

SIGN #16 (DF DIRECTIONAL) - SMALL

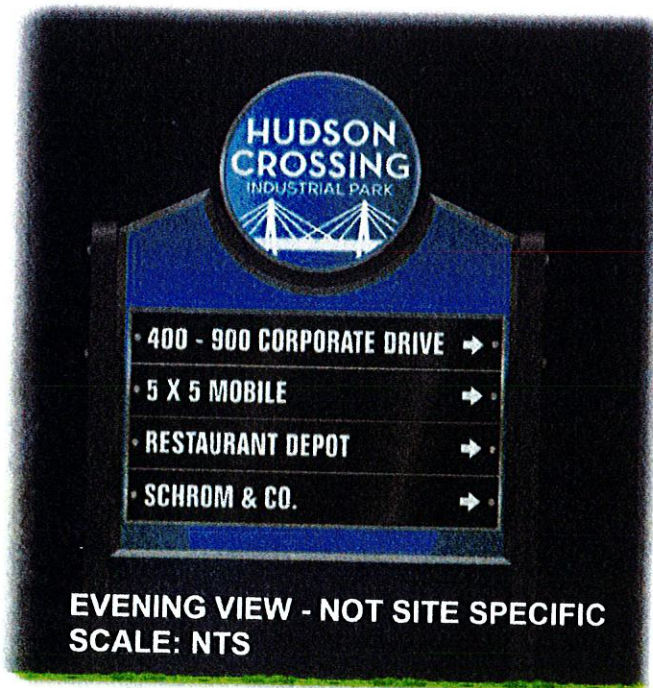
FIELD SURVEY REQUIRED SQUARE FOOTAGE: 19.3 SQ. FT



SIGN LOCATION
SCALE: NTS

SPECIFICATIONS

- SIGN POSTS W/ PAINTED DARK GRAY FINISH.
- PAINTED BLUE SIGN PANEL W/ PAINTED SILVER EDGE.
- PAINTED BLACK TENANT PANELS W/ WHITE REFLECTIVE VINYL COPY APPLIED 1ST SURFACE. BRUSHED SILVER DECORATIVE MOUNTING HARDWARE
- CIRCULAR LOGO MOUNTED TO TOP OF SIGN. VINYL GRAPHICS W/ PAINTED SILVER FRAME.



EVENING VIEW - NOT SITE SPECIFIC
SCALE: NTS

900
Bradley Hill



FRONT VIEW
SCALE: 3/4"=1'

SIDE VIEW
SCALE: 3/4"=1'

HUDSON CROSSING
INDUSTRIAL PARK

5597-5599 Tulip Street
Philadelphia, PA 19135

forman signs
10467 Drummund Rd Philadelphia PA 19154
215-827-6500 • 215-827-6501 fax

