

The premises shown hereon may be affected by easements, rights of way, covenants, restrictions and conveyances not specifically referenced or recited in documents furnished to this surveyor and, therefore, not reflected hereon. It is hereby advised that any parties with a current or potential interest in this property obtain proper assurances as to quality of title and access, permitted uses and pertinent environmental factors, if any, affecting this property prior to conveyance.

formerly ~ OSLANDS, INC.  
now or formerly ~ SOUNDS IN THE GRASS INC.  
(Liber 1941, Page 298)

formerly ~ OSLANDS, INC.  
now or formerly  
SOUNDS IN THE GRASS INC.  
(Liber 1941, Page 298)

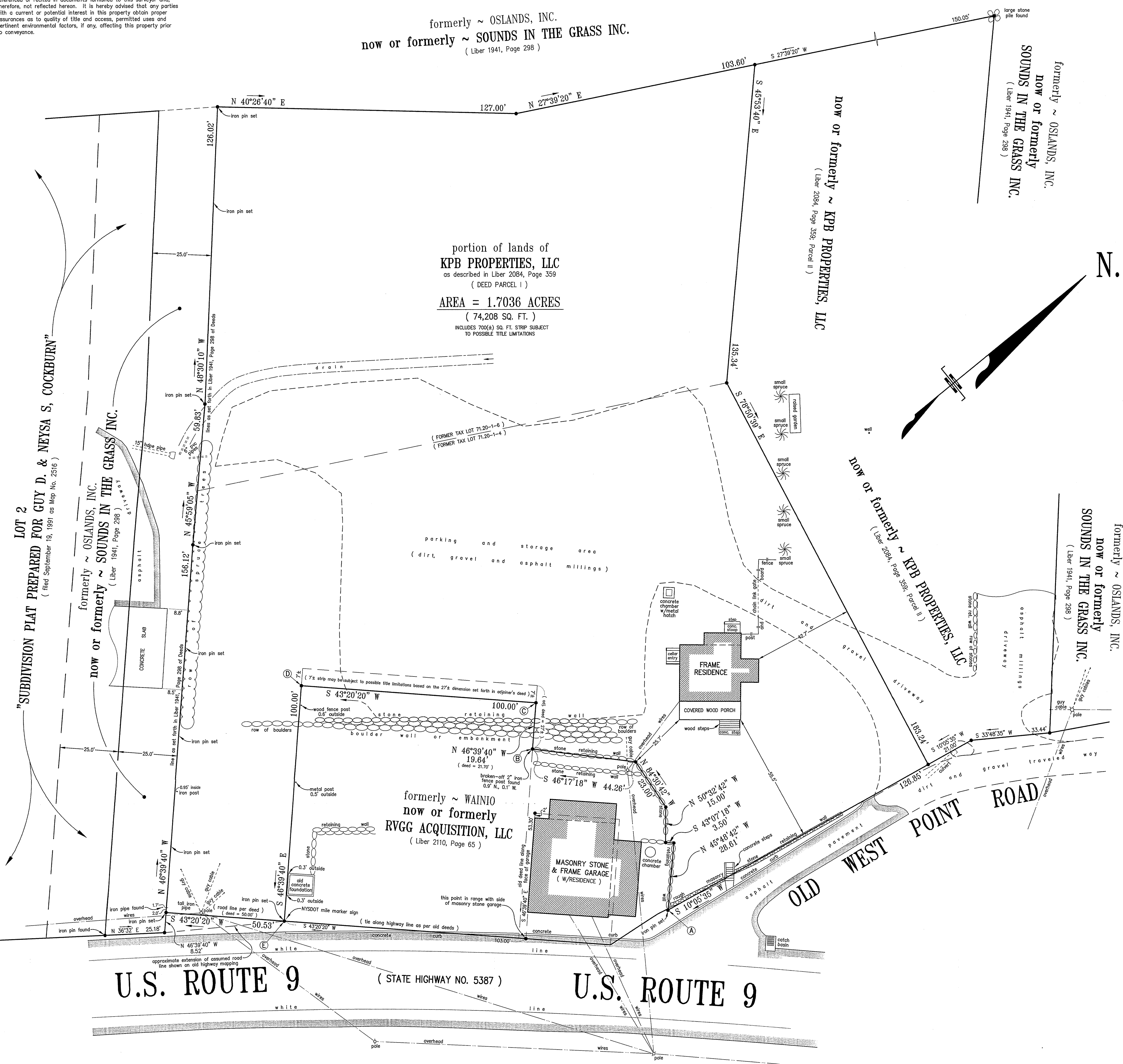
now or formerly ~ KPB PROPERTIES, LLC  
(Liber 2084, Page 359, Parcel II)

