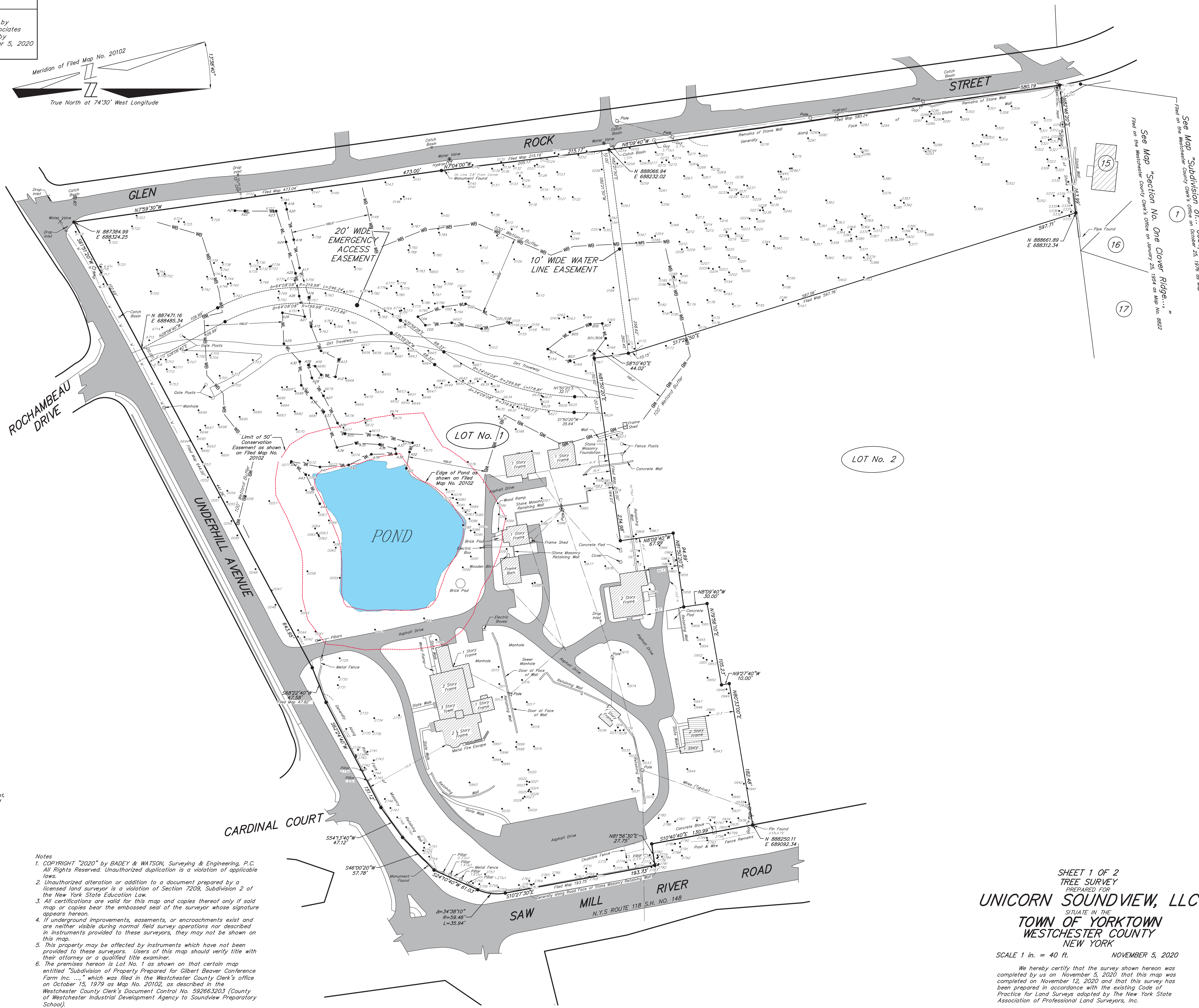
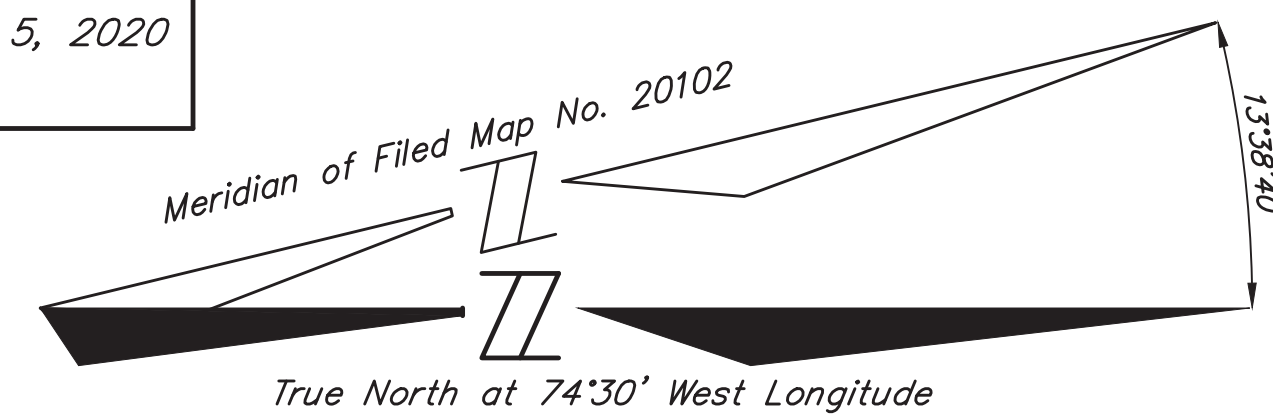


