

Drawing Name: L521682...R04 Layout: SHEET 1 W.C. No. 21682 Checked by: SRM Spell checked by: MRS Closed by: SRM/ULT On: 04/28/14 FILE No. 86-129 T.M.: 5955-02-798930 & 791875 GEOGRAPHIC INDEX 559300 597980

LEGEND

Bldg.	Building
Fen.	Fence
CMP	Corrugated Metal Pipe
N	North
S	South
E	East
W	West
Δ	Delta Angle
R	Radius
L	Length of Curve

DESCRIPTION OF ENVIRONMENTAL EASEMENT

ALL that certain parcel of land situate in the Town of Fishkill, County of Dutchess and State of New York that is a portion of Lot 1 and a portion of Lot 2 as shown on that certain map entitled "Subdivision of Chelsea Industrial Park..." which was filed in the Dutchess County Clerk's Office on December 18, 2000 as Map No. 11111 that is bounded and described as follows:

BEGINNING at a point in the northerly line of Industrial Way at the southwestern terminus of the division line between the property herein described on the west and Lot 1-105 as shown on that certain map entitled "Final Subdivision Plat..." The Waterfront at Fishkill..." which was filed in the Dutchess County Clerk's Office on February 26, 2002 as Map No. 11351 on the east. THENCE from the said point of beginning along the northerly line of Industrial Way

on a curve to the left, the center of which bears S 26°42'16" W, the central angle of which is 91°2'16", the radius of which is 200.00 feet for 32.13 feet and

N 72°30'00" W 256.00 feet

to a point, thence running through Lot 2, through Lot 1 and through Lot 2 again, as said lots are shown on that certain map entitled "Subdivision of Chelsea Industrial Park..." which was filed in the Dutchess County Clerk's Office on December 18, 2000 as Map No. 11111

N 40°52'00" W 108.00 feet,
N 36°40'00" E 23.60 feet,
S 53°20'00" E 20.10 feet,
N 38°40'00" E 100.20 feet,
N 53°20'00" W 57.00 feet,

N 36°40'00" E 246.80 feet,
N 53°20'00" W 141.40 feet,
S 38°40'00" W 39.60 feet,
W 53°20'00" W 205.00 feet,
N 37°40'00" E 1,188.00 feet and
S 32°28'00" E 708.12 feet

to a point in the westerly line of Lot 1-105 as shown on the aforementioned Filed Map No. 11351. Thence along the same and along Parcel -2E- as shown on the aforementioned Filed Map No. 11351

S 04°28'30" W 26.47 feet,
S 11°20'40" E 100.80 feet,
S 51°06'20" W 72.27 feet,
S 55°20'00" W 84.43 feet,
S 38°58'30" W 125.11 feet,

S 42°41'50" W 146.16 feet,
S 47°07'30" W 123.75 feet,
S 51°15'00" W 130.61 feet,
S 27°22'30" W 78.70 feet,
S 37°26'30" W 147.17 feet and

S 28°15'50" W 217.17 feet
to the point or place of beginning, containing 19.885 acres, more or less.

