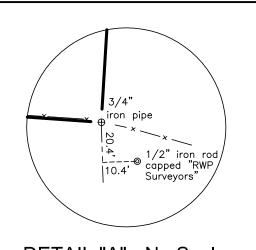
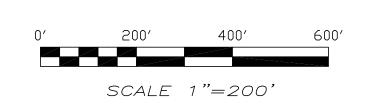


#### County Tax Parcel Line \_\_\_\_\_ Area Encumbered by an Easement Town/Village Line (See Note #11) -0-Guy Anchor ——E/T/C—— Utility Line, Electric/Telephone/Cable T.V. Measured/Record Distance M/R115.13-1-3.00 County Tax Map Parcel I.D. Number 6" PVC pipe 1/2" Iron Rod - Marker Light Pole Guy Pole 1500 Contour Label - field located (See Survey Note #13) 1470 Contour Label - Lidar (See Survey Note #13)



DETAIL "A" - No Scale



"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy.

Alterations not conforming to section 7209, subdivision 2, of the State Education Law, are prohibited. c) 2022 by Lawson Surveying & Mapping, all rights reserved. 1) SURVEY IS SHOWN HEREON. 2) ROADS SHOWN HEREON INCLUDE NEW YORK STATE ROUTE 28 (S.H. 83333) AND AVERILL ROAD. 3) ACREAGE OF THE SURVEYED PROPERTY IS SHOWN HEREON AS 57.168 ACRES.

4) TAXES ARE NOT A SURVEY MATTER AND SO NOT SHOWN HEREON 5) LIBER 352 PAGE 561 GRANTS RIGHTS TO NEW YORK STATE ELECTRIC & GAS FOR UTILITY LINES ALONG

6) EASEMENT GRANTED TO NEW YORK STATE ELECTRIC & GAS RECORDED IN LIBER 408 PAGE 547 CANNOT

7) PROPERTY CONVEYED TO VIOLET M. SCHALLERT AND JOHN H. SCHALLERT IN LIBER 459 PAGE 314 INCLUDED SPRING RIGHTS TO A SPRING ON THE EAST SIDE OF AVERILL ROAD. LAWSON SURVEYING CONDUCTED A SURVEY IN 2015 (SEE MAP REFERENCE NO. 1) AND A SPRING HOUSE WAS LOCATED ON THE EAST SIDE OF AVERILL ROAD AT THE APPROXIMATE DISTANCE DESCRIBED IN THE RECORD DOCUMENT. ON THE DATE OF THIS SURVEY, THE SPRING HOUSE WAS NO LONGER OBSERVED AND THE AREA FILLED IN.

8 & 9) EASEMENT AND CONDITIONS GRANTED TO NEW YORK STATE ELECTRIC & GAS RECORDED IN LIBER 555 PAGE 186 DO NOT AFFECT THE SURVEYED PROPERTY

POND DOES NOT AFFECT THE SURVEYED PROPERTY

10) EASEMENT TO FARMERS' MUSEUM, INC. RECORDED IN LIBER 556 PAGE 434 TO DRAW WATER FROM MOE

18 & 19) EASEMENT GRANTED TO NEW YORK STATE ELECTRIC AND GAS RECORDED IN LIBER 771 PAGE 706

IS NOT ON THE SURVEYED PROPERTY AND SO THE CONDITIONS DO NOT AFFECT SAID PROPERTY. 20 & 21) EASEMENT GRANTED TO NEW YORK STATE ELECTRIC AND GAS RECORDED IN INSTRUMENT NO. 2016-984 IS NOT ON THE SURVEYED PROPERTY AND SO THE CONDITIONS DO NOT AFFECT SAID PROPERTY

### TABLE 'A' COMMENTS

TABLE A, ITEM 2 -No addresses were disclosed in documents provided or obtained. No address was observed during

TABLE A, ITEM 3 - Flood Zone Classification is Zone X - Area of Minimal Flood Hazard per FEMA Community Panels 36077CO330E and 36077CO333E, Effective date 3/21/2017.

TABLE A, ITEM 4- Gross land Area: 57.168 Acres. TABLE A, ITEM 5- Vertical Datum in road areas is NAVD 88 GPS Derived - Contour Interval is 1 foot. Topography on

he remainder of the surveyed property was derived from NYS GIS Lidar - Contour Interval 2 foot.

