

**VICINITY MAP**  
NOT TO SCALE

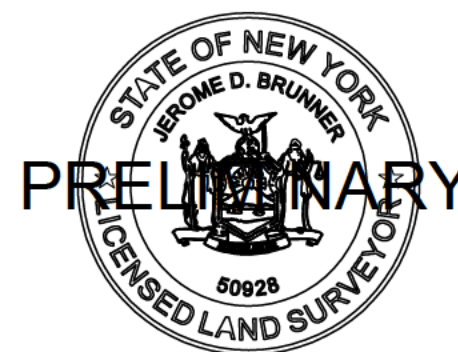
**SURVEYOR CERTIFICATE**

To: Safe Harbor Marinas, LLC, its successors and assigns, Old Republic National Title Insurance Company, SHM Haverstraw, LLC, a Delaware limited liability company;

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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on 8/29/2019.

Date of Plat or Map: 11/19/2019

Printed Name: Jerome D. Brunner  
License/Registration #50928  
In State of New York



**SURVEYOR'S NOTES**

- NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED. NOR HAS THIS SURVEYOR RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- THERE IS VISIBLE EVIDENCE OF THE FOLLOWING SERVICUTES: ELECTRIC UTILITY, WATER SERVICE, GAS, SEWER, AND TELEPHONE. VISIBLE AND ABOVE-GROUND UTILITIES HAVE BEEN DEPICTED ON THE SURVEY.
- IN REGARDS TO ALTA TABLE A ITEM 10(A), NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO BEACH ROAD, ROAD BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF 5TH STREET AND BEACH ROAD, WHICH IS APPROXIMATELY 111' FROM THE NE CORNER OF PARCEL I.
- COMPLETED FIELD WORK WAS AUGUST 29, 2019.
- AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00007514589119
- THE PROPERTY IS CONTIGUOUS TO ALL PUBLIC RIGHTS OF WAY SHOWN HEREON, WITHOUT GAPS, GORES, OR OVERLAPPING PORTIONS.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK PID LX1849, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE AT A 1' INTERVAL. BENCHMARK ID: PID LX1849  
PUBLISHED ELEVATION: 6.70' (NAVD88)  
MONUMENT DESCRIPTION: 3" BRASS DISK

**NOTES CORRESPONDING TO SCHEDULE B**

THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. LA43596 WITH AN EFFECTIVE DATE OF JULY 23, 2019 CONTAINS THE FOLLOWING EXCEPTIONS WHICH ARE SURVEY MATTERS:

- 6. COVENANTS, CONDITIONS, EASEMENTS, LEASES, AGREEMENTS OF RECORD, ETC., MORE FULLY SET FORTH AS FOLLOWS:
  - A) COVENANTS AND RESTRICTIONS FILED IN LIBER 772 PAGE 1099 AND LIBER 772 PAGE 1110 (AFFECTS, BLANKET IN NATURE)
  - B) COVENANTS AND RESTRICTIONS FILED IN LIBER 297 PAGE 70 (AFFECTS, BLANKET IN NATURE)
  - C) WATER AGREEMENT FILED IN LIBER 569 PAGE 383 (AFFECTS, UNABLE TO PLOT, APPROXIMATE SKETCH IS TOO VAGUE)
  - D) WATER EASEMENT AND RIGHT OF WAY FILED IN LIBER 604 PAGE 596 (AFFECTS, PLOTTED AND SHOWN)
  - E) COVENANTS AND RESTRICTIONS AND EASEMENTS FILED IN LIBER 640 PAGE 499 (UNABLE TO PLOT, DESCRIPTION REFERENCES UNKNOWN PARCELS & OWNERS)
  - F) EASEMENTS FILED IN LIBER 773 PAGE 662 (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
  - G) SEWER EASEMENTS FILED IN LIBER 944 PAGE 84 (UNABLE TO LOCATE, DESCRIPTION REFERENCES UNKNOWN PARCELS & OWNERS)
  - H) SEWER EASEMENTS FILED IN LIBER 877 PAGE 110 (UNABLE TO LOCATE, DESCRIPTION REFERENCES UNKNOWN PARCELS & OWNERS)
  - I) UTILITIES RIGHT OF WAY FILED IN LIBER 1002 PAGE 529 (AFFECTS, UNABLE TO PLOT, NO OBSERVED ABOVE GROUND EVIDENCE OF UTILITIES ALONG EASTERN BOUNDARY OF PARCEL I)
  - J) UTILITIES RIGHT OF WAY FILED IN LIBER 1008 PAGE 248 (UNABLE TO LOCATE, DESCRIPTION REFERENCES UNKNOWN PARCELS & OWNERS)
  - K) WATER EASEMENT FILED IN LIBER 1021 PAGE 41 (UNABLE TO LOCATE, DESCRIPTION REFERENCES UNKNOWN PARCELS & OWNERS)
  - L) WATER EASEMENT FILED IN LIBER 1021 PAGE 48 (AFFECTS, PLOTTED AND SHOWN)
  - M) WATER EASEMENT FILED IN LIBER 1021 PAGE 51 (UNABLE TO LOCATE, DESCRIPTION REFERENCES UNKNOWN PARCELS & OWNERS)
  - N) WATER EASEMENTS FILED IN LIBER 26 PAGE 836 (UNABLE TO LOCATE, DESCRIPTION REFERENCES UNKNOWN WATER MAIN)
  - O) UTILITIES RIGHT OF WAY FILED IN LIBER 50 PAGE 796 (AFFECTS, PLOTTED AND SHOWN)
  - P) UTILITIES RIGHT OF WAY FILED IN LIBER 54 PAGE 2551 (AFFECTS, PLOTTED AND SHOWN)
  - Q) UTILITIES RIGHT OF WAY FILED IN LIBER 117 PAGE 2773 (AFFECTS, PLOTTED AND SHOWN)
  - R) CONTAMINATION REPORT FILED IN LIBER 632 PAGE 1521 (AFFECTS, NOT SURVEY RELATED)
  - S) PILOT AGREEMENT FILED IN INSTR# LA99-01279003 (UNABLE TO DETERMINE, MISSING AGREEMENT)
- 33) SUBJECT TO THE TERMS, COVENANTS AND CONDITIONS OF A LEASE EVIDENCED BY A MEMORANDUM OF LEASE, DATED 6/23/77, RECORDED 11/9/83 IN LIBER/REEL 34 AT PAGE 771, AS INSTR# LA99-01278784 FROM TOWN OF HAVERSTRAW, AS LESSOR, TO HAVERSTRAW MARINA CORPORATION, AS LESSEE. AMENDMENT OF LEASE DATED 6/23/77, AND RECORDED 11/9/83 IN LIBER 34 PAGE 888 AS INSTR# LA99-01278785. AMENDMENT OF LEASE DATED 11/26/86 AND FILED IN LIBER 210 PAGE 2990. AMENDMENT OF LEASE DATED 3/15/83 AND FILED IN LIBER 210 PAGE 2995. SITE LEASE ASSIGNMENT BETWEEN HAVERSTRAW MARINA CORPORATION AND THE COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY DATED 9/1/83 AND RECORDED 11/9/83 IN LIBER 34 PAGE 980 AS INSTR# LA99-01278787. SITE LEASE ASSIGNMENT BETWEEN COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY AND HAVERSTRAW MARINA CORPORATION DATED 2/3/87 AND RECORDED 3/5/87 AND FILED IN LIBER 210 PAGE 2971. SUBJECT TO THE TERMS, COVENANTS AND CONDITIONS OF A LEASE EVIDENCED BY A MEMORANDUM OF LEASE, DATED 9/1/83, RECORDED 11/9/83 IN LIBER/REEL 34 AT PAGE 999, AS INSTR# LA99-01278788 FROM COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY, AS LESSOR, TO HAVERSTRAW MARINA CORPORATION, AS LESSEE. (AFFECTS, BLANKET IN NATURE)

**ENCROACHMENT STATEMENT**

- ⚠️ FENCE APPEARS TO ENCR OACH PARCEL II BY AS MUCH AS MUCH AS 5.4'.
- ⚠️ FENCE APPEARS TO ENCR OACH PARCEL II BY AS MUCH AS MUCH AS 4.7'.
- ⚠️ FENCE APPEARS TO ENCR OACH PARCEL II BY AS MUCH AS MUCH AS 7.4'.
- ⚠️ FENCE APPEARS TO ENCR OACH PARCEL II WEST OF BEACH ROAD (AKA GRASSY POINT ROAD).
- ⚠️ SHED APPEARS TO CROSS SETBACK LINE BY AS MUCH AS 10.7'.
- ⚠️ BUILDING APPEARS TO CROSS SETBACK LINE BY AS MUCH AS 7.5'.

