



I HEREBY CERTIFY THAT:  
 THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.  
 ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.  
 ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.  
 ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

CERTIFIED ONLY TO:  
 MANA TREE UNION STREET L.P.  
 RHINEBECK BANK, ISAOA, ATIMA  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 NEWMARK TITLE SERVICES, LLC

*Darren Stridiron*  
 DARREN J. STRIDIION, P.L.S.  
 NEW YORK STATE LICENSE No. 050487

REFERENCES:

- CITY OF POUGHKEEPSIE TAX MAP SECTION 6062.
- DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:  
 INSTR#2018-190  
 L.1900 P.481  
 L.1824 P.259
- TITLE REPORT NTS-500058-NY-1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE DATE : JUNE 7, 2022



BOUNDARY SURVEY TAX LOT 6062-84-885065		TAX LOT: AS SHOWN
144 UNION STREET		AREA: 2,631 S.F.
CITY OF POUGHKEEPSIE DUTCHESS COUNTY NEW YORK		DATE: 7/21/22
HERITAGE LAND SURVEYING, P.C. 155 PRESSLER ROAD, WALLKILL, NY 12589 (845)234-2310		SCALE: 1" = 10'
		JOB NO. 2022-144UNION