Area = 19.885 Acres

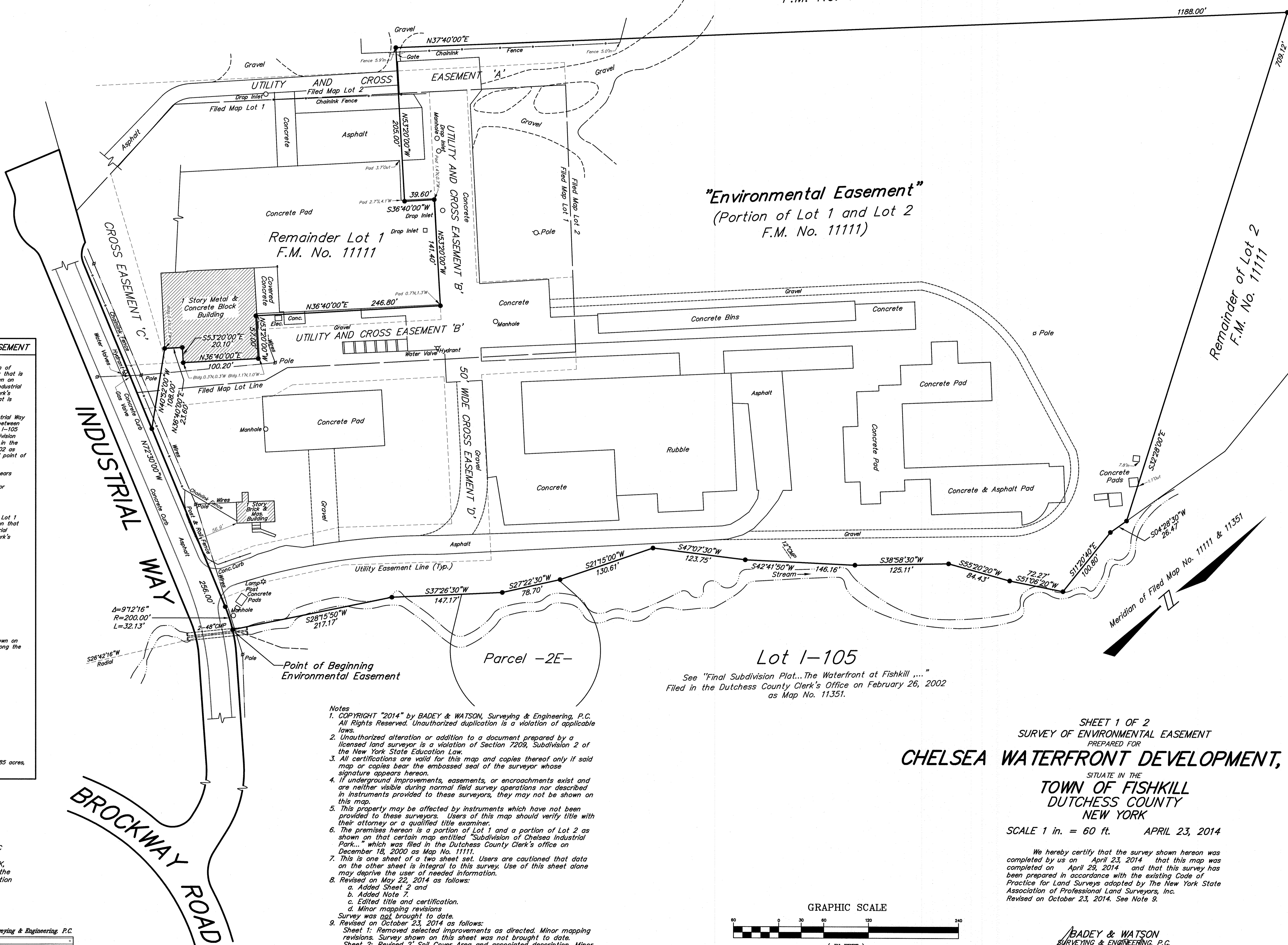
This map was prepared for the exclusive use of and is certified only to:

CHELSEA WATERFRONT DEVELOPMENT, LLC

THE PEOPLE OF THE STATE OF NEW YORK, acting through their Commissioner of the Department of Environmental Conservation

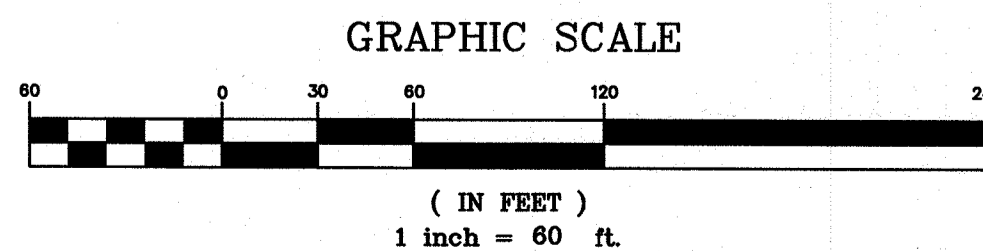
Prepared by:

