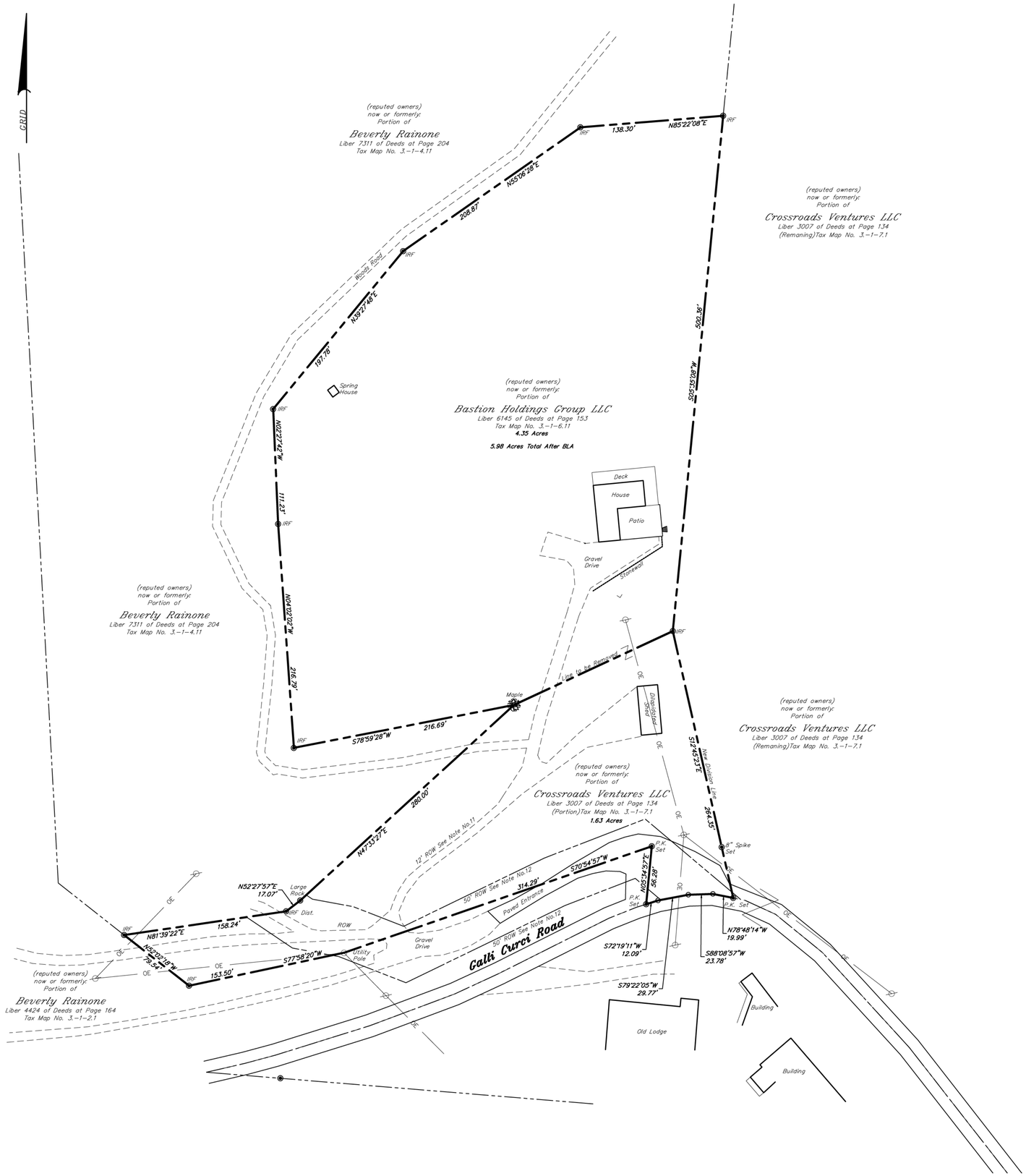
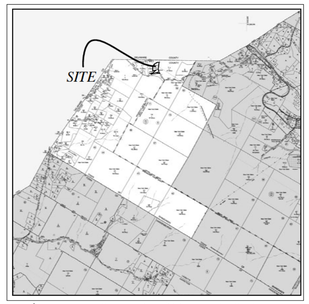



## LEGEND

EXISTING PROPERTY LINE
EXISTING ADJOINER LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING PAVEMENT
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING STREAM CENTERLINE
EXISTING FENCE
EXISTING TREELINE
EXISTING STONEWALL
EXISTING WETLANDS
EXISTING U/G TELEPHONE — UT
EXISTING OVERHEAD ELECTRIC — OE
EXISTING U/G ELECTRIC — UE
EXISTING WATER LINE — W
EXISTING SANITARY SEWER — S
EXISTING SANITARY FORCEMAIN — FM
EXISTING STORM PIPE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM MANHOLE
EXISTING STORM INLET
EXISTING STORM HEADWALL/ENDWALL
EXISTING FIRE HYDRANT
EXISTING WELL
EXISTING WATER VALVE
EXISTING TELEPHONE BOX
EXISTING UTILITY POLE
EXISTING GUYWIRE/POLE
EXISTING SIGN
EXISTING LIGHT POLE
RECORDED DISTANCE — (R)
MEASURED DISTANCE — (M)
FINISHED FLOOR ELEVATION — F.F.E.
BASEMENT FLOOR ELEVATION — B.F.E.
WETLAND FLAG
UNDERGROUND PROPANE TANK
IRON PIPE FOUND (IPF)
IRON ROD FOUND (IRF)