DATE: 10-5-19

REVISIONS

NO.	DESCRIPTION

FILE: HUDSON
CROSSING EXTERIOR
SIGNAGE

SCALE: AS NOTED

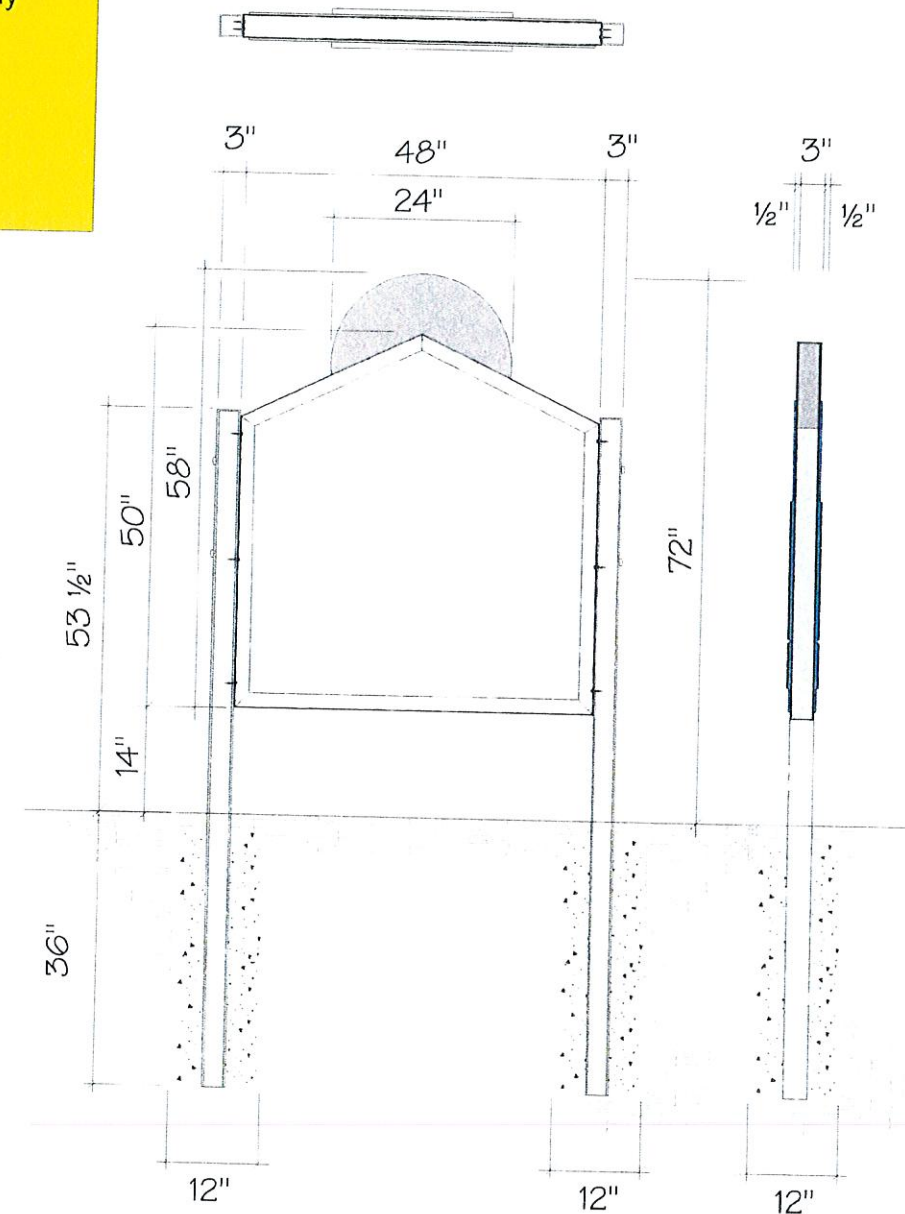
DRAWN BY: JM

DF DIRECTIONAL - SMALL

FIELD SURVEY REQUIRED SQUARE FOOTAGE: 27 SQ. FT

900 Bradley Hill Rd.

- Fabricated aluminum directional sign:
- 1) fabricated alum. cabinet - .080" alum. faces w/ alum. "C" channel frame attached to sq. tube posts w/ 1/4" Quick Bolts
 - 2) 1/4" ACM overlay - blue adhered to alum. cabinet
 - 3) 1/2" thick logo applique decorated w/ digitally printed logo - adhered to sign face
 - 4) tenant panels attached to sign face w/ decorative fasteners & decorated w/ white reflective vinyl graphics
 - 5) 3" sq. aluminum posts w/ alum. caps
 - 6) footings - 3000 psi



Scale: 1/2" = 1' - 0"

HUDSON CROSSING

INDUSTRIAL PARK

5597-5599 Tulip Street
Philadelphia, PA 19135

 **forman signs**

10447 Drummond Rd, Philadelphia, PA 19154
215-827-6500 • 215-827-6501 Fax

DATE: 1-21-20

REVISIONS

FILE: HUDSON
CROSSING EXTERIOR
SIGNAGE

SCALE: AS NOTED

DRAWN BY:

SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK, SHOWN AND DESIGNATED AS LOT NO. 15 ON A CERTAIN MAP ENTITLED "BRADLEY INDUSTRIAL PARK" IN THE TOWN OF ORANGETOWN, MADE BY ADLER CARLISO & YOUNG P.C. DATED 9/15/2014 AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF ROCKLAND ON 3/21/15 IN BOOK 99 OF MAPS AT PAGE 73 AS MAP 5466 AND BEING MORE PARTICULARLY AND ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF THE PENN CENTRAL RAILROAD COMPANY AS IT APPEARS ON THE AFORESAID MAP, WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN 14 & 15 AS THEY APPEAR ON SAID MAP, IT BEING THE SOUTHWEST CORNER OF LOT #15 AND THE NORTHWEST CORNER OF LOT #14 AND RUNNING THENCE ALONG THE EASTERLY LINE OF THE RAILROAD THE FOLLOWING TWO COURSES AND DISTANCES

- (1) NORTH 18°41'46" WEST, 218.87 FEET, AND
(2) NORTH 18°18'03" WEST, 522.97 FEET TO A POINT IN THE CLARKSTOWN/ORANGETOWN TOWN LINE, IT BEING THE NORTHWEST CORNER OF THE PREMISES.

