

SHENANDOAH ROAD DCR AND EE AREA DESCRIPTION MAP 1

DESCRIPTION OF LANDS OF  
CARLOTTA HEITMANN AND UWE HEITMANN  
47 STONE RIDGE LANE  
TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK

Beginning at a point at the Northwestern corner of the herein-described premises, said point being the Southwestern corner of lands of Town of East Fishkill, Liber 22007 - Page 9183;

1) thence from said point of beginning, along the Southerly line of lands of Town of East Fishkill, South 74° 13' 48" East, 183.40 feet to a point on the Southwestern line of lands of Mihai Prodan and Lucretia Prodan, Liber 22009 - Page 6347;

2) thence along the Southwestern line of lands of Prodan, South 33° 52' 19" East, 93.81 feet to a point at the Northwestern corner of other lands of Uwe Heitmann and Carlotta Heitmann, Liber 22004 - Page 11453;

3) thence along the Westerly line of other lands of Heitmann, South 32° 24' 38" West, 462.57 feet to a point on the Northerly line of lands of Thomas Alfano and Nancy Alfano, Liber 22013 - Page 7081;

4) thence along the Northerly line of lands of Alfano, North 58° 06' 25" West, 152.92 feet to a point;

5) thence continuing along the Northeasterly line of lands of Alfano and lands of William G. Hyatt, Liber 22000 - Page 7767, North 39° 27' 25" West, 125.13 feet to a point on the Southeasterly line of other lands of Carlotta Heitmann, Liber 1307 - Page 261 (11 East Hook Cross Road);

6) thence along the Southeasterly line of other lands of Heitman (11 East Hook Cross Road) and other lands of Uwe Heitmann and Carlotta Heitmann, Liber 1754 - Page 98 (7 East Hook Cross Road), North 33° 50' 17" West, 421.26 feet to the place of beginning.

CONTAINING: 2.871 Acres or 125,061 Sq. Ft.

All Bearings are referred to Magnetic North.

The above-described premises are subject to an Engineering Control Area known as EC1, consisting of EC1a and EC1b.

JANUARY 11, 2017

CHRISTOPHER J. ZELL, P.L.S.  
BRINNIER and LARIOS, P.C.

ENGINEERING CONTROL AREA 1a (EC1a)

Beginning at a point being the Northwestern corner of lands of Carlotta Heitmann and Uwe Heitmann, said point also being the Southwestern corner of lands of Town of East Fishkill, Liber 22007 - Page 9183, and running:

1) thence from said point of beginning, along the Southerly line of lands of Town of East Fishkill, South 74° 13' 48" East, 70.68 feet to a point;

2) thence through the lands of Carlotta and Uwe Heitmann, the following courses and distances: South 32° 13' 00" East, 34.32 feet to a point;

3) thence South 71° 11' 45" East, 36.22 feet to a point;

4) thence South 16° 27' 53" West, 105.29 feet to a point;

5) thence North 73° 37' 14" West, 87.23 feet to a point;

6) thence North 16° 03' 19" East, 89.10 feet to a point;

7) thence North 61° 37' 05" West, 54.80 feet to a point on the Easterly line of other lands of Uwe Heitmann and Carlotta Heitmann, Liber 1754 - Page 98 (7 East Hook Cross Road);

8) thence along the Easterly line of other lands of Heitmann, North 33° 50' 17" East, 29.64 feet to the place of beginning.

EC1a AREA CONTAINING: 0.274 Acres or 11,913.63 Square Feet.

ENGINEERING CONTROL AREA 1b (EC1b)

Beginning at a point on the Easterly line of other lands of Uwe and Carlotta Heitmann, Liber 1754 - Page 98 (7 East Hook Cross Road), said point being South 33° 50' 17" West, 141.95 feet from the Southwestern corner of lands of Town of East Fishkill, Liber 22007 - Page 9183, and running:

1) thence from said point of beginning, through the lands of Carlotta Heitmann and Uwe Heitmann (47 Stone Ridge Lane), the following courses and distances: South 8° 42' 09" East, 15.33 feet to a point;

2) thence South 81° 17' 51" West, 14.06 feet to a point on the Easterly line of other lands of Heitmann (7 East Hook Cross Road);

3) thence along the Easterly line of other lands of Heitmann, North 33° 50' 17" East, 20.80 feet to the place of beginning.

EC1b AREA CONTAINING: 0.002 Acres, or 107.78 Square Feet

TOTAL ENGINEERING CONTROL (EC1) AREA: 0.276 Acres or 12,021.41 Sq. Ft.

All Bearings are referred to Magnetic North.

JANUARY 11, 2017

CHRISTOPHER J. ZELL, P.L.S.  
BRINNIER and LARIOS, P.C.

