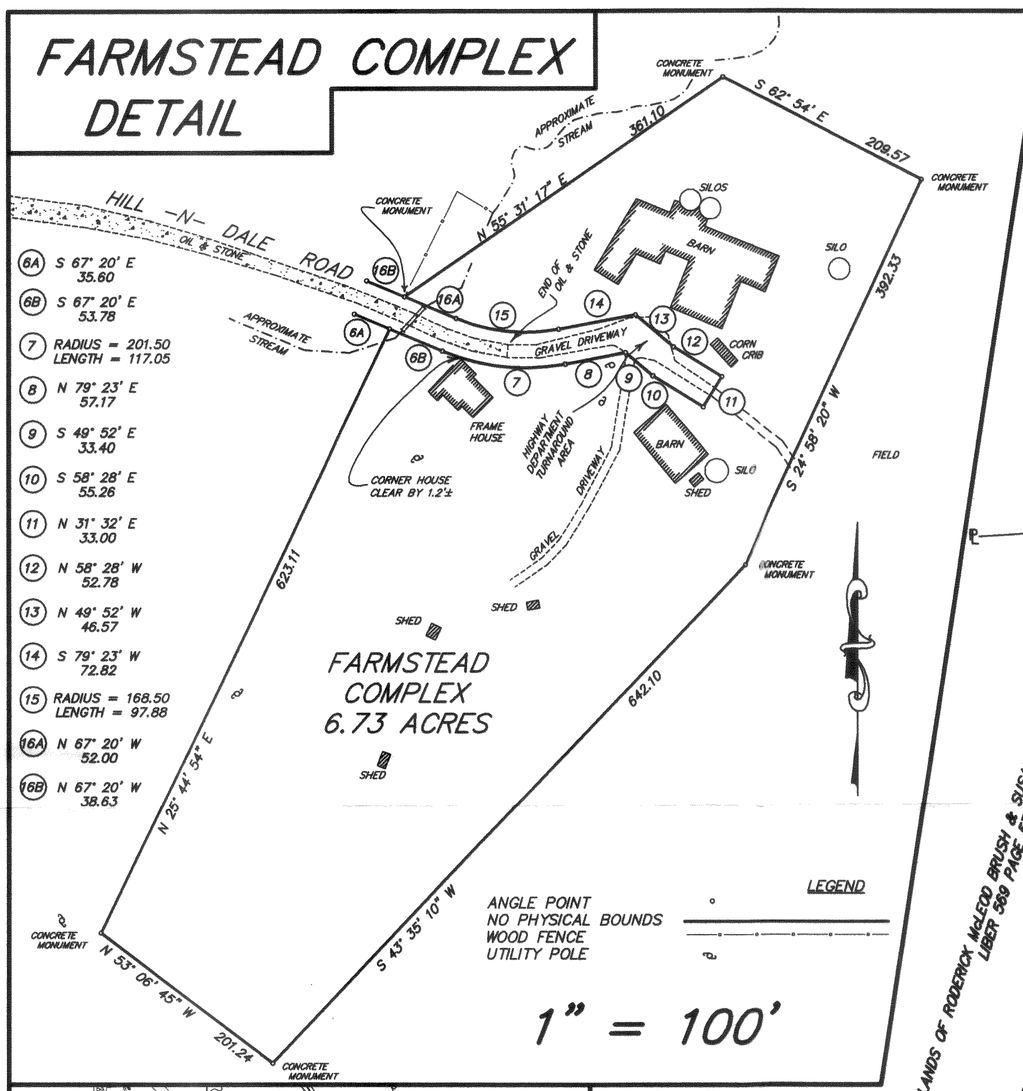
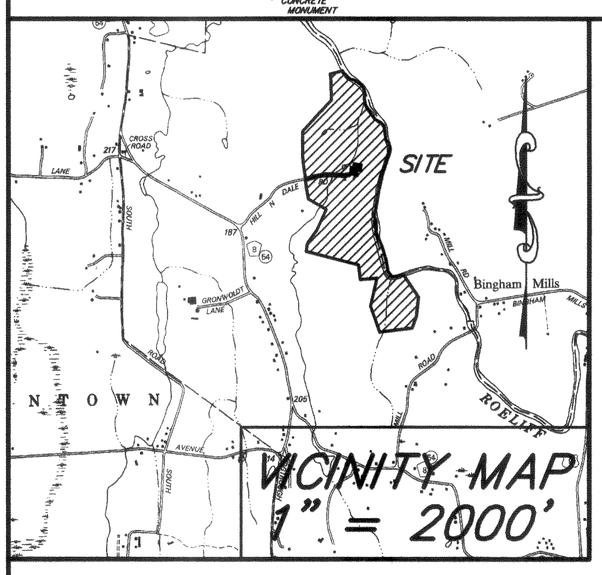
FARMSTEAD COMPLEX DETAIL



