

**TABLE OF BULK REQUIREMENTS**

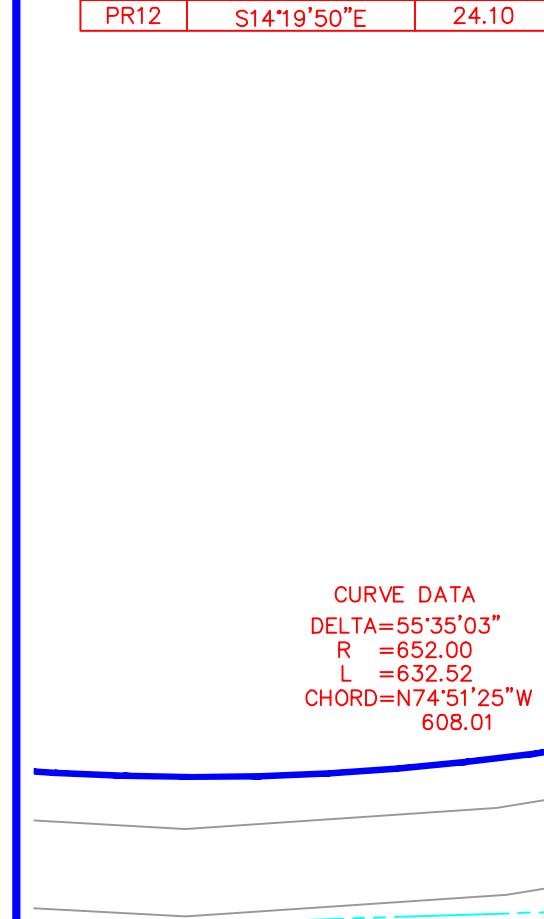
ZONING DISTRICT .....	HD
MINIMUM LOT AREA .....	2 ACRES
MINIMUM LOT WIDTH .....	200'
MINIMUM LOT DEPTH .....	200'
MINIMUM FRONTYARD SETBACK .....	75'
MINIMUM SIDEYARD SETBACK .....	25'/50'
MINIMUM REARYARD SETBACK .....	75'
MAXIMUM BUILDING HEIGHT .....	35'
MAXIMUM BUILDING COVERAGE .....	40%

**LEGEND**


Tax ID #103.1-1-30 20.88 ACRES  
**-PARCEL A 3.24 ACRES**  
 Revised TM Lot 30 17.64 ACRES

Tax ID #103.1-1-28 1.82 ACRES  
**+PARCEL A 3.24 ACRES**  
 Revised TM Lot 28 5.06 ACRES

LINE	TABLE PROPOSED 20' ROW	BEARING	LENGTH
PR1		N14°19'50"W	27.52
PR2		N02°09'57"E	48.15
PR3		N10°11'08"E	59.04
PR4		N27°15'57"E	34.81
PR5		N59°29'08"E	67.61
PR6		N15°03'49"E	11.61
PR7		S15°03'49"W	24.34
PR8		S59°29'08" W	70.03
PR9		S27°15'57" W	26.03
PR10		S10°11'08" W	54.63
PR11		S02°09'57" W	43.84
PR12		S14°19'50" E	24.10



**B** BROOKS & BROOKS  
 Land Surveyors, P.C.  
 11 Main Street,  
 Highland, NY 12528  
 845-691-7339

Patricia Pauli Brooks, L.S.  
 Registration No. 49795  
 I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field in June, 2013 and updated 07 February 2018, in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

Richard C. Brooks, L.S.  
 Registration No. 49600

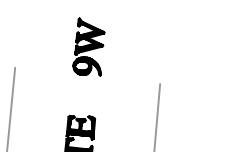
BY: Patricia Pauli Brooks, L.S.  
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 27 January, 2018

map check 2-08-18  
 planning check 3-09-18  
 closure check 3-09-18  
 REVISED: 08 March, 2018 - Parcel A, proposed ROW  
 REVISED: 21 February, 2018 - title, deed record

