

LETCHWORTH ROAD RESIDENTIAL DEVELOPMENT

LETCHWORTH VILLAGE ROAD

HAVERSTRAW, NY

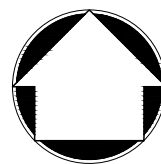
SITE EXHIBIT

DATE: 06/07/2022

JMC PROJECT: 21090

FIGURE: EXHIBIT

SCALE: 1"=200'



120 BEDFORD RD
ARMONK
NY 10504

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JMCP LLC.COM



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JMC Project 21090
Letchworth Road Residential
Development
Town of Haverstraw
Rockland County, New York
June 5, 2022

Legal Description Proposed Development

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Haverstraw, County of Rockland and State of New York, being a portion of the Tax Lot 14 as described in a deed from New York State Urban Development Corporation to the Town of Haverstraw dated July 6, 2001 and recorded on July 18, 2001 as Deed ID 2001-00033784 and being more particularly described as follows:

BEGINNING at a point along the northerly line of Letchworth Village Road at its point of intersection with lands now or formerly of the People of the State of New York as shown on a map titled "Survey of Property prepared for WCI Communities in the Town of Haverstraw Rockland County, N.Y" prepared by Ward Carpenter Engineers Inc. and dated October 11, 2006;

Thence along said northerly line of Letchworth Village Road the following six (6) courses and distances:

- 1) North 87 degrees 52 minutes 25 seconds West, 6.87 feet to a point of curvature;
- 2) Westerly along the arc of a curve to the right having a radius of 947.29 feet, a central angle of 15 degrees 32 minutes 28 seconds and an arc length of 256.95 feet to a point of compound curvature;
- 3) Northwesterly along the arc of a curve to the right having a radius of 132.00 feet, a central angle of 47 degrees 17 minutes 40 seconds and an arc length of 108.96 feet to a point of tangency;
- 4) North 25 degrees 02 minutes 17 seconds West, 151.08 feet to a point of curvature;
- 5) Northwesterly along the arc of a curve to the left having a radius of 495.54 feet, a central angle of 24 degrees 04 minutes 41 seconds and an arc length of 208.25 feet to a point of tangency;
- 6) North 49 degrees 06 minutes 58 seconds West, 31.31 feet to a point;

Thence through the aforesaid lands described in a deed from New York State Urban Development Corporation to the Town of Haverstraw dated July 6, 2001 and recorded on July 18, 2001 as Deed ID 2001-00033784 the following five (5) courses and distances:

- 1) North 48 degrees 33 minutes 33 seconds East, 231.11 feet to a point;
- 2) North 23 degrees 03 minutes 41 seconds East, 832.07 feet to a point;
- 3) North 88 degrees 34 minutes 06 seconds East, 499.40 feet to a point;
- 4) South 20 degrees 08 minutes 25 seconds East, 356.47 feet to a point;
- 5) South 06 degrees 12 minutes 40 seconds East, 350.45 feet to a point along the aforesaid lands now or formerly of the People of the State of New York;

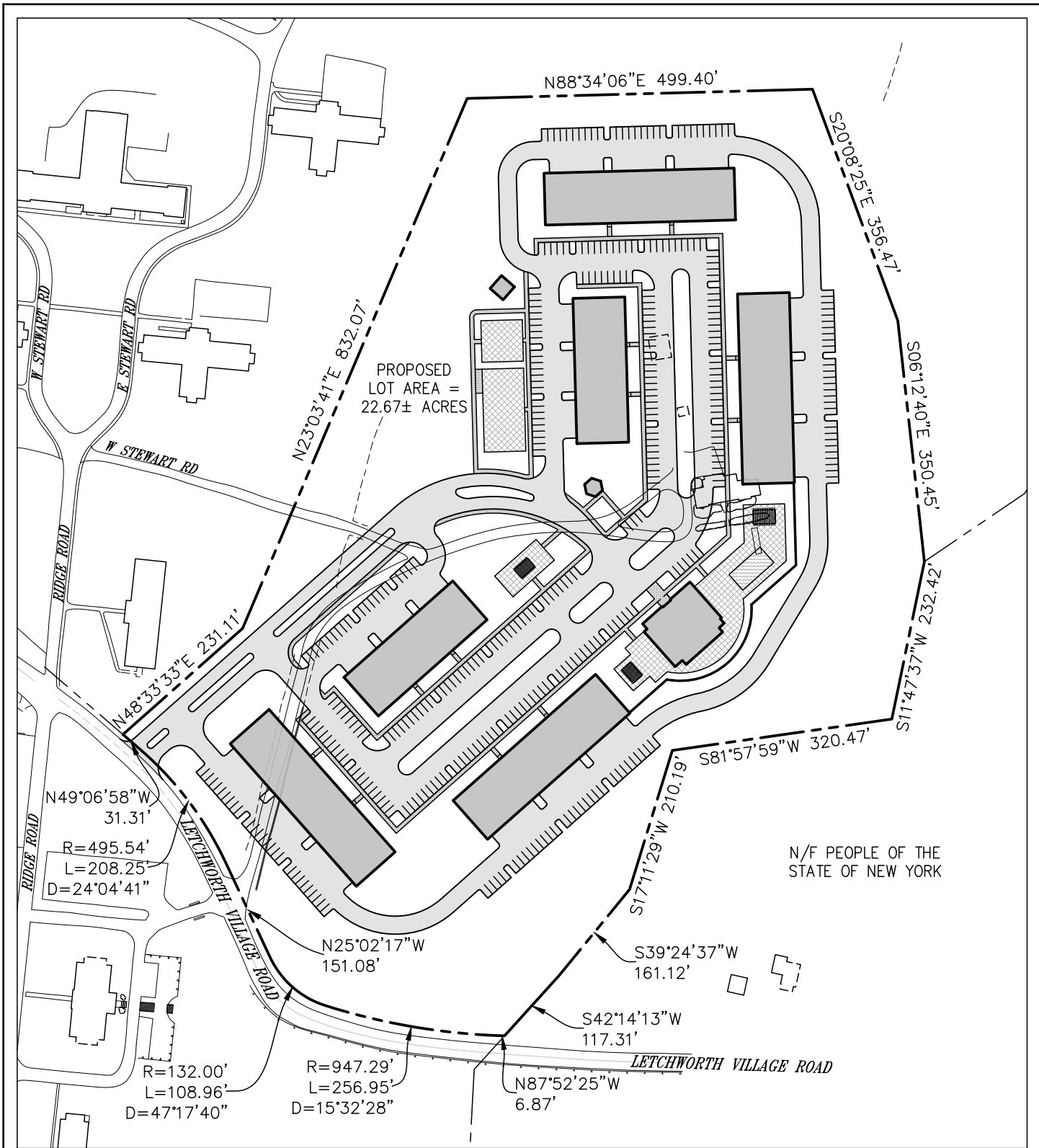
Thence along the said lands now or formerly of the People of the State of New York the following five (5) courses and distances:

- 1) South 11 degrees 47 minutes 37 seconds West, 232.42 feet to a point;

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | John Meyer Consulting, Inc.

- 2) South 81 degrees 57 minutes 59 seconds West, 320.47 feet to a point;
- 3) South 17 degrees 11 minutes 29 seconds West, 210.19 feet to a point;
- 4) South 39 degrees 24 minutes 37 seconds West, 161.12 feet to a point;
- 5) South 42 degrees 14 minutes 13 seconds West, 117.31 feet to the Point of Beginning.

The above described parcel of land contains approximately 22.67 acres of land more or less.



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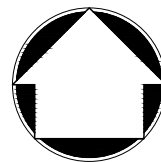
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