

SITE LOCATION PLAN: 1"=2000'

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WAPPINGER, COUNTY OF DUTCHESS AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED BY A RECENT SURVEY MADE BY DAY & OSWALD,

BEGINNING AT A POINT ALONG THE EASTERLY LINE OF OSBORNE HILL ROAD AND SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF OSBORNE HILL ROAD WITH THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE SOUTHWESTERLY CORNER OF PARCEL B AS SHOWN ON A CERTAIN MAP ENTITLED "SUBDIVISION (LOT LINE REALIGNMENT) FOR HERBERT REDL & LOU PAGGIOTTA" AND FILED IN THE DUTCHESS COUNTY

THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF PARCEL B, THE FOLLOWING COURSES AND DISTANCES: SOUTH 81 DEGREES 46 MINUTES 06 SECONDS EAST 330.78 FEET TO A POINT; THENCE NORTH 63 DEGREES 13 MINUTES 50 SECONDS EAST 44.03 FEET TO THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE WESTERLY LINE OF OTHER LANDS OF HERBERT REDL; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF THE HEREIN DESCRIBED PARCEL, SOUTH 06 DEGREES 45 MINUTES 20 SECONDS WEST 191.14 FEET TO THE SOUTHEASTERLY COMER OF THE HEREIN DESCRIBED PARCEL AND THE NORTHERLY LINE OF LOT NO. 2 AS SHOWN ON FILED MAP NO. 5582; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT NO. 2, THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 34 MINUTES 25 SECONDS WEST 26.99 FEET TO A POINT; THENCE NORTH 82 DEGREES 47 MINUTES 26 SECONDS WEST 340.33 FEET TO A POINT ALONG THE EASTERLY LINE OF OSBORNE HILL ROAD; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF OSBORNE HILL ROAD, NORTH 06

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WAPPINGER, NEW YORK, DESIGNATED AS PARCEL B ON A CERTAIN MAP ENTITLED "SUBDIVISION PLAT FOR MAHOPAC HOLDING, INC.", DATED JANUARY 6, 1978 MADE BY RICHARD G. BARGER, P.E., L.S., AND FILED IN DUTCHESS COUNTY CLERK'S OFFICE AS FILED

## MORE MODERN LEGAL DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WAPPINGER, COUNTY OF DUTCHESS AND STATE OF NEW YORK, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED AT THE INTERSECTION FORMED BY THE WESTERLY LINE OF U.S. ROUTE 9 AND THE SOUTHERLY LINE OF SMITHTOWN ROAD; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID WESTERLY LINE OF ROUTE 9, SOUTH 32°06'10" EAST, 321.20 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF HERBERT REDL (INSTRUMENT 021996-1732), THE FOLLOWING TWO COURSES: 1) SOUTH 63"13'50" WEST, 468.50 FEET AND 2) SOUTH 06°47'34" WEST, 191.22 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF MICHAEL SPIDALIERI (INSTRUMENT 02201-497), THE FOLLOWING TWO COURSES: 1) NORTH 79°34'25" WEST, 26.99 FEET TO A POINT AND 2) NORTH 82°47'26" WEST, 340.33 FEET TO A POINT; THENCE ALONG THE EASTERLY LINE OF OSBORNE ROAD, THE FOLLOWING TWO COURSES: 1) NORTH 06°45'20" EAST, 315.47 FEET TO A POINT AND 2) NORTH 08°23'50" EAST, 212.28 FEET TO A POINT; THENCE ALONG THE AFORESAID SOUTHERLY LINE OF SMITHTOWN ROAD, THE FOLLOWING THREE COURSES: 1) NORTH 81°02'12" EAST, 320.92 FEET TO A POINT; 2) NORTH 76°31'09" EAST, 94.33 FEET TO A POINT AND 3) NORTH 79°10'44" EAST, 160.40 FEET TO THE POINT OR PLACE OF

CONTAINING IN ALL 7.566 ACRES BEING MORE OR LESS.

HEREON DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "A", NO BASE ELEVATIONS DETERMINED" AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY MAP NO. 36027C048E & 36027C0459E, PANEL 458 AND 459 OF 692, OF THE TOWN OF WAPPINGERS, DUTCHESS COUNTY N.Y., BEARING AN EFFECTIVE THIS ZONE A WAS REVISED BY LETTER OF MAP REVISION DETERMINATION DOCUMENT CASE NO. 16-02-1540P, EFFECTIVE DATE, JULY 6, 2016, WHICH REVISES THE FLOODING SOURCE AND REVISED REACH TO STATE: "GREEN FLY SWAMP — ALONG THE ENTIRE SHORELINE OF

GREEN FLY SWAMP WITHIN THE TOWNS OF FISHKILL AND WAPPINGERS. THE FIRMETTE CREATED MARCH 20, 2021, DEPICTS THE PROPERTY LOCATED IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS SHOULD BE

## NOTES CORRESPONDING TO TITLE COMMITMENT:

(P) PLOTTED ON SURVEY, (O)=OUTSIDE PROJECT AREA, (N) NOT ABLE TO PLOT,

BASED UPON REVIEW OF CHICAGO TITLE INSURANCE COMPANY, TITLE POLICY NO. CT21-00086-D, EFFECTIVE DATE JANUARY 14, 2021, SCHEDULE B-2,

AND NEW YORK TELEPHONE COMPANY, RECORDED IN LIBER 680, PAGE 106, AFFECTS THE PREMISE AND IS SHOWN HEREON.

ITEM 3: AGREEMENT BETWEEN LOU PAGGIOTTA AND DOM D'AGOSTINO NURSERIES, INC., RECORDED IN LIBER 1912, PAGE 294. NOT PLOTTABLE AS

ITEM 4: NOTES AND EASEMENTS SHOWN ON FILED MAP NO. 5351

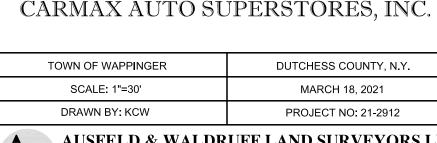
1: EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

2: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES TO THE BEST OF THE UNDERSIGNED KNOWLEDGE. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THIS IS TO CERTIFY TO CARMAX AUTO SUPERSTORES, INC. AND CHICAGO TITLE INSURANCE SERVICES, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND ALSO ITEMS 1, 2, 3, 4, 6(A), (B1) 7(A), 7(B1), 7(C), 8, 9, 11, 13, 14, 17, 20, 21A, 21B, 21C, 21D 21D, 21E, 21F, 21G, 21H OF TABLE A. THE INITIAL FIELD WORK WAS WAS COMPLETED ON

SEPTEMBER 17, 2021

ALTA/NSPS LAND TITLE SURVEY OF THE LANDS TO BE CONVEYED TO CARMAX AUTO SUPERSTORES, INC.



PHONE: (518) 346-1595 FAX:(518)770-1655

VINCENT P. AUSFELD P.L.S. LICENSE #049597 www.awlsllp.com

Drawing Name: Z: \PROJECTS\2021\21-2912\dwg\21-2912-BM.dwg Xref's Attached: Date Printed: Sep 17, 2021, 12:48pm