



General Notes:

- This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).
- North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
- The reference horizontal control station is a Continuously Operating Reference Station (CORS) designated "FRIENDSHIP CORS ARP (NYFS)". The horizontal coordinates of NYFS were established by GPS observations and last adjusted by the National Geodetic Survey in August 2011.
- RTK GNSS surveying techniques were utilized to establish horizontal control at the project site.
- The subsurface utilities shown hereon are of Quality Level D (QL-D) and C (QL-C), and defined by the American Society of Civil Engineers (ASCE) in document 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data". The subsurface utilities are based on physical evidence located during the field survey and existing record mapping. The surveyor makes no guarantee that the subsurface utilities comprise all such utilities in the area, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated although the subsurface utilities are depicted as accurately as possible from the information available.
- The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
- The information shown hereon is based on an instrument survey completed on March 14, 2017.
- According to the National Wetlands Inventory, the surveyed premises contains no wetlands.
- At the time of the survey, there was no observed evidence the property is used as a solid waste dump, sump, or sanitary landfill.
- The surveyed parcel has direct access to Cemetery Hill Road, a town highway.
- The surveyed premises may be affected by encumbrances that are unknown to the undersigned surveyor. The users of this survey map should verify the title with competent title examiners.
- The certifications herein are not transferable.
- The orthoimagery depicted hereon was obtained from NYS Orthos Online. The orthoimagery is 24-inch resolution imagery collected in April 2012 and published in the spring of 2013 by the NYS ITS GIS Program Office, with a horizontal accuracy of ±8 feet at the 95% confidence level.

Reference Drawings:

- "Lands of Lawrence T. & Thomas J. O'Reilly", prepared by Hallett Surveying & Mapping, P.C., dated June 7, 2006, and distinguished as Plat #06-06-20.DWG.
- "Proposed Subdivision of the Lands of Lawrence T. & Thomas J. O'Reilly", prepared by Hallett Surveying & Mapping, P.C., dated June 7, 2006, and distinguished as Plat #06-06-20SUB.DWG.

Zoning:

No zoning regulations currently exist within the Town of West Union.

Flood Zone:

The surveyed parcel shown hereon does not lie in any flood hazard areas as indicated on Community Panel No. 361437, Panel No. 1 of 4, bearing an effective date of January 12, 1975, whereby said map panel covers the area in which the surveyed premises is situated.

Lands of Victoria Court Properties, LLC

Surveyor's Description
Contains: 14.391 acres

All that tract or parcel of land situate in the Town of West Union, County of Steuben, State of New York, being a portion of Lot 25 of the Taylor Tract, being Lot 21 as shown on a map titled "Proposed Subdivision of the Lands of Lawrence T. & Thomas J. O'Reilly", dated June 7, 2006, prepared by Hallett Surveying & Mapping, P.C., and being more precisely described as follows:

Beginning at a point in the center of Cemetery Hill Road (49.5-foot width), said point being on the easterly line of a 150-acre parcel of land described in a conveyance from Vincenzo D'Anioli and Pietro Cascara to Lawrence T. O'Reilly and Thomas J. O'Reilly by deed dated December 5, 2005 and recorded in the Steuben County Clerk's Office on January 11, 2006 in Liber 1995 of Deeds at Page 207, said 150-acre parcel also being known as Lot 1 of the Watts Tract in Township 1 of Range 6, said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 766,486.19 feet North and 520,622.67 feet East;

- thence along the center of Cemetery Road, the following two courses and distances:
- South 70 degrees 50 minutes 40 seconds East, a distance of 156.38 feet to a point;
- South 68 degrees 30 minutes 11 seconds East, a distance of 203.26 feet to the northwesterly corner of Lot 20 of said O'Reilly Subdivision;

thence South 01 degrees 29 minutes 25 seconds West, along the westerly line of said O'Reilly Subdivision Lot 20, a distance of 1,811.65 feet to a 5/8-inch rebar with a 1 1/4-inch diameter yellow plastic cap marked "Hallett Surveying" (hereinafter referred to as a 5/8-inch rebar) found at the southwest corner of O'Reilly Subdivision Lot 20, said rebar also being on the northerly line of Lot 24 of the Taylor Tract, said rebar also being on the northerly line of a 43.96-acre parcel of land described in a conveyance from Raymond E. and Marian A. Mullen to Richard L. and Lynda L. Mullen by deed dated August 20, 1986 and recorded in the Steuben County Clerk's Office on December 1, 1986 in Liber 846 of Deeds at Page 487, said course passing over a 5/8-inch rebar found at a distance of 26.36 feet;

thence North 87 degrees 45 minutes 11 seconds West, along the northerly line of said Lot 24, a distance of 330.81 feet to a point on the easterly line of said Lot 1 of the Watts Tract, said point being located N 24 degrees 29 minutes 56 seconds West a distance of 0.97 feet from the center of a 15" maple tree used as a barbed wire fence corner;

thence North 01 degrees 12 minutes 57 seconds East, along the easterly line of said Lot 1 of the Watts Tract, a distance of 1,924.30 feet to the **Point of Beginning**, said course passing over a 5/8-inch rebar found at a distance of 1,898.29 feet;

