

# ALTA/NSPS LAND TITLE SURVEY

54 MAIN STREET

PHOENICIA, ULSTER COUNTY, NEW YORK 12464

## SITE INFORMATION

N/F: MICHAEL RICCIARDELLA  
54 MAIN STREET  
PHOENICIA, NEW YORK 12464  
APN: 14.13-3-6  
8,250 ± SQUARE FEET, OR 0.189 ± ACRES

## TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT WRTA-24-7221, DATED SEPTEMBER 10, 2024 AT 8:00 AM.

## SCHEDULE A DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ULSTER, STATE OF NEW YORK, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF SHANDAKEN, COUNTY OF ULSTER, STATE OF NEW YORK, AT AND IN THE VILLAGE OF PHOENICIA, ON THE SOUTHWEST SIDE OF THE ULSTER AND DELAWARE PLANK ROAD (FORMERLY) NOW SAID STATE ROAD, AND BOUNDED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY SIDE OF THE SAID PLANK ROAD (FORMERLY) ON THE LINE OF THE LANDS OF JOHN TURNER (FORMERLY) AND RUNS

THENCE A SOUTHWESTERLY COURSE AT RIGHT ANGLES WITH THE PLANK ROAD (FORMERLY) ALONG SAID TURNER'S LINE 150 FEET

THENCE EASTERLY AT RIGHT ANGLES WITH SAID LINE ALONG THE LANDS OF WILLIAM B. LONGYEAR (FORMERLY) NOW OR FORMERLY JOHN TURNER AND JEREMIAH SPEILMAN 55 FEET

THENCE A NORTHERLY COURSE AT RIGHT ANGLES WITH THE LAST LINE ALONG THE LANDS OF WEST C. NEWTON (FORMERLY) 150 FEET TO THE PLANK ROAD AFORESAID, AND

THENCE ALONG SAID ROAD 55 FEET TO THE PLACE OF BEGINNING.

## NOTES CORRESPONDING TO SCHEDULE B

- 4 — UTILITY EASEMENT GRANTED TO HUDSON RIVER TELEPHONE COMPANY BY INSTRUMENT RECORDED FEBRUARY 28, 1906 IN AS LIBER 392 OF DEEDS, PAGE 414 (UNABLE TO DETERMINE, INSUFFICIENT DESCRIPTION REFERENCING OUTDATED OWNERS)
- 5 — TERMS, CONDITIONS, OBLIGATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS IN AN AGREEMENT RECORDED APRIL 15, 1993 IN AS LIBER 2270 OF DEEDS, PAGE 224 (AFFECTS, PLOTTED AS SHOWN)
- 6 — TERMS, CONDITIONS, OBLIGATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS IN AN AGREEMENT RECORDED APRIL 15, 1993 IN AS LIBER 2270 OF DEEDS, PAGE 225 (AFFECTS, PLOTTED AS SHOWN)
- 7 — TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS IN AN AGREEMENT BY INSTRUMENT RECORDED DECEMBER 18, 1986 IN AS LIBER 1670 OF DEEDS, PAGE 133 (AFFECTS, PLOTTED AS SHOWN)
- 8 — TERMS, CONDITIONS, OBLIGATIONS, COVENANTS AND RESTRICTIONS IN BOUNDARY LINE AGREEMENT BY INSTRUMENT RECORDED MARCH 29, 1938 IN AS LIBER 594 OF DEEDS, PAGE 106 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 9 — PROOF OF PAYMENT OF MAINTENANCE AND REPAIR FEES, IF ANY, ASSOCIATED WITH THE USE, MAINTENANCE OR REPAIR OF A CONCRETE DRAIN AS SET FORTH IN THE BOUNDARY LINE AGREEMENT RECORDED MARCH 29, 1938 IN AS LIBER 594 OF DEEDS, PAGE 106 (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 10 — PROOF OF PAYMENT OF MAINTENANCE FEES, IF ANY, ASSOCIATED WITH THE USE AND MAINTENANCE OF A TRIANGULAR PARCEL AS SET FORTH IN THE AGREEMENT RECORDED DECEMBER 18, 1986 IN AS LIBER 1670 OF DEEDS, PAGE 133 (AFFECTS, PLOTTED AS SHOWN)
- 11 — PROOF OF PAYMENT OF MAINTENANCE FEES, IF ANY, ASSOCIATED WITH THE USE AND MAINTENANCE OF A NON-EXCLUSIVE PARKING EASEMENT AREA, AS SET FORTH IN THE AGREEMENT RECORDED APRIL 15, 1993 IN AS LIBER 2270 OF DEEDS AT PAGE 229 (AFFECTS, PLOTTED AS SHOWN)
- 12 — PROOF OF PAYMENT OF MAINTENANCE FEES, IF ANY, ASSOCIATED WITH THE USE AND MAINTENANCE OF A SANITARY WASTE SYSTEM, AS SET FORTH IN THE AGREEMENT RECORDED APRIL 15, 1993 IN AS LIBER 2270 OF DEEDS AT PAGE 229 (AFFECTS, PLOTTED AS SHOWN)

