

SURVEY AND DESCRIPTION PREPARED UNDER THE DIRECTION OF
 THE POWER AUTHORITY OF THE STATE OF NEW YORK.

ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE SEAR OF A
 LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209,
 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW
 CC-D L. 448, PAGE 129

GENERAL NOTES:

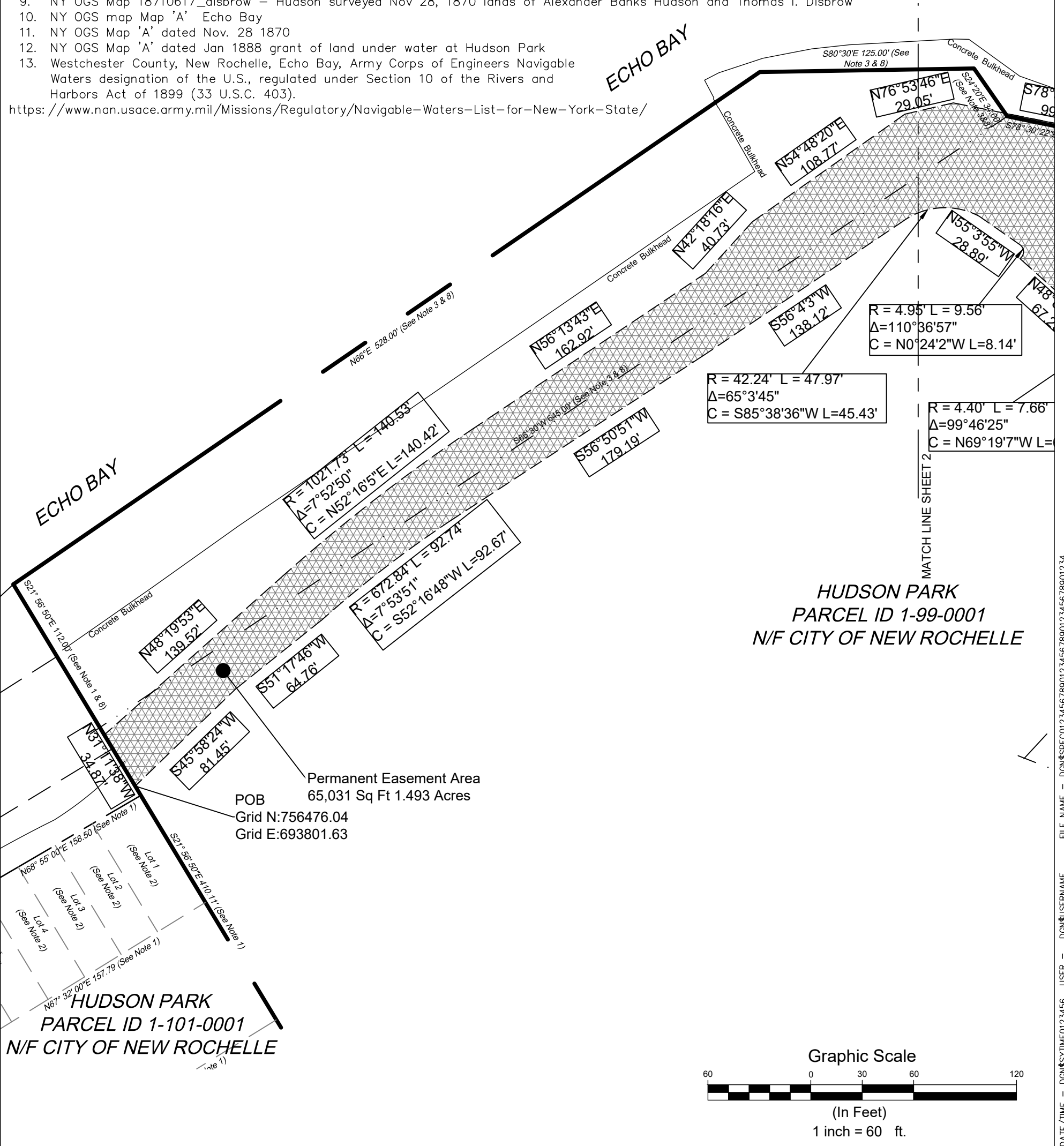
- Information shown hereon was compiled from an actual field survey conducted during the month of February 2026.
- North orientation and bearing base shown are referenced to the referenced maps below.
- Coordinate datum is New York State Plane Coordinates New York East Zone 3101 derived by Leica Smart Net North American RTN Network.