**AREA**

PARCEL I: 24,505 SQFT= 0.563 ACRES±  
PARCEL II: 2312444 SQFT= 53.086 ACRES±  
PARCEL III: 189868 SQFT= 4.359 ACRES±  
2526817 SQFT= 58.008 ACRES±

**PARKING**

533 Parking Spaces  
10 Handicapped Spaces  
811 Slip Spaces  
1,354 Total Spaces

**FLOOD NOTE**

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONES "X", "X SHADED", AND "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 36087C0104G, EFFECTIVE DATE 3/9/2014.

**BASIS OF BEARINGS**

BEARINGS BASED ON GRID NORTH FOR NEW YORK COORDINATE SYSTEM, EAST ZONE NAD83.

-LATITUDE: N41°12'51.4186"  
-LONGITUDE: W73°57'50.1684"  
-CONVERGENCE ANGLE: 00°21'11.5428"

**ZONING DATA**

ZONE - CR, Commercial Recreation District  
LOT AREA - 5 ACRES  
WIDTH AND FRONTAGE - 250'  
REAR - 60'  
SETBACK:  
FRONT - 60'  
SIDE - 40' (90' total)  
REAR - 60'  
HEIGHT - 2 1/2 stories or 35'  
BUILDING COVERAGE - N/A  
PARKING RATIO:  
MARINA: 4 PER SLIP, BUOY OR MOORING  
COMMERCIAL RECREATIONAL FACILITIES NOT ELSEWHERE LISTED:  
AS REQUIRED BY THE PLANNING BOARD  
THE ZONING JURISDICTION APPLICABLE TO THE PROPERTY IS THE TOWN OF HAVERSTRAW, NY.  
ZONING INFORMATION PROVIDED BY:  
ZONING INC.  
(405) 366-9663  
INFO@ZONINGREPORT.COM  
OCTOBER 16, 2019  
Z 19.08.009

**UTILITY NOTE**

THE LOCATION OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS, PIPELINES, AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEYOR. BEFORE ANY CONSTRUCTION BEGINS ON THE SUBJECT PROPERTY, UTILITIES SHOULD BE LOCATED AND FLAGGED BY A PRIVATE UTILITY LOCATOR SERVICE AND/OR EXCAVATION BEFORE CONSTRUCTION BEGINS, AND ARRANGEMENTS MADE BY PROPERTY OWNER.

**LEGAL DESCRIPTION**

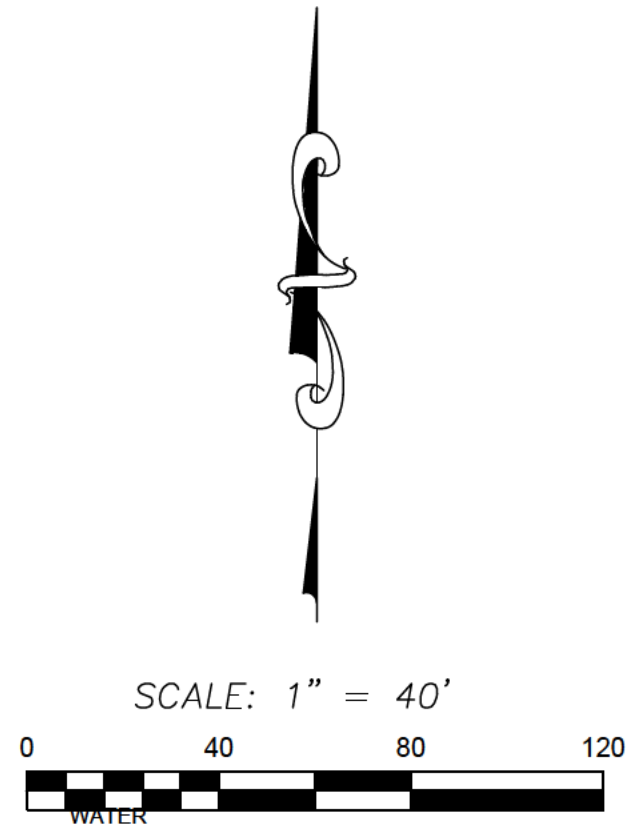
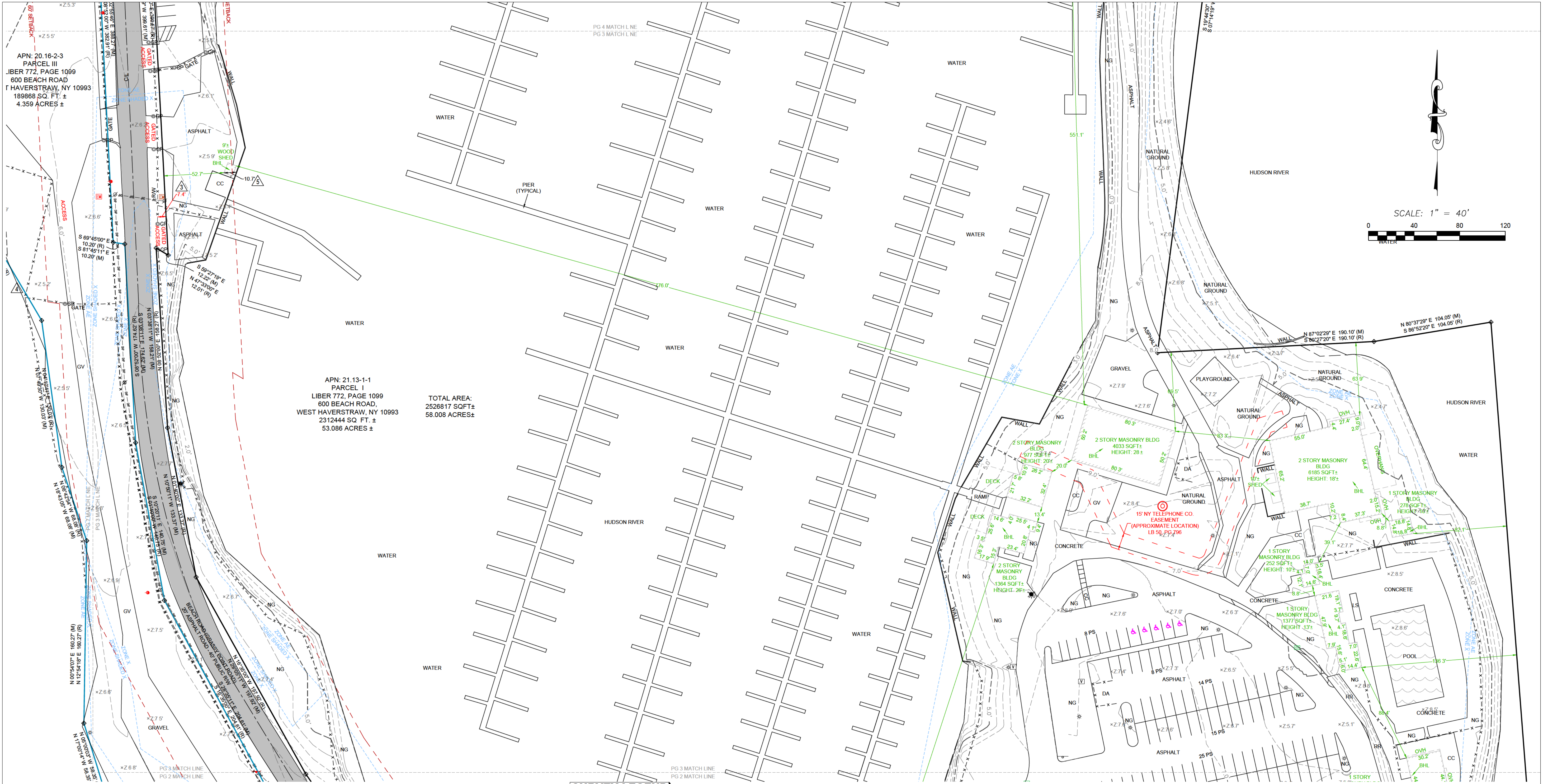
PARCEL #1  
Beginning at the intersection of the South side of Grassy Point Road and the East side of Grassy Point Road, said point being the Northeast corner of the property herein described, and running thence the following courses and distances:  
1. South 2°21'10" West a distance of 213.51 feet to an angle point; thence  
2. North 46° 46' 53" West a distance of 37.62 feet to an angle point; thence  
3. South 88°37'00" East a distance of 129.96 feet to an angle point; thence  
4. North 88° 11' 15" East a distance of 110.25 feet to an angle point, being the point or piece of beginning.  
Containing 0.573 acres, more or less.