ENGINEERING/INSTITUTIONAL CONTROLS

- Compliance with the DCR & EE by the Grantor and the Grantor's successors and assigns.
- Access to the Source Extraction and Treatment System (SETS) Engineering Control (EC1) and associated features via Access Road on the Controlled Property from East Hook Cross Road must be maintained.
- The use and development of the site is limited to Restricted Residential, Commercial and Industrial uses only as described in 6NYCRR Part 375-1.8(g)(2) (ii), (iii) & (iv).
- No intrusive work of any kind will be permitted within the SETS (EC1) area (25 feet in all directions from the SETS from features such as underground piping associated with the SETS) including the Access Road on the controlled property.
- Use of the groundwater underlying the property is prohibited.
- Consistent with County and Town codes, no wells may be drilled for any purpose.

THIS CONTROLLED PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS, RESTRICTIONS & ENVIRONMENTAL EASEMENTS (DCR & EE) HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW.

THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THE DCR & EE ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (ICI&AP). A COPY OF THE ICI&AP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE ICI&AP MAY BE OBTAINED FROM NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT [derweb@dec.ny.gov](mailto:derweb@dec.ny.gov)

DCR & EE AREA ACCESS

THE USEPA AND/OR NYSDC OR THEIR AGENT MAY ACCESS THE CONTROLLED PROPERTY AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT.

NOTE:  
THIS SURVEY HAS BEEN REVISED WITH THE BENEFIT OF TITLE REPORT COMMITMENT NO. 1512-1822302, DATED JULY 24, 2015, UPDATED FEBRUARY 17, 2016, PREPARED BY THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE TITLE COMPANY.

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Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7208, Subdivision 2 of the New York State Education Law.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent owner or future grantees.

Only copies from the original of this survey marked with an original of the surveyor's seal shall be considered valid true copies.

The location of underground improvements or encroachments, if any exist or are shown hereon, are not certified.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. 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 listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

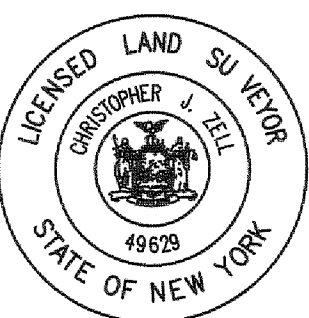
TAX MAP REFERENCE  
Town of East Fishkill  
Parcel Grid Identification Nos.  
132800-6455-02-798621-0000