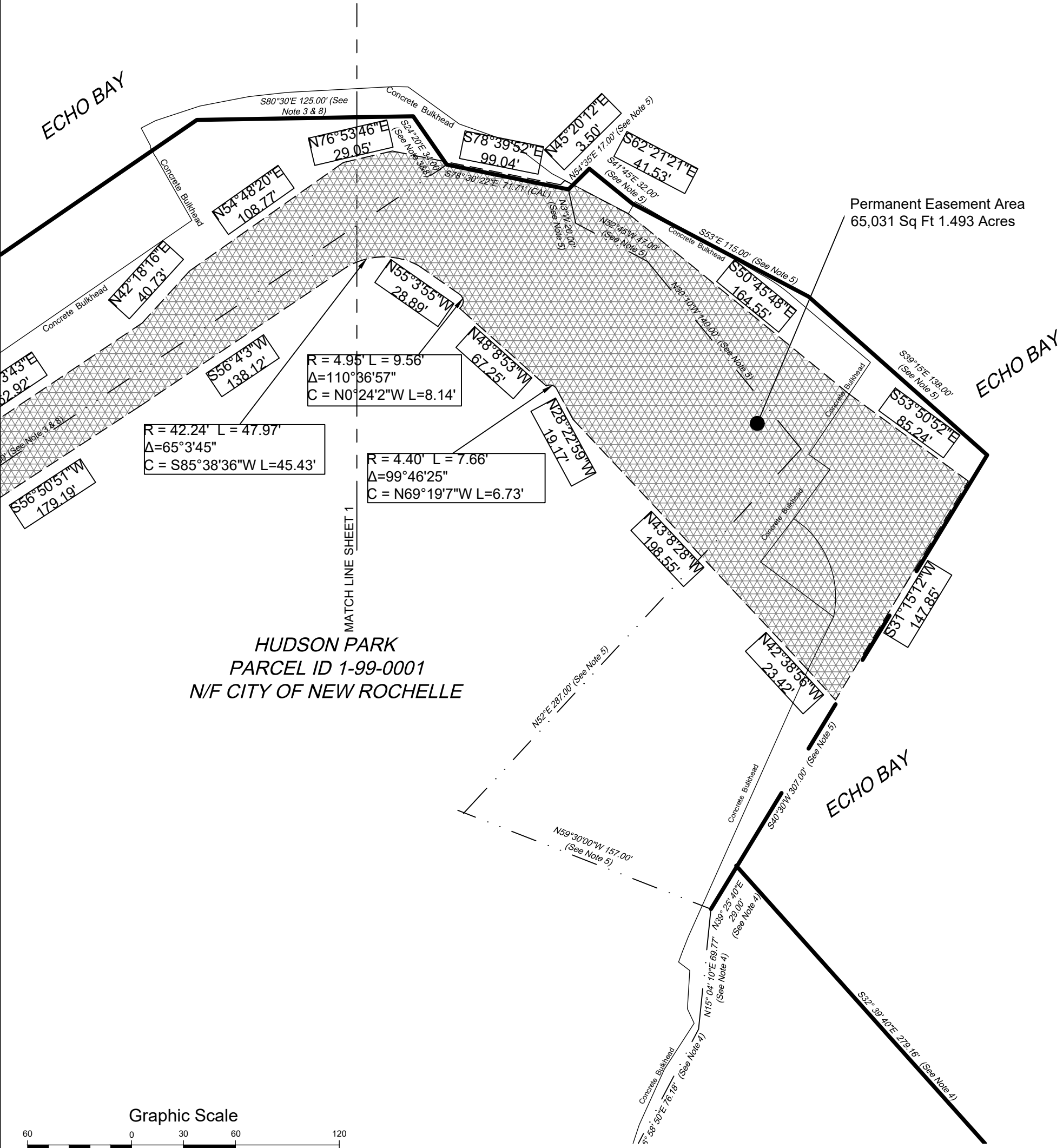
MAP REFERENCES:

- Filed map amended map of Wildcliff surveyed October 1907 New Rochelle N.Y. Filed January 6 1909 as volume 28 page 65
- Filed map subdivision of lots 7, 8 and 9 on map entitled amended map of Wildcliff dated October 1907 as volume 41 page 78
- Letters patent to the town of New Rochelle dated September 7, 1885 liber 44 page 325 & liber 55 page 63
- Letters patent to the Town of New Rochelle dated September 7, 1885 liber 44 page 326 & liber 55 page 61
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- NY OGS Map 55-61 NY OGS Map 55-60 Echo Bay / Long Island Sound
- NY OGS Map 55-61 New Rochelle Davenport Neck, Long Island Sound
- NY OGS Map 55-63 New Rochelle Echo Bay
- NY OGS Map 18710617_disbrow - Hudson surveyed Nov 28, 1870 lands of Alexander Banks Hudson and Thomas I. Disbrow
- NY OGS map Map 'A' Echo Bay
- NY OGS Map 'A' dated Nov. 28 1870
- NY OGS Map 'A' dated Jan 1888 grant of land under water at Hudson Park
- Westchester County, New Rochelle, Echo Bay, Army Corps of Engineers Navigable Waters designation of the U.S., regulated under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

<https://www.nan.usace.army.mil/Missions/Regulatory/Navigable-Waters-List-for-New-York-State/>