Parcel #2  
Beginning at a point located on the Southern right of way line of Grassy Point Road (33 feet wide) where same is intersected by the Northwest corner of lands now or formerly of US Oyster Co. and running thence the following courses and distances:  
1. South 46°45'20" East a distance of 420.82 feet to an angle point; thence  
2. South 2°21'10" West a distance of 563.13 feet to an angle point; thence  
3. South 73°43'00" East a distance of 36.58 feet to an angle point; thence  
4. South 21°30'00" West a distance of 15.85 feet to an angle point; thence  
5. South 64°45'00" East a distance of 17.88 feet to an angle point; thence  
6. South 21°59'00" West a distance of 205.83 feet to an angle point; thence  
7. South 36°30'00" East a distance of 23.38 feet to an angle point; thence  
8. South 19°44'30" West a distance of 623.06 feet to an angle point; thence  
9. South 89°27'20" East a distance of 190.10 feet to an angle point; thence  
10. South 86°52'20" East a distance of 194.05 feet to an angle point; thence  
11. South 80°44'00" West a distance of 958.42 feet to an angle point; thence  
12. North 82°38'20" West a distance of 464.60 feet to an angle point; thence  
13. North 2°40'41" West a distance of 86.40 feet to an angle point; thence  
14. North 42°00'00" West a distance of 104.34 feet to an angle point; thence  
15. North 50°15'45" West a distance of 227.67 feet to an angle point; thence  
16. North 54°25'50" West a distance of 107.20 feet to an angle point; thence  
17. North 63°21'30" West a distance of 124.08 feet to a point on the Easterly side of Grassy Point Road; thence  
18. North 17°08'00" East a distance of 62.54 feet to a point; thence  
19. On a curve to the left, having a radius of 114.00 feet, an arc distance of 78.59 feet to a point; thence  
20. North 22°22'00" West a distance of 174.14 feet to a point; thence  
21. North 16°35'00" West a distance of 158.68 feet to a point; thence  
22. North 1°40'00" East a distance of 133.37 feet to a point; thence  
23. North 83°20'00" East a distance of 158.27 feet to a point; thence  
24. North 47°33'00" East a distance of 12.01 feet to a point; thence  
25. North 83°20'00" East a distance of 398.57 feet to a point; thence  
26. North 22°12'00" East a distance of 147.08 feet to a point; thence  
27. North 29°33'00" East a distance of 151.35 feet to a point; thence  
28. On a curve to the left, having a radius of 376.55 feet, an arc distance of 313.92 feet, to a point; thence  
29. North 18°13'00" West a distance of 326.59 feet to a point; thence  
30. On a curve to the right, having a radius of 100.00 feet, an arc distance of 183.26 feet, to a point on the Southern side of Grassy Point Road; thence  
31. North 86°47'00" East a distance of 290.62 feet to a point; thence  
32. South 86°37'00" East a distance of 274.25 feet to a point on the on the Southern side of Grassy Point Road, it being the point or piece of beginning.  
CONTAINING 53.293 acres, more or less.

PARCEL #3  
Beginning at a point located on the Western side of Grassy Point Road, said point also being the fence post for a chain link fence encroaching at of Parcel #2, and running thence the following courses and distances:  
1. South 29°33'00" West a distance of 24.80 feet to an angle point; thence  
2. South 22°12'00" West a distance of 158.68 feet to an angle point; thence  
3. South 83°20'00" West a distance of 382.91 feet to an angle point; thence  
4. South 64°45'00" East a distance of 10.20 feet to an angle point; thence  
5. South 83°20'00" West a distance of 174.62 feet to an angle point; thence  
6. South 1°40'00" West a distance of 140.75 feet to an angle point; thence  
7. South 16°35'00" East a distance of 204.61 feet to an angle point; thence  
8. South 22°22'00" East a distance of 164.31 feet to an angle point; thence  
9. On a curve to the right, said curve having a radius of 77.62 feet, an arc distance of 53.61 feet; thence  
10. South 17°08'00" West a distance of 68.58 feet to an angle point; thence  
11. North 81°27'00" West a distance of 82.43 feet to an angle point; thence  
12. North 38°15'54" West a distance of 48.77 feet to an angle point; thence  
13. North 35°16'37" West a distance of 62.74 feet to an angle point; thence  
14. North 1°15'42" West a distance of 228.59 feet to an angle point; thence  
15. North 30°03'00" West a distance of 58.35 feet to an angle point; thence  
16. North 12°54'18" East a distance of 180.27 feet to an angle point; thence  
17. North 64°54'00" West a distance of 68.08 feet to an angle point; thence  
18. North 4°04'41" East a distance of 130.03 feet to an angle point; thence  
19. North 18°14'49" West a distance of 157.63 feet to an angle point; thence  
20. North 22°59'04" West a distance of 180.62 feet to an angle point; thence  
21. North 28°05'57" West a distance of 35.74 feet to an angle point; thence  
22. North 7°49'08" West a distance of 80.06 feet to an angle point; thence  
23. North 56°28'48" East a distance of 80.06 feet to an angle point; thence  
24. North 25°57'00" East a distance of 63.32 feet to an angle point; thence  
25. North 47°26'27" East a distance of 46.57 feet to an angle point; thence  
26. North 65°34'48" East a distance of 12.20 feet to an angle point; thence  
27. North 77°49'33" East a distance of 268.03 feet to an angle point, it being the point or piece of beginning.  
Containing 4.343 acres, more or less.  
(The call shown as "24. North 47°33'00" East a distance of 12.01 feet to a point," appears to be a scrivener error. The corrected bearing is South 47°33'00" East)

Drawn By: TT Checked By: TS DATE: 09/11/2019 REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>9/12/19</td> <td>COMMENTS</td> </tr> <tr> <td>2</td> <td>9/17/19</td> <td>COMMENTS</td> </tr> <tr> <td>3</td> <td>10/4/19</td> <td>TOPOGRAPHY</td> </tr> <tr> <td>4</td> <td>10/17/19</td> <td>COMMENTS</td> </tr> <tr> <td>5</td> <td>10/22/19</td> <td>COMMENTS</td> </tr> <tr> <td>6</td> <td>11/14/19</td> <td>COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	9/12/19	COMMENTS	2	9/17/19	COMMENTS	3	10/4/19	TOPOGRAPHY	4	10/17/19	COMMENTS	5	10/22/19	COMMENTS	6	11/14/19	COMMENTS	<b>SURVEYOR:</b> BLEW & ASSOCIATES, P.A. 3825 N SHILOH DRIVE FAYETTEVILLE, AR 72703 SURVEY@BLEWNC.COM <hr/> <b>SURVEYOR DRAWING NUMBER</b> 19-4660 <b>SHEET TITLE</b> 2016 ALTA/NSPS LAND TITLE SURVEY	<b>PREPARED FOR:</b> SAFE HARBOR MARINAS, LLC 14785 Preston Road #975 Dallas, TX 75254 <hr/> <b>PROJECT NUMBER</b> NY-1 <b>SITE ADDRESS</b> 600 BEACH ROAD, WEST HAVERSTRAW, NY	<b>WORK COORDINATED BY:</b>  1264 Main Street - Waltham, MA 02451 781-353-2437 (phone/fax) www.coxlevin.com <hr/> <b>SITE NAME</b> WEST HAVERSTRAW MARINA <b>SHEET NUMBER</b> 1 of 8
NO.	DATE	DESCRIPTION																						
1	9/12/19	COMMENTS																						
2	9/17/19	COMMENTS																						
3	10/4/19	TOPOGRAPHY																						
4	10/17/19	COMMENTS																						
5	10/22/19	COMMENTS																						
6	11/14/19	COMMENTS																						