WETLANDS LEGEND

Flag WL Wetland boundary flags as set by Steve Marino of Tim Miller Associates during Fall 2020, and located by Bodey & Watson on November 5, 2020

TREE LEGEND

565 TAG NUMBER TREE LOCATION



See Map "Subdivision of... Joseph Adamo..." Filed on the Westchester County Clerk's Office on October 25, 1976 as Map No. 1517
See Map "Section No. One Clover Ridge..." Filed on the Westchester County Clerk's Office on January 25, 1954 as Map No. 8822

Area = 13.782 Acres

which includes 0.060 acres in 10' Wide Water Line Easement, 0.290 acres in 20' Wide Emergency Access Easement and 1.532 Acres in Conservation Easement (included pond)

- Notes: 1. COPYRIGHT "2020" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws. 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law. 3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon. 4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map. 5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner. 6. The premises hereon is Lot No. 1 as shown on that certain map entitled "Subdivision of Property Prepared for Gilbert Beaver Conference Farm Inc. ..." which was filed in the Westchester County Clerk's office on October 15, 1979 as Map No. 20102, as described in the Westchester County Clerk's Document Control No. 592663203 (County of Westchester Industrial Development Agency to Soundview Preparatory School). 7. The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.99992908. To obtain ground distances divide the distances on this map by the grid factor. To obtain ground area divide the area on this map by the square of the grid factor. 8. This is one sheet of a two sheet set.

This map was prepared for the exclusive use of and is certified only to: UNICORN SOUNDVIEW, LLC



3063 Route 9 Cold Spring, NY 10516 www.Badey-Watson.com 845.365.9317 845.265.4238 (fax) 877.3141599 (Toll Free)

SHEET 1 OF 2 TREE SURVEY PREPARED FOR UNICORN SOUNDVIEW, LLC SITUATE IN THE TOWN OF YORKTOWN WESTCHESTER COUNTY NEW YORK SCALE 1 in. = 40 ft. NOVEMBER 5, 2020

We hereby certify that the survey shown hereon was completed by us on November 5, 2020 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.

ADVANCE COPY BADEY & WATSON Surveying & Engineering, P.C. THIS IS R3X FOR R01 NEW YORK STATE LICENSED LAND SURVEYOR LICENSE No. 50389

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T.M. : 4806-1-30

On 11-04-20

Closed by JMR/JFT

Drawn by JFT

Spell checked by JFT

Checked by GJM

Layout: SURVEY.WC, No. 25293

Drawing Name: LS25293_001.W73