SURVEYORS REPORT

The major portion of this site was formerly known as a part of Broadacre Farms and was acquired by the State of New York in 1925 (Ref. No. 3). This parcel extended from Convent Road on the north to other lands of Broadacre Farms on the south and from the centerline of the Hackensack River on the west to property of others on the east. The map and description of this parcel are out of closure approximately 7 feet north and south and contained 571 + /- acres.

In 1928 the State acquired property remote to the actual Hospital Site for a Reservoir. (Ref. No. 11). This parcel was mapped again in 1963 (Ref. No. 13). As approved on April 4, 1930 and recorded on June 10, 1931, the State acquired a 29.2 acre parcel along the west boundary known as the Pascack Land Company Parcel (Ref. No. 5).

In June of 1936, the State mapped, for acquisition purposes at the Rockland State Hospital, the adjoining property of Demczuk, Mannix, Dautel and the Sisters of St. Dominic (Ref. Nos. 4A,B,C & D). The property of Dautel and the Sisters of Saint Dominic have apparently been acquired as they are physically part of the present overall holdings.

The Demczuk Parcel has been divided into three (3) tax lots in private ownership and the Mannix Parcel is presently an Armory for the New York State National Guard.

The New York State Department of Transportation mapped, acquired and built the relocated Orangeburg Road (C.R. 80). This new highway cut through the southerly section of the parcel, closed off the easterly end of Old Orangeburg Road and created a connector road between the old and new roads along with various easements.

With the exception of the "new" cemetery area the holdings south of New Orangeburg Road have been sold and developed. The original Broadacre Parcel was described and mapped to the centerline of the Hackensack River.

The Hackensack Water Company acquired the right to flood the State Property to the 55-foot (USCGS) contour line along the Hospital's westerly boundary and created a 25-foot access easement by State Senate Act on January 14, 1929.

In the northeasterly section of the site, the Palisades Parkway Commission acquired a portion of the property for construction of the Palisades Interstate Parkway (Ref. No. 6). Orange and Rockland Utilities acquired the properties along the easterly boundary of the site.

A closed loop traverse was run around the limits of the site. locating existing property line control, road and highway monumentation along with adjacent map monumentation.

Initial research provided mapping of the Town Road System (Ref. No. 2) delineating the centerline of the roads along with geometrics for road alignment. Monuments were shown graphically at each angle point and the Rockland County Surveyor, Mr. Allen Jessup, informed this office that all roads were 2 1/2 Rods or 41.25 feet in width and the angles shown are the deflection angles between each course. The map and description of the parcel acquired by the State in 1925 included Orangeburg Road (except at the easterly boundary where the original boundary monumented to the centerline of Orangeburg Road), Blaisdell Road and to the centerline of what appears to be Hunt Road. No additional records were found indicating that the State released the road areas within the facility site to the Town or the County or allowed for monumentation. The Acquisition Parcels as described in Reference 4, monument to the northerly line of (Old) Orangeburg Road. It was noted above that the Demczuk and Mannix Parcels were mapped but apparently not acquired. All the deeds that were filed with regard to the original transfer of both these parcels monumented to the centerline of the road, and all recent descriptions for the partitioning of the former Demczuk Property still reflect the centerline of the road. Subsequent discussions with the County Surveyor's Office noted that the roads were originally described sometime in the 1800's (Description was reputed to be originally on file in the Office of Town Clerk) and it is understood from this source that the State has retained fee ownership while the Town has a permanent easement (per Mr. Anthony Eureka of the Town Surveyors Office). The direction from the Town Surveyors Office was to hold the theoretical locations of the highway monuments since they may have shifted over the years. Mr. Robert Stapf, P.L.S. of the New York State Office of General Services, Division of Land Acquisition, Bureau of Land Management concurred with this assessment. The description of the north line of the facility described the line as a straight line running easterly from the intersection of the centerline of the Hackensack River with the south line of Convent Road while the highway maps depict various angle points. Since local surveyors have reputedly been using these maps to locate established road lines they have been held as near as possible as the facility's north boundary line.

During the course of the field work the monuments, reputed to be originally set at each angle point were found generally in close proximity of the theoretical location. Pursuant to experience and evidence of additional property line control the Town Highway monuments were held in positions as indicated on the survey.

