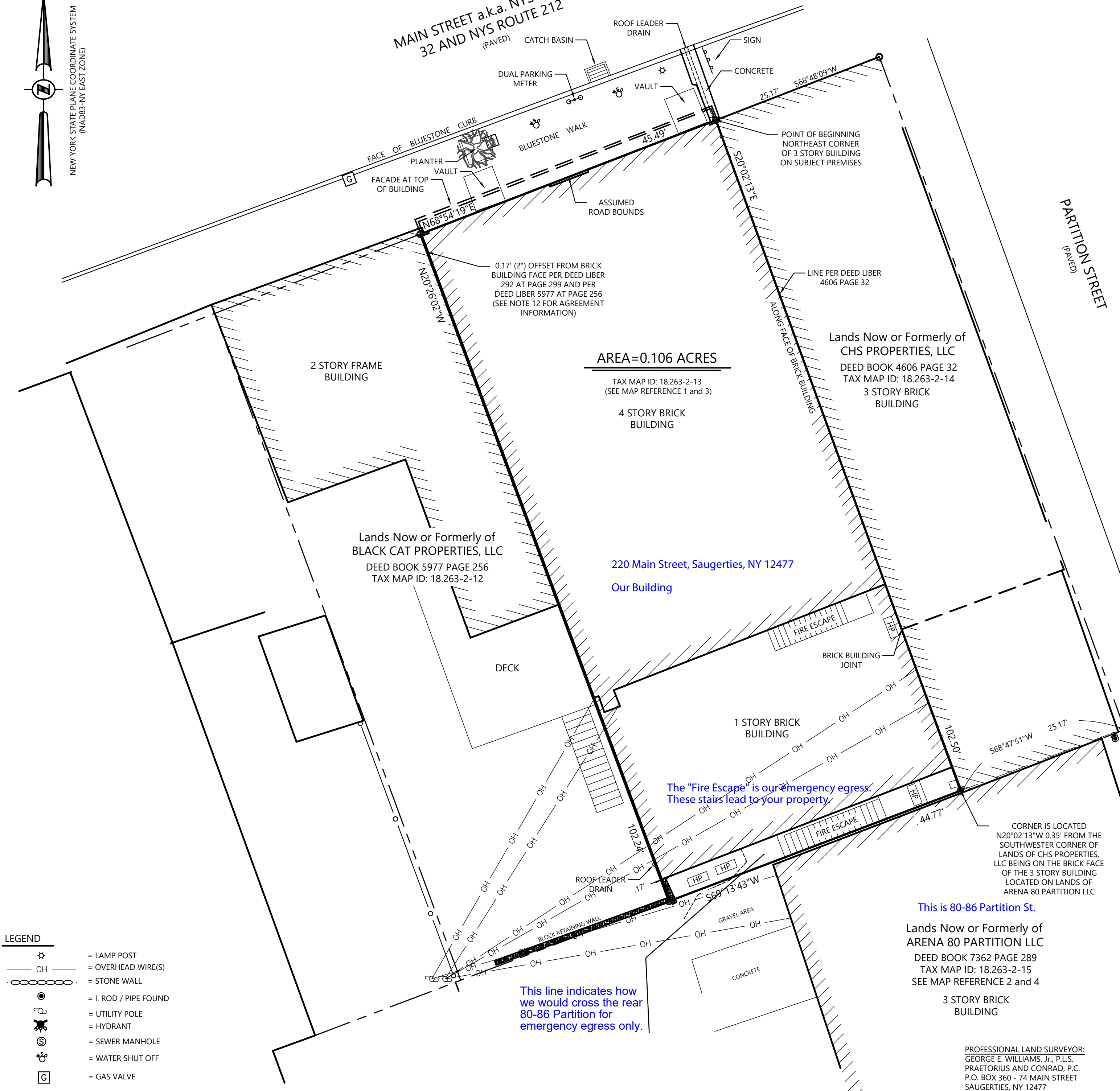


MAIN STREET a.k.a. NYS ROUTE 32 AND NYS ROUTE 212 (PAVED)

PARTITION STREET (PAVED)



AREA=0.106 ACRES

TAX MAP ID: 18.263-2-13 (SEE MAP REFERENCE 1 and 3)

Lands Now or Formerly of CHS PROPERTIES, LLC  
DEED BOOK 4606 PAGE 32  
TAX MAP ID: 18.263-2-14  
3 STORY BRICK BUILDING

Lands Now or Formerly of BLACK CAT PROPERTIES, LLC  
DEED BOOK 5977 PAGE 256  
TAX MAP ID: 18.263-2-12

220 Main Street, Saugerties, NY 12477  
Our Building

The "Fire Escape" is our emergency egress. These stairs lead to your property.

This line indicates how we would cross the rear 80-86 Partition for emergency egress only.