TABLE A, ITEM 6(a) - No zoning report or letter was provided by the client.

TABLE A, ITEM 7(a)(1) - No buildings observed.

TABLE A, ITEM 8 - All substantial features are as shown.

ABLE A, ITEM 11(b)- Underground facilities, structures and utilities have been located from available records, field locations of associated above ground structures, and any markings provided by the client. Therefore, these locations nust be considered approximate. There may be other underground utilities and/or structures, the location and exister of which is not presently known. Location of underground facilities, utilities and structures are not certified. Contact UDig NYat 800-962-7962 before digging. UDig NY design markout ticket #08162-002-046-00 was created on August 16, 202

TABLE A, ITEM 13 - Names of adjoining owners per the Otsego County Real Property Tax Office are as shown. TABLE A, ITEM 14 - Distance to centerline intersection of Main Street from the southwest corner at the centerline of Averill Road is approximately 1,230 feet ±.

TABLE A, ITEM 16 - No evidence of recent earth moving work, building construction, or building additions were observed

TABLE A, ITEM 18 - No plottable offsite easements were disclosed in documents provided by the client or obtained by

**Leatherstocking Corporation** 

L 402 P 32

(reputed owner)

115.00-1-8

PHINNEY LOT"

# -RECORD DESCRIPTION.

All that tract or parcel of land being situate in the Village of Cooperstown, Town of Otsego, County of Otsego and State of New York; being part of "The Cory Farm"; being bounded and described as follows:

Beginning at the southwest corner of lands of Susan White and Brian White (Instrument #2010-5806), said point being on the northerly bounds of lands of The Clark Foundation (reputed owner); running hence North 79°11'06" West along the northerly bounds of lands of The Clark Foundation (reputed owner) a distance of 1257.82 feet to a point in the centerline of Averill Road; running thence North 01°08'59" East along the centerline of said road a distance of 190.90 feet to the northeast corner of lands of Ellis H. Allen and Louise V. Allen (L 457, P 74); running thence North 75°45'54" West along the northerly bounds of lands of Allen (L 457, P 74) a distance of 18.55 feet to the southeast corner of lands of Patrick W. Mannal and Maureen Anne Mannal (Instrument #2019-715); running thence along the easterly bounds of lands of Mannal (Instrument #2019-715), lands of Bluestonewall Properties, LLC (Instrument #2018-6135), partially along the westerly bounds of Averill Road, the following four courses

1) North 03°04'06" East 437.75 feet,

2) North 05°14'06" East 227.33 feet; 3) North 25°44'06" East 136.50 feet; 4) North 37°48'26" East 169.10 feet,

to the northeast corner of lands of Bluestonewall Properties, LLC (Instrument #2018-6135); running hence South 75°52'55" West along the northerly bounds of lands of Bluestonewall Properties, LLC trument #2018-6135) a distance of 623.30 feet to the northwest corner of lands of Bluestonewall Properties, LLC (Instrument #2018-6135); continuing thence South 03°27'16" West along the westerly pounds of lands of Bluestonewall Properties, LLC (Instrument #2018-6135) and Mannal (Instrument #2019-715) a distance of 472.35 feet to the northeast corner of lands of Brent H. Allen (L 694, P 304); running thence North 85°57'14" West along the northerly bounds of lands of Allen (L 694, P 304) a distance of 168.20 feet to a point on the easterly bounds of New York State Route 28 (S.H. 8333); running thence northwesterly along the easterly bounds of said road the following three courses and

1) North 20°49'38" West 56.70 feet,

2) on a curve to the left, with a radius of 1075.00 feet, an arc length of 590.39 feet and a Delta angle of

3) North 52°17'38" West 349.56 feet;

to the approximate division line between the Town of Otsego and the Village of Cooperstown; running thence North 85°09'21" East along the approximate southerly bounds of the Town of Otsego a distance of 2985.33 feet to a point on the westerly bounds of lands of Leatherstocking Corporation (L 402, P 32) known as the "Phinney Lot"; running thence along the westerly and northerly bounds of said lands of eatherstocking Corporation (L 402, P 32) the following two courses and distances:

1) South 08°56'17" West 135.61 feet; 2) North 80°09'38" West 323.78 feet;

> to a northwesterly corner of lands of Leatherstocking Corporation (L 402, P 32), the "Phinney Lot"; continuing thence South 09°18'17" West along the westerly bounds of said lands of Leatherstocking Corporation (L 402, P 32), Roger Alan Marnell and Ann Mc Ewan Marnell (L 761, P 1081), Meg Kiernan, Trustee of the Mary E. Dunkle Irrevocable Trust (Instrument #2019-4832) and lands of Westridge Cottage, LLC (Instrument #2019-2986) a distance of 791.53 feet to the southwest corner of lands of Westridge Cottage, LLC (Instrument #2019-2986); running thence South 80°50'50" East along the southerly bounds of lands of Westridge Cottage, LLC (Instrument #2019-2986) a distance of 120.90 feet to the northwest corner of lands of Robert N. Lennek (Instrument #2022-600); running thence South 09°17'23" West along the westerly bounds of lands of Lennek (Instrument #2022-600), John R. Berstler and Brenda Berstler (L 855, P 76), Earle W. Hayford and Scott E. Hayford (L 856, P 328), Neil R.

Weiller (Instrument #2018-4335) and lands of White (Instrument #2010-5806) a distance of 859.29 feet

to the point of beginning. Containing 57.168 acres of land. Bearings refer to Record North.

### —SURVEYOR'S DESCRIPTION—

All that tract or parcel of land being situate in the Village of Cooperstown, Town of Otsego, County of Otsego and State of New York; being part of "The Cory Farm"; being bounded and described as follows:

Beginning at the southwest corner of lands of Susan White and Brian White (Instrument #2010-5806), said point being on the northerly bounds of lands of The Clark Foundation (reputed owner); running thence South 87°11'22" West along the northerly bounds of lands of The Clark Foundation (reputed owner) a distance of 1257.82 feet to a point in the centerline of Averill Road; running thence North 12°28'33" West along the centerline of said road a distance of 190.90 feet to the northeast corner of lands of Ellis H. Allen and Louise V. Allen (L 457, P 74); running thence North 89°23'26" West along the northerly bounds of lands of Allen (L 457, P 74) a distance of 18.55 feet to the southeast corner of lands of Patrick W. Mannal and Maureen Anne Mannal (Instrument #2019-715); running thence along the easterly bounds of lands of Mannal (Instrument #2019-715) and lands of Bluestonewall Properties, LLC (Instrument #2018-6135) the following four courses and distances

1) North 10°33'26" West 437.75 feet, 2) North 08°23'26" West 227.33 feet; 3) North 12°06'34" East 136.50 feet; 4) North 24°10'55" East 169.10 feet,

to the northeast corner of lands of Bluestonewall Properties, LLC (Instrument #2018-6135); running thence South 62°15'24" West along the northerly bounds of lands of Bluestonewall Properties, LLC (Instrument #2018-6135) a distance of 623.30 feet to the northwest corner of lands of Bluestonewal roperties, LLC (Instrument #2018-6135); continuing thence South 10°10'16" East along the westerly #2019-715) a distance of 472.35 feet to the northeast corner of lands of Brent H. Allen (L 694, P 304); running thence South 80°25'14" West along the northerly bounds of lands of Allen (L 694, P 304) a distance of 168.20 feet to a point on the easterly bounds of New York State Route 28 (S.H. 8333); running thence northwesterly along the easterly bounds of said road the following three courses and

1) North 34°27'10" West 56.70 feet,

2) on a curve to the left, with a radius of 1075.00 feet, an arc length of 590.39 feet and a Delta angle of

3) North 65°55'10" West 349.56 feet;

to the approximate division line between the Town of Otsego and the Village of Cooperstown; running thence North 71°31'50" East along the approximate southerly bounds of the Town of Otsego a distance of 2985.33 feet to a point on the westerly bounds of lands of Leatherstocking Corporation (L 402, P 32) known as the "Phinney Lot", running thence along the westerly and northerly bounds of said lands of Leatherstocking Corporation (L 402, P 32) the following two courses and distances:

1) South 04°41'14" East 135.61 feet; 2) South 86°12'50" West 323.78 feet;

to a northwesterly corner of lands of Leatherstocking Corporation (L 402, P 32), the "Phinney Lot": continuing thence South 04°19'14" East along the westerly bounds of said lands of Leatherstocking Corporation (L 402, P 32), Roger Alan Marnell and Ann McEwan Marnell (L 761, P 1081), Meg Kiernan, Trustee of the Mary E. Dunkle Irrevocable Trust (Instrument #2019-4832) and lands of Westridge Cottage, LLC (Instrument #2019-2986) a distance of 791.53 feet to the southwest corner of lands of Westridge Cottage, LLC (Instrument #2019-2986); running thence North 85°31'38" East along the southerly bounds of lands of Westridge Cottage, LLC (Instrument #2019-2986) a distance of 120.90 feet to the northwest corner of lands of Robert N. Lennek (Instrument #2022-600); running thence South 04°20'09" East along the westerly bounds of lands of Lennek (Instrument #2022-600), John R. Berstler and Brenda Berstler (L 855, P 76), Earle W. Hayford and Scott E. Hayford (L 856, P 328), Neil R.

HORIZONTAL DATUM WAS RIGIDLY ADJUSTED TO THE NEW YORK STATE PLANE COORDINATE

Pre-Construction **ALTA/NSPS Land Title Survey** Premises of

# Templeton Foundation

Instrument #2022-4094

being a part of the "Cory Farm"

Village of Cooperstown, County of Otsego State of New York

Weiller (Instrument #2018-4335) and lands of White (Instrument #2010-5806) a distance of 859.29 feet to the point of beginning. Containing 57.168 acres of land. Bearings refer to True North. NOTE; THIS DESCRIPTION IS THE SAME AS RECORDED IN INSTRUMENT #2022-4094. THE

