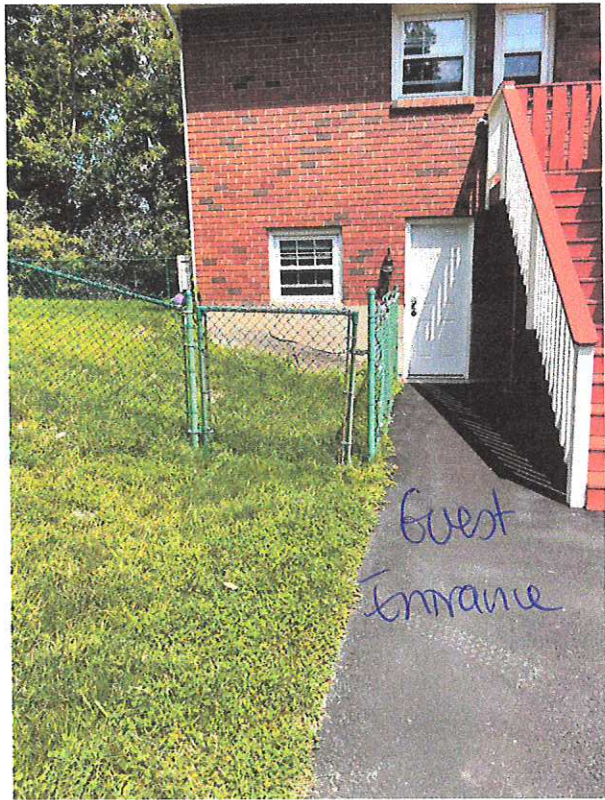




Guest Entrance

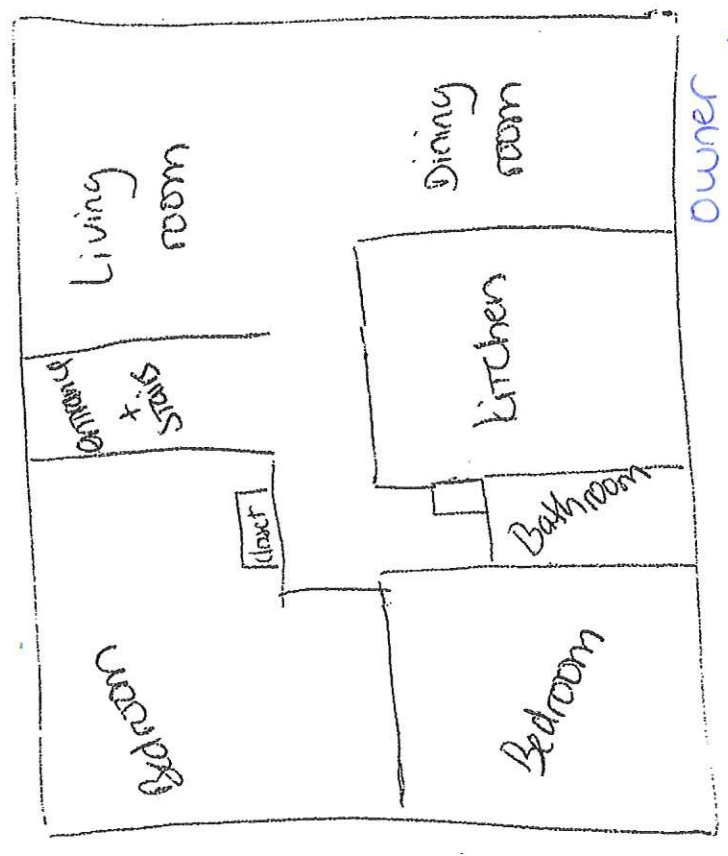
Guest parking



Guest Entrance

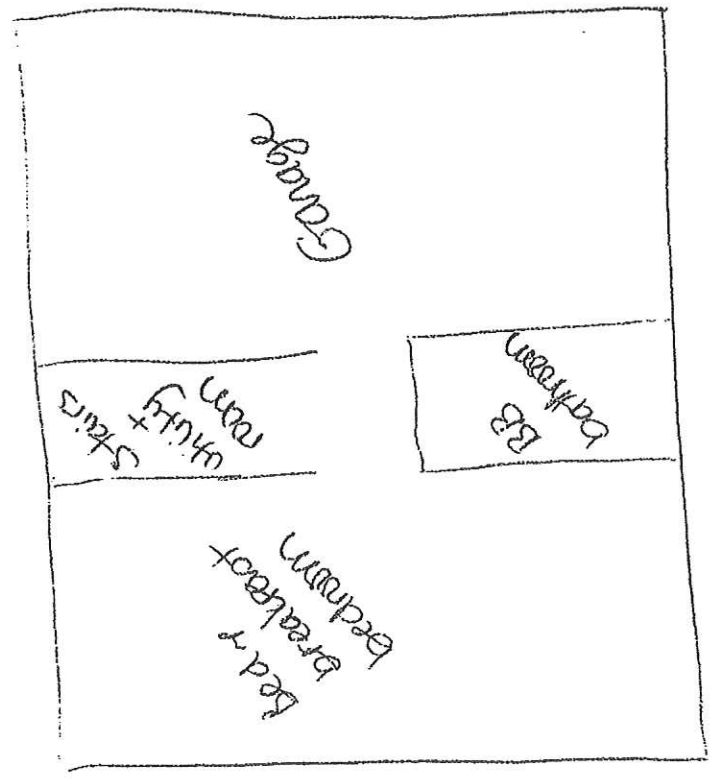
45 Cross Road

1st floor



owner occupied floor

Ground floor



- Total sq footage 1530 sqft.

