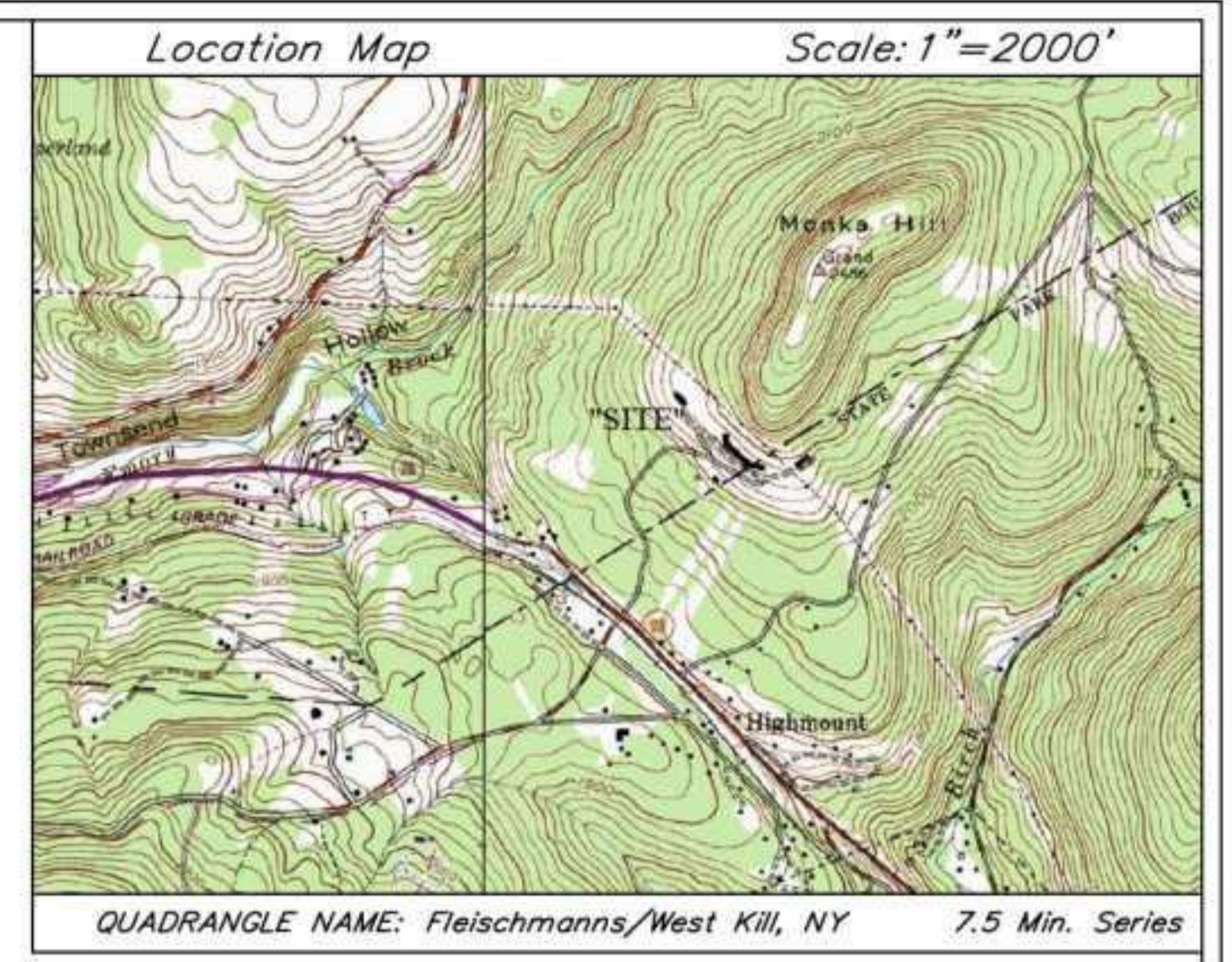


ROAD BOUNDS/PROPERTY LINE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.05'	25.00	071°10'20"	N31°41'31"W	29.10'
C2	94.36'	125.00	043°15'00"	N17°43'51"W	92.13'
C3	77.15'	25.00	176°49'08"	N49°03'13"E	49.98'
C4	161.88'	93.94	088°44'00"	N88°05'47"E	142.58'
C5	39.27'	25.00	090°00'00"	N83°43'47"E	35.36'
C6	71.63'	231.61	017°43'12"	S42°24'37"E	71.35'
C7	39.27'	25.00	090°00'00"	S11°26'59"W	35.36'
C8	94.91'	85.00	063°58'33"	S88°26'15"W	90.06'
C9	90.75'	675.00	007°42'10"	N63°25'36"W	90.68'