BADEY & WATSON, Surveying & Engineering, P.C.
 3063 Route 9, Cold Spring, NY 10516
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 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
 4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
 5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
 6. The premises hereon is a portion of Lot 1 and a portion of Lot 2 as shown on that certain map entitled "Subdivision of Chelsea Industrial Park..." which was filed in the Dutchess County Clerk's office on December 18, 2000 as Map No. 11111.
 7. This is one sheet of a two sheet set. Users are cautioned that data on the other sheet is integral to this survey. Use of this sheet alone may deprive the user of needed information.
 8. Revised on May 22, 2014 as follows:
 - a. Added Sheet 2 and
 - b. Added Note 7.
 - c. Edited title and certification.
 - d. Minor mapping revisions.
 9. Revised on October 23, 2014 as follows:
 - a. Sheet 1: Removed selected improvements as directed. Minor mapping revisions. Survey shown on this sheet was not brought to date.
 - b. Sheet 2: Revised 2" Soil Cover Area and associated description. Minor mapping revisions. Edited sheet to show existing site conditions as of October 15, 2014.

Lot 1-105
See "Final Subdivision Plat...The Waterfront at Fishkill, ..." Filed in the Dutchess County Clerk's Office on February 26, 2002 as Map No. 11351.



SHEET 1 OF 2
SURVEY OF ENVIRONMENTAL EASEMENT
PREPARED FOR
CHELSEA WATERFRONT DEVELOPMENT, LLC

SITUATE IN THE
**TOWN OF FISHKILL
DUTCHESS COUNTY
NEW YORK**

SCALE 1 in. = 60 ft. APRIL 23, 2014

We hereby certify that the survey shown hereon was completed by us on April 23, 2014 that this map was completed on April 23, 2014 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc. Revised on October 23, 2014. See Note 9.

BADEY & WATSON
SURVEYING & ENGINEERING, P.C.
by *[Signature]*
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 49789

Drawing Name: L521882_R04 Layout: SHEET 2 W.C. No. 21882 Checked by: SRM Spell checked by: MRS/JFT Drawn by: MRS/JFT Closed by: SRM/JFT On 04/29/14 FILE No. 86-129 T.M.: 5955-02-798930 & 791875 GEOGRAPHIC INDEX 559300 597980

DESCRIPTION OF 2' SOIL COVER AREA

All that certain parcel of land situate in the Town of Fishkill, County of Dutchess and State of New York that is a portion of Lot 1 and a portion of Lot 2 as shown on that certain map entitled "Subdivision of Chelsea Industrial Park..." which was filed in the Dutchess County Clerk's Office on December 18, 2000 as Map No. 11111 that is bounded and described as follows:

BEGINNING at a point which is the southeasterly corner of the parcel herein described, said point being distant

N 00°47'05" W 80.20 feet (tie)

from the southwesterly terminus of the division line between the Lot 2 as shown on that certain map entitled "Subdivision of Chelsea Industrial Park..." which was filed in the Dutchess County Clerk's Office on December 18, 2000 as Map No. 11111 on the west and Lot 1-105 as shown on that certain map entitled "Final Subdivision Plat... The Waterfront at Fishkill..." which was filed in the Dutchess County Clerk's Office on February 26, 2002 as Map No. 11351 on the east; THENCE from the said point of beginning and running through Lot 2, through Lot 1 and through Lot 2 again, as said lots are shown on that certain map entitled "Subdivision of Chelsea Industrial Park..." which was filed in the Dutchess County Clerk's Office on December 18, 2000 as Map No. 11111

S 89°13'00" W 31.00 feet,
 N 77°52'24" W 74.36 feet,
 N 37°44'00" E 50.80 feet,
 N 52°16'00" W 30.82 feet,
 S 37°46'00" W 26.16 feet,
 N 44°03'00" W 8.60 feet,
 N 19°31'00" W 54.90 feet,
 N 15°13'00" W 55.20 feet,
 N 10°05'00" W 39.50 feet,
 N 06°02'00" W 49.60 feet,
 N 12°36'00" E 55.50 feet,
 N 26°19'00" E 34.70 feet,
 W 36°57'00" E 102.00 feet,
 N 53°02'00" W 83.50 feet,
 N 37°00'00" E 91.70 feet,
 S 53°00'00" E 49.90 feet,
 N 57°00'00" E 408.93 feet,
 S 52°58'00" E 33.50 feet,
 N 36°57'00" E 80.00 feet,
 N 45°44'00" E 33.50 feet,
 N 33°34'00" E 38.60 feet,
 N 27°33'00" E 37.30 feet,
 N 19°09'00" E 44.80 feet,
 N 18°31'00" W 42.90 feet,
 N 14°27'00" E 8.40 feet,
 N 47°48'00" E 33.10 feet,
 N 68°28'00" E 160.84 feet and
 S 32°29'00" E 258.82 feet

to a point in the westerly line of Lot 1-105 as shown on the aforementioned Filed Map No. 11351. Thence along the same