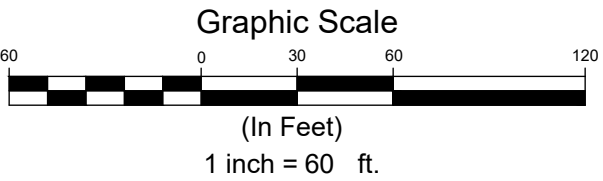
N.Y.S.P.C.S. NYE 3101





HUDSON PARK
 PARCEL ID 1-99-0001
 N/F CITY OF NEW ROCHELLE

Permanent Easement Area
 65,031 Sq Ft 1.493 Acres



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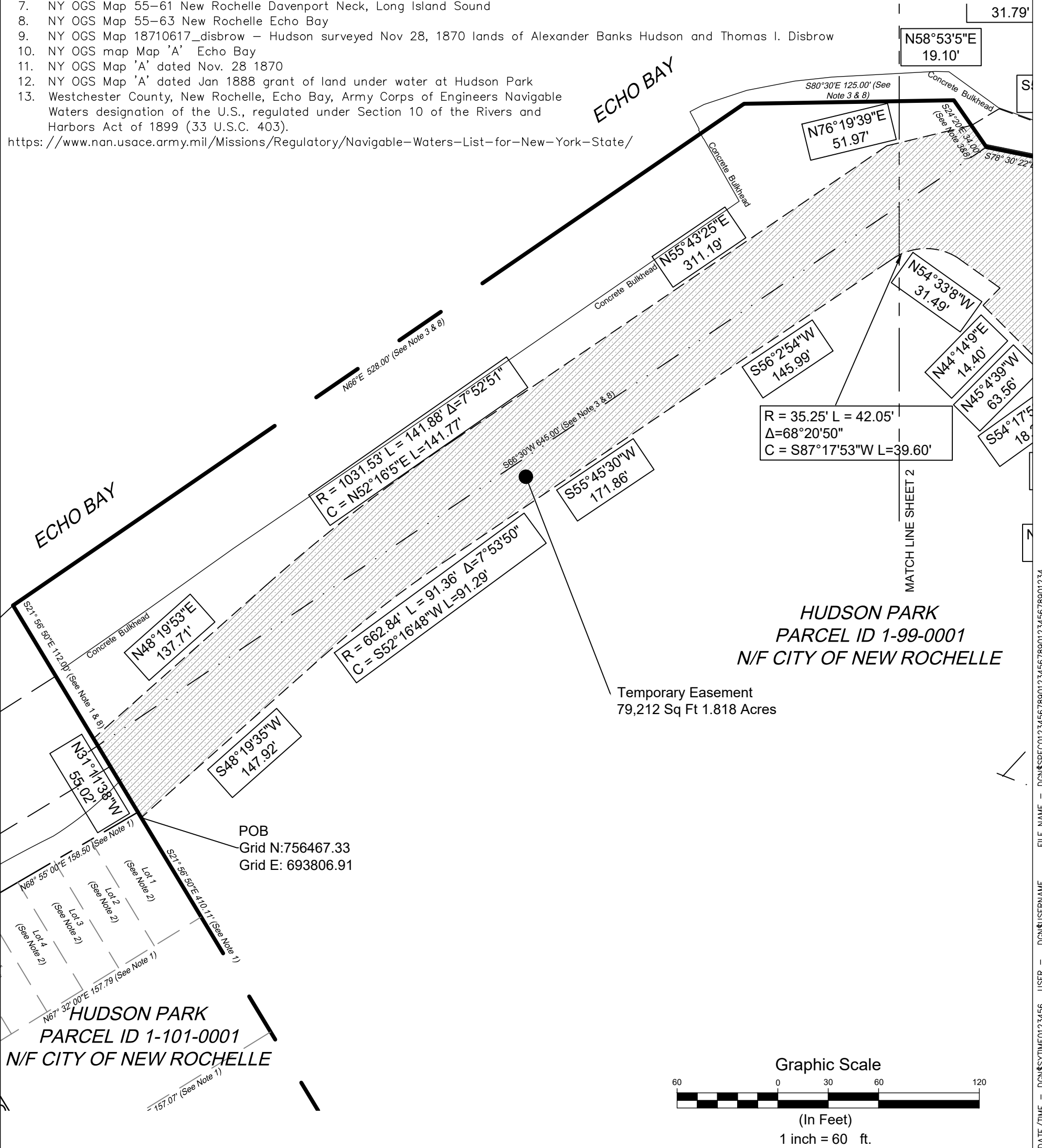
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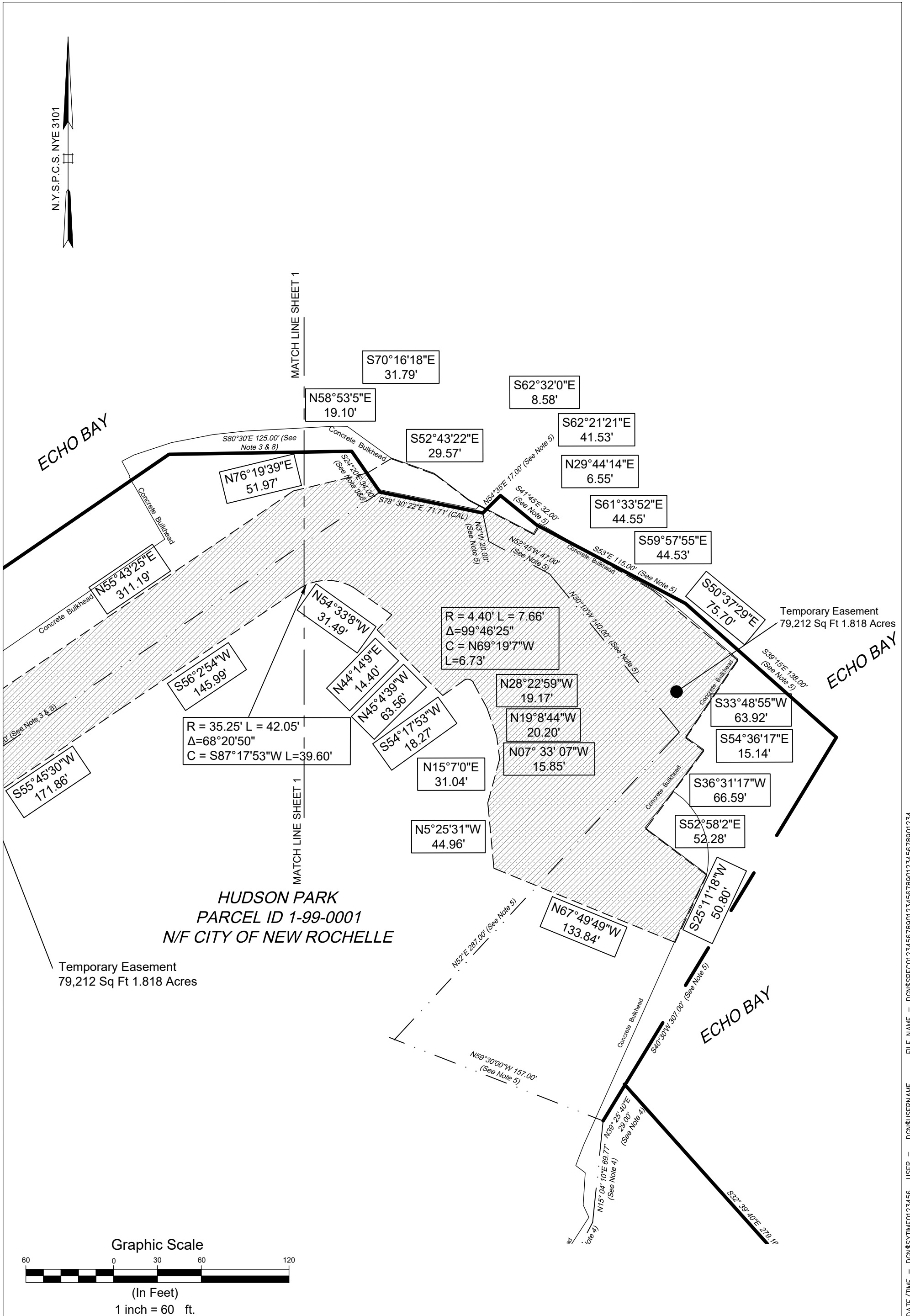
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<https://www.nan.usace.army.mil/Missions/Regulatory/Navigable-Waters-List-for-New-York-State/>