(6A) S 67° 20' E 35.60
(6B) S 67° 20' E 53.78
(7) RADIUS = 201.50 LENGTH = 117.05
(8) N 79° 23' E 57.17
(9) S 49° 52' E 33.40
(10) S 58° 28' E 55.26
(11) N 31° 32' E 33.00
(12) N 58° 28' W 52.78
(13) N 49° 52' W 46.57
(14) S 79° 23' W 72.82
(15) RADIUS = 168.50 LENGTH = 97.88
(16A) N 67° 20' W 52.00
(16B) N 67° 20' W 38.63

LEGEND
ANGLE POINT
NO PHYSICAL BOUNDS
WOOD FENCE
UTILITY POLE

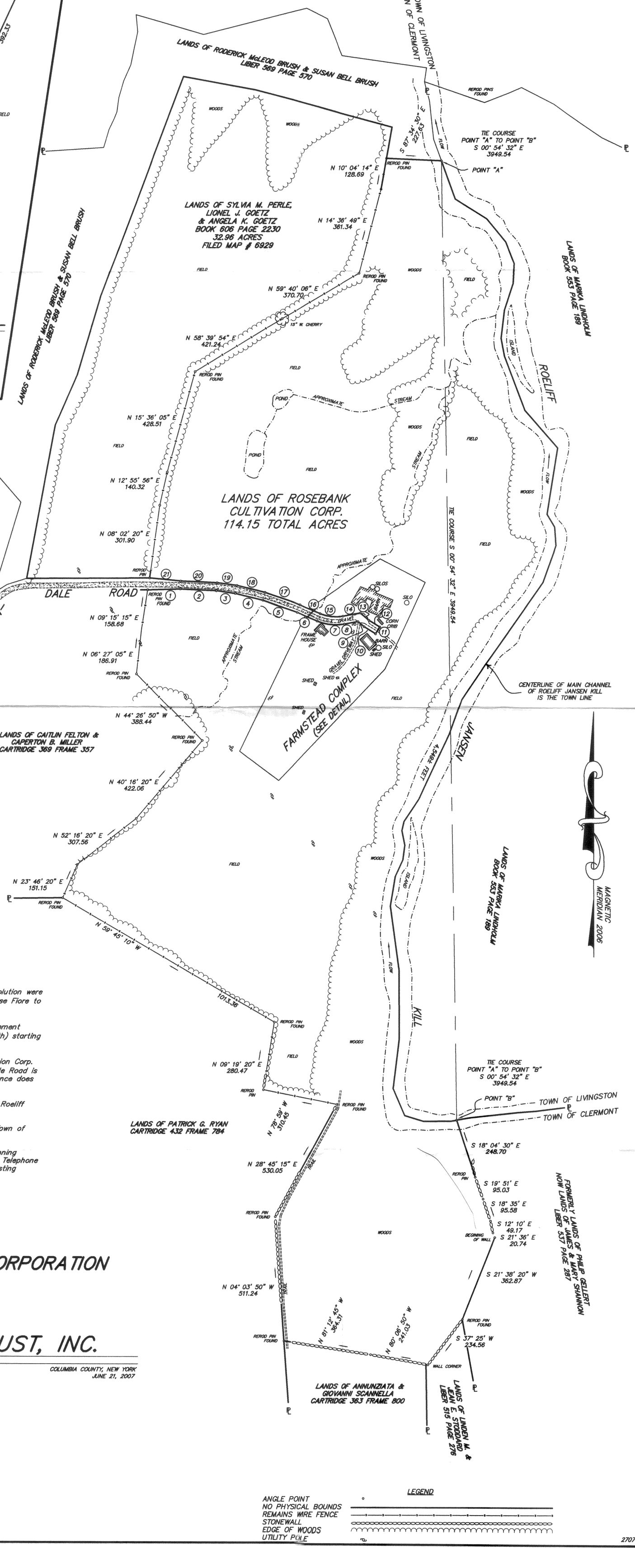
1" = 100'



200 0 200 400 600
GRAPHIC SCALE

1. Unauthorized alteration or addition to a survey map bearing a license land surveyor's seal is a violation of section 7209, sub– division 2 of the N. Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's seal shall be considered to be valid copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the N. Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his or her behalf, to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. Underground improvements or encroachments, if any, are not shown hereon.

