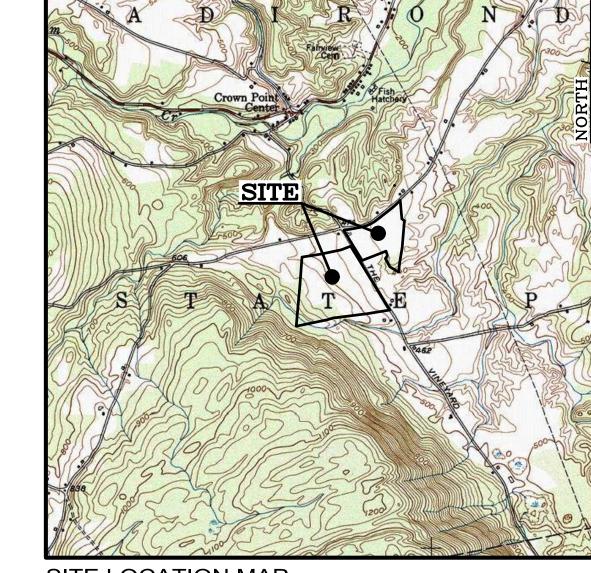
# ALTA/NSPS LAND TITLE SURVEY OF AS PREPARED FOR

# VINEYARD SOLAR

(INSERT OFFICIAL PROJECT NAME ONCE DETERMINED)

# MAP INDEX

SHEET 1 - TITLE / DESCRIPTION / LEGAL SHEET SHEET 2 - LOT 2 - EXISTING CONDITIONS



SITE LOCATION MAP

SCALE: 1" = 2,000'

#### SCHEDULE 'A' - DESCRIPTION CHICAGO TITLE INSURANCE COMPANY, TITLE No. 2317-4274NCS, DATED 9/19/2023:

## NOTE: The following parcel names have been added for the sake of clarity and continuity between title and survey and are not officially part of Schedule 'A' - Description.

- All that Certain Lot of Land, situate in the Town of Crown Point, Essex County, New York, designated as Lot Number Eleven (11) in a Patent of Land called the Grant Patent, which said lot is bounded as follows, to-wit:
  - Beginning at an Oak stake and stones in the south boundary line of said patent, and runs thence northeasterly twenty—six (26) chains and eighty—six (86) links to a Hemlock stake and stones; Thence northeasterly twelve (12) chains and eighteen (18) links to a cedar stake and stones;
  - Thence northerly two (2) chains and thirty-five (35) links to a cedar stake and stones; Thence easterly five (5) chains and eleven (11) links to a Cedar stake;
  - Thence southerly two (2) chains and thirty-five (35) links to a Cedar stake;
  - Thence easterly fifteen (15) chains and twenty three (23) links to a Cedar stake; Thence southeasterly twenty-six (26) chains and thirty (30) links to an Oak stake and stones;
  - Thence westerly two (2) chains and forty-nine (49) links to an Oak stake and stones; Thence south a little easterly two (2) chains and ninety-six (96) links to the south boundary of the patent; Thence along the same westerly thirty (30) chains and sixty-eight (60) links to the place of beginning, containing ninety—two and four tenths acres of land, be the same more or less, as described in a Deed recorded in Liber 166

#### of Deeds at page 545. [Said Parcel 1 Shown hereon, being the majority of the subject parcel]

Excepting and Reserving from the above described premises All that certain piece or parcel of land situate lying and being in the Town of Crown Point in the County of Essex and State of New York being a part of a lot of lands Beginning at the southeast corner of said Lot number Eleven thence westerly following the south line of said lot ten rods and eighteen links to the center of the highway; Thence northerly following the center of said highway twenty four rods and a half thence Easterly twenty six rods to

a cedar stake and stones standing in the east line of said lot number Eleven; Thence southerly following said East line twenty seven rods and a half to the place of beginning containing three acres and ten rods of land, as described in a Deed recorded in Liber W of Deeds at page 12 [Said First Parcel Excepted Shown hereon adjoining the southeast corner of the subject parcel]