## PARKING INFORMATION

NO STRIPED PARKING WAS OBSERVED ON SITE AT THE TIME OF THE ALTA/NSPS SURVEY.

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 381110023F, WHICH BEARS AN EFFECTIVE DATE OF 11/18/2016 AND IS IN A SPECIAL FLOOD HAZARD AREA.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

## BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD83-2011, AS MEASURED ALONG THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET. THE BEARING IS DENOTED AS N 76°17'01" E. LATITUDE = 42°04'59.96632" LONGITUDE = -74°18'51.83264" CONVERGENCE ANGLE = -0°01'27.81376"

## SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

## UTILITY INFORMATION

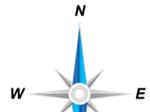
THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND RECORD UTILITY DRAWINGS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION.

## ZONING INFORMATION

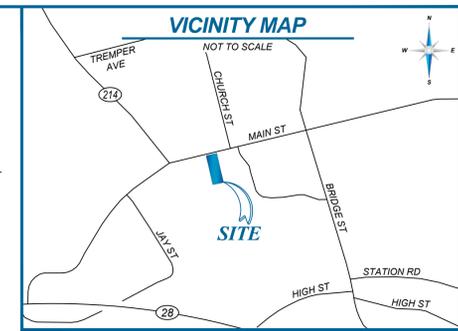
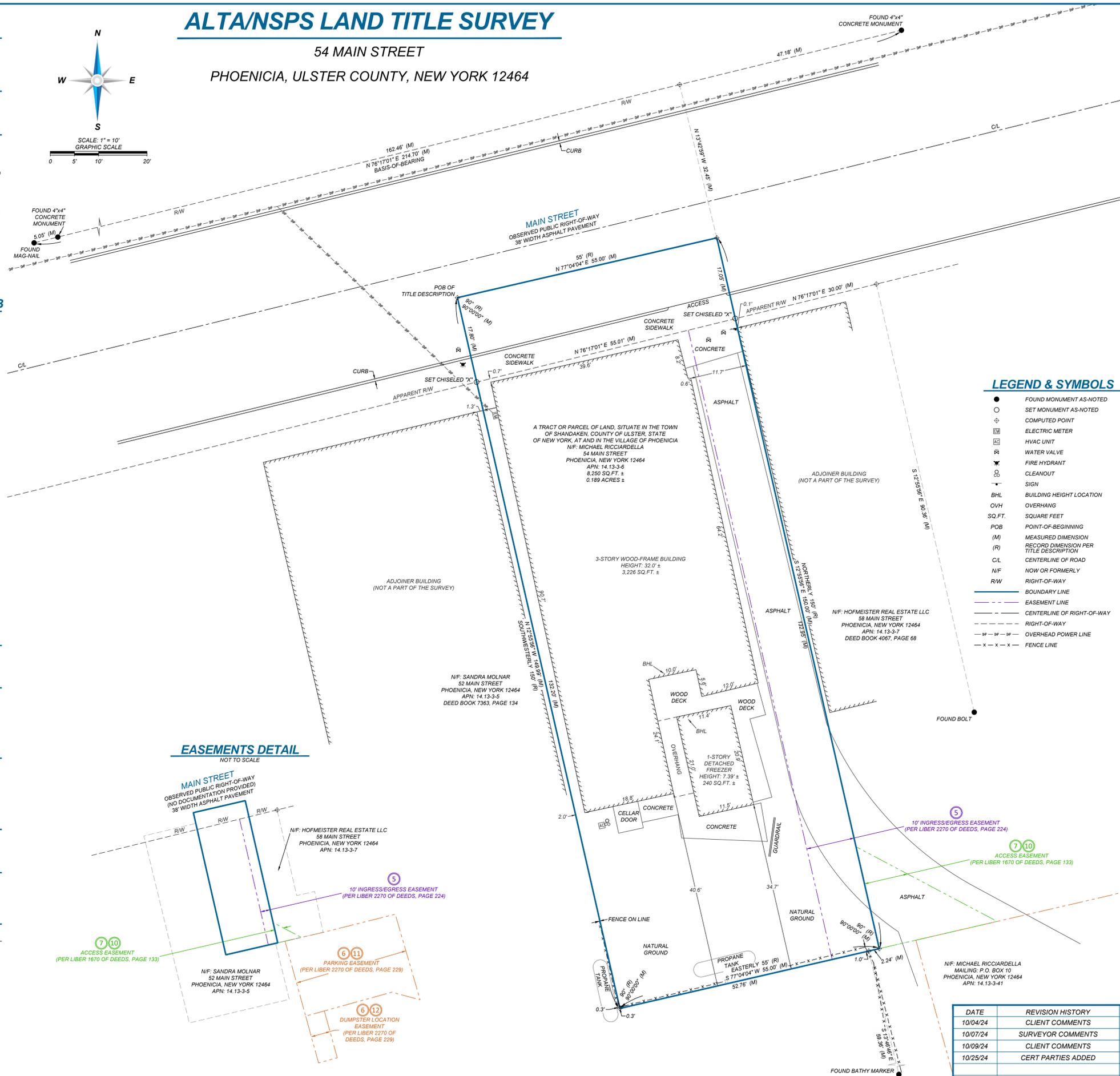
PROPERTY IS CURRENTLY ZONED:  
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE		COMMERCIAL
MIN. SETBACKS FRONT		0.7'
MIN. SETBACKS SIDE		2.0'
MIN. SETBACKS REAR		34.7'
MAX. BUILDING HEIGHT		32.0' ±
MIN. LOT AREA		8,250 SQ.FT. ±
MIN. LOT WIDTH		55.0'
MAX. BLDG COVERAGE		42.0' ±
PARKING REGULAR		0
PARKING HANDICAP		0
PARKING TOTAL		0