APN: 20.16-2-3  
 PARCEL III  
 LIBER 772, PAGE 1099  
 600 BEACH ROAD  
 T HAVERSTRAW, NY 10993  
 189868 SQ. FT. ±  
 4.359 ACRES ±

APN: 21.13-1-1  
 PARCEL I  
 LIBER 772, PAGE 1099  
 600 BEACH ROAD,  
 WEST HAVERSTRAW, NY 10993  
 2312444 SQ. FT. ±  
 53.086 ACRES ±

TOTAL AREA:  
 2526817 SQFT ±  
 58.008 ACRES ±

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	53.51' (R)	77.62' (R)			
C2	78.59' (R)	114.00' (R)			
C3	313.92' (R)	376.55' (R)			
C4	183.26' (R)	100.00' (R)			

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	53.51' (M)	77.62' (M)	S 14 37' 13" E	52.46' (M)	39 29' 55.7"
C2	78.59' (M)	114.00' (M)	N 15 07' 09" W	77.04' (M)	39 29' 56.1"
C3	313.92' (M)	376.55' (M)	N 08 41' 18" W	304.91' (M)	4 74 5' 57.6"
C4	183.26' (M)	100.00' (M)	N 22 22' 42" E	158.67' (M)	105 00' 00.9"

**SURVEY LEGEND**

- SQFT SQUARE FEET
- BLDG BUILD NG
- BHL BUILD NG HEIGHT LOCATION
- RW RIGHT-OF-WAY
- CL CENTERLINE
- (M) CALCULATED DIMENSION
- (R) RECORD DIMENSION
- PS PARKING SPACE(S)
- RR RIP RAP
- DA DUMPSTER
- GR GUARD RAIL
- CC CONCRETE
- NG NATURAL GROUND
- GV GRAVEL
- LS LANDSCAPED AREA
- CMP CORRUGATED METAL PIPE
- FOUND MONUMENT
- ⊕ CALCULATED POINT
- BOUNDARY LINE
- - - EASEMENT
- - - UTILITY EASEMENT
- - - RIGHT-OF-WAY
- - - CENTERLINE
- x - x - FENCE
- 9' - 9' - OVERHEAD POWER
- ⊕ HANDICAP PARKING
- ⊕ LIGHT
- ⊕ SIGN
- ⊕ ELECTRIC PEDESTAL
- ⊕ TV PEDESTAL
- ⊕ GRATED NILET
- ⊕ GUY ANCHOR
- ⊕ SANITARY SEWER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ ELECTRICAL BOX
- ⊕ BOLLARD
- ⊕ MANHOLE
- ⊕ GATE POST
- ⊕ ELECTRIC VAULT
- ⊕ UTILITY POLE
- ⊕ ELECTRIC METER
- WATER L NE

Drawn By: TT Checked By: TS  
 DATE: 09/11/2019

**SURVEYOR:** BLEW & ASSOCIATES, P.A.  
 3825 N SHILOH DRIVE  
 FAYETTEVILLE, AR 72703  
 SURVEY@BLEWNC.COM

**SURVEYOR DRAWING NUMBER**  
 19-4660

**SHEET TITLE**  
 2016 ALTA/NSPS LAND TITLE SURVEY

**PREPARED FOR:** SAFE HARBOR MARINAS, LLC  
 14785 Preston Road #975  
 Dallas, TX 75254

**PROJECT NUMBER**  
 NY-1

**SITE ADDRESS**  
 600 BEACH ROAD, WEST HAVERSTRAW, NY

**WORK COORDINATED BY:** COX LEVIN  
 National Land Survey Consultants  
 1264 Main Street - Waltham, MA 02451  
 781-353-2437 (phone/fax) www.coxlevin.com

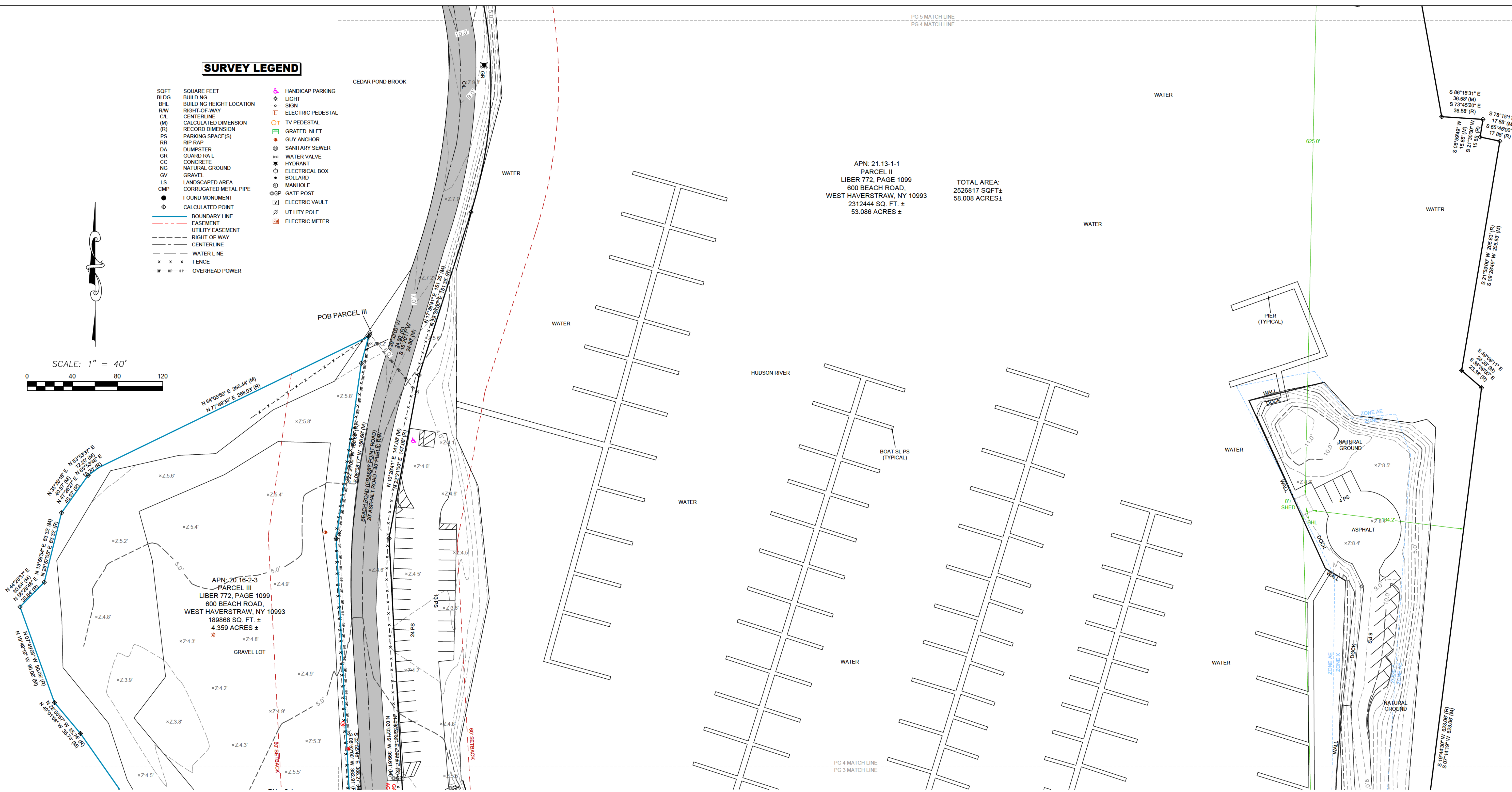
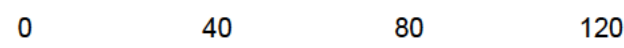
**SITE NAME**  
 WEST HAVERSTRAW MARINA