# Second Parcel Excepted (This parcel is meant to be excepted from Parcel 2 described below):

- Also excepting All that certain piece or parcel of land, situate, lying and being in the Town of Crown Point in the County of Essex and State of New York, being part of lot known and distinguished by the name and number (22) twenty—two of the Robert Grant Patent and is bounded commencing at the southeast corner of Lot number ten (10) at a cedar stake and stones and running from thence northerly along the east bounds thereof nineteen chains and
- Thence north easterly six chains twenty two links to a hemlock sapling, Thence north easterly nine chains and fifty links to a hemlock sapling, it being the south east corner of the Gouvenor Lot (so called) thence southerly eight chains and fifty links to a stake,
- [Thence] easterly eleven chains to a stake, Thence easterly four chains to a stake in the east line of said lot number twenty two (22) the last three courses are along the lands of Hammond [Davis] thence southerly about twenty chains and ninety links to a cedar stake thence [westerly] thirteen chains ninety links to a cedar stake,
- Thence northerly two chains thirty five links to a cedar stake, Thence westerly five chains eleven links to a cedar stake and stones
- Thence southerly two chains thirty five links to a cedar stake and stones Thence westerly six chains nine links to the place of beginning, containing about fifty—six and quarter acres, as described in a Deed recorded in Liber FF of Deeds at page 81.
- [Said Second Parcel Excepted lies north of Pearl Street and is not shown hereon]
- Also all that Other Certain Piece of Land, situate in the town of Crown Point, Essex County, New York, being a part of a lot known and distinguished as Number Twenty—two (22) of the Robert Grant Patent and is bounded as follows: Beginning at the southeast corner of Lot Number Ten (10) at a Cedar stake and stones; Thence northerly along the east bounds thereof nineteen (19) chains and forty—six (46) links to a stake and stones; Thence northeasterly six (6) chains and twenty—two (22) links to a hemlock sapling;
- Thence northeasterly nine (9) chains and fifty (50) links to a hemlock sapling, it being the southeast corner of the Thence southerly eight (8) chains and fifty (50) links to a stake; Thence easterly eleven (11) chains to a stake;
- Thence easterly four (4) chains to a stake in the east line of said lot Number twenty—two (22) (the last three courses being along lands formerly of Hammond Davis);
- Thence southerly about twenty (20) chains and ninety (90) links to a Cedar stake; Thence westerly thirteen (13) chains and ninety—one (91) links to a Cedar stake;
- Thence northerly two (2) chains and thirty—five (35) links to a Cedar stake; Thence westerly five (5) chains and eleven links to a cedar stake and stones; Thence southerly two (2) chains and thirty-five (35) links to a cedar stake and stones;
- Thence westerly six (6) chains and nine (9) links to the place of beginning, containing about fifty—six and one-fourth acres of land, as described in a Deed recorded in Liber 166 of Deeds at page 545.
- [Said remaining portion of Parcel 2 shown hereon, being the northeast corner of the subject parcel]
- Excepting and Reserving from the premises lastly above described, all that certain piece or parcels of land situate lying and being in the Town of Crown Point in the County of Essex and State of New York, being part of Lot number twenty two of the Robert Grant patent, one of said pieces is bounded beginning on the south east corner of that part of said lot owned by Hammond [Davis]
- Thence southeasterly sixty one rods to a stake in the south line of the road, Thence southwesterly following said road forty one rods, thence north eight degrees west seven (7) rods to a stake Thence north one degree East forty one rods to a stake,
- Thence north nineteen degrees nineteen (19) rods to a stake, Thence north thirty nine and a half degrees east seven rods and eleven links to a stake in the north line of said [Davis] parcel Thence south eighty three degrees east fourteen rods to a stake
- Thence north eighty seven degrees east sixteen rods to the aforesaid place of beginning, containing sixteen acres [Said Third Parcel Excepted lies north of Pearl Street and is not shown hereon]

- The other piece is bounded beginning at a stake in the southwest corner of said [Davis] piece thence south seventy—five and a half degrees west forty—one rods and nineteen links to a stake in the west line of said lot. Thence north twenty—three and a half degrees East twenty—six rods and twenty—one links to a stake Thence north fifty—nine degrees east thirty eight rods to a hemlock sapling,
- Thence south eight degrees west thirty—four rods to the place of beginning and containing six acres of land more or less, as described in a deed made by Enos Bradford and wife to Lewis Renne dated May 10, 1848, and recorded in Essex County Clerk's Office on November 11, 1857, in Book of Deeds No. TT at page 418, containing about twenty—two and three—fourths acres of land. [Said Third Parcel Excepted lies north of Pearl Street and is not shown hereon]