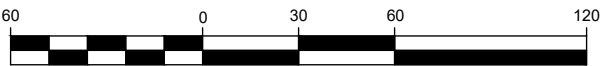
N.Y.S.P.C.S. NYE 3101



**HUDSON PARK
 PARCEL ID 1-99-0001
 N/F CITY OF NEW ROCHELLE**

Temporary Easement
 79,212 Sq Ft 1.818 Acres

Graphic Scale



(In Feet)
 1 inch = 60 ft.

Westchester County Tax Map Designation
Section 1, Block 99, Lot 0001
(Hudson Park)

PERMANENT EASEMENT FOR POWER TRANSMISSION LINES

A permanent easement to be exercised in, on, over, under, through and across the property as generally shown on the above map labeled as “Permanent Easement for Power Transmission Lines” and described on **Exhibit “A”** attached hereto and made a part hereof (the “Permanent Easement Property”), for the purpose of constructing, erecting, inspecting, reconstructing, replacing, relocating, operating, maintaining, repairing, and removing underground line or lines for the transmission of electricity and messages by any means, including, wires, cables, underground conduits, and other appurtenant or supporting apparatus or facilities including, but not limited to roads and drainage structures (collectively, the “Improvements”); together with the right at all times to enter upon the Permanent Easement Property to cut, trim, move, demolish, remove and/or dispose of by other suitable methods any and all vegetation, brush, trees, buildings, structures, or other obstructions on said property; also the right of ingress, egress, and regress at all times over, upon, under, through, and across said property; and every right, privilege and authority which now or hereafter may be deemed necessary by the condemnor herein, its lessees, assignees, successors or assigns for the complete enjoyment of the aforementioned easement.

Owner shall use reasonable efforts not to materially interfere with the Easement Area or the Improvements. All Improvements shall be, become and remain the property of the condemnor herein.

There is excepted from this appropriation all the right, title and interest, if any, of the United States of America in or to said property.

TEMPORARY EASEMENT FOR TEMPORARY WORKSPACE.

A temporary easement to be exercised in, on, over, under, through, and across the hereinafter described property as generally shown on the above map labeled as “Temporary Easement for Temporary Workspace” and described on **Exhibit “B”** attached hereto and made a part hereof, for the purpose of a work area in connection with the construction of subterranean transmission facilities and appurtenances, for use and exercisable during the construction and terminating five (5) years from the date title to said temporary easement vests pursuant to the Eminent Domain Procedure Law, unless sooner terminated if deemed no longer necessary and released by the condemnor herein, its successors or assigns.

Together with the right at all times to enter upon the premises to cut, trim, move, demolish, remove and/or dispose of by other suitable methods any and all vegetation, brush, trees, buildings, structures, or other obstructions on said property; also the right of ingress, egress, and regress at all times over, upon, under, through, and across said property; and every right, privilege and authority which now or hereafter may be deemed necessary by the condemnor herein, its lessees, assignees, successors or assigns for the complete enjoyment of the aforementioned easement.