DEED REFERENCES  
Liber 1401 of Deeds at Page 215

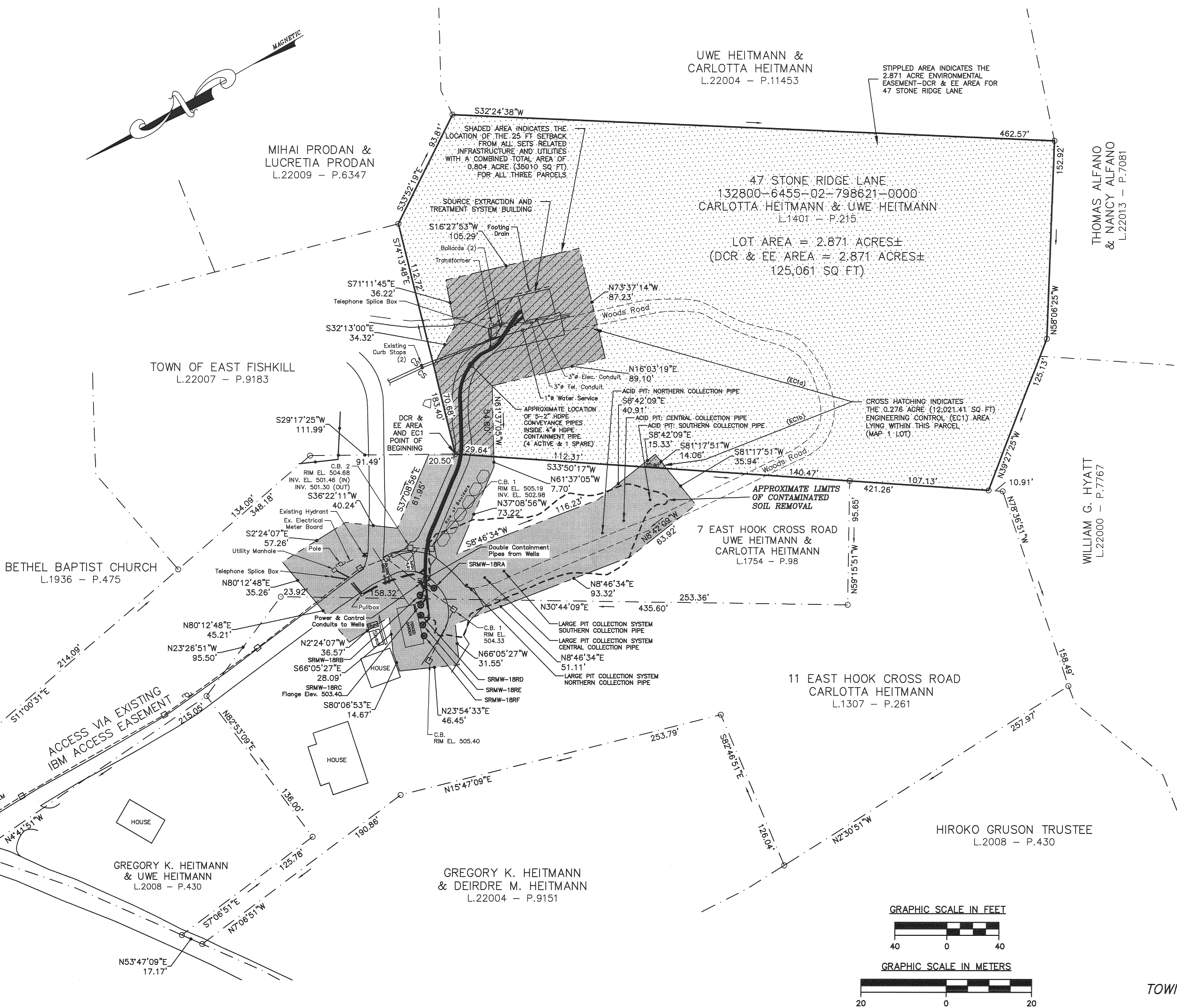
CERTIFICATION

- I hereby certify this survey to:
- The People of the State of New York Acting Through Their Commissioner of the Department of Environmental Conservation
  - Carlotta Heitmann and Uwe Heitmann
  - The Security Title Guarantees Corporation of Baltimore
- Commitment No. 1512-1822302

Christopher J. Zell, P.L.S.  
N.Y.S. License No. 49629



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MAP 1

ENVIRONMENTAL EASEMENT ON LANDS OF

CARLOTTA HEITMANN  
& UWE HEITMANN

47 STONE RIDGE LANE

TOWN OF EAST FISHKILL DUTCHESS COUNTY NEW YORK

JANUARY 11, 2017



SHENANDOAH ROAD DCR AND EE AREA DESCRIPTION MAP 2

DESCRIPTION OF AN ENVIRONMENTAL EASEMENT  
ON LANDS OF CARLOTTA & UWE HEITMANN  
7 EAST HOOK CROSS ROAD  
TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK

Beginning at a point on the Easterly side of East Hook Cross Road, said point also being on the Westerly line of lands of Bethel Baptist Church, Liber 1936 – Page 475, and running:

- 1) thence from said point of beginning, along the Westerly line of lands of Bethel Baptist Church, the following courses and distances: South 2° 57' 09" East, 65.67 feet to a point;
- 2) thence South 13° 12' 23" West, 202.82 feet to a point;
- 3) thence continuing along the Westerly line of lands of Bethel Baptist Church and lands of Town of East Fishkill, Liber 22007 – Page 9183, South 11° 00' 31" East, 348.18 feet to a point;
- 4) thence still along the Westerly line of lands of Town of East Fishkill, South 29° 17' 25" West, 111.99 feet to a point at the Northwesterly corner of other lands of Carlotta Heitmann and Uwe Heitmann, Liber 1401 – Page 215;
- 5) thence along the Westerly line of other lands of Heitmann, the following courses and distances: South 33° 50' 17" West, 303.22 feet to a point on the Northerly line of other lands of Carlotta Heitmann, Liber 1307 – Page 261;
- 6) thence along the Northerly and Easterly lines of other lands of Heitmann, the following courses and distances: North 59° 15' 51" West, 95.65 feet to a point;
- 7) thence North 30° 44' 09" East, 435.60 feet to a point;
- 8) thence North 23° 26' 51" West, 95.50 feet to a point;
- 9) thence North 4° 41' 51" West, 215.05 feet in East hook Cross Road;
- 10) thence through and along the Easterly side of East Hook Cross Road, the following courses and distances: North 48° 32' 09" East, 32.40 feet to a point;
- 11) thence North 23° 40' 17" East, 226.72 feet to the place of beginning.

CONTAINING: 1.850 Acres or 80,586 Square Feet

All Bearings are referred to Magnetic North.

The above-described premises are subject to an Engineering Control Area known as EC2.

JANUARY 11, 2017

CHRISTOPHER J. ZELL, P.L.S.  
BRINNIER and LARIOS, P.C.