- Also all that Other Certain Piece of land situate In the Town of Crown Point, Essex County, New York, and being a part of Lot Number Ten (10) in the Robert Grant Patent, so—called, and bounded as follows, to—wit: Commencing at the southwest corner of Lot Number Twenty—two (22) in said Patent at a cedar stake; Thence north 87° west six (6) chains and seven (7) links to the northeast corner of Lot Number seven (7); Thence north 36° 30' west three (3) chains and fifty (50) links to a stake on the side of a small hill; Thence north forty—nine (49) degrees thirty (30) minutes east six (6) chains to the center of a highway leading from said Bradford's down the hill;
- Thence along the highway south 19° east four (4) chains and twenty—three (23) links to the west line of Lot Number Twenty-two (22); Thence south 3° west five (5) chains and fifty (50) links to the corner of Lot Number Twenty-two (22), the place of beginning, containing four and twenty-two one hundredths area of land, be the same more or less, as described in a Deed recorded in Liber FF of Deeds at page 83.

[Said Parcel 3 lies north of Amy Hill Road and is not shown hereon as it is not part of the subject parcel]

ALSO All those certain pieces or parcels of land situate in the Town of Crown Point, in the County of Essex and State of New York, and being part of two several lots of land now owned and occupied by Enos Bradford and Hannah Bradford and being that part of said first lot situate and being upon and along the line surveyed by the Engineer of, and located by the Crown Point Iron Company as and for the center line south of their said railroad, and including in width a space or breadth of sixty feet along said line, to wit: A space or width of thirty feet on each said center line, locating and to be bounded on the northerly and southerly sides thereof by parallel lines equidistant from line and on the easterly end on side thereof by lands of William Burrows and on the westerly end on side thereof by lands of Rufus Thompson and containing between said lines three 9/100 acres of land, be the same more or less.

## [Said Parcel 4A shown hereon]

Also on the second lot as surveyed by the Engineer of and located by the said party of the second part as and for the center line on south of their said railroad and including in width a space on beneath of thirty feet along said A space an even width of forty five feet on each side of said center line of survey and location. then from Station 212 + 25 to 219 + 25 and seventy feet in width along said line, to wit: A space or width of thirty five feet on each side of said center line of survey and location that is from station 219 + 25 to station 230 + 21 and bounded on the northerly and southerly sides thereof by parallel lines equidistant from said center line and on the easterly end or side thereof by lands of Justin Lehapine, and on the westerly end on side thereof by lands of [Enos] Bradford, and containing between said line 3 05/100 acres of land more or less. [Said Parcel 4B lies east of the subject parcel and is not shown hereon]

### Also a certain lot or piece of land bounded by the intersection of the above described rail road and highway running East and West and bounded on the East by lands of Justin LeHapine containing 1 95/100 acres of land, excepting and reserving all timber and minerals on the above described lots of land to Enos and Hannah Bradford as described

### in a Deed recorded in Liber 74 of Deeds at page 427. [Said Parcel 4C exact location is unknown but does not lie within the subject parcel of land]

[Said Parcel 4D exact location is unknown but does not lie within the subject parcel of land]

All that certain piece or parcel of land situate in the Town of Crown Point in the County of Essex and State of New York and being part of the Hempstead Farm on which they now reside and being that part of said Farm situate and being upon and along the line surveyed by the Engineer of and located by the said Crown Point Iron Company as and for the center line on Route of their said rail road and including in width a space or breadth of fifty feet along said line: to wit: a space or width of twenty five feet on each side of said center line of survey and location and to be bounded on the northerly and southerly sides thereof by parallel lines, equidistant from said center line and on the easterly end on side thereof by lands of Enos Bradford and on the westerly end on side thereof by lands of Justin LeHapin and containing between said lines one 59/100 acres of land be the same more or less.

Also a certain piece or parcel of land formed by the intersection of the abandoned line of railroad and the highway running east and west and bounded on the west by lands of the aforesaid Justin LeHapin, as described in a Deed [Said Parcel 4E exact location is unknown but does not lie within the subject parcel of land]

- Excepting all that piece or parcel of land located in the Town of Crown Point, Essex County, New York: Being a plot of land lying on the east side of the Vineyard Road (so-called) and being a part of the John Stanley Farm, is bounded and described as follows: Beginning at the Northwest Corner of the Clough Farm and the Southwest Corner of the Stanley Farm and running thence along the East bounds of the highway North 31° 30'West a distance of 517 feet more or less to a stake, this stake being the Northwest Corner of lands to be conveyed:
- Thence North 59° 31' East 441 feet more or less to a stake: Thence South 18° East 125 feet to an old oak tree: Thence South 35° 15' West 76.4 feet more or less to a stake at a marked birch tree:
- Thence South 27° 30' East 197.2 feet more or less to a stake: Thence South 58° East 215.2 feet more or less to a stake:
- Thence South 12° West to an old fence:
- Thence along a fence 148.2 feet more or less: Thence South 72° West 457 feet to the place or point of beginning containing 7 1/2 acres of land, be the same more or less, as described in a Deed recorded in Liber 482 of Deeds at page 340.