**SHEET NUMBER**  
 3 of 8

**SURVEY LEGEND**

- |         |                          |   |                   |
|---------|--------------------------|---|-------------------|
| SQFT    | SQUARE FEET              | ⊕ | HANDICAP PARKING  |
| BLDG    | BUILDING                 | ⊙ | LIGHT             |
| BHL     | BUILDING HEIGHT LOCATION | ⊙ | SIGN              |
| RW      | RIGHT-OF-WAY             | ⊙ | ELECTRIC PEDESTAL |
| CL      | CENTERLINE               | ⊙ | TV PEDESTAL       |
| (M)     | CALCULATED DIMENSION     | ⊙ | GRATED NILET      |
| (R)     | RECORD DIMENSION         | ⊙ | GUY ANCHOR        |
| PS      | PARKING SPACE(S)         | ⊙ | SANITARY SEWER    |
| RR      | RIP RAP                  | ⊙ | WATER VALVE       |
| DA      | DUMPSTER                 | ⊙ | HYDRANT           |
| GR      | GUARD RAIL               | ⊙ | ELECTRICAL BOX    |
| CC      | CONCRETE                 | ⊙ | BOLLARD           |
| NG      | NATURAL GROUND           | ⊙ | MANHOLE           |
| GV      | GRAVEL                   | ⊙ | GATE POST         |
| LS      | LANDSCAPED AREA          | ⊙ | ELECTRIC VAULT    |
| CMP     | CORRUGATED METAL PIPE    | ⊙ | UTILITY POLE      |
| ●       | FOUND MONUMENT           | ⊙ | ELECTRIC METER    |
| ⊙       | CALCULATED POINT         |   |                   |
| ---     | BOUNDARY LINE            |   |                   |
| ---     | EASEMENT                 |   |                   |
| ---     | UTILITY EASEMENT         |   |                   |
| ---     | RIGHT-OF-WAY             |   |                   |
| ---     | CENTERLINE               |   |                   |
| ---     | WATER LINE               |   |                   |
| -x-x-x- | FENCE                    |   |                   |
| -o-o-o- | OVERHEAD POWER           |   |                   |

SCALE: 1" = 40'



APN: 21.13-1-1  
 PARCEL II  
 LIBER 772, PAGE 1099  
 600 BEACH ROAD,  
 WEST HAVERSTRAW, NY 10993  
 231244 SQ. FT. ±  
 53.086 ACRES ±

TOTAL AREA:  
 2526817 SQFT ±  
 58.008 ACRES ±

APN-20.16-2-3  
 PARCEL III  
 LIBER 772, PAGE 1099  
 600 BEACH ROAD,  
 WEST HAVERSTRAW, NY 10993  
 189868 SQ. FT. ±  
 4.359 ACRES ±

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	53.51' (R)	77.62' (R)	S 14°37'13" E	52.46' (M)	39°29'55.7"
C2	78.59' (R)	114.00' (R)	N 15°07'09" W	77.04' (M)	39°29'56.1"
C3	313.92' (M)	378.55' (R)	N 06°14'18" W	304.61' (M)	47°45'57.6"
C4	183.26' (R)	100.00' (R)	N 22°22'42" E	158.67' (M)	105°00'00.9"

Drawn By: TT      Checked By: TS  
 DATE: 09/11/2019

**SURVEYOR:** BLEW & ASSOCIATES, P.A.  
 3825 N SHILOH DRIVE  
 FAYETTEVILLE, AR 72703  
 SURVEY@BLEWINC.COM

**SURVEYOR DRAWING NUMBER**  
 19-4660

**SHEET TITLE**  
 2016 ALTA/NSPS LAND TITLE SURVEY

**PREPARED FOR:** SAFE HARBOR MARINAS, LLC  
 14785 Preston Road #975  
 Dallas, TX 75254

**PROJECT NUMBER**  
 NY-1

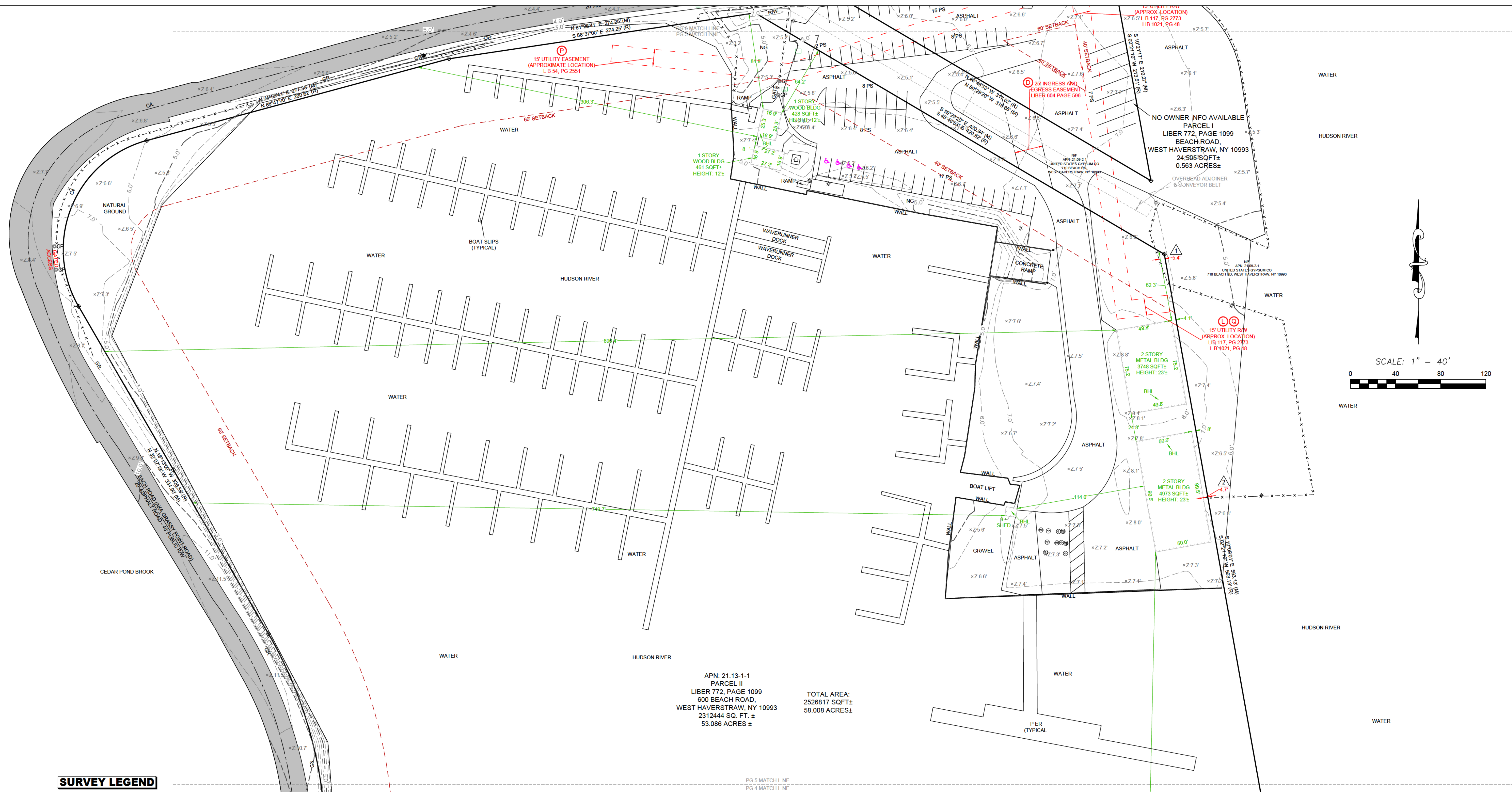
**SITE ADDRESS**  
 600 BEACH ROAD, WEST HAVERSTRAW, NY

**WORK COORDINATED BY:**

National Land Survey Consultants  
 1264 Main Street - Waltham, MA 02451  
 781-353-2437 (phone/fax) www.coxlevin.com

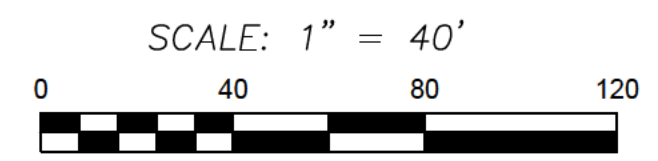
**SITE NAME**  
 WEST HAVERSTRAW MARINA

**SHEET NUMBER**  
 4 of 8



APN: 21.13-1-1  
 PARCEL II  
 LIBER 772, PAGE 1099  
 600 BEACH ROAD,  
 WEST HAVERSTRAW, NY 10993  
 2312444 SQ. FT. ±  
 53.086 ACRES ±