ENGINEERING CONTROL AREA 2 (EC2)

Beginning at a point at the Southwesterly corner of lands at the Town of East Fishkill, Liber 22007 – Page 9183, said point also being the Northwesterly corner of lands of Carlotta Heitmann and Uwe Heitmann, Liber 1401 – Page 215 (47 Stone Ridge Lane), and running:

- 1) thence from said point of beginning, along the Westerly line of other lands of Heitmann (47 Stone Ridge Lane), South 33° 50' 17" West, 29.64 feet to point;
- 2) thence through the lands of Uwe and Carlotta Heitmann (7 East Hook Cross Road) the following courses and distances: North 61° 37' 05" West, 7.70 feet to a point;
- 3) thence North 37° 08' 56" West, 73.22 feet to a point;
- 4) thence South 8° 46' 34" West, 116.23 feet to a point;
- 5) thence South 8° 42' 09" East, 40.91 feet to a point on the Westerly line of other lands of Carlotta & Uwe Heitmann (47 Stone Ridge Lane);
- 6) thence along the Westerly line of other lands of Heitmann (47 Stone Ridge Lane), South 33° 50' 17" West, 20.80 feet to a point;
- 7) thence continuing through the lands of Heitmann (7 East Hook Cross Road) the following courses and distances: South 81° 17' 51" West, 35.94 feet to a point;
- 8) thence North 8° 42' 09" West, 63.92 feet to a point;

- 9) thence North 8° 46' 34" East, 93.32 feet to a point on the Easterly line of lands of Carlotta Heitmann, Liber 1307 – Page 261 (11 East Hook Cross Road);
- 10) thence along the Easterly line of other lands of Heitmann (11 East Hook Cross Road), North 30° 44' 09" East, 158.32 feet to a point;
- 11) thence continuing through the lands of Uwe & Carlotta Hietmann (7 East Hook Cross Road) the following courses and distances: North 80° 12' 48" East, 35.26 feet to a point;
- 12) thence South 2° 24' 07" East, 57.26 feet to a point;
- 13) thence South 36° 22' 11" West, 40.24 feet to a point
- 14) thence South 37° 08' 56" East, 61.95 feet to a point on the Westerly line of lands of Town of East Fishkill;
- 15) thence along the Westerly line of lands of Town of East Fishkill, South 29° 17' 25" West, 20.50 feet to the place of beginning.

ENGINEERING CONTROL (EC2) AREA CONTAINING: 0.427 Acres or 18,585.41 Square Feet.

All Bearings are referred to Magnetic North.

JANUARY 11, 2017

CHRISTOPHER J. ZELL, P.L.S.  
BRINNIER and LARIOS, P.C.

NOTE: THIS SURVEY HAS BEEN REVISED WITH THE BENEFIT OF TITLE REPORT COMMITMENT NO. 1512-1822303, DATED JULY 24, 2013, PREPARED BY THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE TITLE COMPANY.

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Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent owner or future grantees.

Only copies from the original of this survey marked with an original of the surveyor's seal shall be considered valid true copies.

The location of underground improvements or encroachments, if any exist or are shown hereon, are not certified.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on the behalf of the title company, governmental agency and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

TAX MAP REFERENCE  
Town of East Fishkill,  
Parcel Grid Identification Nos.  
132800-6455-02-791668-0000

DEED REFERENCES  
Liber 1754 of Deeds at Page 98

CERTIFICATION

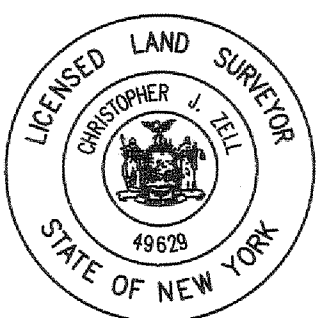
- I hereby certify this survey to:
1. The People of the State of New York Acting Through Their Commissioner of the Department of Environmental Conservation
  2. Uwe Heitmann and Carlotta Heitmann
  3. The Security Title Guarantee Corporation of Baltimore
- Commitment No. 1512-1822303