formerly ~ OSLANDS, INC.  
now or formerly  
SOUNDS IN THE GRASS INC.  
(Liber 1941, Page 298)

portion of lands of  
KPB PROPERTIES, LLC  
as described in Liber 2084, Page 359  
(DEED PARCEL I)  
AREA = 1.7036 ACRES  
(74,208 SQ. FT.)  
INCLUDES 700(±) SQ. FT. STRIP SUBJECT  
TO POSSIBLE TITLE LIMITATIONS

LOT 2  
"SUBDIVISION PLAT PREPARED FOR GUY D. & NEYSA S. COCKBURN"  
(filed September 19, 1991 as Map No. 2516)

formerly ~ OSLANDS, INC.  
now or formerly ~ SOUNDS IN THE GRASS INC.  
(Liber 1941, Page 298)



Certified, as noted and limited below, only to:  
- KPB PROPERTIES, LLC

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

Certifications shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed hereon; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

© Copyright 2020 ~ Robert E. Baxter; All Rights Reserved.

Prepared by:  
Baxter Land Surveying, P.C.  
855 Peekskill Hollow Road  
Putnam Valley, New York 10579

Phone: (845) 621-8562 / (914) 962-2689

ROBERT E. BAXTER, P.L.S.  
N.Y.S. Lic. No. 49434

Alteration of this map by anyone other than the surveyor whose signature and embossed seal appears hereon, including any erasures, notations, additions or changes for building department or "survey inspection/affidavit" purposes, is an unauthorized and unintended use of this surveyor's work. The use of any such altered map, particularly for purposes of obtaining building permits, variances, certificates of occupancy, or for any use related to purchasing property and obtaining title insurance, is at the user's own risk and is not covered under any certification appearing hereon.

Only copies of the original of this survey map marked with both this surveyor's embossed seal and his signature in red ink shall be considered as valid true copies.

Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.

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.

#### NOTES:

- The premises shown hereon being a portion of the lands intended to be described in Liber 2084, Page 359 of Deeds; being lands identified as "Parcel I" therein.
- The lines along lands now or formerly of RVGG Acquisition, LLC, formerly of Wainio, are not accurately defined by survey-based measurements in Liber 2210, Page 65 or previous deeds; the lines shown hereon were established as follows:
  - The lines from point "A" to point "B" were held in accordance with the actual location of the stone wall, as called in the original deed from Wainio to Grass in Liber 460, Page 443 and repeated in later deeds.
  - The lines from points "B" to "C", "C" to "D" and "D" to "E" were held in general accordance with the intent set forth in Liber 460, Page 443 as well as in the current deed of the subject parcel in Liber 2084, Page 359; it is noted that these lines are intended to be parallel to or perpendicular to the southwestern side of the masonry stone and frame garage on the RVGG Acquisition, LLC parcel, as reflected hereon.

It is suggested that a boundary line agreement fixing the exact dimensions and location of the above-mentioned lines along lands of RVGG Acquisitions, LLC be obtained before the design and installation of any improvements, fences, walls, etc. dependent on the location of these lines.

SURVEY OF PROPERTY  
PREPARED FOR  
KPB PROPERTIES, LLC  
PROPERTY SITUATE IN  
TOWN OF PHILIPSTOWN  
COUNTY OF PUTNAM  
STATE OF NEW YORK

SCALE: 1" = 20'

DATE: JUNE 19, 2020