THENCE ALONG SAID TOWN LINE, THE FOLLOWING TWO COURSES AND DISTANCES

- (3) NORTH 84°52'16" EAST, 333.42 FEET TO A TOWN LINE MONUMENT, AND
(4) NORTH 84°53'33" EAST, 276.33 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PREMISES.

THENCE (5) ALONG LANDS NOW OR FORMERLY OF PARKER, CRAIG & JOSEPH APPELMANN ET AL SOUTH 25°49'43" WEST, 804.62 FEET TO AN IRON PIPE AND THE NORTHEAST CORNER OF LOT #14.

THENCE (6) ALONG THE FIRST MENTIONED DIVISION LINE, SOUTH 45°16'29" WEST, 56.04 FEET TO THE POINT OR PLACE OF BEGINNING

TOGETHER WITH ANY AND ALL RIGHTS AND BENEFITS CONTAINED IN CROSS-EASEMENT AGREEMENT RECORDED IN REEL 256, PAGE 2649

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF BRADLEY PARKWAY EXTENSION WITH THE WESTERLY LINE OF LOT #14.2 AS IT APPEARS ON THE AFORESAID MAP.

RUNNING THENCE ALONG THE WESTERLY LINE OF SAID LAND AND THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF THE PENN CENTRAL COMPANY THE FOLLOWING COURSES AND DISTANCES

THENCE NORTH 16°36'00" WEST, 267.70 FEET.

NORTH 68°28'00" WEST, 76.28 FEET.

NORTH 16°36'00" WEST, 925.70 FEET.

NORTH 15°27'00" WEST, 181.40 FEET TO THE SOUTHERLY LINE OF LOT #14 ON SAID MAP.

RUNNING THENCE ALONG THE SOUTHERLY SIDE OF SAID LOT, NORTH 67°14'55" EAST, 55.45 FEET TO A POINT.

RUNNING THENCE SOUTH 15°27'00" EAST, 187.53 FEET TO A POINT.

THENCE SOUTH 16°36'00" EAST, 797.28 FEET TO A POINT OF CURVATURE.

RUNNING THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120 FEET, AN ARC DISTANCE OF 89.12 FEET TO A POINT.

RUNNING THENCE SOUTH 49°36'00" EAST, 27.23 FEET TO A POINT OF CURVATURE.

RUNNING THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 160 FEET, AN ARC DISTANCE OF 92.15 FEET TO A POINT.

RUNNING THENCE NORTH 82°42'53" EAST, 45.67 FEET TO AN OLD IRON PIPE ON LANDS NOW OR FORMERLY OF MAGEE.

RUNNING THENCE ALONG SAID LANDS MENTIONED LAND, SOUTH 16°36'00" EAST, 332.01 FEET TO A POINT ON THE NORTHERLY LINE OF BRADLEY PARKWAY EXTENSION.

RUNNING THENCE ALONG THE NORTHERLY LINE OF BRADLEY PARKWAY EXTENSION, NORTH 70°58'30" WEST, 122.99 FEET TO THE POINT OR PLACE OF BEGINNING

ALSO BEING DESCRIBED AS (SEE SURVEYOR'S DESCRIPTION BELOW)