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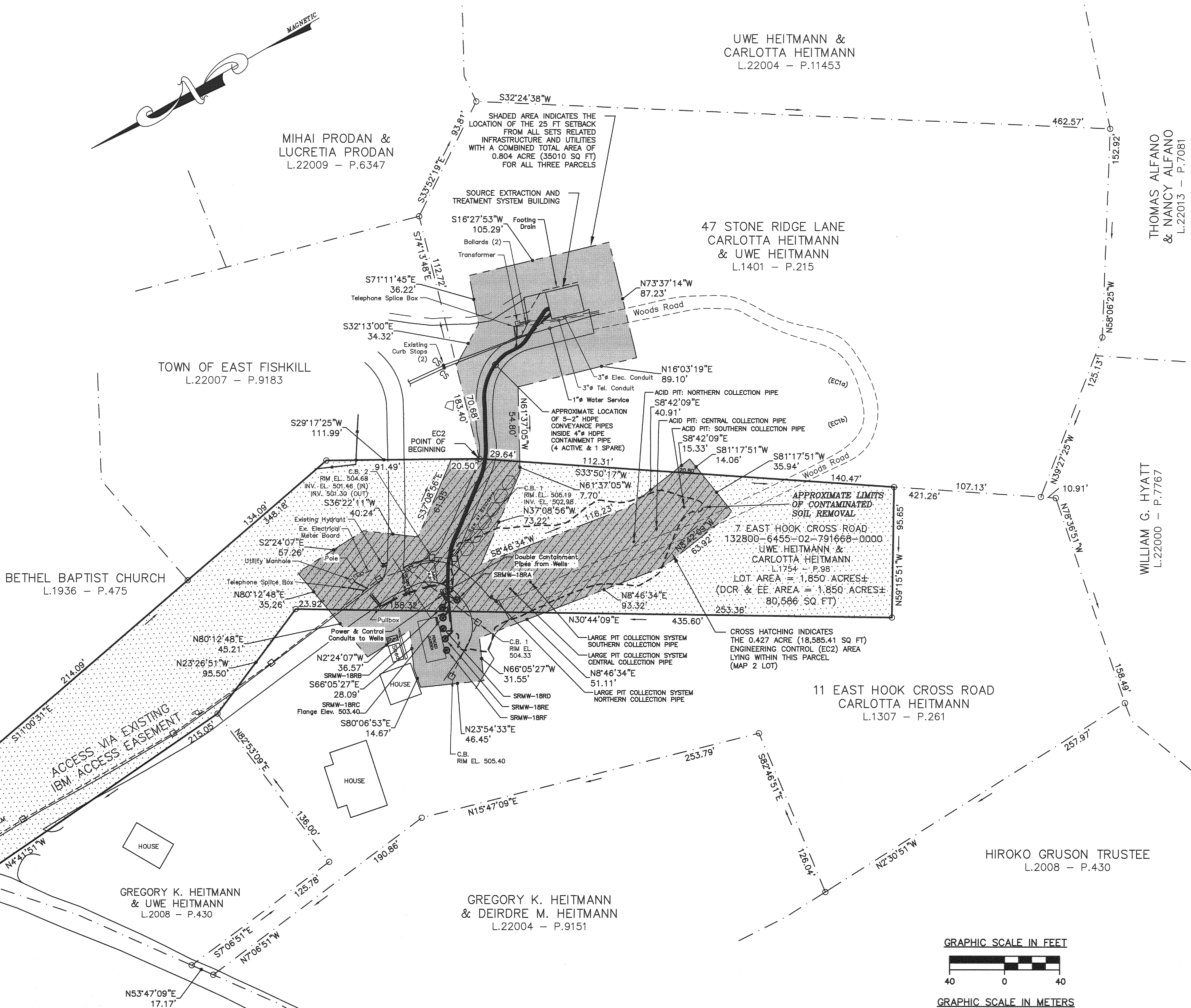
LEGEND

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- EC AREA BOUNDARY
- CONTAMINATED SOIL REMOVAL AREA
- ACID PIT
- EXTRACTION/MONITORING WELL
- BUILDING/STRUCTURE
- STORM WATER CATCH BASIN
- STORM WATER LINE
- UTILITY POLE
- PAVED ROAD
- DIRT ROAD
- HYDRANT
- ROCK
- FOOTING DRAIN
- CURB STOP
- WIRE FENCE
- ENVIRONMENTAL EASEMENT  
-DCR & EE AREA FOR MAP 2 LOT
- EC AREA FOR 3 LOTS (MAPS 1, 2 & 3)
- EC AREA FOR MAP 2 LOT

STIPPLED AREA INDICATES THE 1.850 ACRE ENVIRONMENTAL EASEMENT-DCR & EE AREA FOR 7 EAST HOOK CROSS ROAD



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ENGINEERING/INSTITUTIONAL CONTROLS

- Compliance with the DCR & EE by the Grantor and the Grantor's successors and assigns.
- Access for the Source Extraction and Treatment System (SETS) Engineering Control (EC1) located on 47 Stone Ridge Lane must be maintained.
- Access to the SETS (EC2) and associated features on the controlled property via access road from East Hook Cross Road must be maintained.
- Access to the SETS (EC3) area which includes extraction wells SRMW-18RE, SRMW-18RC, SRMW-18RB and SRMW-18RA and underground conveyance piping and associated features on the Controlled Property via Access Road from East Hook Cross Road must be maintained.
- The use and development of the Controlled Property is limited to Restricted Residential, Commercial and Industrial uses only as described in 6NYCRR Part 375-1.8(g)(2) (ii), (iii) & (iv).
- No intrusive work of any kind will be permitted within the SETS (EC2) area (25 feet in all directions from features such as underground piping associated with the SETS) including the Access Road on the Controlled Property.
- Construction of any permanent structure within the footprint of the Contaminated Soil Removal Area must be slab on grade and footers that must not involve excavation to a depth of greater than 6 feet below ground surface. Such structures must not be for human occupancy as a dwelling and must not require any underground utilities and infrastructure such as but not limited to water and sewer service. Roof drainage may not be conveyed to subsurface drainage systems. If roof drainage includes gutters and downspouts, roof drainage must be conveyed to the nearest existing storm catch basin but may not impede the capacity of the storm sewer used to convey treated groundwater discharge from SETS. Telephone, internet cable and electrical service to such structure must be provided by overhead pole to structure cabling.
- Use of the groundwater underlying the property is prohibited.
- Consistent with County and Town codes, no wells may be drilled for any purpose.