S 04°28'30" W 26.47 feet

to a point. Thence continuing through Lot 2 as shown on the aforementioned Filed Map No. 11111

S 15°44'00" W 98.07 feet and
 S 39°12'00" W 125.00 feet

to a point in the westerly line of said Lot 1-105. Thence continuing through said Lot 2

N 84°06'00" W 9.62 feet,
 S 37°22'00" W 44.17 feet,
 S 49°37'00" W 30.60 feet,
 S 33°57'00" W 15.20 feet,
 S 41°51'00" W 132.20 feet,
 S 48°42'00" W 27.20 feet,
 S 39°37'00" W 35.80 feet,
 S 51°23'00" W 25.40 feet and
 S 34°19'00" W 49.90 feet

to a point in the westerly line of said Lot 1-105. Thence continuing along said Lot 1-105

S 47°07'30" W 29.90 feet and
 S 21°15'00" W 22.70 feet

to a point. Thence continuing through said Lot 2

S 36°09'00" W 39.20 feet,
 S 24°31'00" W 40.90 feet,
 S 33°32'00" W 66.30 feet,
 S 02°48'00" E 14.20 feet,
 S 14°20'00" W 18.30 feet,
 S 35°38'00" W 37.60 feet,
 S 78°43'00" W 120.80 feet,
 S 36°26'00" W 120.80 feet,
 S 32°36'00" W 87.90 feet and
 S 21°04'00" W 18.10 feet

to the point or place of beginning, containing 8.658 acres, more or less.

DESCRIPTION OF SOIL CONSOLIDATION AREA

All that certain parcel of land situate in the Town of Fishkill, County of Dutchess and State of New York that is a portion of Lot 2 as shown on that certain map entitled "Subdivision of Chelsea Industrial Park..." which was filed in the Dutchess County Clerk's Office on December 18, 2000 as Map No. 11111 that is bounded and described as follows:

BEGINNING at a point, said point being distant

N 14°08'00" E 402.00 feet (tie)

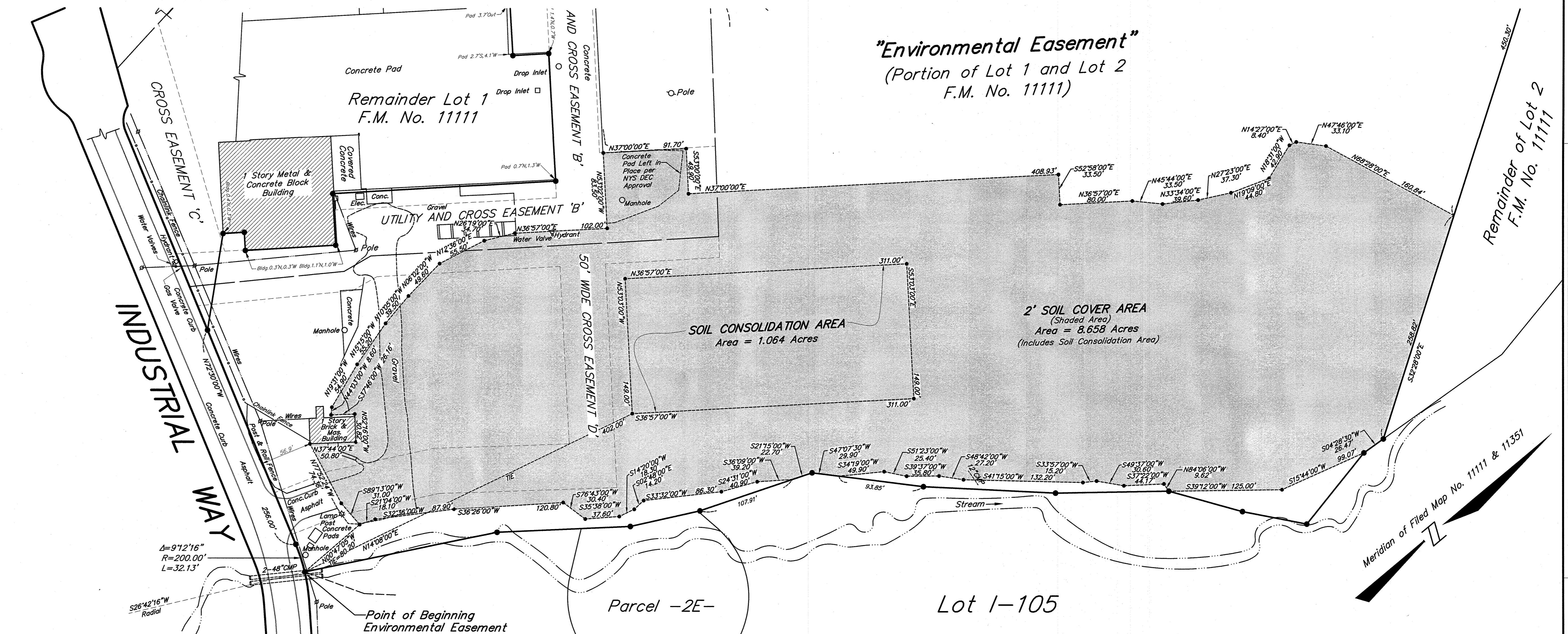
from the southwesterly terminus of the division line between the Lot 2 as shown on that certain map entitled "Subdivision of Chelsea Industrial Park..." which was filed in the Dutchess County Clerk's Office on December 18, 2000 as Map No. 11111 on the west and Lot 1-105 as shown on that certain map entitled "Final Subdivision Plat... The Waterfront at Fishkill..." which was filed in the Dutchess County Clerk's Office on February 26, 2002 as Map No. 11351 on the east. THENCE from the said point of beginning through said Lot 2