TOTAL AREA:  
 2526817 SQFT ±  
 58.008 ACRES ±



SCALE: 1" = 40'

**SURVEY LEGEND**

- SQFT SQUARE FEET
- BLDG BUILDING
- BHL BUILDING HEIGHT LOCATION
- RWL RIGHT-OF-WAY
- CL CENTERLINE
- (M) CALCULATED DIMENSION
- (R) RECORD DIMENSION
- PS PARKING SPACE(S)
- RR R/R RAP
- DA DUMPSTER
- GR GUARD RAIL
- CC CONCRETE
- NG NATURAL GROUND
- GV GRAVEL
- LS LANDSCAPED AREA
- CMP CORRUGATED METAL PIPE
- FOUND MONUMENT
- ⊕ CALCULATED POINT
- BOUNDARY LINE
- - - EASEMENT
- - - UTILITY EASEMENT
- - - RIGHT-OF-WAY
- - - CENTERLINE
- - - WATER LINE
- x - x - FENCE
- 99 - 99 - OVERHEAD POWER
- ⊕ HANDICAP PARKING
- ⊕ LIGHT
- ⊕ SIGN
- ⊕ ELECTRIC PEDESTAL
- ⊕ TV PEDESTAL
- ⊕ GRATED INLET
- ⊕ GUY ANCHOR
- ⊕ SANITARY SEWER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ ELECTRICAL BOX
- ⊕ BOLLARD
- ⊕ MANHOLE
- ⊕ GATE POST
- ⊕ ELECTRIC VAULT
- ⊕ UTILITY POLE
- ⊕ ELECTRIC METER

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	53.51' (M)	77.62' (R)	S 14°37'13" E	52.46' (M)	39°29'55.7"
C2	78.59' (M)	114.00' (R)	N 15°07'09" W	77.04' (M)	39°29'56.1"
C3	313.92' (M)	376.55' (R)	N 06°14'18" W	304.91' (M)	47°45'57.6"
C4	183.26' (R)	100.00' (R)			

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	53.51' (M)	77.62' (R)	S 14°37'13" E	52.46' (M)	39°29'55.7"
C2	78.59' (M)	114.00' (M)	N 15°07'09" W	77.04' (M)	39°29'56.1"
C3	313.92' (M)	376.55' (M)	N 06°14'18" W	304.91' (M)	47°45'57.6"
C4	183.26' (M)	100.00' (M)	N 22°22'42" E	158.67' (M)	105°00'00.9"

Drawn By: TT      Checked By: TS  
 DATE: 09/11/2019

**SURVEYOR:** BLEW & ASSOCIATES, P.A.  
 3825 N SHILOH DRIVE  
 FAYETTEVILLE, AR 72703  
 SURVEY@BLEWNC.COM

**SURVEYOR DRAWING NUMBER**  
 19-4660

**SHEET TITLE**  
 2016 ALTA/NSPS LAND TITLE SURVEY

**PREPARED FOR:** SAFE HARBOR MARINAS, LLC  
 14785 Preston Road #975  
 Dallas, TX 75254

**PROJECT NUMBER**  
 NY-1

**SITE ADDRESS**  
 600 BEACH ROAD, WEST HAVERSTRAW, NY

**WORK COORDINATED BY:**

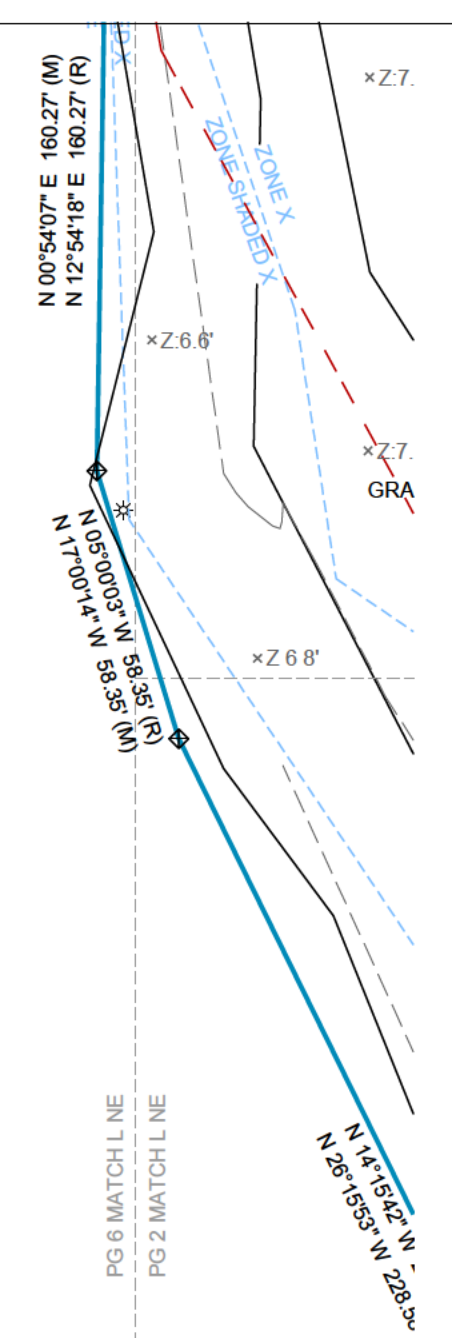
National Land Survey Consultants  
 1264 Main Street - Waltham, MA 02451  
 781-353-2437 (phone/fax) - www.coxlevin.com

**SITE NAME**  
 WEST HAVERSTRAW MARINA

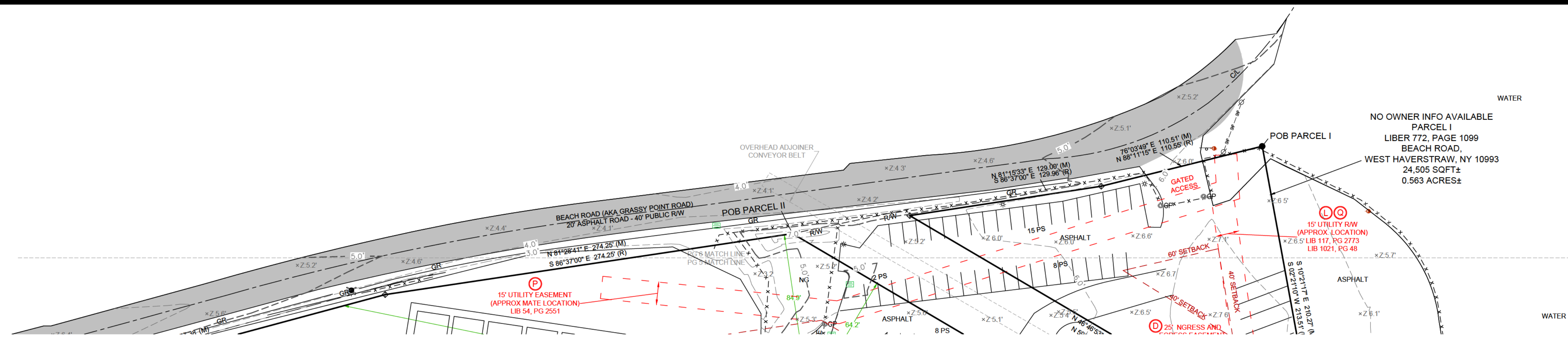
**SHEET NUMBER**  
 5 of 8

**SURVEY LEGEND**

- SQFT SQUARE FEET
- BLDG BUILDING
- BHL BUILDING HEIGHT LOCATION
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- (M) CALCULATED DIMENSION
- (R) RECORD DIMENSION
- PS PARKING SPACE(S)
- RR R.P.RAP
- DA DUMPSTER
- GR GUARD RAIL
- CC CONCRETE
- NG NATURAL GROUND
- GV GRAVEL
- LS LANDSCAPED AREA
- CMP CORRUGATED METAL PIPE
- FOUND MONUMENT
- ◇ CALCULATED POINT
- BOUNDARY LINE
- - - EASEMENT
- - - UTILITY EASEMENT
- - - RIGHT-OF-WAY
- - - CENTERLINE
- - - WATER LINE
- x - x - x - FENCE
- - - - - OVERHEAD POWER
- ⊕ HANDICAP PARKING
- \* LIGHT
- ⊖ SIGN
- ⊞ ELECTRIC PEDESTAL
- TV PEDESTAL
- ⊞ GRATED INLET
- ⊞ GUY ANCHOR
- ⊞ SANITARY SEWER
- ⊞ WATER VALVE
- ⊞ HYDRANT
- ⊞ ELECTRICAL BOX
- BOLLARD
- ⊞ MANHOLE
- ⊞ GATE POST
- ⊞ ELECTRIC VAULT
- ⊞ UTILITY POLE
- ⊞ ELECTRIC METER