THIS CONTROLLED PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS, RESTRICTIONS & ENVIRONMENTAL EASEMENTS (DCR & EE) HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW.

THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THE DCR & EE ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (ICI&AP). A COPY OF THE ICI&AP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE ICI&AP MAY BE OBTAINED FROM NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT [derweb@dec.ny.gov](mailto:derweb@dec.ny.gov)

DCR & EE AREA ACCESS

THE USEPA AND/OR NYSDEC OR THEIR AGENT MAY ACCESS THE CONTROLLED PROPERTY AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT.

MAP 2

ENVIRONMENTAL EASEMENT ON LANDS OF

**UWE HEITMANN &  
CARLOTTA HEITMANN**

7 EAST HOOK CROSS ROAD

TOWN OF EAST FISHKILL DUTCHESS COUNTY NEW YORK

JANUARY 11, 2017



SHENANDOAH ROAD DCR AND EE AREA DESCRIPTION MAP 3

DESCRIPTION OF AN ENVIRONMENTAL EASEMENT  
ON LANDS OF CARLOTTA HEITMANN  
11 EAST HOOK CROSS ROAD  
TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK

Beginning at a point in East Hook Cross Road, said point also being the most Westerly corner of lands of Gregory K. Heitmann and Uwe Heitmann, Liber 2008 – Page 430;

1) thence from said point of beginning, along the Westerly and Southerly line of lands of Gregory and Uwe Heitman, the following courses and distances: South 7° 06' 51" East, 125.78 feet to a point;

2) thence North 82° 53' 09" East, 136.00 feet to a point on the Westerly line of lands of Uwe Heitmann and Carlotta Heitmann, Liber 1754 – Page 98;

3) thence along the Westerly line of lands of Heitman, the following courses and distances: South 23° 26' 51" East, 95.50 feet to a point;

4) thence South 30° 44' 09" West, 435.60 feet to a point;

5) thence South 59° 15' 51" East, 95.65 feet to a point on the Westerly line of other lands of Carlotta Heitmann and Uwe Heitmann, Liber 1401 – Page 215;

6) thence along the Westerly line of other lands of Heitmann, South 33° 50' 17" West, 118.04 feet to a point on the Northerly line of lands of William G. Hyatt, Liber 22000 – Page 7767;

7) thence along the Northerly line of lands of Hyatt, North 78° 36' 51" West, 158.49 feet to a point on the Easterly line of lands of Hiroko Gruson Trustee, Liber 2008 – Page 430;

8) thence along the Easterly line of lands of Gruson, North 2° 30' 51" West, 257.97 feet to a point at the Southwesterly corner of lands of Gregory K. Heitmann and Deirdre M. Heitmann, Liber 22004 – Page 9151;

9) thence along the Southerly and Easterly line of lands of Gregory and Deirdre Heitmann, the following courses and distances: South 82° 46' 51" East, 126.04 feet to a point;

10) thence North 15° 47' 09" East, 253.79 feet to a point;

11) thence North 7° 06' 51" West, 190.86 feet to a point in East Hook Cross Road;

12) thence through East Hook Cross Road, North 53° 47' 09" East, 17.17 feet to the place of beginning.

CONTAINING: 2.267 Acres or 98,751 Square Feet

All Bearings are referred to Magnetic North.

The above-described premises are subject to the rights of the public in and to any portion of said premises lying within the bounds of the public road known as East Hook Cross Road.

The above-described premises are subject to an Engineering Control Area known as EC3.

JANUARY 11, 2017

CHRISTOPHER J. ZELL, P.L.S.  
BRINNIER and LARIOS, P.C.

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DCR & EE AREA ACCESS

THE USEPA AND/OR NYSDEC OR THEIR AGENT MAY ACCESS THE CONTROLLED PROPERTY AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT

NOTE: THIS SURVEY HAS BEEN REVISED WITH THE BENEFIT OF TITLE REPORT COMMITMENT NO. 1512-1822301, DATED JULY 24, 2015, UPDATED FEBRUARY 17, 2016, PREPARED BY THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE TITLE COMPANY.

