NOTES:

1. SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD; MAPS ENTITLED: (A) "SUBDIVISION MAP–LANDS OF RON HILL", DATED 1 DECEMBER 1997, BY PRAETORIUS AND CONRAD, P.C. FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS FILED MAP #11170. (B) "SUBDIVISION MAP–LANDS OF RON HILL", PREPARED FOR HARLINGEN HOLDINGS DATED 29 SEPTEMBER 2003, BY PRAETORIUS AND CONRAD, P.C. FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS FILED MAP #03–1562.
2. DATE OF FIELD SURVEY: DECEMBER 1997, UPDATED AUGUST 2003 AND JULY 2017.
3. BEARING DATUM IS MAGNETIC AND WAS DETERMINED AT THE TIME OF THE SURVEY.
4. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE PUBLIC ROAD KNOWN AS PEOPLES ROAD.
5. LOT NUMBERS REFER TO LOTS AS LAID OUT ON MAP (B) DESCRIBED IN NOTE #1.
6. BUILDING OFFSETS SHOWN WERE DETERMINED AT RIGHT ANGLES TO THE PROPERTY LINE.

THIS PARCEL OF LAND WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS THAT AN ACCURATE EXAMINATION OF TITLE WOULD SHOW.

TOTAL AREA=11.981± AC.

I HEREBY GRANT MY APPROVAL TO THIS PLAN.
DATE: 8/21/17
OWNER: Brad Quest
OWNER:

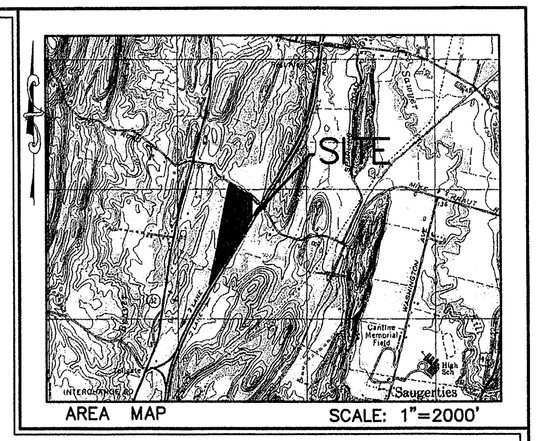
APPROVED BY THE PLANNING BOARD
TOWN OF SAUGERTIES, ULSTER COUNTY, N.Y.
DATE: 8/30/17
MEMBER:
MEMBER: Kenneth Goldberg

