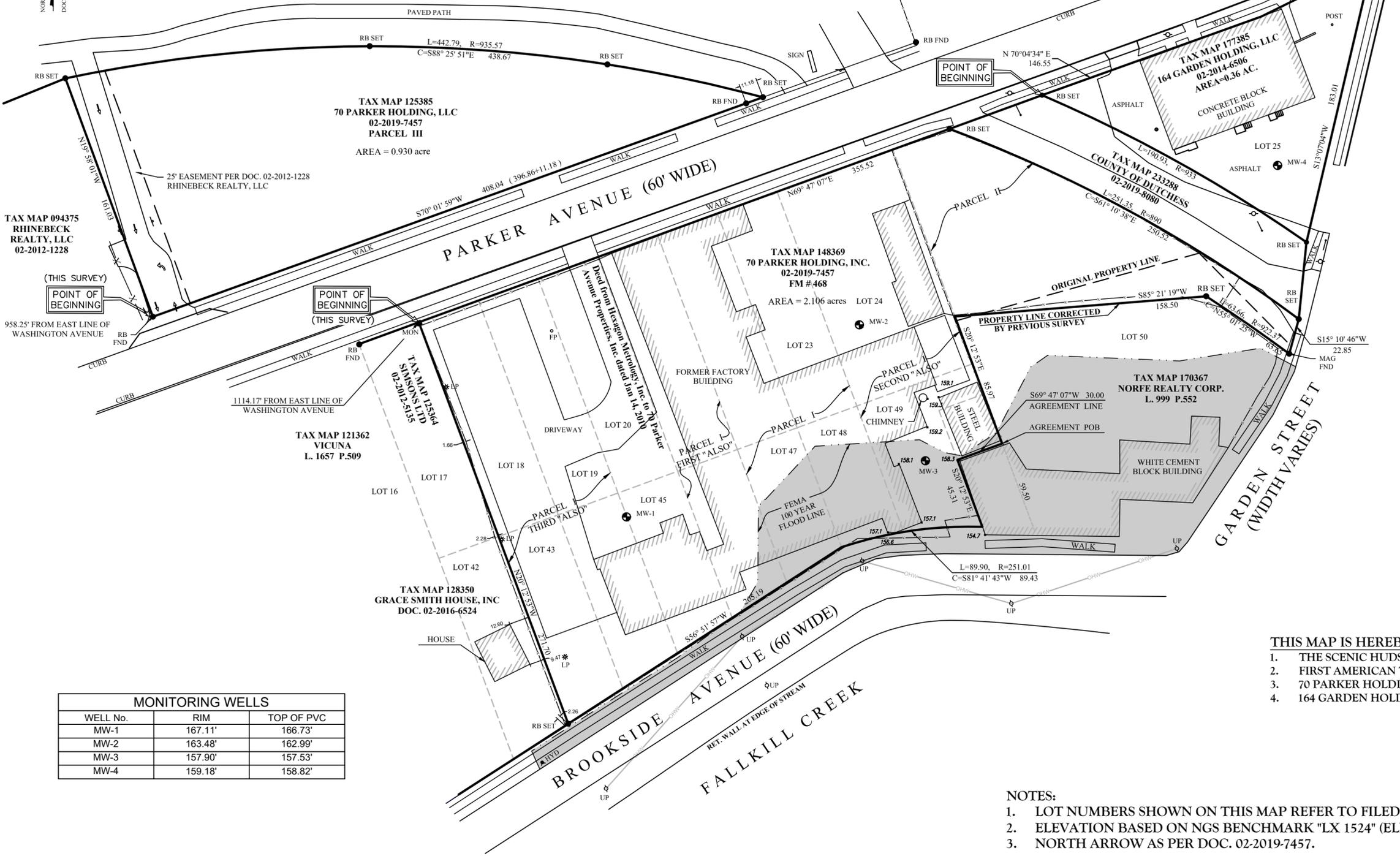




TAX MAP 086384
NY STATE
02-2009-5104



TAX MAP 094375
RHINEBECK REALTY, LLC
02-2012-1228

TAX MAP 125385
70 PARKER HOLDING, LLC
02-2019-7457
PARCEL III
AREA = 0.930 acre

TAX MAP 148369
70 PARKER HOLDING, INC.
02-2019-7457
FM #468
AREA = 2.106 acres

TAX MAP 177385
164 GARDEN HOLDING, LLC
02-2014-6506
AREA=0.36 AC.
CONCRETE BLOCK BUILDING

TAX MAP 233288
COUNTY OF DUTCHESS
02-2019-8080

TAX MAP 170367
NORFE REALTY CORP.
L. 999 P.552

TAX MAP 121362
VICUNA
L. 1657 P.509

TAX MAP 128350
GRACE SMITH HOUSE, INC
DOC. 02-2016-6524

MONITORING WELLS		
WELL No.	RIM	TOP OF PVC
MW-1	167.11'	166.73'
MW-2	163.48'	162.99'
MW-3	157.90'	157.53'
MW-4	159.18'	158.82'

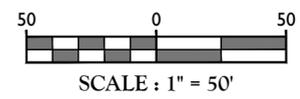
THIS MAP IS HEREBY CERTIFIED TO:

1. THE SCENIC HUDSON LAND TRUST, INC.
2. FIRST AMERICAN TITLE INSURANCE COMPANY
3. 70 PARKER HOLDING, INC
4. 164 GARDEN HOLDING, LLC

NOTES:

1. LOT NUMBERS SHOWN ON THIS MAP REFER TO FILED COUNTY MAP 468
2. ELEVATION BASED ON NGS BENCHMARK "LX 1524" (ELEV. = 179.54').
3. NORTH ARROW AS PER DOC. 02-2019-7457.