- 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 individual, agencies, associations, and/or corporations explicitly listed and is invalid without the signature and embossed seal or original of the inked 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.
 - Subject to any right, title or interest the Town of Middletown and the Town of Shandaken, and/or the public may have to the bounds of the existing roadway within the surveyed parcel.
 - 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.
 - 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.
 - Subject to Declaration of Covenants and Restrictions recorded by Belleaire Knolls, Ltd. in the office of the Clerk of the County of Delaware on October 18, 1973, in Liber 541 Cp 659 and in the office of the Clerk of the County of Ulster on October 16, 1974, in Liber 1308 Cp 231.
 - Also granting an additional easement for sanitary sewage disposal purposes only, said easement shall not exceed 35,000 square feet and shall not extend more than 200 feet, in any direction, from the sanitary sewer line and septic tank easement.

- REFERENCE MAP:**
- "Map Showing Survey of a Subdivision of a Portion of Lands of Belleaire Knolls, LTD." prepared by Douglas Woodin, Professional Land Surveyor, dated July 11, 1978, last revised September 26, 1978 and recorded in the Delaware County Clerk's office on August 21, 1979 as file map #2382.

- TAX MAP NUMBERS:**
- Town of Middletown, Delaware County, New York Section 287, Block 2, Lot 3
 - Town of Shandaken, Ulster County, New York Section 4.5, Block 1, Lot 21

- DEED REFERENCES:**
- | | |
|---------------------------------|---------------------------------|
| Delaware County: | Ulster County: |
| Belleaire Knolls, LTD. | Belleaire Knolls, LTD. |
| ----- to ----- | ----- to ----- |
| Vincent Giacci and Nancy Giacci | Vincent Giacci and Nancy Giacci |
| Deed Liber 554 Page 743 | Deed Liber 1336 Page 669 |
| Dated : May 01, 1975 | Dated : May 01, 1975 |
| Recorded: May 14, 1975 | Recorded: May 14, 1975 |

ROAD BOUNDS/PROPERTY LINE		
LINE #	DIRECTION	LENGTH
L1	S33°33'01"E	37.83'
L2	S56°26'59"W	20.80'

Legend

Property Line	▲	GPS Control Point
Adjoiner Deed Line	●	Found Monument - As Noted
Overhead Utilities	○	Angle Point
Centerline of Stream	●	Set 5/8" x 3/8" reinforcement rod with a 1/2" diameter plastic cap, marked CRSSPC
Edge of Water	○	Utility Pole
Woods Road	○	Line Blazed and Brushed
Interior Deed Line (L&B/B)	○	Iron Rod Found
Stonewall	□	Iron Pipe Found
Edge of Woods	□	Iron Rod Set
Wire Fence	□	Lot Number as Hardenburgh Patent
Drainage Flow	□	BMP
Grade Nail	□	File of Stones Found
Point on Line	□	POC
POB	□	Sewer Manhole
Guy Anchor	□	

Town of Middletown
 Location per Deeds Delaware County - Liber 546, Page 477
 Ulster County - Liber 1330, Page 1189
 Town of Shandaken

We hereby certify that the survey shown hereon was completed by us on April 21, 2026 and that this map was 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. : Daniel A. Fancher
 N.Y.S. Licensed Land Surveyor
 License No. 50422

Catskill Region Surveying Services, P.C.

Boundary Surveys, Conservation Easements, Construction Layout, Topographical, GPS