EXHIBIT "A"

(Property Description for Permanent Easement for Power Transmission Lines)

Westchester County Tax Map Designation
Section 1, Block 99, Lot 0001



Proposed Permanent Easement – Hudson Park

Westchester County Tax Map Designation

Section 1, Block 99, Lot 0001

All that certain plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York including parts of lands described in deed Liber 1084 pg. 340, from Alexander B. Hudson to the Town of New Rochelle, dated June 26th, 1885 and recorded on July 10th 1886 at the Westchester County Clerk's office, being more particularly described as follows:

BEGINNING at a point at the northeasterly corner of Lot 1 as shown on Amended Map of Wildcliff, New Rochelle, N.Y.", made by W.L. Hayes, E. & S. dated October 1907 and filed in the Office of the County Clerk, Division of Land Records, formerly Register's Office of Westchester County on November 2nd, 1914, in Volume 41 Page 78. Said point being distant 158.50 feet from the corner formed by the easterly side of Wildcliff Drive with the southerly side of Hudson Park Road. Said point of beginning has a coordinate of North: 756,476.04 feet, East: 693,801.63 feet as referenced to the North American Datum of 1983 (NAD83) New York State Plane Coordinate System, East Zone.

Running THENCE North 31° 11' 38" West along the westerly line of said property described in deed Liber 1084 Pg. 340, a distance 34.87 feet to a point.

Thence through the lands of Hudson Park the following five (6) courses:

1. North 48° 19' 53" East 139.52 feet;
2. Northeasterly 140.53 feet along the arc of a circular curve bearing to the right that has a radius of 1,021.73 feet and a chord that bears North 52° 16' 05" East 140.42 feet;
3. North 56° 13' 43" East 162.92 feet;
4. North 42° 18' 16" East 40.73 feet;
5. North 54° 48' 20" East 108.77 feet;
6. North 76° 53' 46" East 29.05 feet;

Thence South 78° 39' 52" East partly along the easterly line of Hudson Park 99.04 feet to a point on said line.

Thence North 45° 20' 12" East, continuing along the line of Hudson Park, a distance of 3.50 feet;

Thence along the bulkhead South 62° 21' 21" East 41.53 feet;

Thence through lands of Hudson Park the following two (2) courses:

1. South 50° 45' 48" East 164.55 feet;

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88 Duryea Road, Melville, New York 11747

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2. South $53^{\circ}50'52''$ East 85.24 feet, to the southeasterly line of Hudson Park;

Thence South $31^{\circ}15'12''$ West along said line of Hudson Park, a distance of 147.85 feet;

Thence through the lands of Hudson Park the following thirteen (13) courses:

1. North $42^{\circ}38'56''$ West 23.42 feet;
2. North $43^{\circ}08'28''$ West 198.55 feet;
3. North $28^{\circ}22'59''$ West 19.17 feet;
4. Northwesterly 7.66 feet along the arc of a circular curve to the left that has a radius of 4.40 feet and a chord that bears North $69^{\circ}19'07''$ West 6.73 feet;
5. North $48^{\circ}08'53''$ West 67.25 feet;
6. Northerly 9.56 feet along the arc or a circular curve to the left that has a radius of 4.95 feet and a chord that bears North $00^{\circ}24'02''$ West 8.14 feet;
7. North $55^{\circ}03'55''$ West 28.89 feet;
8. Westerly 47.97 feet along the arc of a circular curve to the left that has a radius of 42.24 feet and a chord that bears South $85^{\circ}38'36''$ West 45.43 feet;
9. South $56^{\circ}04'03''$ West 138.12 feet;
10. South $56^{\circ}50'51''$ West 179.19 feet;
11. Southwesterly 92.74 feet along the arc of a circular curve to the left that has a radius of 672.84 feet and a chord that bears South $52^{\circ}16'48''$ West 92.67 feet;
12. South $51^{\circ}17'46''$ West 64.76 feet;
13. South $45^{\circ}58'24''$ West 81.45 feet to the point or place of BEGINNING.

Containing within said bounds 1.49 acres and 65030.65 square feet

Bearings and coordinates are referenced to the North American Datum of 1983 2011 Realization, Epoch 2010.00, New York State Plane Coordinate System East Zone.

