

- ① N 28°46'23" E 36'
- ② S 41°34'06" E 78'
- ③ R=41.50' L=52.04'
- ④ N 66°35'23" E 54'
- ⑤ R=141.02' L=59.60'
- ⑥ R=6.00' L=8.63'
- ⑦ N 08°25'37" E 37'
- ⑧ S 81°34'23" E 27'
- ⑨ S 08°25'37" W 33'
- ⑩ R=6.00' L=8.63'
- ⑪ R=141.02' L=55.57'

ROAD DEDICATION A
AREA: 14,453 SF OR 0.332± ACRE STRIP
OF LAND SHALL TO BE GRATUITOUSLY AND
IRREVOCABLY OFFERED TO THE TOWN OF
HAMPTONBURGH FOR HIGHWAY PURPOSE

PROPOSED EASEMENTS
TO PROVIDE SECOND

REPUTED OWNER:
NIEBUHR
TAX MAP ID: 1-1-8.4
DEED BOOK: 5618, PAGE: 307

REPUTED OWNER:
PITTS
TAX MAP ID: 1-1-5
DEED BOOK: 14004, PAGE: 1283

PROPOSED EASEMENT
FOR FIRE SUPPRESSION
STORAGE TANK & BUILDING
AS WELL AS SECOND MEANS
OF EMERGENCY ACCESS TO LOT 2

REPUTED OWNER:
150 NEW WOOD LLC.
TAX MAP ID: 1-1-8.22
DEED BOOK: 13230, PAGE: 939

REPUTED OWNER:
TURNER
TAX MAP ID: 1-1-8.32
DEED BOOK: 14367, PAGE: 1171

REPUTED OWNER:
HODGES / MANN
TAX MAP ID: 2-1-29
DEED BOOK: 4770, PAGE: 257

LOT 2
AREA: 2,742,476 SF
OR 62.958± ACRES
TOTAL (NORTH & SOUTH)