Two parcels that are part of the facility were previously mapped by ABD Surveyors (Ref. No. 8.). The first parcel is the Golf Course area located in the northeast section of the site. The survey of this parcel closed mathematically and the monuments shown found thereon, held with our final field locations. The second parcel located along the west boundary of the site. straddled (Old) Orangeburg Road and monumented to the north line of (New) Orangeburg Road. In the area north of (Old) Orangeburg Road, it is reputed to contain the Pascack Parcel and part of the original Broadacre Farms holdings. While this area formed a mathematically closed figure, this area could not be located as shown on the ABD survey. The road width of Old Orangeburg Road is shown on this survey to be 50-feet wide (assumed) while by record (as noted above) the width is 2 1/2 Rods or 41.25 feet.

The parcel located between the south line of Old Orangeburg Road and the north line of New Orangeburg Road experienced the same discrepancies with regard to road width and with the location of the reputed highway monument locations. Inquiries with ABD Surveyors as to this problem were not enlightening as the comments back were that the surveys were prepared in 1991 by direction from the Office of General Services and the survey stood on their own merit.

The monumentation along both sides of New Orangeburg Road fit quite well and the locations were held. In keeping with standard survey practice, this new line was intersected with old lines to form the actual location of property corners where applicable. Pursuant to the theory that the Old Orangeburg Road and Blaisdell Road were held in fee to the People of the State of New York, when the properties were acquired for New Orangeburg Road the line of acquisition was held as the final boundary for this facility (note Blaisdell Road, the Connector Road, and the intersection of Old Orangeburg Road and New Orangeburg Road). At the east end of Old Orangeburg Road the original Broadacre Acquisition monumented to the centerline of the road. The 1936 acquisitions along the north side of the road monumented to the north line of the road only and made reference to the highway monuments, this leaves a strip of approximately the north half of the road, which is not part of the State holdings.

The final boundary of the main parcel starts from the intersection of the 55 foot contour line (west boundary) with the southerly line of Convent Road and runs thence easterly along the record line of Convent Road to the westerly line of the Palisades Interstate Parkway; thence southeasterly along this to the westerly line of property of Rockland Power and Light: thence southerly along this property to the northerly line of Other Lands of the State of New York (National Guard Armory): thence westerly and southerly along this land and lands of others to the centerline of (Old) Orangeburg Road; thence easterly along said centerline to the intersection with the northerly line of (New) Orangeburg Road (Veteran's Memorial Highway - CR 80); thence westerly along this road to the curve connecting the northerly line of (New) Orangeburg Road to the easterly line of the "Connector Road"; thence northerly along this line to the intersection with the southerly line of (Old) Orangeburg Road; thence westerly to the west line of the "Connector Road"; thence southerly to the northerly line of (New) Orangeburg Road; thence westerly along this line to the westerly monumented line of Blaisdell Road (This line is also the easterly line of a parcel of property acquired by the New York State Department of Transportation for the widening of the Blaisdell Road for construction of (New) Orangeburg Road; thence northerly, westerly and southerly along this acquisition parcel to the northerly line of (New) Orangeburg Road; Thence westerly and northerly along the northerly line of said road to the intersection with the southerly line of property transferred to the State of New York from the Pascack Land Company; thence westerly along said land to the intersection with the former centerline of the Hackensack

River (as described in the original Broadacre Acquisition).

as it winds and turns to the point of beginning.

land of the Hackensack Water Company; thence along said centerline

The cemetery parcel is located on the southwest corner of (New) Orangeburg Road and Blaisdell Road and is surrounded on the south and west of Land of the Town of Orangeburg (Town Park). New York State Highway Monuments were found along the south line of (New) Orangeburg Road and were determined to be in the proper position.

The Reservoir Parcel is located southeast from the site and is surrounded by the Palisades Interstate Parkway and Land of the Town of Orangeburg (Town Park) on the East, The Map of Prel Park Section XIII on the north and the Map of Rockland Village Section VIII on the west and south. This parcel was also mapped prior to the adjacent subdivisions and each map monuments to the land of New York State.