REFERENCES

- 1 THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, SHEET #85 18
2 MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP FOR ROCKLAND COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 179 OF 207", MAP SUFFIX G, MAP NUMBER 3067C01179G, EFFECTIVE DATE, MARCH 3, 2014
3 MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PONTIAC HOLDING LLC, 830 BRADLEY HILL ROAD, BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, PREPARED BY ROBERT H. RAHN-FELD, P.L.S., DATED NOVEMBER 24, 2014
4 MAP ENTITLED "BRADLEY INDUSTRIAL PARK, SUBDIVISION OF PROPERTY FOR ROCK AT ASSOCIATES IN BLAUVELT, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, FILED OCTOBER 29, 1978, AS MAP NO. 4773 IN THE ROCKLAND COUNTY CLERK'S OFFICE
5 MAP ENTITLED "AMENDMENT TO MAP NO. 4773 BOOK 90, PAGE 55, BRADLEY INDUSTRIAL PARK, FILED MARCH 21, 1983, AS MAP NO. 5466 IN THE ROCKLAND COUNTY CLERK'S OFFICE
6 MAP ENTITLED "FINAL SUBDIVISION PLAT, 822 ROUTE 303, TOWN OF ORANGETOWN, NEW YORK, FILED APRIL 28, 2011, AS MAP NO. 8139 IN THE ROCKLAND COUNTY CLERK'S OFFICE
7 MAP ENTITLED "CONRAIL, RIGHT OF WAY, FORMERLY, NEW YORK CENTRAL RAILROAD - WEST SHORE, CSA - RIVER LINE, FILENAME 14130300, DATED OCTOBER 10, 1994



- LEGEND
OVERHEAD WIRES
HYDRANT
GAS VALVE
GAS METER
ELECTRIC BOX
FIRE DEPARTMENT CONNECTION
SANITARY/SEWER MAN-HOLE
FIBER OPTIC MAN-HOLE
UNKNOWN MAN-HOLE
CLEAN OUT
STREET LIGHT
SIGN
BOLLARD
MONITORING WELL
MONITORING WELL ON CONC
AREA LIGHT
AREA LAMP
CATCH BASIN OR INLET
PARKING SPACE COUNT
EDGE OF CONC
EDGE OF PAVEMENT
LANDSCAPED AREA
METAL COVER
TYPICAL
S.Y.L. SOLID YELLOW LINE
S.B.L. SOLID BLUE LINE
D.X.L. DOUBLE YELLOW LINE
HT. HEIGHT
BLDG. BUILDING
B.F.P.A. BUILDING FOOTPRINT AREA
FW. FILED MAP
TILE REPORT EXCEPTION
OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK, SHOWN AND DESIGNATED AS LOT #15 ON "AMENDMENT TO MAP NO. 4773", DATED 9/15/2014 AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF ROCKLAND ON 3/21/15 IN BOOK 99 OF MAPS AT PAGE 73 AS MAP 5466, SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE EASTERLY LINE OF LANDS CONSOLIDATED RAIL CORP. (A K A WEST SHORE RAILROAD), WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN PREMISES BEING DESCRIBED HEREIN AND SECTION 65 18, BLOCK 1, LOT 3, LANDS NOW OR FORMERLY OF PONTIAC HOLDINGS LLC, THENCE THE FOLLOWING TWO (2) COURSES ALONG THE LANDS OF CONSOLIDATED RAIL CORP.

- 1 NORTH 31 DEGREES - 52 MINUTES - 01 SECONDS WEST, A DISTANCE OF 231.26 FEET TO A POINT, THENCE;
2 NORTH 29 DEGREES - 28 MINUTES - 18 SECONDS WEST, A DISTANCE OF 527.37 FEET TO A POINT IN THE CLARKSTOWN/ORANGETOWN TOWN LINE, SAID POINT ALSO BEING IN THE LINE OF SECTION 65 13, BLOCK 2, LOT 13, LANDS NOW OR FORMERLY OF PONTIAC HOLDING LLC, THENCE;
3 ALONG THE CLARKSTOWN/ORANGETOWN TOWN LINE, PARTLY ALONG THE LINE OF LOT 13, AND PARTLY ALONG THE LINE OF SECTION 65 14, BLOCK 2, LOT 4.1, LANDS NOW OR FORMERLY OF THE TOWN OF CLARKSTOWN, NORTH 72 DEGREES - 27 MINUTES - 36 SECONDS EAST, A DISTANCE OF 331.43 FEET TO A ROCKLAND COUNTY MONUMENT, THENCE;
4 ALONG THE LINE OF LOT 4.1, CROSSING OVER AN IRON BAR WITH CAP, NORTH 72 DEGREES - 26 MINUTES - 19 SECONDS EAST, A DISTANCE OF 274.20 FEET TO A POINT AND CORNER TO SECTION 65 14, BLOCK 1, LOT 2, LANDS NOW OR FORMERLY OF KINGSHIP REALTY LLC, THENCE;
5 ALONG THE LINE OF LOT 2, ALONG THE LINE OF SECTION 65 14, BLOCK 1, LOT 4, LANDS NOW OR FORMERLY OF TRS REALTY LLC, AND ALONG THE LINE OF SECTION 65 14, BLOCK 1, LOT 11.1, LANDS NOW OR FORMERLY OF ARC FEORTNYOOL LLC, SOUTH 11 DEGREES - 57 MINUTES - 22 SECONDS WEST, A DISTANCE OF 811.25 FEET TO A POINT AND CORNER TO LOT 3, THENCE;
6 ALONG THE LINE OF LOT 3, SOUTH 32 DEGREES - 01 MINUTES - 03 SECONDS WEST, A DISTANCE OF 52.49 FEET TO THE POINT AND PLACE OF BEGINNING

