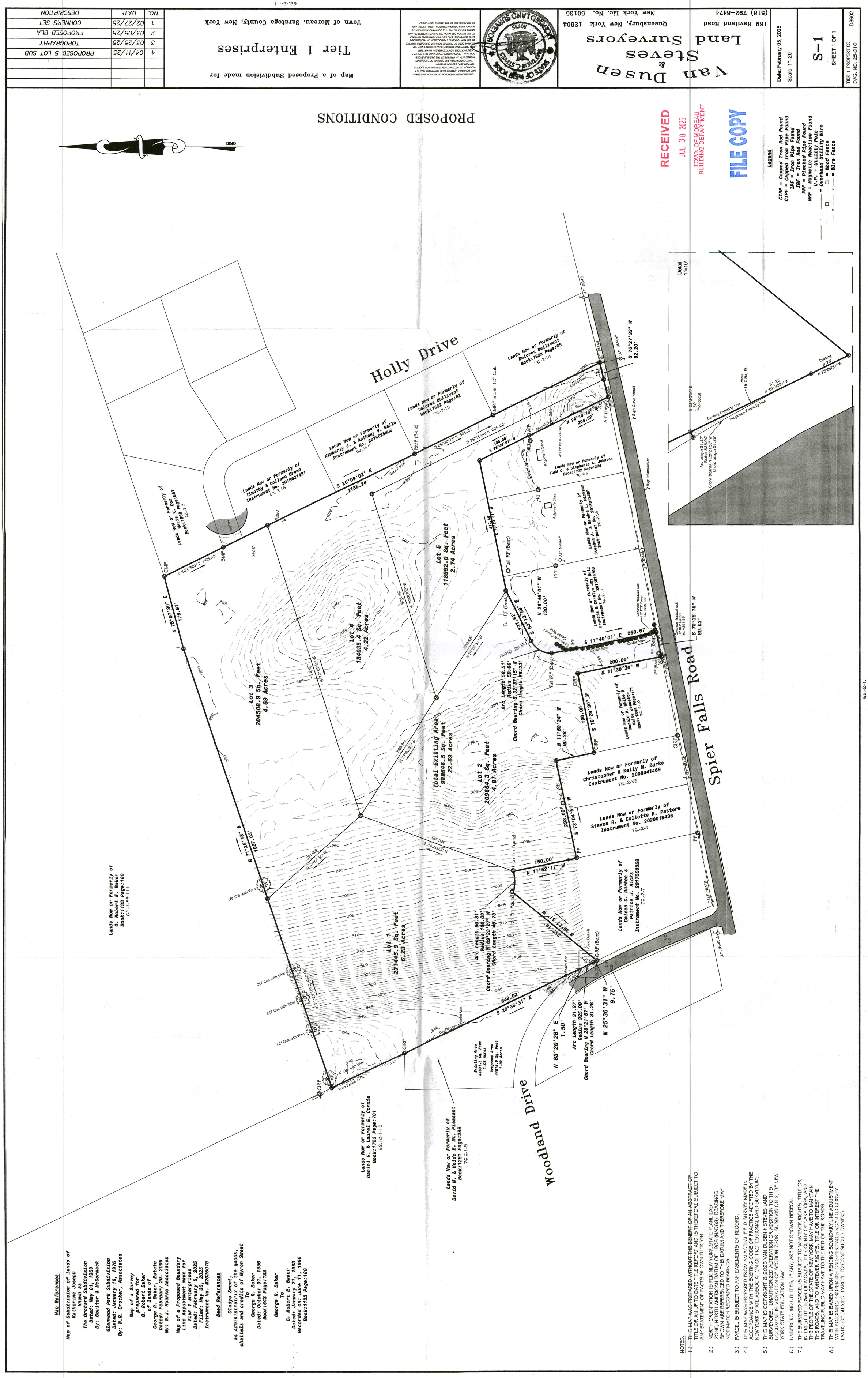

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1.) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACTS SHOWN THEREON.

2.) NORTH ORIENTATION IS PER NEW YORK STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.

3.) PARCEL IS SUBJECT TO ANY EASEMENTS OF RECORD.

4.) THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

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8.) THIS MAP IS BASED UPON A PENDING BOUNDARY LINE ADJUSTMENT WITH ADJOINING PROPERTIES ON SPIER FALLS ROAD TO CONVEY LANDS OF SUBJECT PARCEL TO CONTIGUOUS OWNERS.

Map References

Map of Subdivision of Lands of Katherine Joseph known as The Orchard Subdivision
Dated: May 01, 1969
By: Coulter & McCormack

Glenwood Park Subdivision
Dated: January 18, 1976
By: W.R. Crocker, Associates

Map of a Survey prepared for G. Robert Baker of lands of George R. Baker, Estate
Dated: February 20, 2008
By: W.J. Rourke Associates

Map of a Proposed Boundary Line Adjustment made for Tier 1 Enterprises
Dated: February 5, 2025
Filed: May 30, 2025
Instrument No. M2025078

Deed References

Oladys Sweet, as Administratrix of the goods, chattels and credits of Myron Sweet
To
George R. Baker
Dated: October 01, 1956
Book:643 Page:122

George R. Baker
To
G. Robert E. Baker
Dated: January 21, 1983
Recorded on: June 11, 1986
Book:1133 Page:186