# [Said Fourth Parcel Excepted shown here on as Lands Now or Formerly of James Goggins and Anne Goggins]

- Further excepting, ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Crown Point, County of Essex, State of New York, bounded and described as follows: BEGINNING at a point which is south sixty—seven degrees twenty—six minutes east (S 67 deg. 26'E) a distance of 168.54 feet from the southwest corner of the residence situated upon the parcel described herein and south fifty—two degrees fifteen minutes east (S 52 deg. 15'E) a distance of 183.65 feet from the northeast corner of Thence running south seventy—six degrees twenty minutes west (S 76 deg. 20' W) a distance of 438.57 feet to an
- Thence running north thirty degrees fifty—three minutes west (N 30 deg. 53' W) a distance of 210 feet to an iron Thence running on the same course north thirty degrees fifty—three minutes west (N 30 deg. 53' W) a distance of twenty—three feet to a point in the center of the Amy Hill Road; Thence running north seventy—six degrees twenty minutes east (N 76 deg. 20' E) along the center of Amy Hill Road to the intersection of Pearl Street and the Vineyard Road,
- Thence running south seventy—six degrees twenty minutes west (S 76 deg. 20'W) a distance of 25.0 feet to the point or place of beginning. Being a 2.0 acre parcel of land bordered on the north by the Amy Hill Road and the west by the Vineyard Road, as described in a Deed recorded in Liber 845 of Deeds at page 157.

Thence running south thirty degrees fifty three minutes east (S 30 deg. 53' E) a distance of 233.0 feet along the

# [Said Fifth Parcel Excepted shown here on as Lands Now or Formerly of Jerry Douglas and Brandy Douglas]

- ALSO EXCEPTING ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Lot No. 7, 10, 11 and 22, situate in the Town of Crown Point, County of Essex and State of New York. said tract or parcel of land bounded and described as follows: Beginning at a point in the center of a bridge where Renne Brook crosses the Vineyard Road. Thence along the
- center of the Vineyard Road as follows: Thence south 13° 48' east 65.06 feet to a point;
- Thence south 43° 27' east 339.34 feet to a point; Thence south 15° 32' 394.00 feet to a point;
- Thence south 52° 48' east 114.04 feet to a point; Thence south 81° 54' east 222.07 feet to a point;
- Thence south 72° 10' east 119.03 feet to a point; Thence south 65° 39' east 147.51 feet to a point;
- Thence south 39° 37' east 139.2 feet to a point;
- Thence south 26° 14' east 230.6 feet to a point at the intersection of the Vineyard Road with The Amy Hill Road; Thence south 76° 20' west, along the center of the Amy Hill Road, \_28.\_9 feet to a point; Thence north 31° 10' west 21.00 feet to an iron pipe set in the easterly line of lands owned or formerly owned by
- Thence along the land of Thompson as follows: Thence continuing north 31° 10' west 362.03 feet to an iron pipe set at a fence corner;
- Thence south 44° 32' west marked by a wire fence, \_76.69 feet to a point;
- Thence north 40°06' west 135.90 feet to a point; Thence north 51° 06' west 132.00 feet to a point;
- Thence north 10°06' west 165.00 feet to a point;
- Thence south 65° 54' west 165.00 feet to a point; Thence south 17° 06' east 165.00 feet to a point;
- Thence south 9° 54' west 181.50 feet to a point in the division line between Lot No. 7 and Lot No. 10, Robert Grant Thence south 82° 54' west along said division line marked by a wire fence, 823.44 feet, to an iron pipe set in the northerly line of an old railroad right of way, 900.00 feet more or less, to a point;
- Thence north 26° 08' west, marked by a wire fence 217.69 feet to a stake and stones at the northwest corner of Lot No. 7 Robert Grant Patent. Thence north 82° 54' east, along the north line of Lot No. 7, 570.00 feet, more or less, to a point in the center of
- Thence northerly and northeasterly along the center of Renne Brook as it winds and turns, 2770.00 feet, more or less, to point of beginning. Containing 49.90 acres of land, as described in a Deed recorded in Liber 881 of Deeds

# [Said Sixth Parcel Excepted lies north of the subject parcel of land and is not shown hereon]

Intending to describe only that premises denoted as Tax Id. No. 128.1-4-23.111 on the 2023 Town of Crown Point [Portions of Tax Id. No. 128.1-4-23.111 lying north of Pearl Street are not part of the subject parcel of land.]

