-9

(reputed owners)
now or formerly
Kathy Fenton
Liber 723 of Deeds, Page 606
Tax Map No. 343.00-1-10

(reputed owners)
now or formerly
Roy North and Ruth North
Liber 576 of Deeds, Page 347
Tax Map No. 343.00-1-8

(reputed owners)
now or formerly
Liber 1108 of Deeds, Page 279
Tax Map No. 343.00-1-12

(reputed owners)
now or formerly
William F. Seaus and Leslie Seaus
Liber 1445 of Deeds, Page 153
Tax Map No. 343.00-1-11

REFERENCE MAPS:

- "Survey of Property for Daniel Chait," prepared by Ronald Muller, Professional Land Surveyor, dated February 25, 1983 and recorded June 13, 1983 in the Delaware County Clerk's office as File Map No. 2890.
- "City of New York Department of Environmental Protection Land Acquisition Survey in the Matter of Acquiring a Conservation Easement on Lands of Valley Cottage Sportsmen's Club, Inc., prepared by Retlaw Engineering and Surveying, P.C. dated September 28, 2004, and last revised June 13, 2005.
- "City of New York Department of Environmental Protection Land Acquisition Survey in the Matter of Acquiring Lands of Francis X. Lofgren, Arnie W. Lofgren and John P. Lofgren," prepared by Retlaw Engineering and Surveying, P.C. dated July 21, 2009, and last revised August 9, 2010.

TAX MAP NUMBER:

Town of Andes, Delaware County, New York
Section 343.00, Block 1, Lot 7

DEED REFERENCE:

Carrie E. Fenton
to
Mary L. Fenton
Deed Liber 546 page 814
Dated : 12, March 1974
Recorded: 04, June 1974

MAP OF SURVEY OF LANDS OF
THE ESTATE OF MARY L. FENTON
PREPARED FOR
BETH GADDY
REAL PROPERTY LOCATED IN THE
TOWN OF ANDES
COUNTY OF DELAWARE STATE OF NEW YORK
SCALE 1in. = 200ft.



CRSS
Catskill Region Surveying Services, P.C.
PO Box 803
490 Main Street
 Fleischmann's, NY 12430
(845) 254-4800 Office / (845) 254-4808 Fax
Boundary Surveys, Conservation Easements, Construction Layout, Topographical, GPS

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY THE TOWN OF ANDES SUBDIVISION REGULATIONS