CERTIFIED TO:
THE SCENIC HUDSON LAND TRUST, INC.
ROSEBANK CULTIVATION CORPORATION
LAWYERS TITLE INSURANCE CORPORATION



(1) N 88° 30' 26" E 135.18
(2) S 87° 24' E 149.21
(3) S 82° 24' E 79.11
(4) S 76° 08' E 116.46
(5) S 71° 40' E 149.73
(6) S 67° 20' E 89.38
(7) RADIUS = 201.50 LENGTH = 117.05
(8) N 79° 23' E 57.17
(9) S 49° 52' E 33.40
(10) S 58° 28' E 55.26
(11) N 31° 32' E 33.00
(12) N 58° 28' W 52.78
(13) N 49° 52' W 46.57
(14) S 79° 23' W 72.82
(15) RADIUS = 168.50 LENGTH = 97.88
(16) N 67° 20' W 90.63
(17) N 71° 40' W 152.26
(18) N 76° 08' W 119.56
(19) N 82° 24' W 82.35
(20) N 87° 24' W 151.30
(21) N 84° 37' 47" W 128.57

LEGEND
ANGLE POINT
NO PHYSICAL BOUNDS
REMAINS WIRE FENCE
STONEWALL
EDGE OF WOODS
UTILITY POLE

SOURCE OF TITLE

ROBERT M. GOETZ & VERENA M. GOETZ
TO
ROSEBANK CULTIVATION CORP.
DATED NOVEMBER 21, 2000
RECORDED NOVEMBER 24, 2000
CARTRIDGE 369 FRAME 1012
TOWN OF CLERMONT TAX MAP # 169–01–07

Title to Rosebank Cultivation Corp. recites "with reference to Highways, and the map thereof established by resolution of the Town Board of Clermont, New York, and approved by the Superintendent of Highways and the County Superintendent of Highways." This map and resolution were first recited in the title on October 26, 1943 in Liber 262 Page 557 "Augustine and Hortenese Fiore to Elfrieda Haack". NO Map or Resolution could be found for Hill–N–Dale Road.

The present Town of Clermont Highway CHIPS (Consolidated Local Street and Highway Improvement Program) money is based on a 0.49 mile in length for Hill–N–Dale Road (2587 feet in length) starting at Columbia County Route 8.

A two rod (33 feet) road has been assumed running through the lands of Rosebank Cultivation Corp. ending at 0.49 mile (2587 feet) from County Route 8. The assumed terminus of Hill–N–Dale Road is 0.49 mile is for purposes of this Conservation Easement Map, however, evidence of maintenance does not extend that far.

Property Line between Point "A" and Point "B" is the centerline of the main channel of the Roeliff Jansen Kill.

The centerline of the main channel of the Roeliff Jansen Kill is the Town Line between the Town of Clermont and the Town of Livingston.

No Recorded Easements or Right of Way could be found for electric utility poles or wires running through this property. All poles have been located and shown on this map. A Germantown Telephone Co. Inc. Easement was found in Liber 313 at Page 587 to attach telephone wires to the existing Niagara–Mohawk electric pole line and for the maintenance thereof.

SURVEY MAP

SHOWING

LANDS OF ROSEBANK CULTIVATION CORPORATION

FOR CONVEYANCE OF A

CONSERVATION EASEMENT

TO

THE SCENIC HUDSON LAND TRUST, INC.

TOWN OF CLERMONT
SCALE 1" = 200'

COLUMBIA COUNTY, NEW YORK
JUNE 21, 2007

STATE OF NEW YORK
LYNDEN B. CHASE
049643
LICENSED LAND SURVEYOR

LYNDEN B. CHASE L.S. # 49643
64 POPLAR AVENUE
PINE PLAINS, N.Y. 12567–5531
518–398–5106

2707