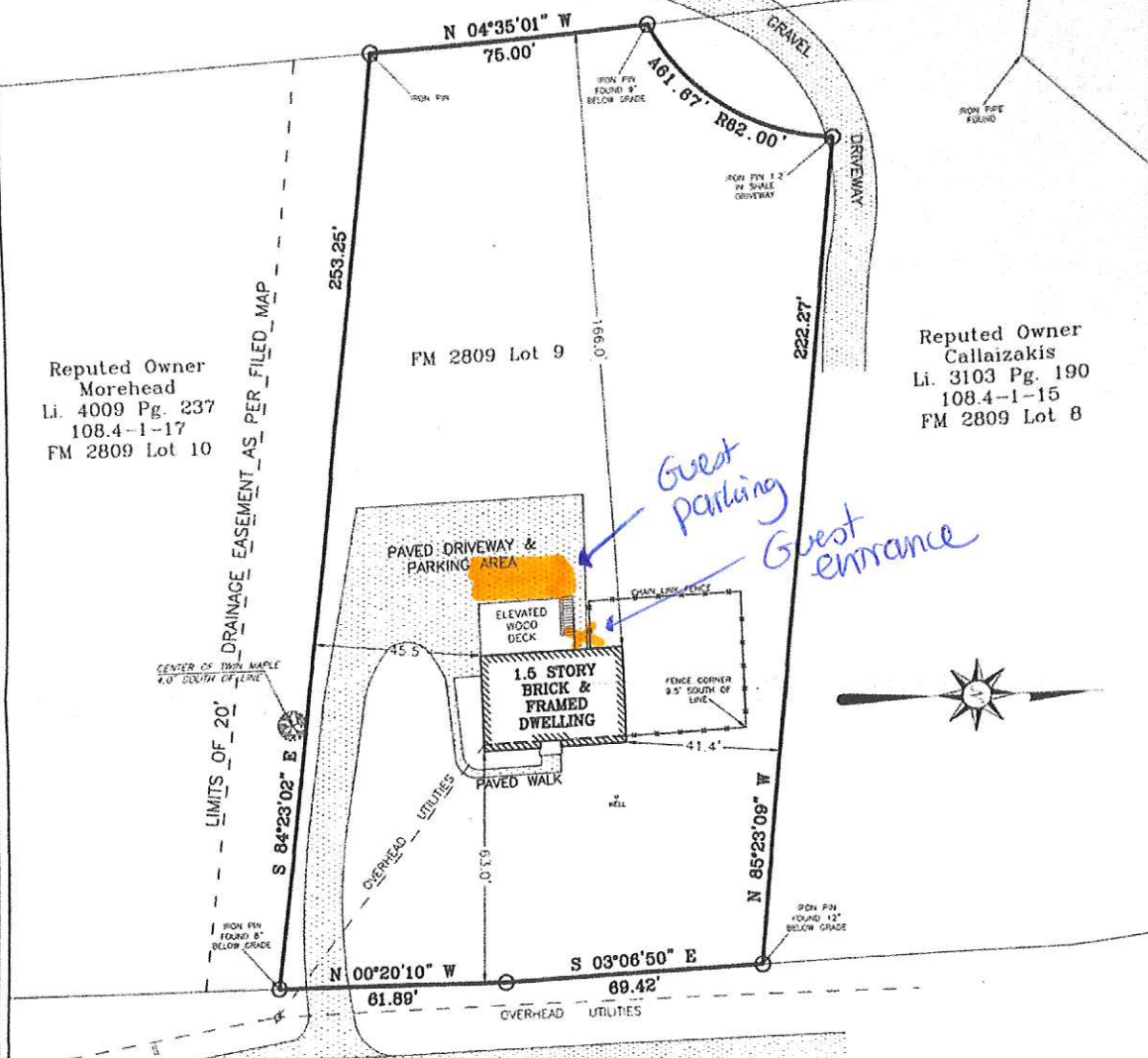
- Bed + breakfast sq footage 552 sqft.

LOT AREA
 31,646.9 SQ. FT.
 OR
 0.73 ACRES

Rose Ann Drive (unpaved)

Reputed Owner
 Morehead
 Li. 4009 Pg. 237
 108.4-1-17
 FM 2809 Lot 10

Reputed Owner
 Callaizakis
 Li. 3103 Pg. 190
 108.4-1-15
 FM 2809 Lot 8



SURVEY NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-5816 PAGE 20 AS RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. REFERENCES - "SUBDIVISION OF LANDS OF FRANK SCATURRO" FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON FEBRUARY 22, 1973 AS MAP NO. 2809, ADJONERS AS NOTED.

W.E. James
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 and
 Land Surveying, PLLC
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 WALLKILL, NEW YORK 12589
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 EMAIL: WEJames@optonline.net
 www.wejamesassociates.com

COPIES OF THIS SURVEY MAP ARE BEARING THE LAND SURVEYOR'S ENDOSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON NO BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION UNLESS HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS. I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JULY 28, 2018.

CERTIFIED ONLY TO:
 MICHAEL TAMBURRI
 TRACEY TAMBURRI

William E James
 WILLIAM E. JAMES, P.E., P.L.S.
 NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050908

PROJECT TITLE: SURVEY PREPARED FOR

Tamburri

TAX MAP SECTION 108.4 BLOCK 1, LOT 16
 TOWN OF MARLBORO
 ULSTER COUNTY, NEW YORK

SCALE: 1" = 30' DATE: JULY 28, 2018 SHEET NO: 1 OF 1

PROJECT CAD REFERENCE: 16A70 18-01
 ULSTER COUNTY/TOWN OF MARLBORO/CROSS STREET/TOWN BOUNDING