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SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.

SUBJECT TO ANY EASEMENTS OF RECORD.

MACADAM PARKING LOT FIELD LOCATED IN DETAIL NEAR TRANSFER PARCEL ONLY.

REFERENCES

1. DEED: LIBER 13917, PAGE 1923
2. TAX MAP: SECTION 210, BLOCK 11, LOT 16.22
   PREMISES KNOWN AS: 18 ELM STREET
   OWNER: M&L EQUITY AUTO, LLC
3. TAX MAP: SECTION 210, BLOCK 11, LOT 5
   PREMISES KNOWN AS: 42 ORCHARD STREET
   OWNER: VANESSA MANN
4. A CERTAIN SUBDIVISION MAP TITLED: "SUBDIVISION PLAN FOR THE ESTATE OF JOSEPH P. SPECHT", FILED IN THE ORANGE COUNTY CLERKS OFFICE ON JANUARY 31, 1984, AS MAP No. 6471.

MAP CERTIFIED TO:

- M & L EQUITY AUTO LLC
  18 ELM STREET
  WARWICK, NEW YORK 10990

REVISED:

- AUGUST 5, 2024; REVIEW COMMENTS, FIELD CHANGES

N
NW NE
W E
SW SE
S

VILLAGE OF WARWICK
PANEL NUMBER 360637

NORFOLK SOUTHERN RAILWAY 210-8-1

N 76°40'18" E 82.38'
N 80°02'30" E 128.70'
N 73°25'37" E 138.96'
N 70°10'21" E 95.50'

CREEK

WAWAYANDA

EDGE OF STREAM (APPROXIMATE)

40.9'

WALK
BRIDGE
GV
WV
MH
CONCRETE
VACUUM POST

ELM STREET

S 06°56'08" E 107.00' (EXIST)

ASPHALT DRIVE AREA

146.4'

CURB
PLANTER
PLANTER

S 84°02'00" W 100.00'

CUSTOMER SERVICE AREA
VEHICLE WASH AREA
BUILDING 1
OVERHANG
VEHICLE SERVICE AREA

M & L EQUITY AUTO, LLC
210-11-16.22
14612,1607

CONCRETE

(9.00')
I. ROD SET
WOOD GUIDE RAIL
N50°35'36"E 63.51'

LINK FENCE

BUILDING 2
VEHICLE SERVICE AREA

EXISTING AREA: 1.605 ACRES
PROPOSED AREA: 1.742 ACRES

N 05°58'00" W 95.00'
S 05°58'00" E 18.2'
MAG NAIL SET

CONCRETE

EDGE OF CONCRETE
GAS PUMPS & ATTENDANT BOOTH
CONCRETE
PUMP
ASPHALT PARKING AREA
75.0'

N/F
AK EQUITIES LLC
210-11-10

FRAME GAR.
VAC
VAC
VAC
VAC
DETAIL AREA
SHED
2 STORY FRAME DWELLING
CONC
CONCRETE
MH
S 06°56'00" E 50.00'
GRAVEL

N/F
AK RENTALS LLC
210-11-11
2 STORY FRAME DWELLING
SIDEWALK

NOTE:
THERE AREN'T ANY UTILITIES CURRENTLY WITHIN THIS PARCEL

LOT LINE TO BE DELETED

TRANSFER:
5,963 SQ. FT.
0.137 ACRE

GRAVEL AREA
ASPHALT
ASPHALT PARKING AREA
CATCH BASIN

MAG NAIL SET
MAG NAIL SET
(130.00')
139.00'
WELL

ADJ. FENCE 0.3' OVER
FENCE 1.7' OVER
SHED 4.5'
BLDG.
FENCE 2.2' OVER
1.6'
1.5'
WOOD STOCKADE FENCE
FRAME GARAGE
FRAME GARAGE
FRAME BARN

342.89'

(PROPOSED)
S84°02'00"W 53.00'
I. ROD SET
WOOD GUIDE RAIL
S 84°02'00" W
WOOD PRIVACY FENCE

IN 100-YEAR FLOODWAY)
100-YEAR FLOODWAY LIMIT

OVERALL:
0.289 ACRE

N/F MANN
210-11-5
14108, 906

REMAINDER:
6,625 SQ. FT.
0.152 ACRE

N05°58'00"W (220.00' OVERALL)

40' EASEMENT
LIBER 2096, PAGE 819

40' EASEMENT
LIBER 2096, PAGE 819

METAL SHED
BLOCK GARAGE
N/F WILSON
210-11-16.11
(125.00')

N/F BEAMS
210-11-16.12

N/F AK RENTALS LLC
210-11-6

N/F AK EQUITIES LLC
210-11-7.2

N/F AK EQUITIES LLC
210-11-8.2

N/F AK RENTALS LLC
210-11-13

N/F FLASCH
210-11-14

RITCHIE
210-11-15

MH

N/F
DREYHAUPT
210-11-4

7.1'
CONC
DECK
FRAME DWELLING
GRAVEL DRIVEWAY
FRAME DWELLING
9.6'
255.00'
3.8'
2 STORY FRAME DWELLING
PORCH
ASPHALT DRIVEWAY
COVERED PORCH
CONC WALK
20.8'
53.00'
S84°02'00"W
CONCRETE SIDEWALK
CONCRETE CURB
125.00'

ORCHARD STREET

SUBDIVISION PLAN
FOR
M & L EQUITY AUTO, LLC.
VILLAGE OF WARWICK
ORANGE COUNTY NEW YORK

SCALE: 1" = 20' DATE: MARCH 10, 2023

SHEET 1 OF 3

Robert H. Schmick, Jr., P.L.S.
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SCHMICK SURVEYING, INC.
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WARWICK, NEW YORK 10990

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