EXHIBIT “B”

(Property Description for Temporary Easement for Temporary Workspace)

Westchester County Tax Map Designation
Section 1, Block 99, Lot 0001



Proposed Temporary Easement – Hudson Park

Westchester County Tax Map Designation

Section 1, Block 99, Lot 0001

All that certain plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York including parts of lands described in deed Liber 1084 pg. 340, from Alexander B. Hudson to the Town of New Rochelle, dated June 26th, 1885 and recorded on July 10th 1886 at the Westchester County Clerk's office, being more particularly described as follows:

COMMENCING at a point at the northeasterly corner of Lot 1 as shown on Amended Map of Wildcliff, New Rochelle, N.Y.", made by W.L. Hayes, E. & S. dated October 1907 and filed in the Office of the County Clerk, Division of Land Records, formerly Register's Office of Westchester County on November 2nd, 1914, in Volume 41 Page 78. Said point being distant 158.50 feet from the corner formed by the easterly side of Wildcliff Drive with the southerly side of Hudson Park Road.

Running THENCE South 31° 11'38" East along the westerly line of said property described in deed Liber 1084 Pg. 340, a distance of 4.21 feet to the point or place of BEGINNING. Said point of beginning has a coordinate of North: 756,467.33 feet, East: 693,806.91 feet as referenced to the North American Datum of 1983 (NAD83) New York State Plane Coordinate System, New York Zone East.

Thence North 31° 11'38" West partly along the property described in deed Liber 1084 Pg. 340, a distance of 55.02 feet to a point;

Thence through the lands of Hudson Park the following four (4) courses:

1. North 48° 19'53" East 137.71 feet;
2. Northeasterly 141.88 feet along the arc of a circular curve to the right that has a radius of 1,031.53 feet and a chord that bears North 52° 16'05" East 141.77 feet;
3. North 55° 43'25" East 311.19 feet,
4. North 76° 19'39" East 51.97 feet to a point on the boundary line of Hudson Park.

Thence leaving the boundary of Hudson Park and traveling through land under water North 58° 53'05" East 19.10 feet to a point on the bulkhead line of Hudson Park;

Thence along said bulkhead line the following three (3) courses:

1. South 70° 16'18" East 31.79 feet;
2. South 52° 43'22" East 29.57 feet;
3. South 62° 32'00" East 8.58 feet to a point on the boundary line of Hudson Park;

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(Final).docx

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Thence continuing along the bulkhead line, and within the boundary of Hudson Park the following two (2) courses:

1. South 62°21'21" East 41.53 feet;
2. North 29°44'14" East 6.55 feet to a point on the boundary line of Hudson Park;

Thence continuing through the lands of Hudson Park and along the bulkhead of said park, the following five (5) courses:

1. South 61°33'52" East 44.55 feet;
2. South 59°57'55" East 44.53 feet;
3. South 50°37'29" East 75.70 feet;
4. South 33°48'55" West 63.92 feet;
5. South 54°36'17" East 15.14 feet;

Thence partly along the bulkhead line of Hudson Park South 36°31'17" West 66.59 feet to a point within the boundary of Hudson Park;

Thence South 52°58'02" East 52.28 feet to a point on the bulkhead;

Thence along said bulkhead South 25°11'18" West 50.80 feet;

Thence leaving the leaving the bulkhead and continuing through the lands of Hudson Park the following sixteen (16) courses:

1. North 67°49'49" West 133.84 feet;
2. North 05°25'31" West 44.96 feet;
3. North 15°07'00" East 31.04 feet;
4. North 07°33'07" West 15.85 feet;
5. North 19°08'44" West 20.20 feet;
6. North 28°22'59" West 19.17 feet;
7. Westerly 7.66 feet along the arc of a circular curve to the left that has a radius of 4.40 feet and a chord that bears North 69°19'07" West 6.73 feet;
8. South 54°17'53" West 18.27 feet;
9. North 45°04'39" West 63.56 feet;
10. North 44°14'09" East 14.40 feet;
11. North 54°33'08" West 31.49 feet;
12. Westerly 42.05 feet along the arc of a circular curve to the left that has a radius of 35.25 feet and a chord that bears South 87°17'53" West 39.60 feet;
13. South 56°02'54" West 145.99 feet;
14. South 55°45'30" West 171.86 feet;



15. Southwesterly 91.36 feet along the arc of a circular curve to the left that has a radius of 662.84 feet and a chord that bears South 52° 16' 48" West 91.29 feet;
16. South 48° 19' 35" West 147.92 feet to the point or place of BEGINNING.

Containing within said bounds 1.82 acres and 79211.86 square feet

Bearings and coordinates are referenced to the North American Datum of 1983 2011 Realization, Epoch 2010.00, New York State Plane Coordinate System East Zone.