## TAX PARCEL MAP

ULSTER COUNTY NY
GIS TAX MAPS
SCALE: 1" = 5000'

## TAX MAP NUMBERS:

*Portion of Section 3 Block 1 Lot 7.1*
*Town of Shandaken*

*Section 3 Block 1 Lot 6.11*
*Town of Shandaken*

## DEED REFERENCES

*CST1 LLC*

*----- to -----*

*BASTION HOLDINGS GROUP LLC*
*Liber 6145 of Deeds at Page 153*
*Dated : March 31, 2017*
*Recorded: April 3, 2017*

*STANLEY ZWOLINSKI*

*----- to -----*

*CROSSROADS VENTURES LLC*
*Liber 3007 of Deeds at Page 134*
*Dated : January 20, 2000*
*Recorded: January 20, 2000*
*(Portion of)*

## SURVEY NOTES:

1. Subject to all legally enforceable covenants, easements, restrictions, conditions and agreements of record.
2. 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.
3. 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 inked seal of the licensed land surveyor.
4. Only boundary survey maps with the surveyors's embossed seal are genuine true and correct copies of the surveyors original work and opinion.
5. 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.
6. Certification on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to 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.
7. The certifications herein are not transferable.
8. 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.
9. 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.
10. Subject to any right, Title or interest the Town of Shandaken, County of Ulster, the State of New York, or the public may have to the bounds of the existing roadways within the surveyed parcels.
11. Subject to a 12 foot wide Right of Way as mentioned in Liber 1324 of Deeds at Page 22.
12. Subject to a 50 foot wide Right of Way as shown of reference map no. 2 and as mentioned in Liber 1396 of Deeds at page 22.

## REFERENCE MAPS:

1. MAP ENTITLED "MAP SHOWING LANDS TO BE CONVEYED TO PHILIP DAVENPORT & ANNETTE DAVENPORT" PREPARED BY ROBERT G. CROSS PROFESSIONAL LAND SURVEYOR, DATED MAY 13, 1988 AND FILED IN THE ULSTER COUNTY CLERKS OFFICE ON MAY 24, 1989 AS MAP NO. 8079.
2. MAP ENTITLED "MAP OF BOUNDARY LINE ADJUSTMENT PREPARED FOR CROSSROADS VENTURES, LLC" PREPARED BY CATSKILL REGION SURVEYING SERVICES, P.C. DATED OCTOBER 10, 2012 FILED IN ULSTER COUNTY CLERKS OFFICE ON MARCH 20, 2013 AS MAP NO. 13-38.
3. MAP ENTITLED "BOUNDARY SURVEY OF PREMISES OF BEVERLY RAINONE BEING THE PREMISES DESCRIBED IN DEED LIBER 4424, PAGE 160 AND DEED LIBER 4424, PAGE 164" PREPARED BY VICTOR J. FAIRBAIRN LAND SURVEYING, DATED NOVEMBER 3, 2010 AND HAS NOT BEEN FILED.
4. MAP ENTITLED " MAP SHOWING A PORTION OF LANDS OF CROSSROADS VENTURES, LLC" PREPARED BY CATSKILL REGION SURVEYING SERVICES, P.C. DATED MARCH 27, 2015 AND HAS NOT BEEN FILED.

APPROVAL BOX

APPROVED BY A RESOLUTION OF THE
TOWN OF SHANDAKEN PLANNING BOARD

CHAIRPERSON DATE

| NO. | DATE | REVISION |
|---|---|---|

ROBERT W. ALLISON SR.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 049711
N.Y.S.

MANAGER: ROBERT W. ALLISON SR.
DESIGN BY: ---
DRAWN BY: JTV
CHKD BY: RWA

WE HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS CARRIED OUT BY US ON NOVEMBER 20, 2025 AND THAT THIS MAP AND THE FIELD WORK PERFORMED ON THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS INC.

CLIENT
BASTION HOLDINGS GROUP

SCALE 1" = 50' (0 25 50 100 150)

RIELLY
ENGINEERING AND
SURVEYING DPC

BOUNDARY LINE ADJUSTMENT
FOR
**BASTION HOLDINGS GROUP LLC**

TOWN OF SHANDAKEN — COUNTY OF ULSTER

DATE: JULY 6, 2026
SHEET NO. 1 OF 1
DWG. NO. 0337-01