In surveying this parcel a monument was found in the southeast corner and was physically marked "SE Corner of Reservoir". There were two (2) additional monuments found along the short course of the Palisades Parkway Property at the northeast corner of the site. Analysis determined that they fit mathematically with the existing monuments in the adjacent subdivisions and were held as the property corners. This was confirmed with possession and a pin found along the north line. The filed Map of Rockland Village Section VIII maps an area delineated as "Reserved for Future Use" of approximately 68 to 70 feet in width. This area on the man is shown along the westerly line of the Rockland State Hospital Property. All indication such as New York State Mapping, adjacent and on site monumentation and the County Tax Maps indicate that this reserved area is on the State Property and not on the filed map. The filed Map of Prel Park Section XIII shows the 25 foot wide waterline easement out to Orangeburg Road. Existing mapping, as indicated in the list documents also shows the easement out to the road.

DOCUMENTS USED IN PREPARATION OF THIS SURVEY

- 1. Rockland County Land and Tax Maps.
- 2. Town of Orangetown Highway Maps M44, M102, M106, M172 & M173.
- 3. Map of Lands of a Portion of Broadacre Farms to be Acquired by the State of New York for a Proposed State Hospital, prepared by the Department of State Engineer Surveyor and dated August, 1925. 4. The following maps prepared by the State of New York, Department
- of Public Works, Division of Engineering: A. Map of Lands to be Acquired from Mary Margaret Mannix for
- Rockland State Hospital dated Nov 1936. B. Map of Lands to be Acquired from George W. Dautel for Rockland State Hospital dated June 1936. C. Map of Lands to be Acquired from Karp Demczuk and Flossie
- Demozuk for Rockland State Hospital dated June 1936. Map of Lands to be Acquired from Asylum of the Sisters of St. Dominic for Rockland State Hospital dated June 1936.
- 5. Map showing lands to be conveyed by The Pascack Land Company to the State of New York as prepared by the Department of Public Works and dated April 4, 1930
- 6. Palisades Parkway Acquisition Mapping, Parcel No.163.
- 7. Map of a Portion of Property of the Sisters of St. Dominic. Blauvelt, N.Y. taken from a Map made by Washburn & Frey, Engineers and Surveyors, Suffern, N.Y. dated September, 1931.
- 8. Map Showing Lands of the People of the State of New York being a portion of Rockland Psychiatric Center, prepared by ABD Engineers and Surveyors, dated July 30, 1991.
- 9. Land Use Planning Property Line Survey, prepared by the Office of General Services, last dated August 1973.
- 10. General Plot Plan for Rockland State Hospital prepared the State of New York, Department of Public Works, Division of Architecture last dated December 12, 1969.
- 11. Map of Lands to be Acquired for a Reservoir Site, Rockland State Hospital, prepared by the New York State Department of Public Works, Division of Engineering, dated 10/08/28 and Appropriated
- 12. Map showing Lands of the People of the State of New York at the Reservoir Site of the Rockland State Hospital prepared by Frederick Eylers, Land Surveyor, dated April 1958. 13. Map showing Lands of the People of the State of New York at the
- Sinacori, District Engineer, District No.8, dated September 24. 14. Map No. N-3-6841, Sheets 7 and 8 of 12, of the Orange and

Reservoir Site of Rockland State Hospital prepared by M.N.

- Rockland Utility Company. 15. Map showing Area to be leased by the State of New York to the United States Government at Rockland State Hospital, dated
- November 12, 1942. 16. Right of Way and Acquisition Mapping for New Orangeburg Road (Veterans Memorial Highway) on file with the New York State Department of Transportation — Region 8.
- 17. Various Letters of Patent provided by and on file with the Office of General Services, Division of Land Management.
- 18. The Subdivision Map of Prel Park Section XIII, filed April 28, 1966 as Map No. 3439.
- 19. The Subdivision Map of Rockland Village Section VIII, filed August 4, 1959 as Map No. 2681.

Description of Benchmarks

Benchmark No. 1 - Elev. 111.169 - A Square Cut on the northeast corner of the base of a light pole located on the west side of Blaisdell Road, 20 feet +/off the west edge of the road, approximately 5 feet south of the south building line of Building No. 141.

Benchmark No. 2 - Elev. 141.468 - A Square Cut set in the

northwest corner of the top of the first step leading to the westerly entrance of Building No. 20W. This entrance is on the north side of the building as it faces Old Orangeburg

Benchmark No. 3 - Elev. 130.019 - A Square Cut on the southwest corner on the top of the first step leading to the 2nd Avenue entrance to Building No.

