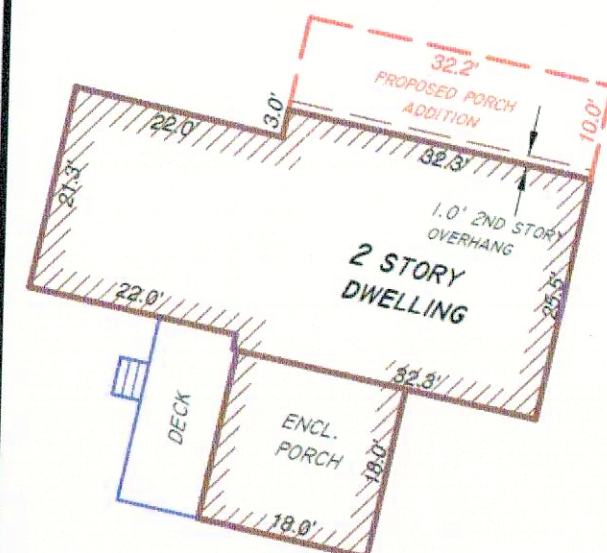


MAP NOTES:

1. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
2. SUBJECT TO ALL RIGHTS, COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
3. SUBJECT DEED: MARGARET E. LOVELL AND LAWRENCE LOVELL TO COREY MORAN; RECORDED IN THE D.C.C.O. AT DOC. NO. 02 2025 53420 ON OCTOBER 2, 2025.
4. PARCEL GRID IDENTIFICATION NOS.: 135889-6566-00-697093 & 132400-6566-00-678088; MUNICIPALITIES: WASHINGTON AND CLINTON.
5. NO ABSTRACT OF TITLE WAS PROVIDED AT TIME OF SURVEY - THIS MAP AND SURVEY ARE SUBJECT TO ANY STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE MIGHT DISCLOSE.
6. MAP REFERENCES:
A. "PROPERTY OF WILLIAM LETTERI"; MAPPED JAN. 19, 1980 BY ROCKEFELLER & NUCCI.
B. FILE MAP NO. 6676; "PLAT OF SHAPP SUBDIVISION"; SUBDIVIDED AND MAPPED JULY 6, 1983 BY HARRY J. BLY, L.S.; FILED AUGUST 2, 1983.
C. FILE MAP NO. 9656; "MAP OF THE ATKINSON SUBDIVISION"; SUBDIVIDED AND MAPPED DEC. 31, 1992 BY KEVIN CUNNINGHAM, L.S.; FILED FEB. 9, 1993.



6566-00-651080
N/F WESTCOTT 438 LLC
02 2011 5788
FM #6676

6566-00-715086
N/F WOODS
02 2024 2634
FM #9656 LOT 4

6566-00-697093 & 678088
Area = 174,517± Sq. Feet
or 4.01± Acres

Town of Clinton
Town of Washington

MAP LEGEND:

- ⊕ CAPPED IRON ROD SET
- ⊙ IRON ROD FOUND
- PROPERTY LINE
- - - ROAD BOUNDARY (RIGHT-OF-WAY)
- (r) RECORD INFORMATION
- N/F NOW OR FORMERLY (REPUTED OWNER)
- 02-2024-2634 DOCUMENT NO. (D.C.C.O.)
- 6566-00-678088 DUTCHESS CO. TAX MAP PARCEL NO.
- UTILITY POLE & OVERHEAD WIRES

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I hereby certify to
COREY MORAN

that this survey has been prepared in accordance with the existing "CODE OF PRACTICE FOR LAND SURVEYS" adopted by the New York State Association of Professional Land Surveyors.

James A. Sheridan, L.S.
N.Y.S. License No. 49721



Survey Of Property Prepared For:
COREY MORAN
Situate At:
452 Hibernia Road
Towns of Washington & Clinton
State of New York
County of Dutchess

Scale: 1" = 50' Survey Completed: Dec. 1, 2025 Map Date: Dec. 2, 2025

SHERIDAN LAND SURVEYORS
50 CLOVER HILL DRIVE
LAGRANGE, N.Y. 12603
(845) 849 - 2217
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BOUNDARY, MORTGAGE AND SUBDIVISION SURVEYS

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