To contain 14.391 acres of land, more or less, as surveyed by James S. Thew, Licensed Land Surveyor No. 050226.

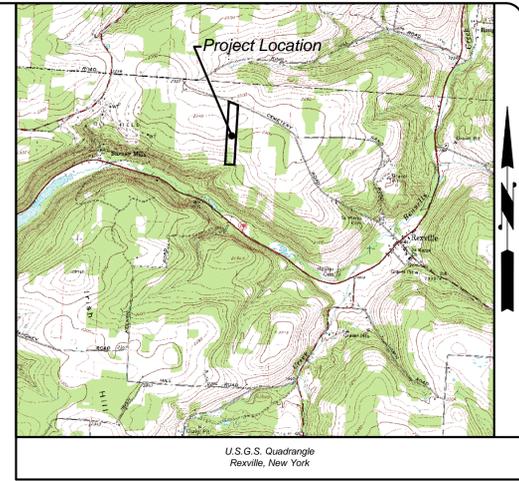
The above-described parcel is intended to be the same premises conveyed by Leonard L. and Ruth G. Weaver to Victoria Court Properties, LLC by deed dated December 31, 2012 and recorded in the Steuben County Clerk's Office on February 7, 2013 in Liber 2422 of Deeds at Page 29.

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

A. Surveyors Certification

To NextEra Energy Resources, LLC:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 11, 13, 15, and 19 of Table A thereof. The fieldwork was completed on March 14, 2017.

Signature: _____
Name: James S. Thew
Registration No.: 050226
Date: _____



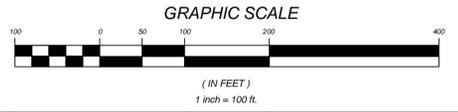
List of Dig Safely New York Registered Utility Companies That May Service The Site			
Fiber, Telephone, Gas	Frontier Communications (Chemung)	518.773.6259	
	National Fuel Gas (Wellsville)	716.857.7967	

Legend:

- Property Line
- - - Adjoiner's Deed Line
- - - Subdivision Lot Line (Reference Drawing No. 2)
- - - Road Centerline
- - - Edge of Gravel
- - - Barbed Wire Fence
- Deciduous Tree With Barbed Wire Fence
- Fence Post
- Point Not Monumented
- ⊙ Found Iron (Pipe, Rebar, et cetera) As Noted
- (M) Measured Distance
- (P) Plan Distance (Reference Drawing No. 2)
- (D) Deeded Distance
- [21] Subdivision Lot Number (Reference Drawing No. 2)

Notes Corresponding to Schedule "B-2" of Chicago Title Insurance Company, No. 1714-25028
Bearing an effective date of March 3, 2017
Items not listed below are standard title exceptions and/or are not listed matters or issues that pertain to this survey.

- Right-of-Way Easement granted by Thomas F. Coleman to Steuben Electric Association, Inc. by deed dated August 9, 1941 and recorded in the Steuben County Clerk's Office on January 24, 1979 in Liber 992 at Page 586. Grants the right to construct, operate, and maintain an electric transmission or distribution line. The easement is buried in nature and encumbers the surveyed premises in its entirety. The electric line was constructed on the northerly side of Cemetery Hill Road, and is not situate upon the surveyed premises.



DRAWN: MRW	ALTA/NSPS Land Title Survey Victoria Court Properties, LLC Tax Parcel 339.00-01-007.120
CHECKED: JST	
SCALE: 1" = 100'	
DATE: 03-17-2017	
PROJECT NUMBER: CK3773-03-17	P.O. Box 463 6481 US Highway 11 Cortes, New York 13817 T: 315-366-2776 F: 315-366-1612
01 Add Schedule B Exceptions 03-20-2017 02 DESCRIPTION DATE	Thew Associates LAND SURVEYORS www.ThewAssociates.com 9476 River Road Mercy, New York 13403 T: 315-733-0778 F: 315-797-1957

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors 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 surveyor's inked seal or his embossed seal shall be considered to be valid and true copies.