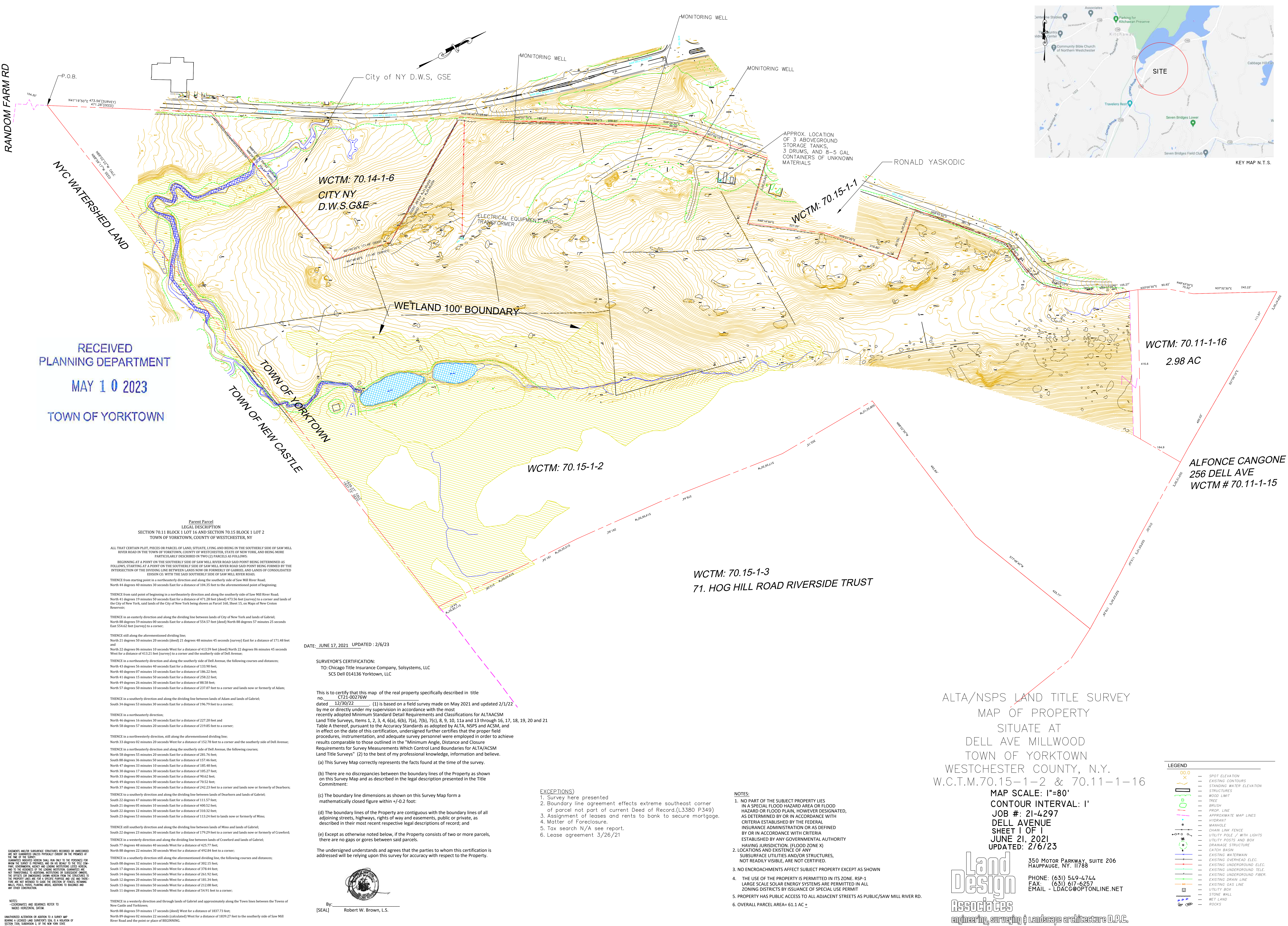


KEY MAP N.T.S.

RANDOM FARM RD

NYC WATERSHED LAND

RECEIVED
PLANNING DEPARTMENT
MAY 10 2023
TOWN OF YORKTOWN



Parent Parcel
LEGAL DESCRIPTION
SECTION 70.11 BLOCK 1 LOT 16 AND SECTION 70.15 BLOCK 1 LOT 2
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, NY

ALL THAT CERTAIN PLOT, PIECES OR PARCELS OF LAND, SITUATE LYING AND BEING IN THE SOUTHERLY SIDE OF SAW MILL RIVER ROAD IN THE TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARCELS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SAW MILL RIVER ROAD SAID POINT BEING DETERMINED AS FOLLOWS: STARTING AT A POINT ON THE SOUTHERLY SIDE OF SAW MILL RIVER ROAD SAID POINT BEING FORMED BY THE INTERSECTION OF THE DIVIDING LINE BETWEEN LANDS NOW OR FORMERLY OF GABRIEL AND LANDS OF CONSOLIDATED EDISON CO. WITH THE SAID SOUTHERLY SIDE OF SAW MILL RIVER ROAD;