ELIMINAF

Robert J. Lawson, L.S N.Y.S. License No.: 0500

DATE: August 4, 2022

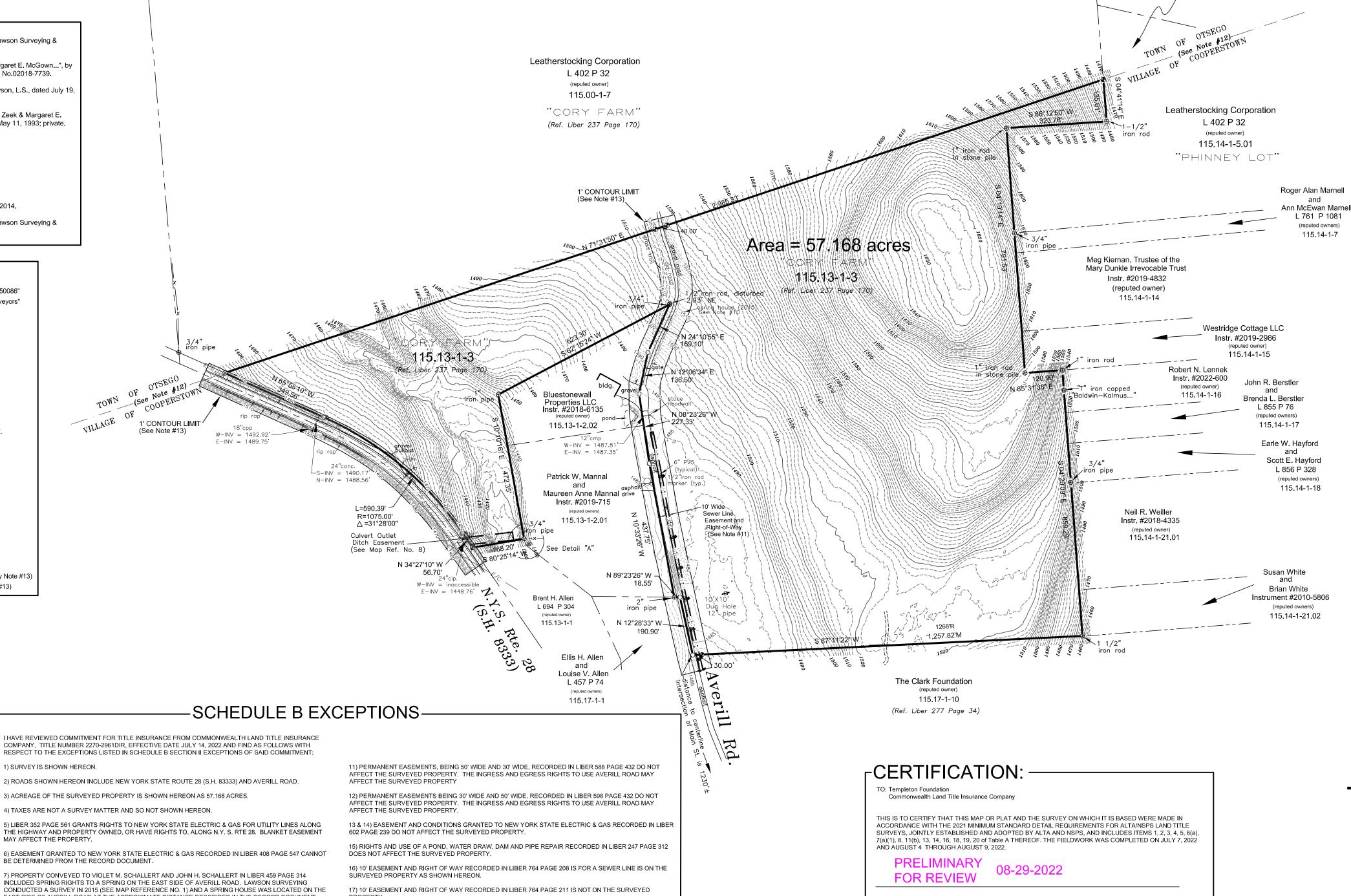
W.O. No.: 7610 SCALE: 1 inch = 200 fee

DRAWN BY: S.A.D. CHECKED BY: R.J.L.

FIELD CHECKED BY: J.M.F DWG FILE: 7610.DWG

MAP No.: M 24-1477

of



ROBERT J. LAWSON

NEW YORK REGISTERED LAND SURVEYOR #050086

DATE: August 29, 2022

This certification is made to only named parties for purchase and/or mortgage of herein delineated property to the named purchaser. No

responsibility or liability is assumed by surveyor for the use of survey for any other purpose including, but not limited to use of survey

affidavit, resale of property or any other person not listed in certification, either directly or indirectly.

Commonwealth Land Title Insurance Company Title No. 2270-2961DIR, Effective date July 14, 2022 was referenced.

6) This drawing has been prepared for a 24"x36" format. Do not scale this drawing if plotted on any other format.

9) Site may contain protected wetlands. Contact appropriate governmental agencies prior to any site work.

3) Horizontal datum is rigidly adjusted to the New York State Plane Coordinate System, 3101-East Zone (NAD 83, GPS Derived).

5) In the event that there is a discrepancy between the contents of the signed and sealed hardcopy drawing and the corresponding digital

drawing file, the hardcopy with an original stamp and signature shall be the controlling document. Be sure to compare the two documents

Underground features, facilities, structures and utilities have been located from available records, field locations of associated above

There may be other underground features, facilities, structures and utilities, the location or existence of which is not presently known.

0) Subject to and together with spring rights as recorded in Liber 784 Page 995 and Liber 742 Page 58. Spring house shown on the 2015

) Subject to and together with a 10 foot wide sanitary sewer easement and right-of-way recorded in Liber 763 Page 858; Liber 764 Page

12) The line between the Town of Otsego and the Village of Cooperstown shown hereon was derived from the Otsego County GIS Website.

13) Contours shown in boxed areas, 40'± from the centerline of NYS Rte. 28 and 50'± from the centerline of Averill Road, are 1 foot contours

Contours shown on the remaining surveyed property were digitally transferred from NYS GIS Lidar and are 2 foot contours.

ground structures, and any markings provided by the client. Therefore, these locations must be considered approximate.

Location of underground features, facilities, utilities and structures are not certified. Contact UDig NY prior to any site work.

2) Subject to the rights of the public over New York State Route 28 (S.H. 8333) and Averill Road.

4) Subject to any utility easements of record.

before using the digital file.

survey has been removed.

and were field located. Vertical Datum is NAVD 88, GPS derived.