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE TOWN OF ORANGETOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK, SHOWN AND DESIGNATED AS PART OF LOT #14, 14.1 AND 14.2 ON A CERTAIN MAP ENTITLED "BRADLEY INDUSTRIAL PARK" IN THE TOWN OF ORANGETOWN MADE BY ADLER CARLISO & YOUNG P.C. DATED 9/15/2014 AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF ROCKLAND ON 3/21/15 IN BOOK 99 OF MAPS AT PAGE 55 AS MAP 4773 AND AS LOT #14.1 ON "AMENDMENT TO MAP NO. 4773", DATED 9/15/2014 AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF ROCKLAND ON 3/21/15 IN BOOK 99 OF MAPS AT PAGE 73 AS MAP 5466, SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF BRADLEY PARKWAY EXTENSION WITH THE WESTERLY LINE OF LOT #14.2 AS IT APPEARS ON THE AFORESAID MAP.

RUNNING THENCE ALONG THE WESTERLY LINE OF SAID LAND AND THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF THE PENN CENTRAL COMPANY THE FOLLOWING COURSES AND DISTANCES

THENCE NORTH 16°36'00" WEST, 267.70 FEET.

NORTH 68°28'00" WEST, 76.28 FEET.

NORTH 16°36'00" WEST, 925.70 FEET.

NORTH 15°27'00" WEST, 181.40 FEET TO THE SOUTHERLY LINE OF LOT #14 ON SAID MAP.

RUNNING THENCE ALONG THE SOUTHERLY SIDE OF SAID LOT, NORTH 67°14'55" EAST, 55.45 FEET TO A POINT.

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RUNNING THENCE ALONG THE NORTHERLY LINE OF BRADLEY PARKWAY EXTENSION, NORTH 70°58'30" WEST, 122.99 FEET TO THE POINT OR PLACE OF BEGINNING

TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH ON FILED MAP NO. 5466

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC, TITLE NO. 506867-F-IV-MSG, WITH AN EFFECTIVE DATE OF MAY 6, 2019

CONSOLIDATED RAIL CORP.
FLOWER DRIVE
FM LOT 15 (FM 5466)
SECTION 65 14
BLOCK 1
LOT 1
NF LANDS OF PONTIAC HOLDING LLC
INST. 1991-00048845