This is 80-86 Partition St.  
Lands Now or Formerly of ARENA 80 PARTITION LLC  
DEED BOOK 7362 PAGE 289  
TAX MAP ID: 18.263-2-15  
SEE MAP REFERENCE 2 and 4  
3 STORY BRICK BUILDING

CORNER IS LOCATED N20°02'13"W 0.35' FROM THE SOUTHWESTER CORNER OF LANDS OF CHS PROPERTIES, LLC BEING ON THE BRICK FACE OF THE 3 STORY BUILDING LOCATED ON LANDS OF ARENA 80 PARTITION LLC

- NOTES:
1. SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD, PHYSICAL FEATURES FOUND AT THE TIME OF THE FIELD SURVEY; AND AS IN POSSESSION.
  2. DATE OF FIELD SURVEY: DECEMBER 12, 2024 THRU JANUARY 28, 2025.
  3. THE SUBJECT PARCEL HAS DIRECT ACCESS TO MAIN STREET a.k.a. NYS ROUTE 32 AND NYS ROUTE 212.
  4. SURVEY IS SUBJECT TO THE RIGHTS OF THE PUBLIC, FOR HIGHWAY PURPOSES, IN AND TO THAT PORTION OF LAND THAT LIES OR MAY LIE WITHIN THE BOUNDS OF MAIN STREET A.K.A. NYS ROUTE 32 AND NYS ROUTE 212.
  5. HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED UPON NEW YORK STATE PLANE COORDINATE SYSTEM (NAD83-NY EAST ZONE) AT THE TIME OF THE FIELD SURVEY, DECEMBER 2024.
  6. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD AN ABSTRACT OF TITLE MAY DISCLOSE.
  7. THIS PARCEL OF LAND WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS THAT AN ACCURATE EXAMINATION OF TITLE WOULD REVEAL.
  8. SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
  9. THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT TO THE PUBLIC. LICENSED LANDS SURVEYORS, OR OTHERS, SHALL NOT ALTER SURVEY MAPS, PLANS OR PLATS PREPARED BY OTHERS.
  10. 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.
  11. ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP, MARKED WITH THE LAND SURVEYORS INKED SEAL SHALL BE CONSIDERED TO BE VALID.
  12. SUBJECT TO AN AGREEMENT WHICH ALLOWS FOR 2 INCHES WIDE, ALONG OUR WESTERLY LINE FOR THE PURPOSES OF BUILDING A WALL AGAINST THE EXISTING WESTERLY FACE OF THE 4 STORY BRICK BUILDING ON THE SUBJECT PREMISES. THIS BEGINS AT THE ROAD AND HAS A DISTANCE IN DEPTH, NOT TO EXCEED 55 FEET. SAID AGREEMENT IS DESCRIBED IN DEED LIBER 292 AT PAGE 299.

DEED REFERENCE:  
BENJAMIN FELDSTEIN AND KAREN FELDSTEIN TO FIELDSTONE PROPERTY GROUP LLC BY DEED DATED APRIL 25, 2022 AND RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON MAY 04, 2022 IN BOOK 7058 OF DEEDS AT PAGE 274.

TAX MAP REFERENCE:  
VILLAGE OF SAUGERTIES: SECTION 18.263 BLOCK 2 LOT 13

- MAP REFERENCES:
1. BOUNDARY MAP-SURVEY FOR GEORGE & THOMAS VALENTINO PREPARED BY PRAETORIUS AND CONRAD, P.C. DATED NOVEMBER 16, 1983, JOB NO. S83-99.
  2. BOUNDARY MAP-SURVEY FOR RURAL ULSTER PRESERVATION COMPANY PREPARED BY PRAETORIUS AND CONRAD, P.C. DATED JUNE 3, 1987 JOB NO. S87-157.
  3. PROPERTY OF INDEPENDENT ORDER OF ODDFELLOWS TRACED BY JAMES LOUGHRAN C.E. DATED MARCH 14, 1923. MAP NO. 8412
  4. MAP OF PROPERTY BELONGING TO J.J. NEWBERRY AND CO. PREPARED BY JAMES LOUGHRAN DATED JULY 14, 1936 MAP NO. 21215.
  5. A PORTION OF A MAP SHOWING PARTITION AND JANE STREET BEING SHOWING PROPERTY OF EDWARD MORAN.

FILESERVER\JOBS\J24-158 LADY ODDFELLOWS\CIVIL 3D\S24-158 LADY ODDFELLOWS.DWG

- LEGEND
- = LAMP POST
  - = OVERHEAD WIRE(S)
  - = STONE WALL
  - = I. ROD / PIPE FOUND
  - = UTILITY POLE
  - = HYDRANT
  - = SEWER MANHOLE
  - = WATER SHUT OFF
  - = GAS VALVE
  - = HEAT PUMP

<b>PRAETORIUS AND CONRAD, P.C.</b> PROFESSIONAL ENGINEERING AND LAND SURVEYING P.O. BOX 360 - 74 MAIN STREET SAUGERTIES, N.Y. 12477		DR. BY. GEW	
		CK. BY. GEW	
<h1 style="margin: 0;">SURVEY MAP</h1>		DATE: 29 JAN. 2025	
		PREPARED FOR <b>LADY ODDFELLOWS, LLC</b> 220 MAIN STREET	
<h1 style="margin: 0; color: red;">DRAFT</h1>		VILLAGE OF SAUGERTIES * ULSTER COUNTY * NEW YORK	
		SCALE: 1" = 10' JOB NO. S24-158	SHEET: 1 OF: 1

PROFESSIONAL LAND SURVEYOR:  
GEORGE E. WILLIAMS, JR., P.L.S.  
PRAETORIUS AND CONRAD, P.C.  
P.O. BOX 360 - 74 MAIN STREET  
SAUGERTIES, NY 12477  
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