THENCE from starting point in a northeasterly direction and along the southerly side of Saw Mill River Road; North 44 degrees 40 minutes 30 seconds East for a distance of 104.35 feet to the aforementioned point of beginning;

THENCE from said point of beginning in a northeasterly direction and along the southerly side of Saw Mill River Road; North 41 degrees 19 minutes 50 seconds East for a distance of 471.28 feet (deed) 473.56 feet (survey) to a corner and lands of the City of New York, said lands of the City of New York being shown as Parcel 168, Sheet 15, on Maps of New Cotton Reservoir;

THENCE in an easterly direction and along the dividing line between lands of City of New York and lands of Gabriel; North 88 degrees 59 minutes 00 seconds East for a distance of 554.57 feet (deed) North 88 degrees 57 minutes 25 seconds East 554.62 feet (survey) to a corner;

THENCE still along the aforementioned dividing line; North 21 degrees 59 minutes 20 seconds (deed) 21 degrees 48 minutes 45 seconds (survey) East for a distance of 171.48 feet and North 22 degrees 06 minutes 10 seconds West for a distance of 413.59 feet (deed) North 22 degrees 06 minutes 45 seconds West for a distance of 413.21 feet (survey) to a corner and the southerly side of Dell Avenue;

THENCE in a northeasterly direction and along the southerly side of Dell Avenue, the following courses and distances; North 43 degrees 56 minutes 40 seconds East for a distance of 133.90 feet; North 80 degrees 07 minutes 10 seconds East for a distance of 186.23 feet; North 41 degrees 15 minutes 50 seconds East for a distance of 258.22 feet; North 49 degrees 26 minutes 30 seconds East for a distance of 88.58 feet; North 57 degrees 50 minutes 10 seconds East for a distance of 237.07 feet to a corner and lands now or formerly of Adam;

THENCE in a southerly direction and along the dividing line between lands of Adam and lands of Gabriel; South 34 degrees 53 minutes 30 seconds East for a distance of 196.79 feet to a corner;

THENCE in a northeasterly direction; North 46 degrees 16 minutes 30 seconds East for a distance of 227.20 feet and North 58 degrees 57 minutes 20 seconds East for a distance of 219.85 feet to a corner;

THENCE in a northeasterly direction, still along the aforementioned dividing line; North 33 degrees 02 minutes 20 seconds West for a distance of 152.70 feet to a corner and the southerly side of Dell Avenue;

THENCE in a northeasterly direction and along the southerly side of Dell Avenue, the following courses; North 33 degrees 55 minutes 20 seconds East for a distance of 281.76 feet; South 89 degrees 36 minutes 50 seconds East for a distance of 157.46 feet; North 47 degrees 33 minutes 10 seconds East for a distance of 185.48 feet; North 38 degrees 17 minutes 30 seconds East for a distance of 185.27 feet; North 33 degrees 40 minutes 30 seconds East for a distance of 90.62 feet; North 22 degrees 43 minutes 00 seconds East for a distance of 78.52 feet; North 37 degrees 32 minutes 30 seconds East for a distance of 242.23 feet to a corner and lands now or formerly of Dearborn;

THENCE to a southerly direction and along the dividing line between lands of Dearborn and lands of Gabriel; South 22 degrees 47 minutes 00 seconds East for a distance of 113.57 feet; South 21 degrees 05 minutes 10 seconds East for a distance of 100.52 feet; South 32 degrees 12 minutes 30 seconds East for a distance of 310.32 feet; South 23 degrees 53 minutes 10 seconds East for a distance of 113.24 feet to lands now or formerly of Mino;

THENCE still southerly direction and along the dividing line between lands of Mino and lands of Gabriel; South 22 degrees 23 minutes 30 seconds East for a distance of 179.29 feet to a corner and lands now or formerly of Crawford;

THENCE in a westerly direction and along the dividing line between lands of Crawford and lands of Gabriel; North 77 degrees 48 minutes 40 seconds West for a distance of 425.77 feet; North 89 degrees 22 minutes 30 seconds West for a distance of 492.84 feet to a corner;

THENCE in a southerly direction still along the aforementioned dividing line, the following courses and distances; South 80 degrees 32 minutes 10 seconds West for a distance of 302.15 feet; South 19 degrees 26 minutes 30 seconds West for a distance of 378.44 feet; South 14 degrees 56 minutes 50 seconds West for a distance of 261.92 feet; South 12 degrees 20 minutes 50 seconds West for a distance of 182.10 feet; South 13 degrees 33 minutes 50 seconds West for a distance of 212.88 feet; South 11 degrees 28 minutes 50 seconds West for a distance of 54.91 feet to a corner;

THENCE in a westerly direction and through lands of Gabriel and approximately along the Town lines between the Towns of New Castle and Yorktown; North 89 degrees 59 minutes 17 seconds (deed) West for a distance of 1837.73 feet; North 89 degrees 02 minutes 22 seconds (calculated) West for a distance of 1879.27 feet to the southerly side of Saw Mill River Road and the point of place of BEGINNING.