SCALE: 1" = 40'



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	53.51' (R)	77.62' (R)			
C2	78.59' (M)	114.00' (R)			
C3	313.92' (R)	376.55' (R)			
C4	183.26' (R)	100.00' (R)			

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	53.51' (M)	77.62' (M)	S 14°37'13" E	52.46' (M)	39°29'55.7"
C2	78.59' (M)	114.00' (M)	N 15°07'09" W	77.04' (M)	39°29'56.1"
C3	313.92' (M)	376.55' (M)	N 06°14'18" W	304.91' (M)	47°45'57.6"
C4	183.26' (M)	100.00' (M)	N 22°22'42" E	158.67' (M)	105°00'00.9"

Drawn By: TT      Checked By: TS  
 DATE: 09/11/2019

**SURVEYOR:** BLEW & ASSOCIATES, P.A.  
 3825 N SHILOH DRIVE  
 FAYETTEVILLE, AR 72703  
 SURVEY@BLEWINC.COM

**SURVEYOR DRAWING NUMBER**  
 19-4660

**SHEET TITLE**  
 2016 ALTA/NSPS LAND TITLE SURVEY

**PREPARED FOR:** SAFE HARBOR MARINAS, LLC  
 14785 Preston Road #975  
 Dallas, TX 75254

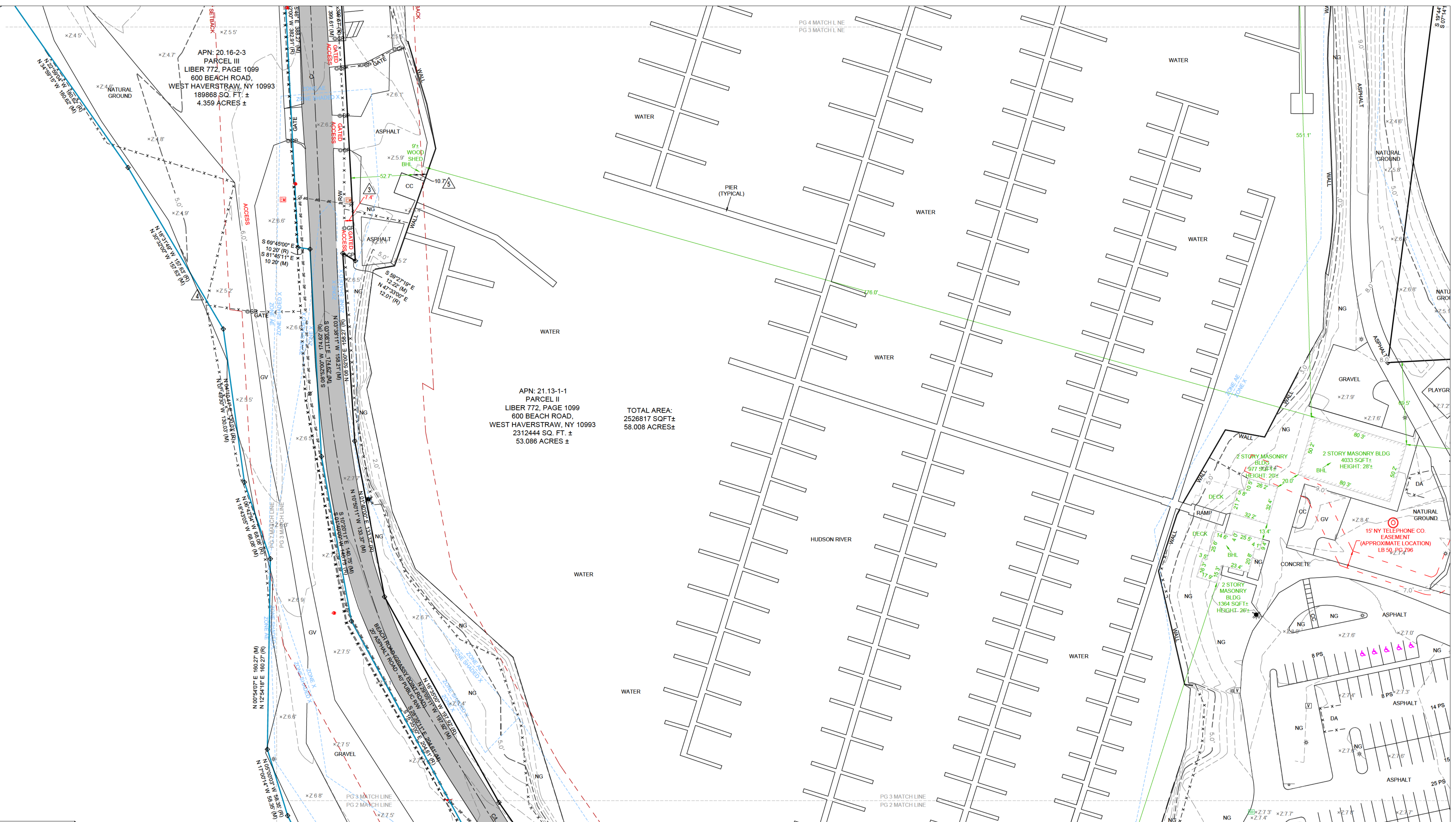
**PROJECT NUMBER**  
 NY-1

**SITE ADDRESS**  
 600 BEACH ROAD, WEST HAVERSTRAW, NY

**WORK COORDINATED BY:** COX LEVIN  
 National Land Survey Consultants  
 1264 Main Street - Waltham, MA 02451  
 781-353-2437 (phone/fax) - www.coxlevin.com

**SITE NAME**  
 WEST HAVERSTRAW MARINA

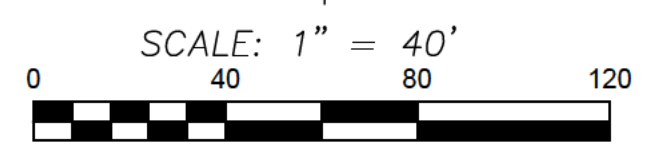
**SHEET NUMBER**  
 6 of 8



**SURVEY LEGEND**

- SQFT SQUARE FEET
- BLDG BUILDING
- BHL BUILDING HEIGHT LOCATION
- RM RIGHT-OF-WAY
- CL CENTERLINE
- (M) CALCULATED DIMENSION
- (R) RECORD DIMENSION
- PS PARKING SPACE(S)
- RR RIP-RAP
- DA DUMPSTER
- GR GUARD RAIL
- CC CONCRETE
- NG NATURAL GROUND
- GV GRAVEL
- LS LANDSCAPED AREA
- CMP CORRUGATED METAL P PE
- FOUND MONUMENT
- CALCULATED POINT
- BOUNDARY LINE
- - - EASEMENT
- - - UTILITY EASEMENT
- - - RIGHT-OF-WAY
- - - CENTERLINE
- x - x - FENCE
- 99 - 99 - OVERHEAD POWER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- GUY ANCHOR
- ⊙ SANITARY SEWER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ ELECTRICAL BOX
- BOLLARD
- ⊙ MANHOLE
- ⊙ GATE POST
- ⊙ ELECTRIC VAULT
- ⊙ UTILITY POLE
- ⊙ ELECTRIC METER
- ⊙ WATER LINE
- HANDICAP PARKING
- LIGHT
- SIGN
- GRATED INLET
- GUY ANCHOR
- ⊙ SANITARY SEWER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ ELECTRICAL BOX
- BOLLARD
- ⊙ MANHOLE
- ⊙ GATE POST
- ⊙ ELECTRIC VAULT
- ⊙ UTILITY POLE
- ⊙ ELECTRIC METER
- ⊙ WATER LINE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	53.51' (R)	77.62' (R)	S 14°37'13" E	52.46' (M)	39°29'55.7"
C2	78.59' (R)	114.00' (R)	N 15°07'09" W	77.04' (M)	39°29'56.1"
C3	313.92' (R)	376.55' (R)	N 06°14'18" W	304.91' (M)	47°45'57.6"
C4	183.26' (R)	100.00' (R)	N 22°22'42" E	158.67' (M)	105°00'00.9"