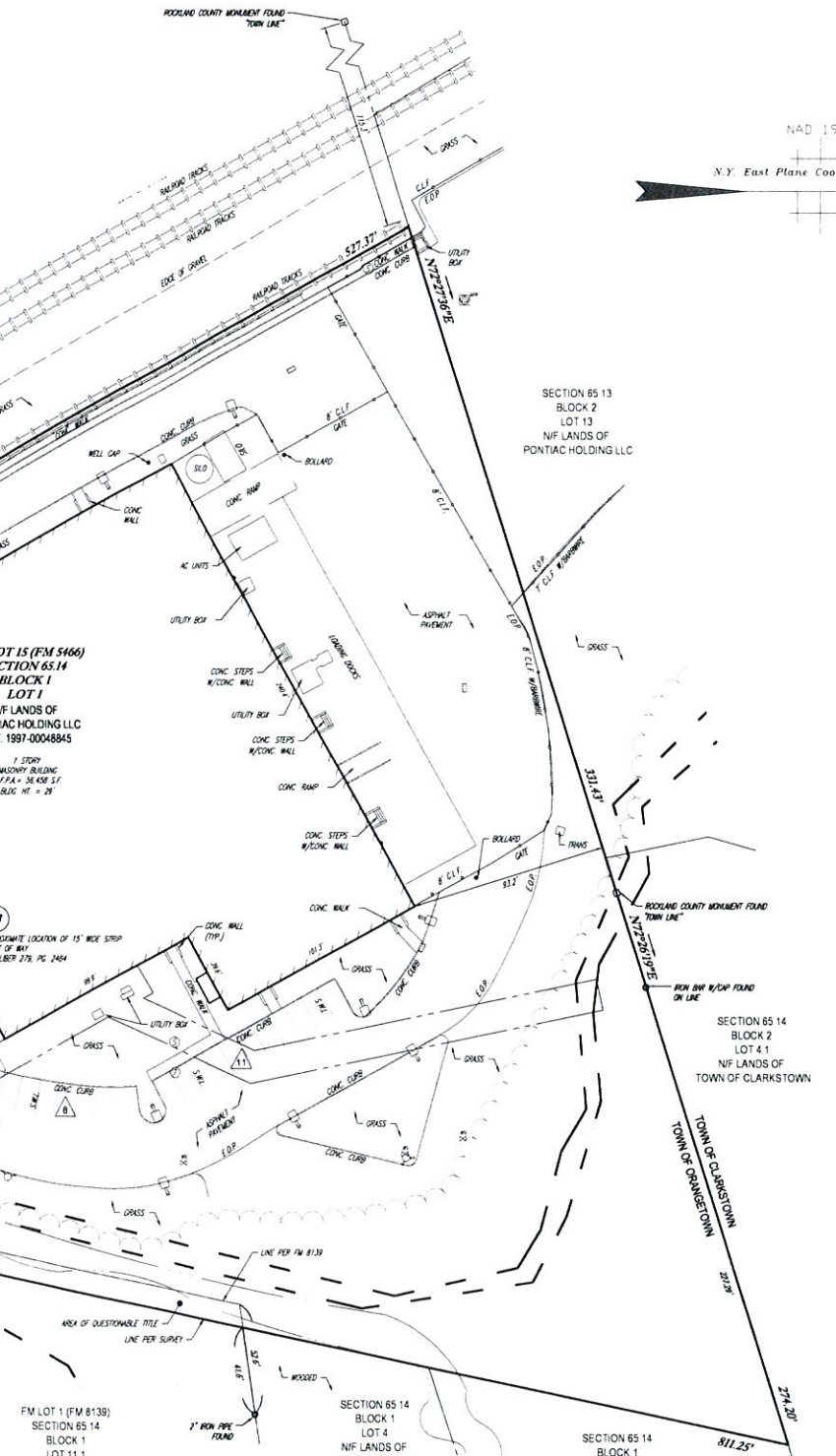
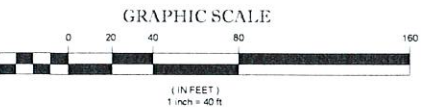


TABLE OF SIGNIFICANT OBSERVATIONS

- A ASPHALT PAVING AND CONCRETE CURB EXTENDING FROM SUBJECT PREMISES ONTO PROPERTY ADJACENT TO THE SOUTH-WEST



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
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

THIS SURVEY IS CERTIFIED TO BANK OF AMERICA, N.A. ITS SUCCESSORS AND/OR ASSIGNS KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FIRST AMERICAN TITLE INSURANCE COMPANY ANGELO GORDON REAL ESTATE INC. AG-GE 900 BRADLEY HILL ROAD OWNER, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8(a), 8(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 17, 18, 19, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/02/2019.