N 53°03'00" W 149.00 feet,
 N 36°57'00" E 311.00 feet,
 S 53°03'00" E 149.00 feet and
 S 36°57'00" W 311.00 feet

to the point or place of beginning, containing 1.064 acres, more or less.

LEGEND

Bldg.	Building
Fen.	Fence
CMP	Corrugated Metal Pipe
N	North
S	South
E	East
W	West
Δ	Delta Angle
R	Radius
L	Length of Curve



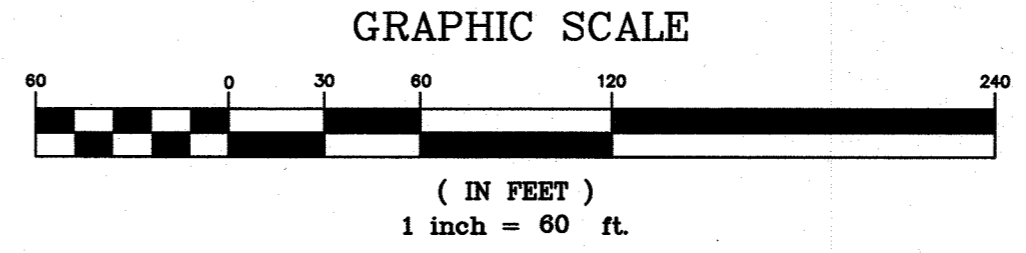
Area = 19.885 Acres

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 CHELSEA WATERFRONT DEVELOPMENT, LLC
 THE PEOPLE OF THE STATE OF NEW YORK, acting through their Commissioner of the Department of Environmental Conservation

Prepared by:

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SHEET 2 OF 2
 SURVEY OF ENVIRONMENTAL EASEMENT
 PREPARED FOR
CHELSEA WATERFRONT DEVELOPMENT, LLC
 SITUATE IN THE
**TOWN OF FISHKILL
 DUTCHESS COUNTY
 NEW YORK**
 SCALE 1 in. = 60 ft. APRIL 23, 2014

We hereby certify that the survey shown hereon was completed by us on April 23, 2014 that this map was completed on April 29, 2014 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc. Revised on October 23, 2014. See Note 9.

BADEY & WATSON
 SURVEYING & ENGINEERING, P.C.
 by *[Signature]*
 NEW YORK STATE LICENSED LAND SURVEYOR
 LICENSE No. 49789