Lands Now or Formerly of
JENNY M. COLEMAN AND
WILLIAM W. COLEMAN, AS TRUSTEES
OF THE JENNY M. COLEMAN
REVOCABLE TRUST
Deed Document No. 02-2018-2300
Tax Parcel: 6664-00-209357
Lot ??? Filed Map# 104028

Lands Now or Formerly of
SANDI EBERHARD
Deed Document No. 02-2015-8708
Tax Parcel: 6664-00-292272

Lands Now or Formerly of
RENDE FARMS LLC
Deed Document No. 02-2010-4084
Tax Parcel: 6664-00-224132
Lot 3 Filed Map# 12316

Lands Now or Formerly of
THE ROCKEFELLER UNIVERSITY
Deed Book 1332 Page 525
Tax Parcel: 6664-00-082056

Lands Now or Formerly of
RDR MAINLAND NORTH LLC
Deed Document No. 02-2010-4086
Tax Parcel: 6664-00-187030
Lot 4 Filed Map# 12316

Lands Now or Formerly of
CARPE DIEM FARM LLC
Deed Document No. 02-2012-3617
Tax Parcel: 6663-00-238885

Lands Now or Formerly of
THE ROCKEFELLER UNIVERSITY
Deed Book 1337 Page 886
Tax Parcel: 6664-00-056469

ROUND POND

LONG POND

Lands Now or Formerly of
MARGARET BANCROFT
Deed Book 1649 Page 24
Tax Parcel: 6564-00-990577
Lot 4 Filed Map# 4176

Lands Now or Formerly of
MONTE LANG AND SYLVIA M. LANG,
AS TRUSTEES OF THE LANG REVOCABLE TRUST
Deed Document No. 02-2012-288
Tax Parcel: 6564-00-930577

Lands Now or Formerly of
RANDALL HOLDEN AND
SUZANNE HOLDEN
Deed Document No. 02-2013-7046
Tax Parcel: 6564-00-910568

Lands Now or Formerly of
NICOLINA CALI
Deed Document No. 02-2000-5975
Tax Parcel: 6564-02-883567

Lands Now or Formerly of
ARALEL LAND LLC
Deed Document No. 02-2017-5046
Tax Parcel: 6564-02-854567

MUD POND

GRAVEL ACCESS DRIVEWAY

TYRREL ROAD
(2 ROD ROAD)
LIBER 1332 PAGE 525

Lands Now or Formerly of
THE ROCKEFELLER UNIVERSITY
Deed Book 1332 Page 525
Tax Parcel: 6564-04-842375

Lands Now or Formerly of
THE ROCKEFELLER UNIVERSITY
Deed Book 1362 Page 873
Tax Parcel: 6564-02-630520

TOWN OF WASHINGTON
TOWN OF PLEASANT VALLEY

APPROXIMATE TOWN LINE

TYRREL LAKE

Lands Now or Formerly of
INNISFREE FOUNDATION
Deed Book 1332 Page 525
Tax Parcel: 6664-00-008099

PATHS
STORAGE CONTAINERS
GARAGE
COTTAGE
POND
GRASS PARKING
GRAVEL PARKING
GRAVEL ACCESS DRIVEWAY

Lands Now or Formerly of
INNISFREE FOUNDATION
Deed Book 1332 Page 525
Tax Parcel: 6564-04-886127

"RESERVOIR"

Lands Now or Formerly of
THE ROCKEFELLER UNIVERSITY
Deed Book 1332 Page 525
Tax Parcel: 6563-02-810874

Lands Now or Formerly of
THE ROCKEFELLER UNIVERSITY
Deed Book 1332 Page 525
Tax Parcel: 6563-02-810874

Lands Now or Formerly of
PETER WARWICK AND
HELEN WARWICK
Deed Document No. 02-2012-2730
Tax Parcel: 6564-04-756135

Lands Now or Formerly of
THE ROCKEFELLER UNIVERSITY
Deed Book 1685 Page 558
Tax Parcel: 6563-02-651920

2851.00' S43°06'50"W
1930.00' N46°53'10"E
1444.74' S45°53'10"E
1590.00' N08°23'10"W
1900.00' N46°53'10"E

N05°00'10"W 101.74'
N07°18'33"W 236.88'
N84°28'15"E 62.60'
N03°44'25"W 73.04'
N13°46'40"W 87.44'
N00°18'31"E 144.86'
N05°52'50"W 133.09'
N10°35'30"W 131.25'
N14°44'00"W 184.03'
N88°15'10"E 235.59'
N00°00'42"E 106.84'
N15°23'50"E 93.05'

200 0 200
SCALE IN FEET
1"=200'

1 / SV1 MAP OF LOT LINE REVISION
SCALE: 1" = 200'

N

2 / SV1 VICINITY MAP
SCALE: 1" = 2000'

Lands Now or Formerly of
CARPE DIEM FARM LLC
Deed Document No. 02-2012-3617
Tax Parcel: 6663-00-238885

NOTES:

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.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.

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

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION SPECIFICALLY LISTED ON THIS BOUNDARY SURVEY MAP.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

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.

THE UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) HAVE BEEN LOCATED FROM VISUALLY IDENTIFIABLE EVIDENCES OBSERVED DURING THE FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THERE WAS NOT A PRIVATE UNDERGROUND UTILITY MARK OUT COORDINATED FOR THIS SURVEY.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL DIGSAFELY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

DEED REFERENCE:

1. INNISFREE FOUNDATION, INC TO THE ROCKEFELLER UNIVERSITY, DATED MAY 8, 1972 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MAY 31, 1972 IN LIBER 1332 OF DEEDS AT PAGE 525.

TAX PARCEL DESIGNATION:

1,TOWN OF PLEASANT VALLEY, DUTCHESS COUNTY, NEW YORK
134400-6564-04-886127
2,TOWN OF WASHINGTON, DUTCHESS COUNTY, NEW YORK
135889-6664-00-008099

AREA:

185.03 AC.±

FLOOD ZONE NOTE:

PARCELS ARE SHOWN TO LIE WITHIN "OTHER AREAS, ZONE X" WITH A PORTION WITHIN "SPECIAL FLOOD HAZARD AREA, ZONE A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNS OF PLEASANT VALLEY AND WASHINGTON, IDENTIFIED AS MAP NUMBER 36027C0915E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

STATE OF NEW YORK
DAVID H. DIPPEL
050677
LICENSED LAND SURVEYOR

David H. Dippel, L.S. NYS #050677

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON APRIL 1, 2022, AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

LaBella
Powered by partnership.

21 Fox Street
Poughkeepsie, NY 12601
(845) 454-3980

labellapc.com

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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THE INNISFREE FOUNDATION

362 TYRREL ROAD
MILLBROOK, NY 12545

NO:	DATE:	DESCRIPTION:
Revisions		

S.E.D. NUMBER:
PROJECT NUMBER: 2221042
DRAWN BY: ESM
REVIEWED BY: DHD
ISSUED FOR:
DATE: 06/02/2022
DRAWING NAME:

BOUNDARY & PARTIAL EXISTING CONDITIONS SURVEY PREPARED FOR THE INNISFREE FOUNDATION

DRAWING NUMBER:

SV1

VERSION 21.1
8/14/2020 10:11:53 PM