JAMES D. SENS
NEW YORK PROFESSIONAL LAND SURVEYOR #050846-1
EMAIL: JSSENS@PALSURVEY.COM

NOTES

- 1 PROPERTY KNOWN AS LOT 1, BLOCK 1, SECTION 65 14 AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK
2 AREA = 233.82 8' OR 3.37 AC
3 ABOVE GROUND UTILITY STRUCTURES, WHERE VISIBLE, SHOWN HEREON, BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES
4 THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON
5 THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC, TITLE NO. 506867-F-IV-MSG, WITH AN EFFECTIVE DATE OF MAY 6, 2019 WHERE THE FOLLOWING RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 1
6 NOTES EASEMENT AND SETBACKS SET FORTH ON FILED MAP NO. 5466 AND 4773 APPROXIMATE LOCATION OF ACCESS EASEMENT AS SHOWN ON MAP #5466 SHOWN HEREON
7 EASEMENTS SET FORTH IN THE DEED RECORDED IN LIBER 668 PAGE 206 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
8 EASEMENTS SET FORTH IN THE DEED RECORDED IN LIBER 639 PAGE 428 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
9 EASEMENTS SET FORTH IN THE DEED RECORDED IN LIBER 829 PAGE 52 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
10 EASEMENTS SET FORTH IN THE DEED RECORDED IN LIBER 1036 PAGE 768 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
11 GRANT OF RIGHT OF WAY RECORDED IN BOOK 17 PAGE 215 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
12 GRANT OF RIGHT OF WAY RECORDED IN INSTRUMENT NO. 1997-0022375 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
13 GRANT OF RIGHT OF WAY RECORDED IN INSTRUMENT NO. 1997-0022613 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
14 GRANT OF RIGHT OF WAY RECORDED IN BOOK 279 PAGE 2464 SHOWN HEREON
15 UTILITY EASEMENT AS SET FORTH IN THE DEED RECORDED IN BOOK 35 PAGE 1148 THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
16 BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODATION BY THE 1% ANNUAL CHANCE FLOOD) (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD) IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A1, A1-A1-A1, A1-A1-A1-A1 AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION + 43 (FAVORABLE) IN FLOOD HAZARD ZONE X (OTHER FLOOD AREAS), AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND IN FLOOD ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN, PER REF. #2
17 THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY
18 THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
19 PLANIMETRIC FEATURES COMPILED BY CONTROL POINT ASSOCIATES, INC. UTILIZING CONVENTIONAL GROUND SURVEYING TECHNIQUES COUPLED WITH PHOTOGRAMMETRIC METHODS FROM UAV PHOTOGRAPHY. UAV PHOTOGRAPHY PERFORMED BY CONTROL POINT ASSOCIATES, INC. ON FEBRUARY 22, 2019 WITH A PHOTO SCALE OF 1"=40.00'
20 PHOTOGRAMMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) CLASS "S" STANDARD FOR AERIAL PHOTOGRAMMETRIC MAPPING. 1:150' FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER
21 THE PROPERTY HAS INDIRECT ACCESS TO BRADLEY PARKWAY AKA BRADLEY HILL ROAD A PUBLIC RIGHT OF WAY THROUGH AN ACCESS EASEMENT
22 ZONING INFORMATION NOT PROVIDED BY CLIENT AS OF THE DATE SHOWN HEREON
23 NO ADDRESS CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION
24 PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED BY THE SURVEYOR THAT EXCEEDS THE AMOUNT REQUIRED BY CLIENT
25 A DELINEATION OF WETLANDS WAS NOT OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK
26 THE VISIBLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVESITES WERE NOT OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK
27 SURVEYOR'S DESCRIPTION PREPARED 04/04/19
28 THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. REMOVAL OF THE SNOW FROM THE PROPERTY WILL REQUIRE A LATER SITE VISIT AFTER THE SNOW HAS MELTED
29 NO PARTY WALLS WERE OBSERVED ON SITE
30 THE SURVEYOR IS UNAWARE OF ANY ENCROACHMENTS (AS BY IMPROVEMENTS OR PROJECTIONS) LOCATED ON THE PROPERTY, OUTSIDE THE PROPERTY, OR PROJECTIONS ON THE PROPERTY UPON ANY ADJACENT PROPERTY, EASEMENT, BURDENING THE PROPERTY RIGHTS OF WAY OR SETBACK LINES, EXCEPT AS SHOWN ON THE SURVEY
31 THE DIRECTIONAL DISTANCE AND CURVE DATA IN THE LEGAL DESCRIPTION FORMS A MATHEMATICAL CLOSURE
32 NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL
33 THERE ARE 54 PAVED PARKING SPACES ON SITE

Revision table with columns: #, REVISION PERMITTED SIGNS, R.A.B., D.P.S., DATE

ALTA/NSP LAND TITLE SURVEY
ONYX ACQUISITION, LLC
SECTION 65 14, BLOCK 1, LOT 1
900 BRADLEY HILL ROAD - BUILDING #5
HAMLET OF BLAUVELT, TOWN OF ORANGETOWN
ROCKLAND COUNTY, STATE OF NEW YORK
CONTROL POINT ASSOCIATES, INC. PC
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
DATE: 01/02/2020
APPROVED: D.P.S. DATE: 04-04-19 SCALE: 1"=40' FILE NO: 01-190059-00 DWG NO: 1 OF 1