Benchmark No. 4 - Elev. 153.131 - A Square Cut on the southeast corner of the top of the first step leading to an open platform located at the southeast corner of Building No. 1 (The Administration

Benchmark No. 5 - Elev. 141.448 - A Square Cut located on the northeast corner of the top step leading to an open platform of the east entrance to Building No. 32. This is the 2nd Avenue

Elev. 105.432 - A Square Cut located on the southwest corner of the top of the first step leading to an entrance to Building No. 40. The entrance is located along the westerly

side of the building at the southwest corner

LIST OF ADJOINER NAMES Section 70.17 Block 2 Lot No. Name Deed Ref. Orange & Rockland Utilities, Inc. 1 Blue Hill Plaza Pearl River, N.Y. 10965 Section 73.07 Block 1 Lot No. Name Corwick Realty Corp. Liber 736 200 Old Hook Road cp 481 Harrington Park, N.Y. 07640 Corwick Realty Corp. Liber 736 200 Old Hook Road cp 491 Harrington Park, N.Y. 07640 Section 73.11 Block 1 Lot No. Name Corwick Realty Corp. 200 Old Hook Road Harrington Park, N.Y. 07640 Section 73.16 Block 1 Lot No. Name Town of Orangetown Liber 82 26 Orangeburg Road cp 9 Orangeburg, N.Y. 10962 Section 74.05 Block 1 Lot No. Name Orange & Rockland Utilities, Inc. 1 Blue Hill Plaza Pearl River, N.Y. 10965 Section 74.09 Block 1 Lot No. Name New York State Armory County Treasurer Rockland County Office Building New City, N.Y. 10956 Regina Fera Liber 691 c/o Anthony Cocangelo cp 191 Room 206 696 East 187th Street Bronx, N.Y. 10458 65.1 & 65.2 Maggie Conway Liber 819 Orangeburg Road cp 1096 Orangeburg, N.Y. 10962 Section 74.09 Block 2 Lot No. Name Arturo & Ana Macapagal Liber 1002 10 Fern Oval cp 604 Orangeburg, N.Y. 10962 Hyman & Edith B. Pleasure Liber 947 8 Fern Oval cp 763 Orangeburg, N.Y. 10962 George A. Brown Jr. & wf Liber 722 4 Fern Oval cp 509 Orangeburg, N.Y. 10962 Morris Hirsch & wf Liber 724 5 Fairview Lane cp 880 Orangeburg, N.Y. 10962 Michael J. & Patricia Nalipi Liber 1074 7 Fairview Lane cp 397 Orangeburg, N.Y. 10962 Section 74.10 Block 1 Lot No. Name Palisades Interstate Parkway Section 74.13 Block 4 Lot No. Name Dennis & Brigid Kivlehan Liber 893 11 Fairview Lane cp 575 Orangeburg, N.Y. 10962 Eugene & Esther Abis Liber 723 9 Fairview Lane cp 400 Orangeburg, N.Y. 10962 Karicheril T. & Laley Cherian Liber 107 11 Greywood Dr. cp 996 Orangeburg, N.Y. 10962 William & Thea Goldstein Liber 1044 9 Greywood Dr. cp 998 Orangeburg, N.Y. 10962 Nathan M. Fintel & wf Liber 723 7 Greywood Dr. cp 408 Orangeburg, N.Y. 10962 Marshall D. Berger & wf Liber 722 5 Greywood Dr. cp 716 Orangeburg, N.Y. 10962 Section 74.14 Block 1 Lot No. Name Anthea Psaras Liber 88 13 Greywood Dr. cp 359 Orangeburg, N.Y. 10962 Raymond G. Quirk & wf Liber 729 15 Greywood Dr. cp 609 Orangeburg, N.Y. 10962 Town of Orangetown 26 Orangeburg Road Orangeburg, N.Y. 10962