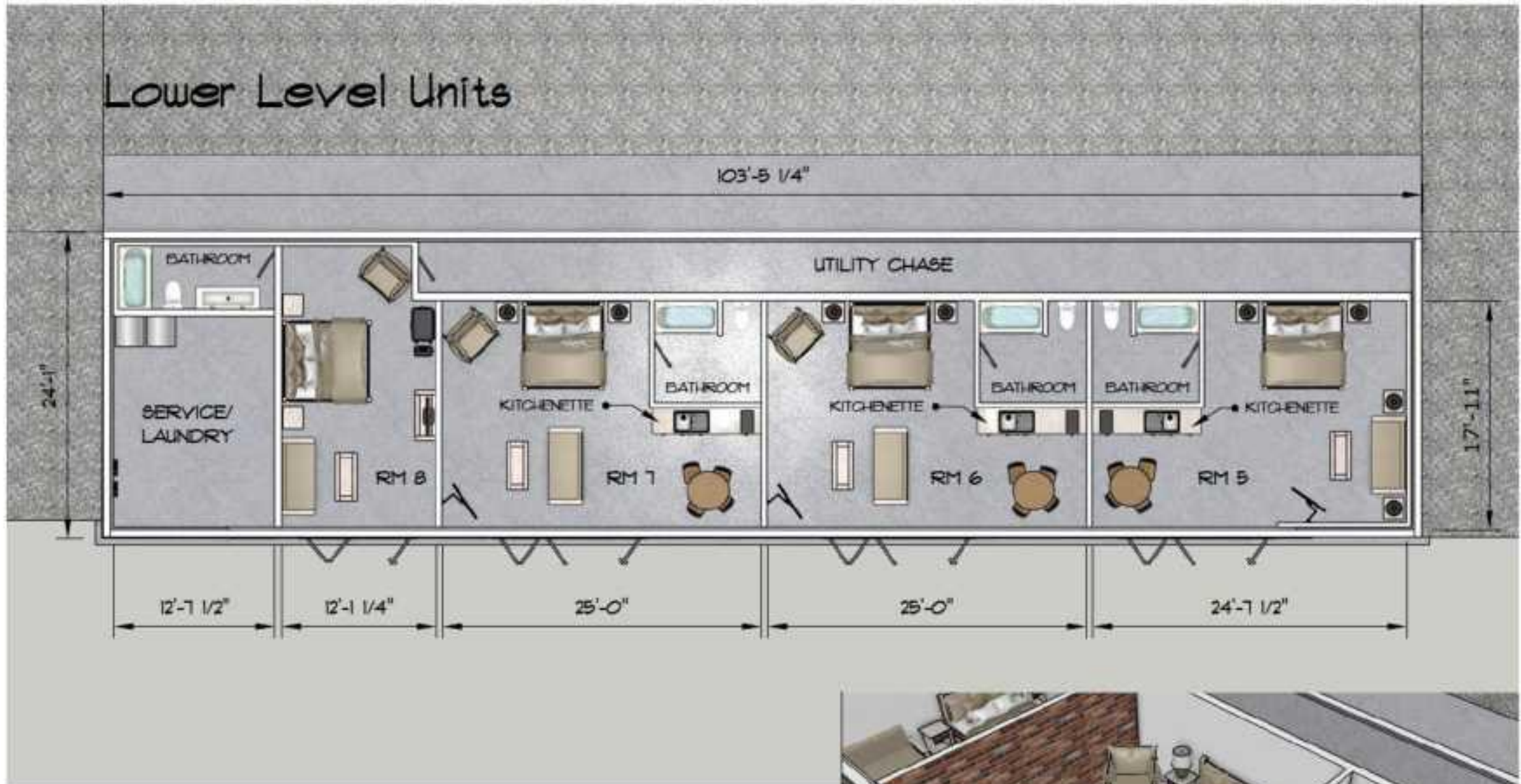
Map of Survey of Lands of
Vincent Giacci and Nancy Giacci
 REAL PROPERTY LOCATED IN THE
 TOWN OF MIDDLETOWN COUNTY OF DELAWARE
 TOWN OF SHANDAKEN COUNTY OF ULSTER
 STATE OF NEW YORK
 SCALE 1 in. = 50 ft.
 APRIL 21, 2026 SHEET 1 OF 1
 26-0695-001