Drawn By: TT      Checked By: TS  
DATE: 09/11/2019

**SURVEYOR:** BLEW & ASSOCIATES, P.A.  
3825 N SHILOH DRIVE  
FAYETTEVILLE, AR 72703  
SURVEY@BLEWINC.COM

**SURVEYOR DRAWING NUMBER**  
19-4660

**SHEET TITLE**  
2016 ALTA/NSPS LAND TITLE SURVEY

**PREPARED FOR:** SAFE HARBOR MARINAS, LLC  
14785 Preston Road #975  
Dallas, TX 75254

**PROJECT NUMBER**  
NY-1

**SITE ADDRESS**  
600 BEACH ROAD, WEST HAVERSTRAW, NY

**WORK COORDINATED BY:**

National Land Survey Consultants  
1264 Main Street - Waltham, MA 02451  
781-353-2437 (phone/fax) www.coxlevin.com

**SITE NAME**  
WEST HAVERSTRAW MARINA

**SHEET NUMBER**  
7 of 8

BOUNDARY & EASEMENT DETAIL (NOT TO SCALE)

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	53.51 (R)	77.62 (R)			
C2	76.59 (R)	114.00 (R)			
C3	51.92 (R)	376.55 (R)			
C4	183.26 (R)	100.00 (R)			

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	53.51 (M)	77.62 (M)	S 14°37'13" E	52.46 (M)	39°29'55.7"
C2	76.59 (M)	114.00 (M)	N 15°07'09" W	77.04 (M)	39°29'55.1"
C3	51.92 (M)	376.55 (M)	N 05°14'18" W	304.91 (M)	47°45'57.6"
C4	183.26 (M)	100.00 (M)	N 22°22'42" E	158.67 (M)	105°00'00.3"

APN: 21.09-1-1  
 70 GRASSY POINT RD, WEST HAVERSTRAW, NY 10963

NO OWNER INFO AVAILABLE  
 PARCEL I  
 LIBER 772, PAGE 1099  
 BEACH ROAD  
 WEST HAVERSTRAW, NY 10993  
 24,505 SQFT ±  
 0.563 ACRES ±

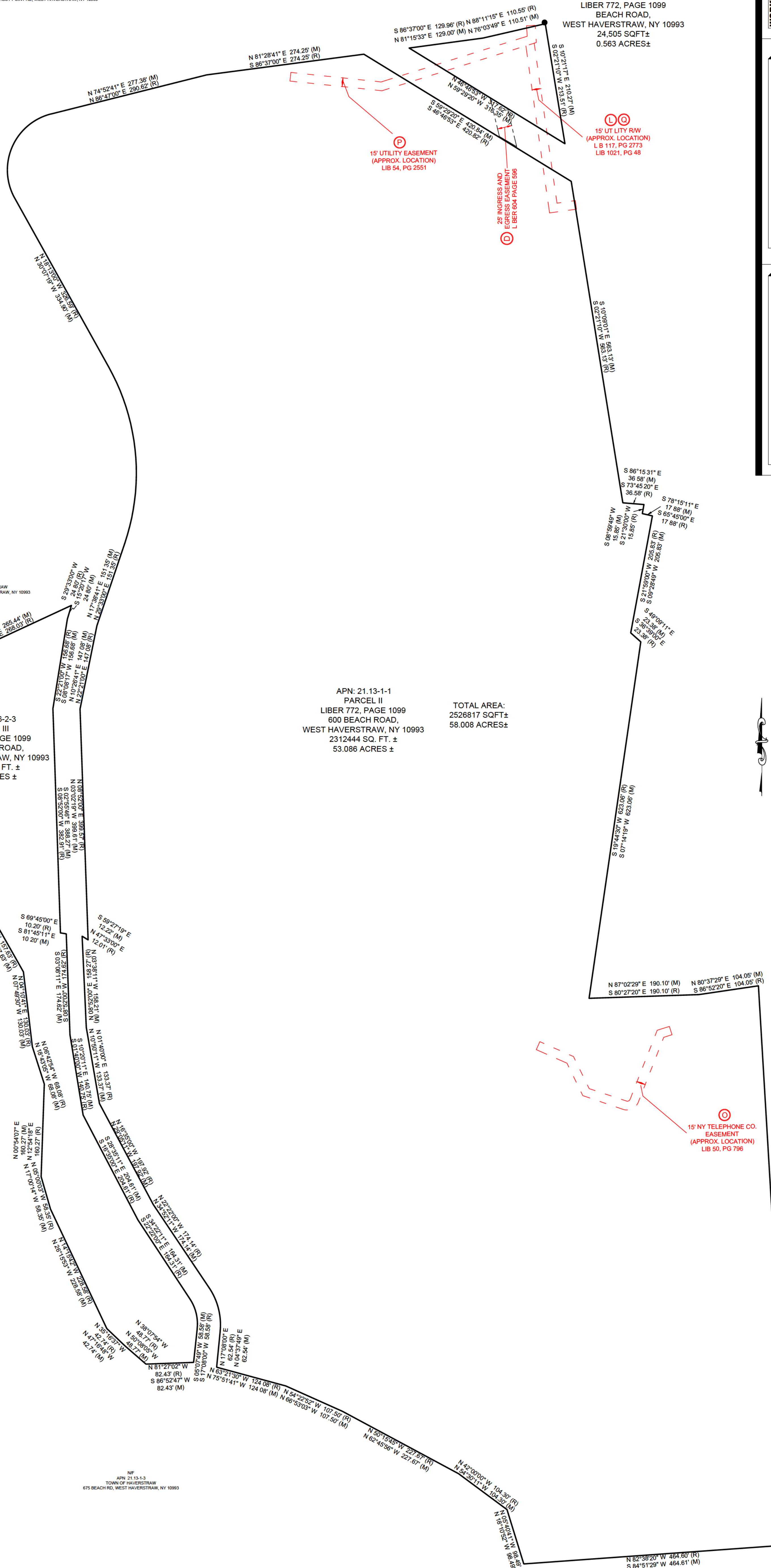
APN: 20.16-2-3  
 PARCEL III  
 LIBER 772, PAGE 1099  
 600 BEACH ROAD,  
 WEST HAVERSTRAW, NY 10993  
 188868 SQ. FT. ±  
 4.359 ACRES ±

APN: 21.13-1-1  
 PARCEL II  
 LIBER 772, PAGE 1099  
 600 BEACH ROAD,  
 WEST HAVERSTRAW, NY 10993  
 2312444 SQ. FT. ±  
 53.086 ACRES ±


TOTAL AREA:  
 2526817 SQFT ±  
 58.008 ACRES ±

APN: 21.13-1-1  
 675 BEACH RD, WEST HAVERSTRAW, NY 10993

APN: 21.17-1-1  
 COUNTY OF ROCKLAND  
 21 GAGAN RD, WEST HAVERSTRAW, NY 10993



**WORK COORDINATED BY:**



1264 Main Street - Wallingham, MA 02451  
 781-353-2437 (phone/fax) - www.coxlevin.com

**SITE NAME:**  
WEST HAVERSTRAW MARINA

**SHEET NUMBER:**  
8 OF 8

---

**PREPARED FOR:**

**SAFE HARBOR MARINAS, LLC**  
 14785 Preston Road #975  
 Dallas, TX 75254

**PROJECT NUMBER:**  
NY-1

**SITE ADDRESS:**  
600 BEACH ROAD, WEST HAVERSTRAW, NY

---

**SURVEYOR:** BLEW & ASSOCIATES, P.A.  
 3825 N SHILOH DRIVE  
 FAYETTEVILLE, AR 72703  
 SURVEY@BLEWMNC.COM

**SURVEYOR DRAWING NUMBER:**  
19-4660

**SHEET TITLE:**  
2016 ALTANSPS LAND TITLE SURVEY

Drawn By: IT Checked By: TS  
 DATE: 09/11/2019