WCTM: 70.11-1-16 & 70.15-1-2 Parcel Area: 2,653,214.8 square feet ± / 61.1 Acres ±

DATE: JUNE 17, 2021 UPDATED: 2/6/23

SURVEYOR'S CERTIFICATION:
TO: Chicago Title Insurance Company, SolSystems, LLC
SCS Dell 014136 Yorktown, LLC

This is to certify that this map of the real property specifically described in title no. CT21-00276W dated 12/30/22 (1) is based on a field survey made on May 2021 and updated 2/1/22 by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11a and 13 through 16, 17, 18, 19, 20 and 21 Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM, and in effect on the date of this certification, undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" (2) to the best of my professional knowledge, information and belief.

(a) This Survey Map correctly represents the facts found at the time of the survey.

(b) There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment.

(c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.2 foot:

(d) The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record; and

(e) Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.

EXCEPTIONS

- Survey here presented
- Boundary line agreement effects extreme southeast corner of parcel part of current Deed of Record, (L3380 P349)
- Assignment of leases and rents to bank to secure mortgage.
- Matter of Foreclosure.
- Tax search N/A see report.
- Lease agreement 3/26/21

NOTES:

- NO PART OF THE SUBJECT PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA OR FLOOD HAZARD OR FLOOD PLAIN, HOWEVER DESIGNATED, AS DETERMINED BY OR IN ACCORDANCE WITH CRITERIA ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION OR AS DEFINED BY OR IN ACCORDANCE WITH CRITERIA ESTABLISHED BY ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION, (FLOOD ZONE X)
- LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES, NOT READILY VISIBLE, ARE NOT CERTIFIED.
- NO ENCROACHMENTS AFFECT SUBJECT PROPERTY EXCEPT AS SHOWN
- THE USE OF THE PROPERTY IS PERMITTED IN ITS ZONE. RSP-1 LARGE SCALE SOLAR ENERGY SYSTEMS ARE PERMITTED IN ALL ZONING DISTRICTS BY ISSUANCE OF SPECIAL USE PERMIT
- PROPERTY HAS PUBLIC ACCESS TO ALL ADJACENT STREETS AS PUBLIC/SAW MILL RIVER RD.
- OVERALL PARCEL AREA= 61.1 AC ±

By: [SEAL] Robert W. Brown, L.S.

ALTA/NSPS LAND TITLE SURVEY
MAP OF PROPERTY
SITUATE AT
DELL AVE MILLWOOD
TOWN OF YORKTOWN
WESTCHESTER COUNTY, N.Y.
W.C.T.M.70.15-1-2 & 70.11-1-16

MAP SCALE: 1"=80'
CONTOUR INTERVAL: 1'
JOB #: 21-4297
DELL AVENUE
SHEET 1 OF 1
JUNE 21, 2021
UPDATED: 2/6/23

LEGEND

00.0	SPOT ELEVATION
---	EXISTING CONTOURS
---	STANDING WATER ELEVATION
---	STRUCTURES
---	WOOD LIMIT
---	TREE
---	BRUSH
---	PROP. LINE
---	APPROXIMATE MAP LINES
---	W/DRYANT
---	MANHOLE
---	CHAIN LINK FENCE
---	UTILITY POLE / WITH LIGHTS
---	UTILITY POSTS AND BOX
---	DRAINAGE STRUCTURE
---	CATCH BASIN
---	EXISTING WATERMAIN
---	EXISTING OVERHEAD ELEC.
---	EXISTING UNDERGROUND ELEC.
---	EXISTING UNDERGROUND TELE.
---	EXISTING UNDERGROUND FIBER.
---	EXISTING DRAIN LINE
---	EXISTING GAS LINE
---	UTILITY BOX
---	STONE WALL
---	WET LAND
---	ROCKS

Land Design Associates
engineering, surveying & landscape architecture D.P.C.

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HAUPPAUGE, NY 11788
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GENERAL AND/OR SUBSURFACE STRUCTURES SHOWN ON UNIMAGED ARE NOT WARRANTED UNLESS PHYSICALLY FOUND ON THE PREMISES OF THE PROPERTY.

UNIMAGED AREAS SHOWN ON THIS MAP ARE NOT TO BE CONSIDERED AS PART OF THE SURVEY. UNIMAGED AREAS SHOWN ON THIS MAP ARE NOT TO BE CONSIDERED AS PART OF THE SURVEY. UNIMAGED AREAS SHOWN ON THIS MAP ARE NOT TO BE CONSIDERED AS PART OF THE SURVEY.