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The location of underground improvements or encroachments, if any exist or are shown hereon, are not certified.

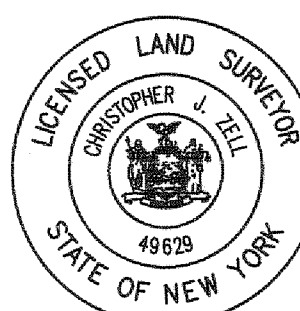
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TAX MAP REFERENCE  
Town of East Fishkill,  
Parcel Grid Identification Nos.  
132800-6455-02-775657-0000

DEED REFERENCES  
Liber 1307 of Deeds at Page 261

CERTIFICATION  
I hereby certify this survey to:  
1. The People of the State of New York Acting Through Their Commissioner of the Department of Environmental Conservation  
2. Carlotta Heitmann  
3. The Security Title Guarantee Corporation of Baltimore Commitment No. 1512-1822301

Christopher J. Zell, P.L.S.  
N.Y.S. License No. 49629



ENGINEERING CONTROL AREA 3 (EC3)

Beginning at a point on the Westerly line of lands of Uwe Heitmann & Carlotta Heitmann, Liber 1754 – Page 98 (7 East Hook Cross Road), said point also being South 30° 44' 09" West, 23.92 feet from the Northeasterly corner of lands of Carlotta Heitmann, Liber 1307 – Page 261 (11 East Hook Cross Road), and running:

1) thence from said point of beginning, along Westerly line of lands of Uwe & Carlotta Heitmann (7 East Hook Cross Road), South 30° 44' 09" West, 158.32 feet to a point;

2) thence through the lands of Carlotta Heitmann (11 East Hook Cross Road) the following courses and distances: North 8° 46' 34" East, 51.11 feet to a point;

3) thence North 66° 05' 27" West, 31.55 feet to a point;

4) thence North 23° 54' 33" East, 46.45 feet to a point;

5) thence South 80° 06' 53" East, 14.67 feet to a point;

6) thence South 66° 05' 23" East, 28.09 feet to a point;

7) thence North 02° 24' 07" West, 36.57 feet to a point;

8) thence North 80° 12' 48" East, 45.21 feet to the place of beginning.

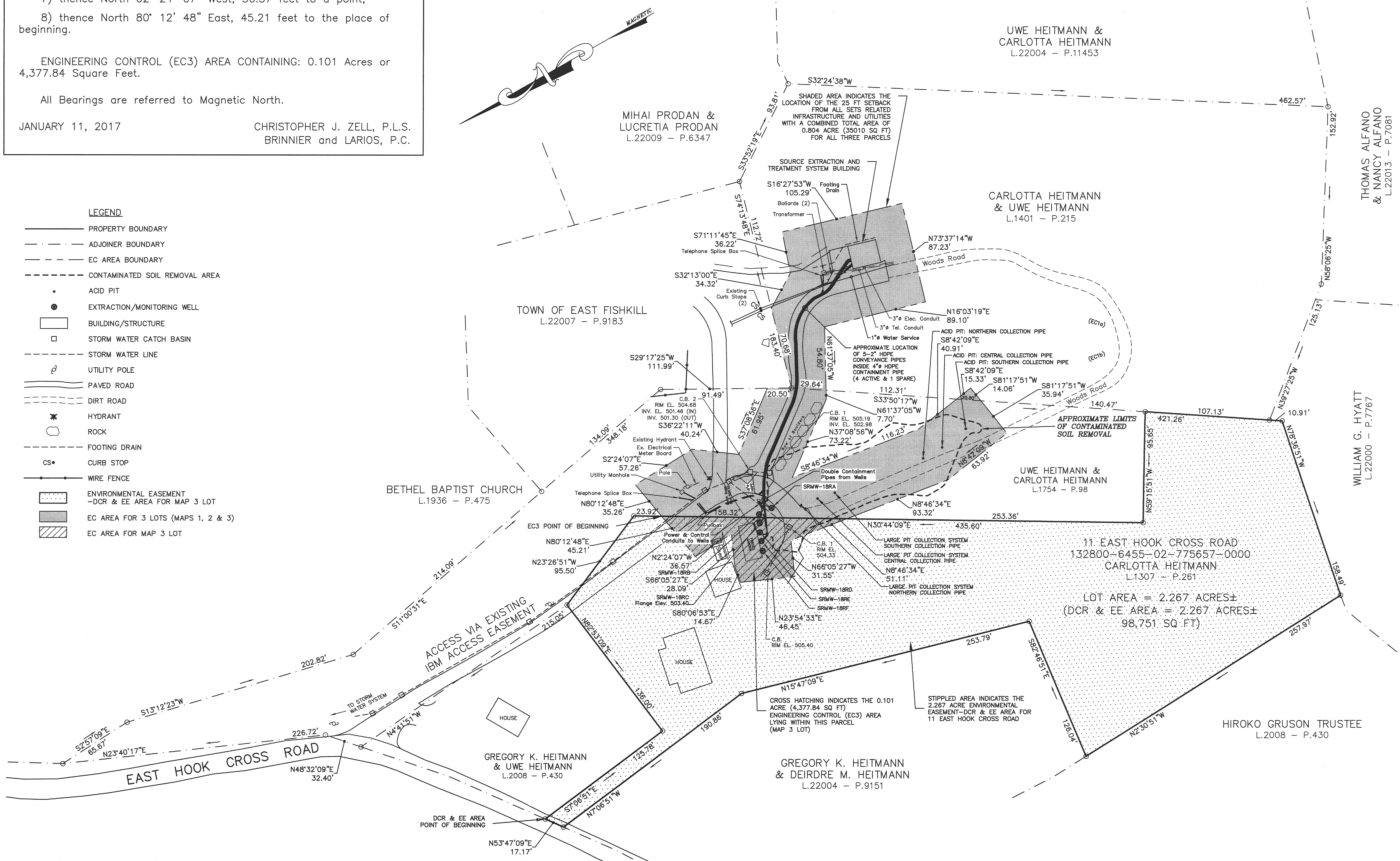
ENGINEERING CONTROL (EC3) AREA CONTAINING: 0.101 Acres or 4,377.84 Square Feet.