## MAP REFERENCE:

1) Essex County Real Property Tax Map Town of Crown Point 128.001 Section Lot No.

## CHICAGO TITLE INSURANCE COMPANY, TITLE No. 2317-4274NCS, DATED 9/19/2023:

1) <u>TITLE SOURCE</u> (N.Y. Warranty Deed with Lien Covenant) Joyce Rafferty Joyce L. Rafferty, Trustee of the Rafferty Family Revocable Trust September 9, 2019 September 13, 2019 Book 1963 of Deeds at Page 238 (Instrument No. 2019-3378)

## SCHEDULE 'B' - SECTION II EXCEPTIONS CHICAGO TITLE INSURANCE COMPANY, TITLE No. 2317-4274NCS, DATED 9/19/2023:

## #6 <u>Electric Easement</u> Granted to: Crown Point Telephone Corporation and Niagara Mohawk

- Book 1074 of Deeds at Page 232 (Electrical Transmission and Distribution Easement — Shown hereon along Vineyard Road.)
- #7 <u>Communications Easement</u> Granted to: Crown Point Telephone Corporation Book 1419 of Deeds at Page 33 (Communications Transmission and Distribution Easement - Easement location to general to plot.)
  - #8 <u>Grant of Easement</u> Granted to: Niagara Mohawk Power Corporation and Crown Point Telephone Corporation Book 2090 of Deeds at Page 242 (Instrument No. 2022265523) (Electrical Transmission and Distribution Easement — Shown hereon along Pearl Street.)

RECEIVED Date: May 15, 2024

CERTIFICATION:

1) Vineyard Solar 2) Chicago Title Insurance Company Title No. 2317—4274NCS

Timothy J. McAlonen P.L.S. 50,471

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6(b), 7(a), 8, 9, 11, 13, 14, 15, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on October 30, 2023.

DATED

C) 2024 BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP, ALL RIGHTS RESERVED UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A WOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY.

**SURVEY NOTES:** 

1) Survey map as prepared for Sol Source Power.

3) All underground utilities, if any, not field located.

performed by the undersigned.

completed October 5, 2023.

2) Capped Iron Rods Set (CIRS) \_\_\_\_ (to be set post construction).

4) Review of the title report as prepared by Chicago Title Insurance

Company dated September 19, 2023 as Title No. 2317-4274NCS.

This certified survey reflects those documents disclosed in the

noted Title Report to locate easements, restrictions and other matters of record. No independent search of the record title was

6) Wetland field delineation completed and located by Environmental

7) The Right-of-Way lines along Vineyard Road (County Road No. 7)

width) and is made subject to an exhaustive search of Highway

Design Partnership (EDP) as shown hereon. Field delineation

and Pearl Street (County Road No. 47) were established at

24.75—feet from the centerline of payement (49.5—feet wide

8) This site lies within "Zone X", "Areas determined to be outside

9) This site contains no buildings or striped parking spaces

11) No off—site easement(s) disclosed to the undersigned.

10) No evidence of recent earth moving, building construction, or

500 year flood plain", as shown in the FIRM (Flood Insurance

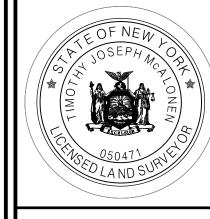
Rate Map). Town of Crown Point New York. Essex County. Panel

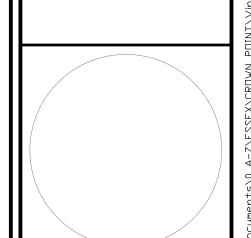
building additions observed in the process of conducing the field

). Community Panel No. 361148 0020 B. Fffective Date July 16, 1987 as prepared by the Federal Emergency Management

5) Field instrument survey completed on October 30, 2023.

TIMOTHY J. McALONEN PLS 50,471





NONE

TITLE SHEET