	GENERAL NOTES		
1.	Parcel is designated as follows on the Town of Orangetown Land and Tax Map:		BEAR
	Section 73.08 Block 1 Lot 1		N37-23-
	Section 73.11 Block 1 Lot 2		N21-33- N02-18-
	Section 74.09 Block 1 Lots 1,66 & 40		N22-39- N73-22-
	Section 74.05 Block 1 Lot 1		S85-56- N88-41-
2.	Parcel Area is as follows:		N88-44- S89-55-
	Main Parcel — 540.8178 Acres (New) Cemetery Parcel — 4.7329 Acres Reservoir Parcel — 6.5422 Acres		S00-04- S81-31- N87-52- S80-15-
	Total Area - 552.0929 Acres	1 	S87-39- S22-02-
	Bearings shown hereon are in the New York State Plane Coordinate System — New York East Zone — (NAD 83) — Vertical Datum is NGS.	-	S33-22- S24-51- S10-33-
4.	Numbers shown within the Building Foot Print are in accordance with the Office of General Services.		S81-17- S75-21- S56-20-
5.	Parcel is Zoned R—80 except for the Reservoir Parcel which is R—15 according to the Town of Orangetown Code.		S65-17- S82-20- N78-20-
	Building Requirements and Setback Lines — According to the Local Authorities, as a State Facility, this site is not subject to the local jurisdiction. All construction should adhere to the New York State Building Code.		N68-02- N65-35- N70-26-
	Flood Zone — Parcel lies within Flood Hazard Zone C (Minimal) except in the areas along the west boundary adjacent to Lake Tappan (Hackensack River), where the site is zoned Flood Hazard Zone A, area subjected to 100 year flooding per Panels 2 & 4 of 8 for Community Panel No. 360686—0002—C.	• · · · · · · · · · · · · · · · · · · ·	N85-03- N87-55- N89-29- N85-36- N00-38-
8.	Symbols: 🗖 — Benchmarks	, popular	N00-19-
	□ — Control Monuments		
	+ 110 - Control Traverse Points		N85-36- N83-18-
	SEC 74.09 — Tax Block BLK 2	a particular establish	
	TAX LOT — Lot Designation 64	1 2 7	N21-59-
9.	The cemetery areas are as noted on the survey.		S37-57- N86-15-
10.	Title and jurisdiction of the surrounding streets and highways are in the Town of Orangetown with the exception of New Orangeburg Road — Rockland County and Palisades Interstate Parkway — NYSDOT. For additional highway information see SURVEYORS REPORT.		N56-50- N01-18-
	As of the time of this survey there were no anticipated street widenings or reconstruction known to this office.		
f	Buildings and improvements shown per photogrammetric mapping. Possession, where accessible, shown per field locations otherwise per photogrammetric mapping.		
	Metes and Bounds shown per research and ground survey performed in 1993.	,	
14. (County highway route designations: Old Orangeburg Road — Route 22 New Orangeburg Road — Route 20 Blaisdell Road — Route 17 Convent Road — Route 26		
	Construction activity throughout site at time of survey.	ŧ	
	Pursuant to NYSDEC Region 3, the Rockland		

designated as Class A drinking water.

950.1547 806182.5795 348.0448 806129.2230 476.9980 806007,7373 1682.8202 805072.4230 842.1056 107 804718.8741 998.6717 804583.8679 1061.4017 804796.4312 868.5853 805119.7733 1036.4421 104 805546.2627 992.5970 805876.8559 805546.2627 1293.2258 103 805660,2469 770.5971 805689.6173 668.7379 101 805696.7969 1372.2929 102 805804,4071 1496,1069 122 807300.3837 763.9872 808064.3489 805804.4071 425.5667 805837.7786 1434.2874 109 806007.7373 804583.8679 265.2811 804830.0374 889.3591 804119.8115 1112.1578 108 804190.3115 1168.3652 804827.4072 739.4534 805566.6350

TRAVERSE TABLE

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949.8184

665.2223

239.3180

228.5442

228.4915

408.0184

CARMAN-DUNNE, P.C.

Geographic Information Services

2 Lakeview Avenue, Lynbrook, New York 11563 (516) 599-5563 FAX (516) 593-4873

REVISIONS		
	"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"	
·	"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered a valid true copy." "Certification indicated hereon signify that	
· .	this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said	
	certifications shall run only to the person for whom the survey is prepared, and on his	(
	behalf to the title company, governmental agency and lending institution.	
	Certifications are not transferable to additional institutions or subsequent owners."	1
		16

John Toscano P. L.S. 049872

NEW YORK STATE FACILITIES DEVELOPMENT

CORPORATION Survey and Mapping of Various OMH Facilities

BOUNDARY SURVEY OF ROCKLAND PSYCHIATRIC CENTER TOWN OF ORANGEBURG

COUNTY OF ROCKLAND. STATE OF NEW YORK DC Project No.: Date : Scale : 55607 AUG. 1995 1'' = 100'Project No.: 9303901 Sheet

CONTRACT NO. D54917Z