- LEGEND**
- MONUMENT
 - IRON PIPE/STEEL REBAR
 - ⊗ FIRE HYDRANT
 - MAIL BOX
 - * LIGHT POLE
 - ⊕ UTILITY POLE
 - GUY WIRE
 - FP FLAG POLE
 - *158.1 ELEVATION NOTATION
 - OVERHEAD WIRE
 - CHAIN LINK FENCE
 - ▨ BUILDING



THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC

CARNEY RHINEVAULT NYSLS No. 49097
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

**SURVEY OF LANDS OF
70 PARKER HOLDING, INC. & 164 GARDEN HOLDING, LLC**

LOCATED AT
AT 58-70 PARKER AVENUE AND 164 GARDEN STREET
PREPARED FOR
THE SCENIC HUDSON LAND TRUST, INC.
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, STATE OF NEW YORK

SURVEYED BY CARNEY RHINEVAULT

6 Main Street
Hyde Park, NY 12538
TEL (845) 229-8225

DATE: 01/27/2020 | SCALE: 1"=50' | PROJ. NO. 19-175 | SHEET 1 OF 1

new metes and bounds description
Scenic Hudson tax map parcel 148369
(South side of Parker Avenue)

All that tract or parcel of land situate at the City of Poughkeepsie, County of Dutchess, New York State, bounded and described as follows:

Beginning at a monument found at the northwest corner of the parcel herein described and the northeast corner of lands of Simsons, LTD as recorded in the Dutchess County Clerk's Office as document 02-2012-5135. The point of beginning is also located in the south boundary of Parker Avenue and is 1114.17 feet easterly of the east boundary of Washington Avenue. Thence along said south boundary of Parker Avenue North $69^{\circ} 47' 07''$ East, 355.52 feet to a steel rebar set vertically in the ground. Thence along lands of the County of Dutchess (doc. 02-2019-8080) on a curve to the right having a length of 251.35 feet a radius of 890.00 feet, and a chord of South $61^{\circ} 10' 38''$ East, 250.52 feet to a rebar set. Thence along the west boundary of Garden Street South $15^{\circ} 10' 46''$ West, 22.85 feet to a magnetic nail found. Thence along the lands of Norfe Realty Corp. (liber 999 page 552) the following five bearings and distances:

- 1) A curve to the left having a length of 63.66 feet, a radius of 922.37 feet, and a chord of North $55^{\circ} 01' 23''$ West, 63.65 feet to a rebar set.
- 2) South $85^{\circ} 21' 19''$ West, 158.50 feet
- 3) South $20^{\circ} 12' 53''$ East, 85.97 feet
- 4) South $69^{\circ} 47' 07''$ West, 30.00 feet along an agreement line
- 5) South $20^{\circ} 12' 53''$ East, 45.31 feet

Thence along the north boundary of Brookside Avenue on a curve to the left having a length of 89.90 feet, a radius of 251.01 feet, and a chord of South $81^{\circ} 41' 43''$ West, 89.43 feet. Thence continuing along said north boundary of Brookside Avenue South $56^{\circ} 51' 57''$ West, 205.19 feet to a rebar set. Thence along the east line of lands of Grace Smith House, Inc. (doc. 02-2016-6524) and the east line of said lands of Simsons North $20^{\circ} 12' 53''$ West, 271.70 feet to the point of beginning.

Containing 2.106 acres of land.

new metes and bounds description
Scenic Hudson tax map parcel 177385
(Garden Street parcel)

All that tract or parcel of land situate in the City of Poughkeepsie, County of Dutchess, New York State, bounded and described as follows:

Beginning at the intersection of the south boundary of Parker Avenue and the west boundary of Garden Street. Thence along said west boundary of Garden Street South $13^{\circ} 07' 04''$ West, 183.01 feet to a steel rebar set vertically in the ground. Thence along the northeast line of lands of the County of Dutchess as recorded in the Dutchess County Clerk's Office as document 02-2019-8080 on a curve to the left having a length of 190.93 feet, a radius of 933.00 feet, and a chord of North $60^{\circ} 39' 55''$ West, 190.60 feet to another rebar set. Thence along said south boundary of Parker Avenue North $70^{\circ} 04' 34''$ East, 146.55 feet and North $63^{\circ} 27' 44''$ East, 78.15 feet to the point of beginning.

Containing 0.36 acre of land.