PARKING INFORMATION:



SCALE: 1" = 10'  
GRAPHIC SCALE



## GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
8. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF MAIN STREET AND CHURCH STREET, WHICH IS APPROXIMATELY 50' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
9. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MAIN STREET, BEING A PUBLIC RIGHT-OF-WAY.
10. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
11. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW YORK ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-11 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEMENT OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
12. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM ULSTER COUNTY GIS.
13. THE BOUNDARY SHOWN HEREIN FORMS A MATHEMATICALLY CLOSED FIGURE WITHOUT ANY GORES OR OVERLAPS.
14. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
15. IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
16. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS ARE NOT COVERED BY THIS CERTIFICATE.
17. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

## LEGEND & SYMBOLS

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- ⊕ COMPUTED POINT
- ⊖ ELECTRIC METER
- ⊞ HVAC UNIT
- ⊗ WATER VALVE
- ⊘ FIRE HYDRANT
- ⊙ CLEANOUT
- ⊚ SIGN
- BHL BUILDING HEIGHT LOCATION
- OVH OVERHANG
- SQ.FT. SQUARE FEET
- POB POINT-OF-BEGINNING
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION PER TITLE DESCRIPTION
- CL CENTERLINE OF ROAD
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BOUNDARY LINE
- - - EASEMENT LINE
- - - CENTERLINE OF RIGHT-OF-WAY
- - - RIGHT-OF-WAY
- - - OVERHEAD POWER LINE
- x - x - FENCE LINE

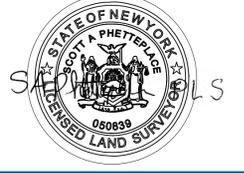
## SURVEYOR'S CERTIFICATE

TO: 54 MAIN ST NY LLC, MORGENTERN DEVOESICK PLLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND REVOLUTION TITLE AGENCY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(C), 8, 9, 10, 13, 16, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/26/2024.

DATE OF PLAT OR MAP: 10/03/2024

THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE AND ARE LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.



SCOTT A. PHIPPEPLACE  
LAND SURVEYOR NO. 050839  
STATE OF NEW YORK

# BLEW

Surveying | Engineering | Environmental

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WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY
10/04/24	CLIENT COMMENTS	BAC
10/07/24	SURVEY COMMENTS	BAC
10/09/24	CLIENT COMMENTS	BAC
10/25/24	CERT PARTIES ADDED	TKS

SURVEYOR JOB NUMBER: 24-6834	SURVEY DRAWN BY: BAC - 10/03/2024
SURVEY REVIEWED BY: JL	SHEET: 1 OF 1