LODGE SOUTHERN EXPOSURE



The Owl's Nest Lodge
at Highmount, New York

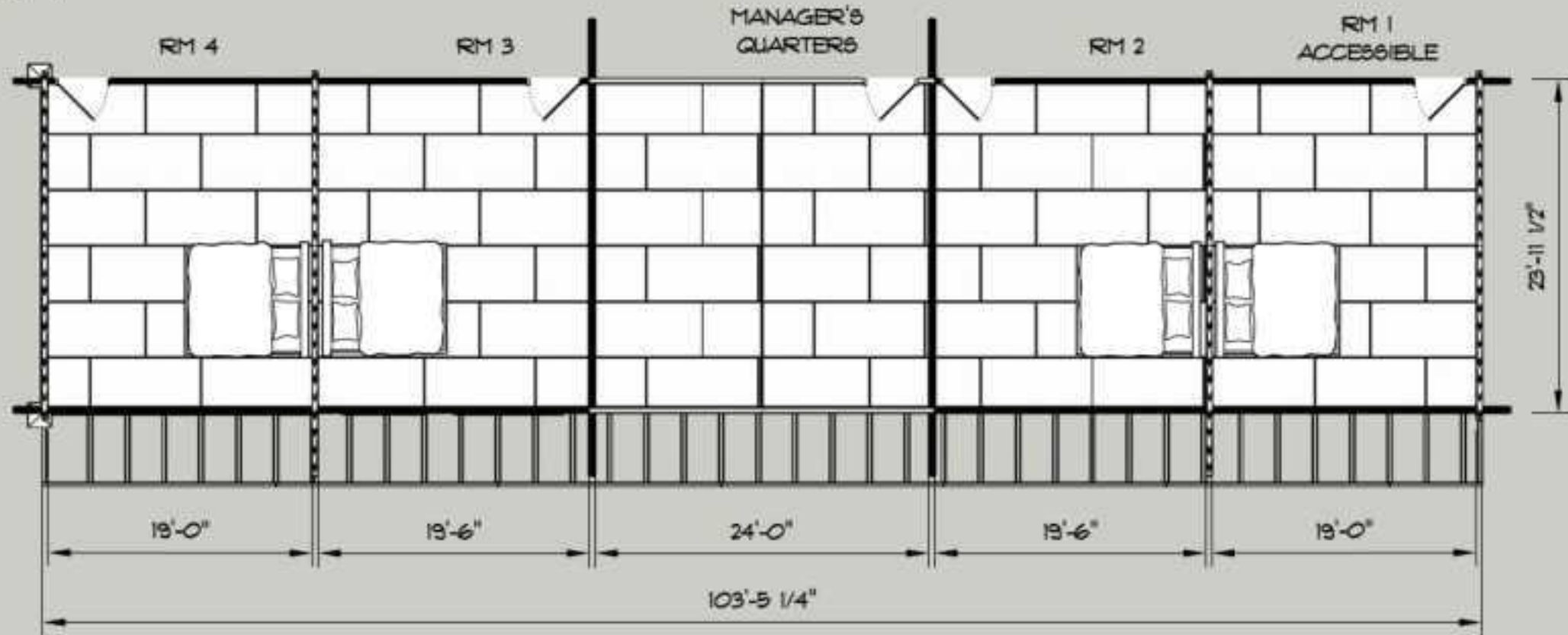




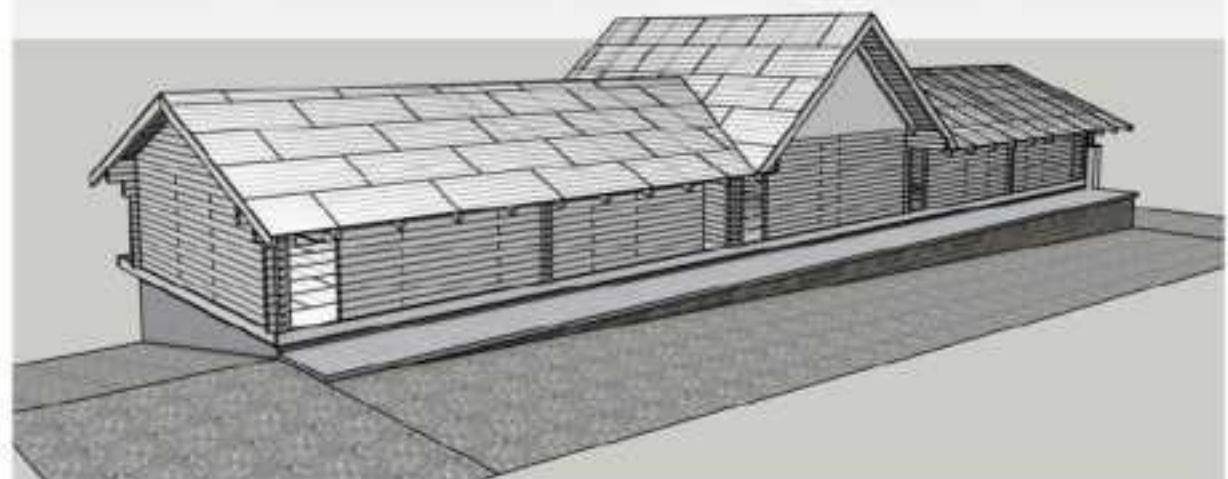
The Owl's Nest Lodge
at Highmount, New York