REPUTED OWNER:
HODGES / MANN
TAX MAP ID: 2-1-29
DEED BOOK: 4770, PAGE: 257

REPUTED OWNER:
MATTARY
TAX MAP ID: 3-1-5.3
D BOOK: 13287, PAGE: 1446

REPUTED OWNER:
K SOUTHERN CORPORATION
(PENNSYLVANIA LINES, LLC.)
TAX MAP ID: 2-1-29
DEED BOOK: 5119, PAGE: 132

REPUTED OWNER:
MATTARY
 TAX MAP ID: 3-1-5.3
 DEED BOOK: 13287, PAGE: 1446

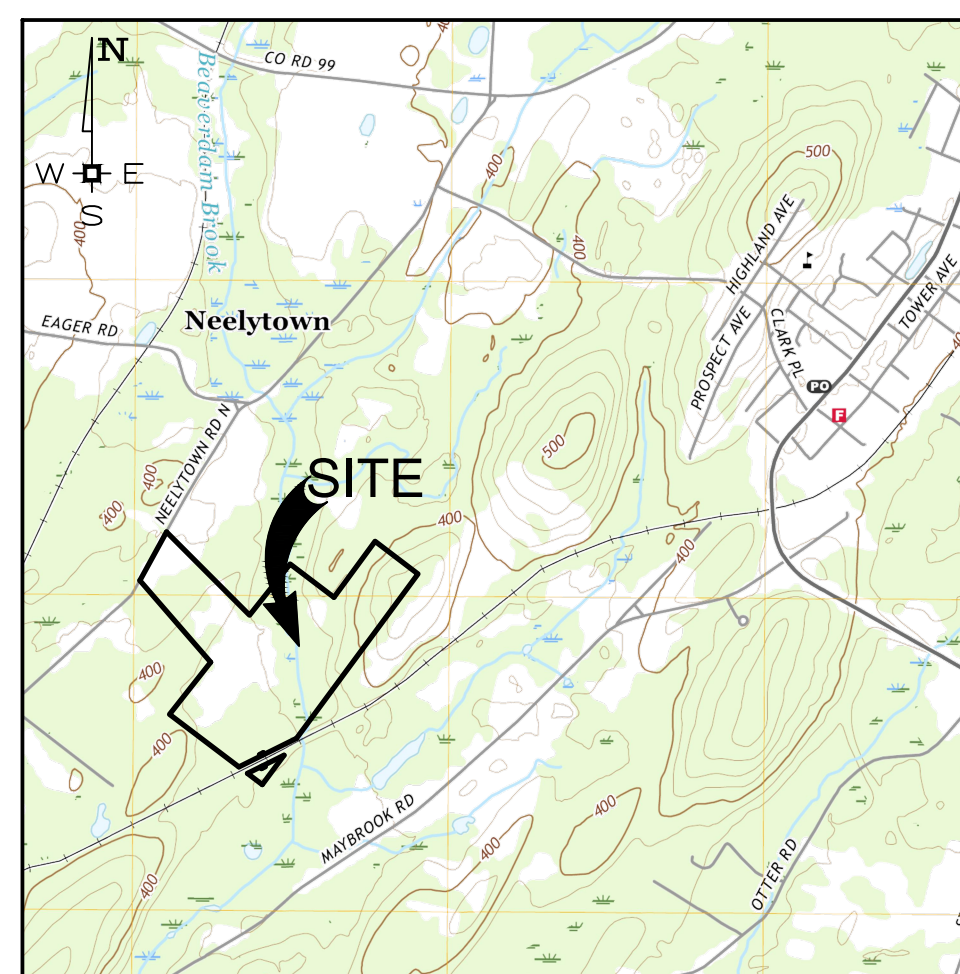
REPUTED OWNER:
PURCELL
TAX MAP ID: 3-1-3.1
DEED BOOK: 12827, PAGE: 116

REPUTED OWNER:
PITTS
TAX MAP ID: 1-1-5
DEED BOOK: 14004, PAGE: 1283

REPUTED OWNER:
COUNTY OF ORANGE
TAX MAP ID: 3-1-1.1
DEED BOOK: 13821, PAGE: 384

TOWN OF HAMPTONBURGH - ZONING DISTRICT - I

| TOWN OF HAMPTONBURGH - ZONING DISTRICT - | |
|--|------------|
| MINIMUM BUILDING REQUIREMENTS | REQUIRED |
| LOT AREA | 40,000 SF |
| STREET FRONTAGE | 105 FEET |
| LOT WIDTH | 150 FEET |
| FRONT YARD | 80 FEET |
| REAR YARD | 30 FEET |
| SIDE YARD (ONE/BOTH) | 30/60 FEET |
| MAXIMUM ALLOWABLE | |
| MAXIMUM BUILDING HEIGHT | 35 FT |
| MAXIMUM DEVELOPMENT COVERAGE | 70% |
| MAXIMUM BUILDING COVERAGE | 35% |



USGS MAYBROOK QUADRANGLE MAP
SCALE: 1" = 2000'

2. TOTAL AREA OF SUBJECT PARCEL: 77,859± ACRES

3. TOTAL NUMBER OF LOTS: 2

4. TAX MAP IDENTIFICATION NUMBER: SECTION 1, BLOCK 1, LOT 6

5. DEED REFERENCE:
DEED LIVER 15150, PAGE 868

6. MAP REFERENCES:

7. A MAP ENTITLED, "MINOR SUBDIVISION FOR NEEBURN" DATED OCTOBER 1980 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON OCTOBER 1, 1980 AS MAP NUMBER 5454.

8. A MAP ENTITLED, "SUBDIVISION OF LANDS OF J & T HOLDING CORP" DATED DECEMBER 1980 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON DECEMBER 12, 1980 AS MAP NUMBER 10105.

9. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING, INC. (E&S) FROM AERIAL PHOTOGRAPHS AND DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2014 SOURCE DATA. THE DEMS WERE PROVIDED BY NYS GIS GOV AND CORRESPOND TO THE ELEVATION OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

10. OWNER: FRED HECK, SUSAN ANN PONESSE & BRENDA MESSENGER
C/O D & S
MONTGOMERY, NY 12549

11. APPLICANT: REAL DEAL MANAGEMENT
INTERNATIONAL BOULEVARD, SUITE 410
MANHATTAN, NY 17450

12. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.

13. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN SILENCES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.

14. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO THE PROPERTY LINES, IMMEDIATELY THEREON ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT TO BE CONSIDERED AS A MONUMENT THE PROPERTY LINES OR AS THE DIRECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.

| | |
|--|-------------------------|
| | PROPERTY LINE |
| | ADJOINING PROPERTY LINE |
| | CONTOUR LINE |
| | INDEX CONTOUR LINE |
| | EDGE OF ROAD |
| | CURB LINE |
| | STONEWALL |
| | BARBED WIRE FENCE |
| | OVERHEAD WIRE |
| | REPUTED WATER COURSE |
| | EDGE OF WOODED AREA |
| | CONCRETE SURFACE |
| | DRAINAGE PIPE |
| | UTILITY POLE |
| | GUY ANCHOR |
| | PIPE MARKER |
| | PIPE MARKER |
| | CONCRETE MONUMENT |
| | CATCH BASIN |
| | CATCH BASIN |
| | MAILBOX |
| | SIGN (TYPE NOTED) |

[illegible]


| DRAWING STATUS | | ISSUE DATE: 12/23/2020 | |
|---|--|---------------------------|--------|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | | SHEET NUMBER | |
| <input type="checkbox"/> CONCEPT APPROVAL | | N/A | OF N/A |
| <input checked="" type="checkbox"/> PLANNING BOARD APPROVAL | | 1 | OF 1 |
| <input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL | | N/A | OF N/A |
| <input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL | | N/A | OF N/A |
| <input type="checkbox"/> NYSDEC APPROVAL | | N/A | OF N/A |
| <input type="checkbox"/> NYSDOT APPROVAL | | N/A | OF N/A |
| <input type="checkbox"/> OTHER | | N/A | OF N/A |
| <input type="checkbox"/> FOR BID | | N/A | OF N/A |
| <input type="checkbox"/> FOR CONSTRUCTION | | N/A | OF N/A |

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OF ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

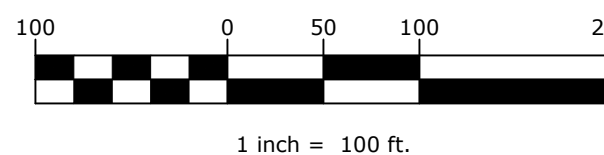
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

A COPY OF THIS DOCUMENT
WITHOUT A PROPER
APPLICATION OF THE
LICENSED PROFESSIONAL
LAND SURVEYOR'S
EMBOSSED SEAL SHOULD
BE ASSUMED TO BE AN
UNAUTHORIZED COPY.

UNAUTHORIZED
ALTERATION OR ADDITION
TO A SURVEY MAP BEARING
A LICENSED PROFESSIONAL
LAND SURVEYOR'S SEAL IS
A VIOLATION OF SECTION
7209, SUB-DIVISION 2, OF
THE NEW YORK STATE
EDUCATION LAW.



BRIAN D. BABCOCK, L.S.
NEW YORK STATE LICENSE # 0508



71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
Fx: (845) 457-1899

RDM GROUP
230 NEELYTOWN ROAD
TOWN OF HAMPTONBURGH
ORANGE COUNTY, NEW YORK

| | | | |
|-----------|----------------|-----------|----------|
| JOB #: | 1284.02 | DRAWN BY: | BDB/KM |
| DATE: | 01/22/2020 | SCALE: | 1" = 10' |
| REVISION: | 9 - 12/23/2020 | TAX LOT: | |

| | | |
|---|---------------------|------|
| 2 | BDB/RMP | RS-1 |
| 0 | SCALE: 1" = 100' | |