All Bearings are referred to Magnetic North.

JANUARY 11, 2017

CHRISTOPHER J. ZELL, P.L.S.  
BRINNIER and LARIOS, P.C.

LEGEND	
	PROPERTY BOUNDARY
	ADJOINER BOUNDARY
	EC AREA BOUNDARY
	CONTAMINATED SOIL REMOVAL AREA
	ACID PIT
	EXTRACTION/MONITORING WELL
	BUILDING/STRUCTURE
	STORM WATER CATCH BASIN
	STORM WATER LINE
	UTILITY POLE
	PAVED ROAD
	DIRT ROAD
	HYDRANT
	ROCK
	FOOTING DRAIN
	CURB STOP
	WIRE FENCE
	ENVIRONMENTAL EASEMENT -DCR & EE AREA FOR MAP 3 LOT
	EC AREA FOR 3 LOTS (MAPS 1, 2 & 3)
	EC AREA FOR MAP 3 LOT



THIS CONTROLLED PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS, RESTRICTIONS & ENVIRONMENTAL EASEMENTS (DCR & EE) HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW.

BRINNIER & LARIOS, P. C.  
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ENGINEERING/INSTITUTIONAL CONTROLS

- Compliance with the DCR & EE by the Grantor and the Grantor's successors and assigns.
- Access to monitoring wells SRMW-18RF and SRMW-18RD on the Controlled Property as defined in the ICI&AP and Comprehensive Monitoring Plan must be maintained.
- Access to the Source Extraction and Treatment System (SETS) Engineering Control (EC3) area, which includes extraction wells SRMW-18RE, SRMW-18RC, SRMW-18RB and SRMW-18RA and underground conveyance piping and associated features via Access Road on the Controlled Property from East Hook Cross Road must be maintained.
- The use and development of the Controlled Property is limited to Restricted Residential, Commercial and Industrial uses only as described in 6NYCRR Part 375-1.8(g)(2) (ii), (iii) & (iv).
- No intrusive work of any kind will be permitted within the SETS (EC3) area (25 feet in all directions from features such as extraction wells and underground piping associated with the SETS including the Access Road on the Controlled Property.

- Construction of any permanent structure within the footprint of the Contaminated Soil Removal Area must be slab on grade and footers that must not involve excavation to a depth of greater than 6 feet below ground surface. Such structures must not be for human occupancy as a dwelling and must not require any underground utilities and infrastructure such as but not limited to water and sewer service. Roof drainage may not be conveyed to subsurface drainage systems. If roof drainage includes gutters and downspouts, roof drainage must be conveyed to the nearest existing storm catch basin but may not impede the capacity of the storm sewer used to convey treated groundwater discharge from SETS. Telephone, Internet cable and electrical service to such structure must be provided by overhead pole to structure cabling.
- Use of the groundwater underlying the property is prohibited.
- Consistent with County and Town codes, no wells may be drilled for any purpose.

GRAPHIC SCALE IN FEET

GRAPHIC SCALE IN METERS

MAP 3

ENVIRONMENTAL EASEMENTS ON LANDS OF

CARLOTTA HEITMANN

11 EAST HOOK CROSS ROAD

TOWN OF EAST FISHKILL DUTCHESS COUNTY NEW YORK

JANUARY 11, 2017