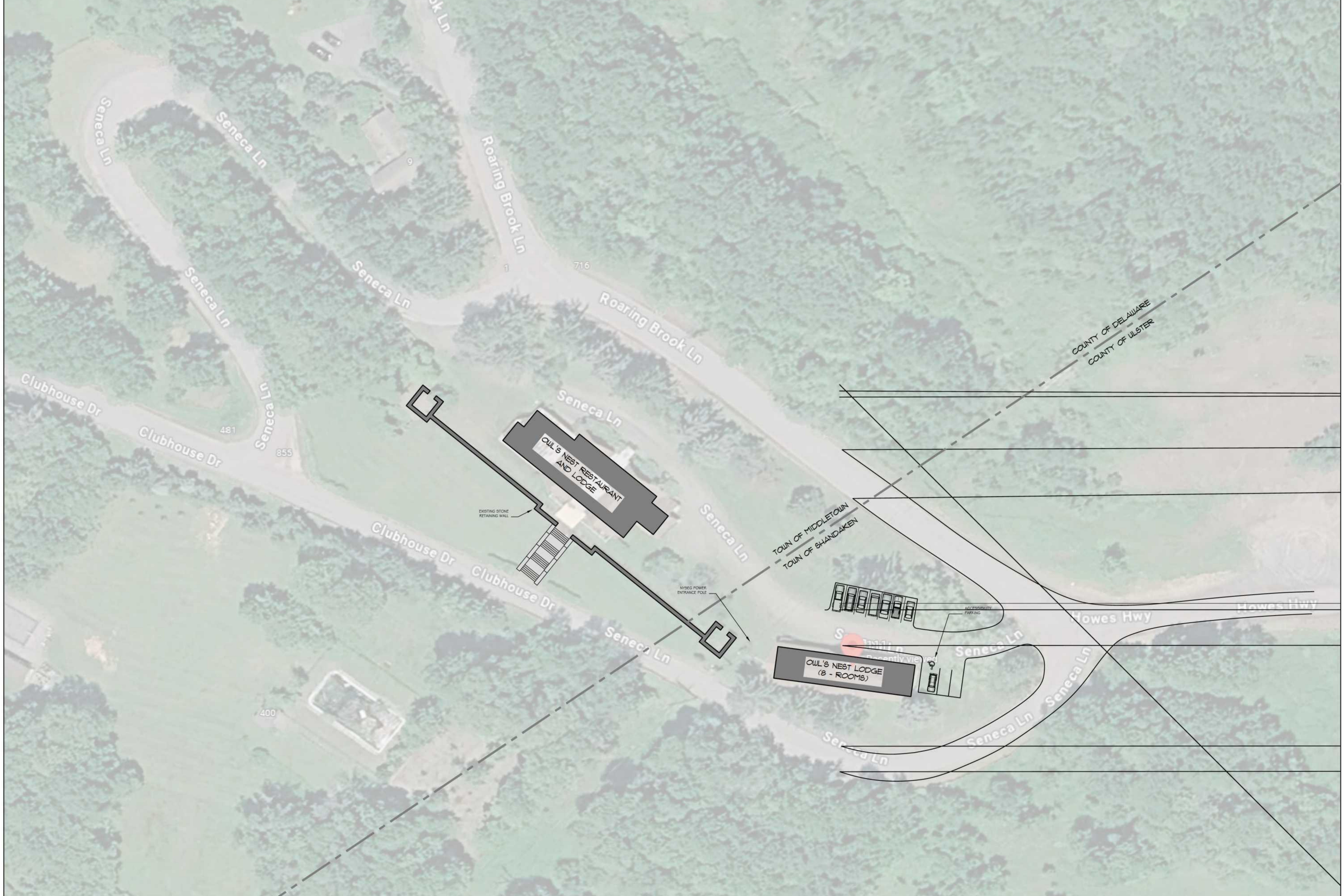


Upper Level Units



The Owl's Nest Lodge
at Highmount, New York





Roaring Brook Ln

Seneca Ln

Seneca Ln

Roaring Brook Ln

Seneca Ln

716

Roaring Brook Ln

COUNTY OF DELAWARE
COUNTY OF ULSTER

Clubhouse Dr

Seneca Ln

Clubhouse Dr

Seneca Ln

481

855



EXISTING STONE
RETAINING WALL

Owl's NEST RESTAURANT
AND LODGE

RAISED POWER
ENTRANCE POLE

TOWN OF MIDDLETOWN
TOWN OF SHANDAKEN

Clubhouse Dr

Clubhouse Dr

Seneca Ln

Seneca Ln



ACCESSIBILITY
PARKING

Howes Hwy

Howes Hwy



Owl's NEST LODGE
(8 - ROOMS)

Seneca Ln

Seneca Ln

Seneca Ln

Seneca Ln

Seneca Ln

Seneca Ln

Seneca Ln

400