ZONING CHART: TOWN OF SAUGERTIES

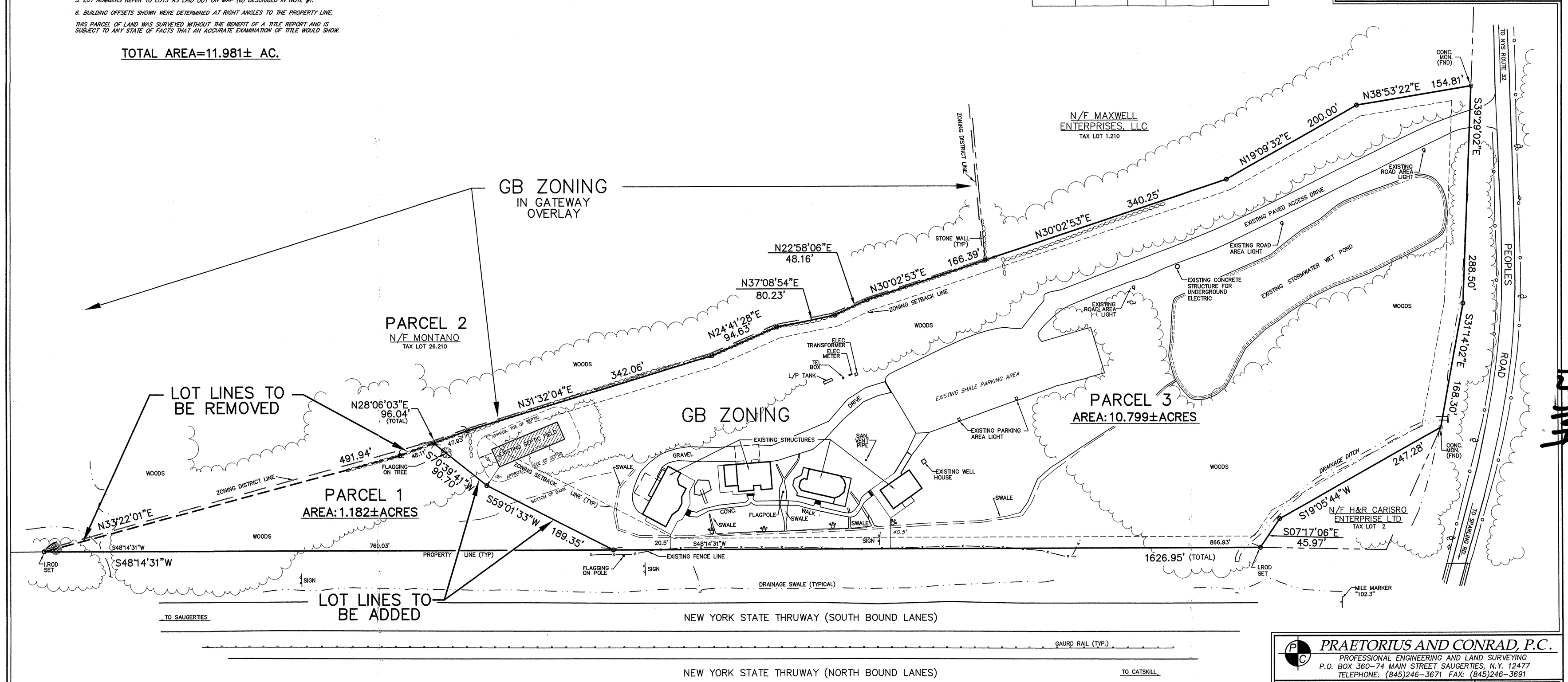
DISTRICT(S): GB GENERAL BUSINESS DISTRICT
USE AND CONDITIONS: NON RESIDENTIAL

LOT REQUIREMENTS			
MINIMUM LOT AREAS	MINIMUM LOT AREA PER DWELLING	MINIMUM LOT AREAS PER BEDROOM	MINIMUM WIDTH
20,000 S.F.	N/A	N/A	200'

MINIMUM YARD REQUIREMENTS**				
FRONT YARD	SIDE YARD	REAR YARD	MAXIMUM BUILDING HEIGHT	MAXIMUM LOT COVERAGE
25'	15'	50'	60'	35%



AREA MAP SCALE: 1"=2000'



17-164

FILED
10:51 A.M.
AUG 31 2017
NINA POSTUPACK
ULSTER COUNTY CLERK

10R

Copies from the original of this survey map not marked with an original of the Land Surveyor's seal shall not be considered to be a valid and true copy.

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2 of the N.Y.S. education law.

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PROFESSIONAL ENGINEERING AND LAND SURVEYING
P.O. BOX 360–74 MAIN STREET SAUGERTIES, N.Y. 12477
TELEPHONE: (845)246–3671 FAX: (845)246–3691

LOT LINE CHANGE MAP

DR. BY. DJM
CK. BY. BDU
DATE: 4 AUG. 2017

STATE OF NEW YORK * DANIEL J. MCCARTHY * 89942 * LICENSED LAND SURVEYOR

PREPARED FOR
BRAVE QUEST CORP.

TAX MAP NUMBER: SECTION: 18.1, BLOCK: 4, LOT: 1.220
TOWN OF SAUGERTIES * ULSTER COUNTY * N.Y.

SCALE: 1' = 60'
JOB NO. S03–133
SHEET: 1 OF 1

J03–133/AMERLINK/LANDPROJECT 2009/BDU/D03–133/DWG/RESURVEY.dwg