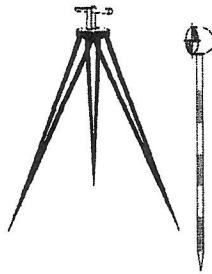




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Date: April 23, 2019

Project: Oak Tree Lane Site Plan

Job Number: SY-1385

**LEGAL DESCRIPTION FOR
“OAK TREE LANE”
(SBL #26.05-1-42 & SBL #26.09-2-8)
TOWN OF HAVERSTRAW
ROCKLAND COUNTY NEW YORK**

All that said piece or parcel of land situate, lying and being in the Town of Haverstraw, County of Rockland, and State of New York, being known as Tax Lots 26.05-1-42 & 26.09-2-8 as shown on the Town of Haverstraw Tax Maps and being more particularly bounded and described as follows:

BEGINNING at a Point located on the North side of Rosman Road, said point being a point in common with the Southeast corner of Lot #8 on Filed Map #6881 and the Southwest corner of the lot herein to be described as follows; thence,

N 25d-59m-00s E for a distance of 447.89 feet along the East side of Lots #8, 7 & 6 on Filed Map #6881 to a point; thence,

N 85d-36m-50s W for a distance of 27.27 feet along the North side of Lot #6 on Filed Map #6881 to a point; thence the following seven (7) courses and distances along the East side of lands now or formerly (n/f) Green Mountain Condominiums (Tax Lot #26.05-1-43):

1. N 04d-23m-10s E for a distance of 78.60 feet to a point; thence,
2. N 12d-14m-00s E for a distance of 33.63 feet to a point; thence,
3. N 77d-46m-00s W for a distance of 4.64 feet to a point; thence,
4. N 04d-23m-29s E for a distance of 54.91 feet to a point; thence,
5. N 12d-14m-00s E for a distance of 15.36 feet to a point; thence,
6. N 77d-46m-00s W for a distance of 2.12 feet to a point; thence,

7. N 04d-23m-10s E for a distance of 290.25 feet to a point; thence the following two (2) courses and distances along the South side of Lands n/f Spring Valley Water Co. (Tax Lot #26.05-1-41):

a.) S 85d-53m-00s E for a distance of 215.00 feet to a point; thence,

b.) S 86d-34m-39s E for a distance of 155.47 feet to a point; thence,

S 82d-41m-25s E for a distance of 443.21 feet along a common line between the Town of Haverstraw and the Village of West Haverstraw and the South side of Lots #10, 11 & 12 on Filed Map #2585 and Lots #24 & 23 on Filed Map #2412 to a point; thence,

S 22d-29m-02s W for a distance of 604.63 feet along a common line between the Town of Haverstraw and the Village of West Haverstraw and the West side of Lots #21, 20, 19, 18, 17 & 16 on Filed Map #2412 Block "D" to a point; thence,

S 17d-10m-41s W for a distance of 315.00 feet along the West side of lands n/f Rosman Center, LLC (Tax Lot #26.09-2-9) also known as (a.k.a.) Lot #1 from Filed Map #7465 to a point; thence,

N 85d-55m-29s W for a distance of 564.75 feet along the North side of lands n/f Rosman Center, LLC (Tax Lot #26.09-2-9) also known as (a.k.a.) Lot #1 from Filed Map #7465 to a point; thence the following two (2) courses and distances along the North side of Rosman Road:

1.) N 01d-57m-20s W for a distance of 16.52 feet to a point; thence,

2.) N 86d-36m-20s W for a distance of 126.55 feet to a point, said point being The Point or PLACE OF BEGINNING.

Said Parcel's containing 630,899 square feet of land more or less (14.4834 acres of land)

*Subject to a Temporary Construction Easement as per Liber #750, Page #3364

*Subject to a Slope Easement as per Liber #750, Page #3364 (Amended) and Liber #738, Page #4484

*Subject to a Temporary Construction Easement as per Liber #738, Page #4484

*Subject to an Ingress and Egress Easement as per Liber #378, Page #212