

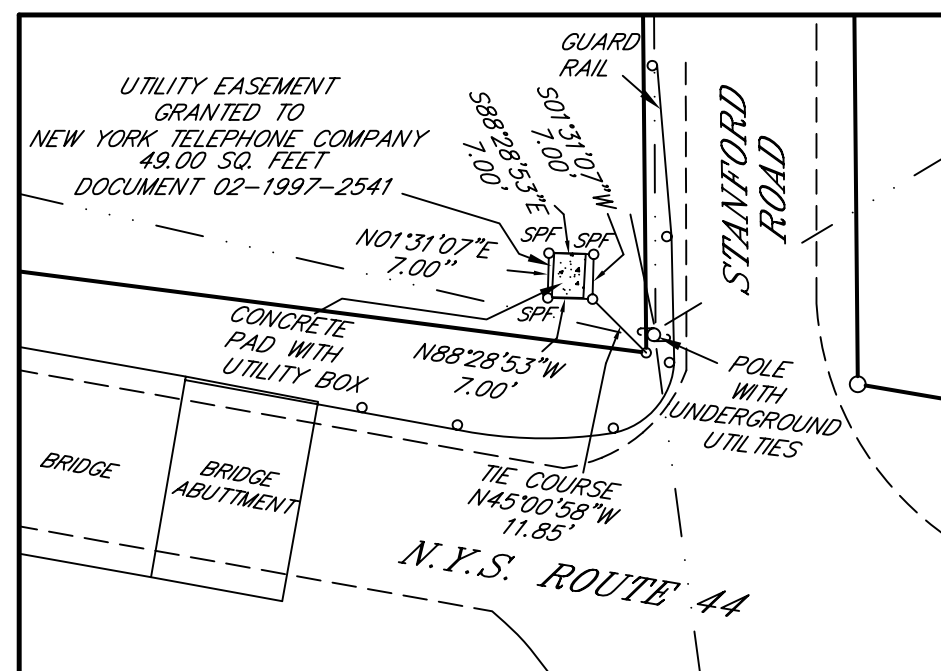
SURVEYORS' NOTE

THIS MAP SHOWS AN AREA OF SURVEY OVERLAP WITH LANDS OF KEVIN BATTISTONI AND ELIZABETH BATTISTONI ALONG A PORTION OF THE WESTERLY BOUNDARY OF THE FORMER NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY LANDS. LIBER 498 OF DEEDS AT PAGE 131 AND LIBER 387 OF DEEDS AT PAGE 549, WHICH THIS MAP IS BASED ON, CALLS FOR THE BOUNDARY LINE TO FOLLOW ALONG THE WEST LINE OF THE RAILROAD COMPANY LAND. THE BOUNDARY AS SHOWN ON THIS MAP WAS DETERMINED BY FOUND MONUMENTS MARKING THE CENTERLINE OF THE FORMER RAILROAD AND THE GEOMETRY SHOWN ON AN ABANDONMENT MAP DATED APRIL 21, 1938 ENTITLED "RIGHT OF WAY AND TRACK MAP CENTRAL NEW ENGLAND RAILWAY CO. OPERATED BY CENTRAL NEW ENGLAND RAILWAY CO." DATED JUNE 30, 1916, MAP

THE BOUNDARY LINE OF BATTISTONI DESCRIBED IN LIBER 1630 OF DEEDS AT PAGE 922 AS SURVEYED BY RICHARD J. GERMILLER L.S. BY MAP ENTITLED "A PORTION OF LANDS OF NICHOLAS J. AND AGNES DALESSANDRO" DATED SEPTEMBER 1971.

LEGEND

NO PHYSICAL BOUNDS  
WIRE FENCE  
OVERHEAD WIRES  
UTILITY POLE WITH GUY WIRE  
STEEL PIN FOUND  
WOOD FENCE POST FOUND



INSET A  
SCALE: 1"=30'

"NOTES"

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

SUBJECT TO THE FINDINGS OF AN ACCURATE ABSTRACT OF TITLE.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

1. MAP ENTITLED "COUNTY OF DUTCHESS HIGHWAY DEPT. LAND TO BE ACQUIRED BY C.E. HAVLAND" DATED 3-25-1939.
2. ABANDONMENT MAP DATED APRIL 21, 1938 ENTITLED "RIGHT OF WAY AND TRACK MAP CENTRAL NEW ENGLAND RAILWAY CO. OPERATED BY CENTRAL NEW ENGLAND RAILWAY CO." DATED JUNE 30, 1916, MAP

3. MAP ENTITLED "A PORTION OF LANDS OF NICHOLAS J. AND AGNES DALESSANDRO" PREPARED BY RICHARD J. GERMILLER L.S. DATED SEPTEMBER 1971.
4. FILED MAPS RECORDED AT THE DUTCHESS COUNTY CLERKS' OFFICE, No. 5822 AND No. 8808.

ADDITIONAL REFERENCE DEEDS:  
TAX ID: 6765-00-142471-00  
LIBER 1560 PAGE 587, LIBER 498 PAGE 131 AND LIBER 387 PAGE 549.  
TAX ID: 6765-00-148442-00  
LIBER 576 PAGE 259 AND LIBER 387 PAGE 549.

ASSUMED HIGHWAY LINE OF NEW YORK STATE ROUTE 44 BASED ON A 4 ROAD.  
HIGHWAY TAKING LINE SHOWN HEREON AS PER LIBER 576 PAGE 259 AND MAP REFERENCED ABOVE IN NOTE 1.

THE ASSUMED ROAD LINE FOR STANFORD ROAD BASED ON A 2 ROD ROAD AND LIBER 1560 PAGE 587.

SURVEY MAP  
PREPARED FOR  
HEATHER O. BLAIKIE  
AND  
TIMOTHY J. LYNCH

TOWN OF WASHINGTON DUTCHESS COUNTY, NEW YORK  
SCALE: 1"= 30' DECEMBER 22, 2016

CERTIFICATION:  
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON  
1) HEATHER O. BLAIKIE AND TIMOTHY J. LYNCH  
2) M.B. FINANCIAL BANK, N.A.  
3) ALL NEW YORK TITLE- AN12016-243SK

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GRAPHIC SCALE