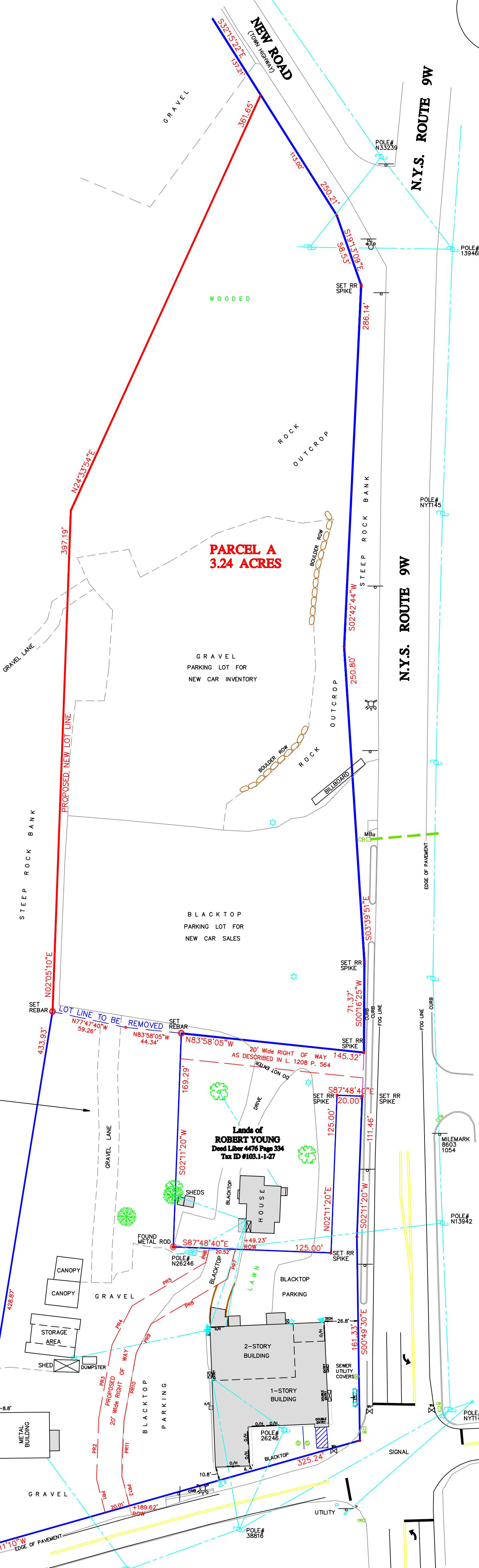
PROJ8153, DWG#8153ir.DWG

**NORTH**

The basis for North is Grid as derived from RTK GPS observations tied to the NYSNet CORS real-time network. The distances shown hereon are level ground distances.

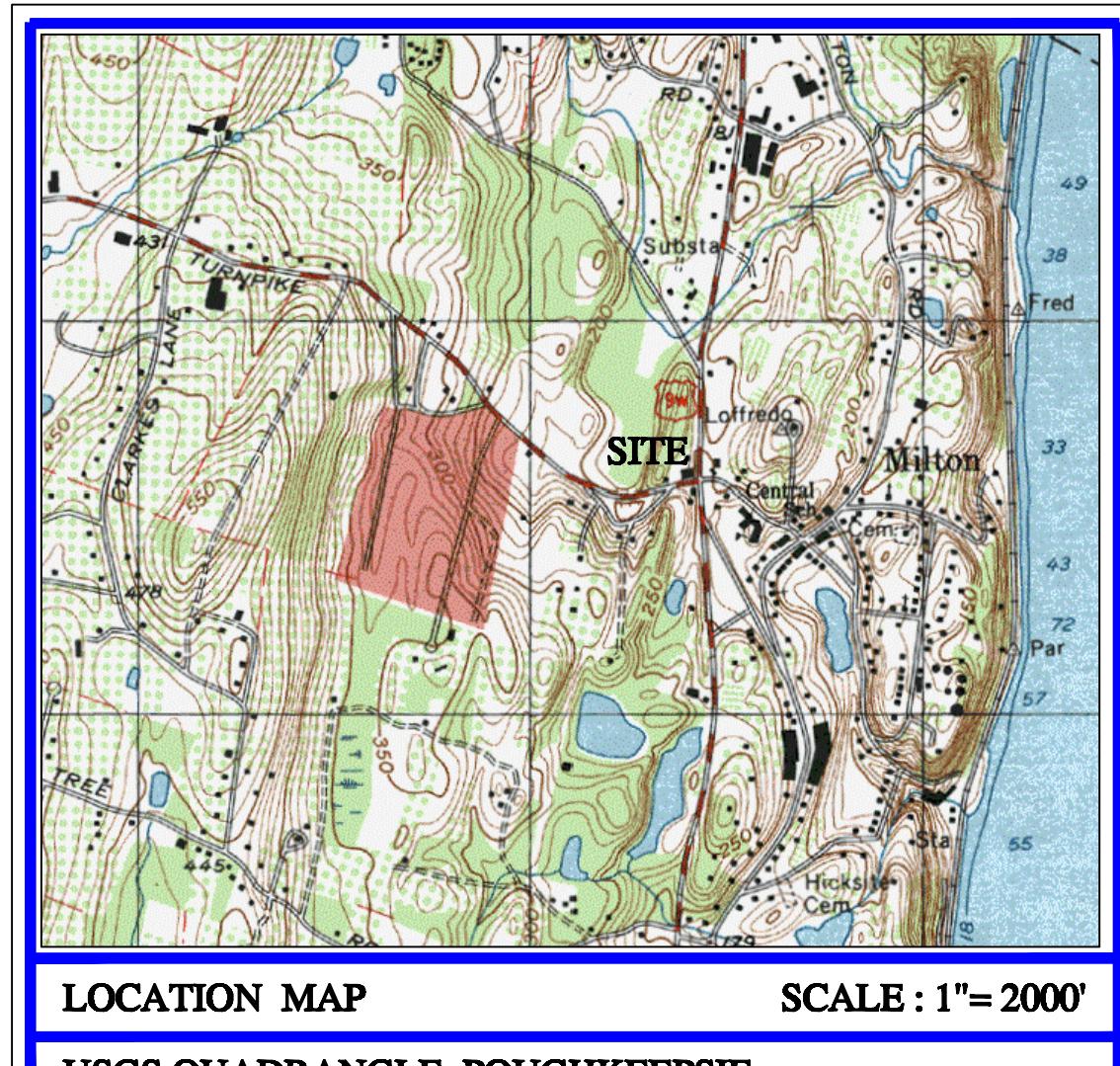
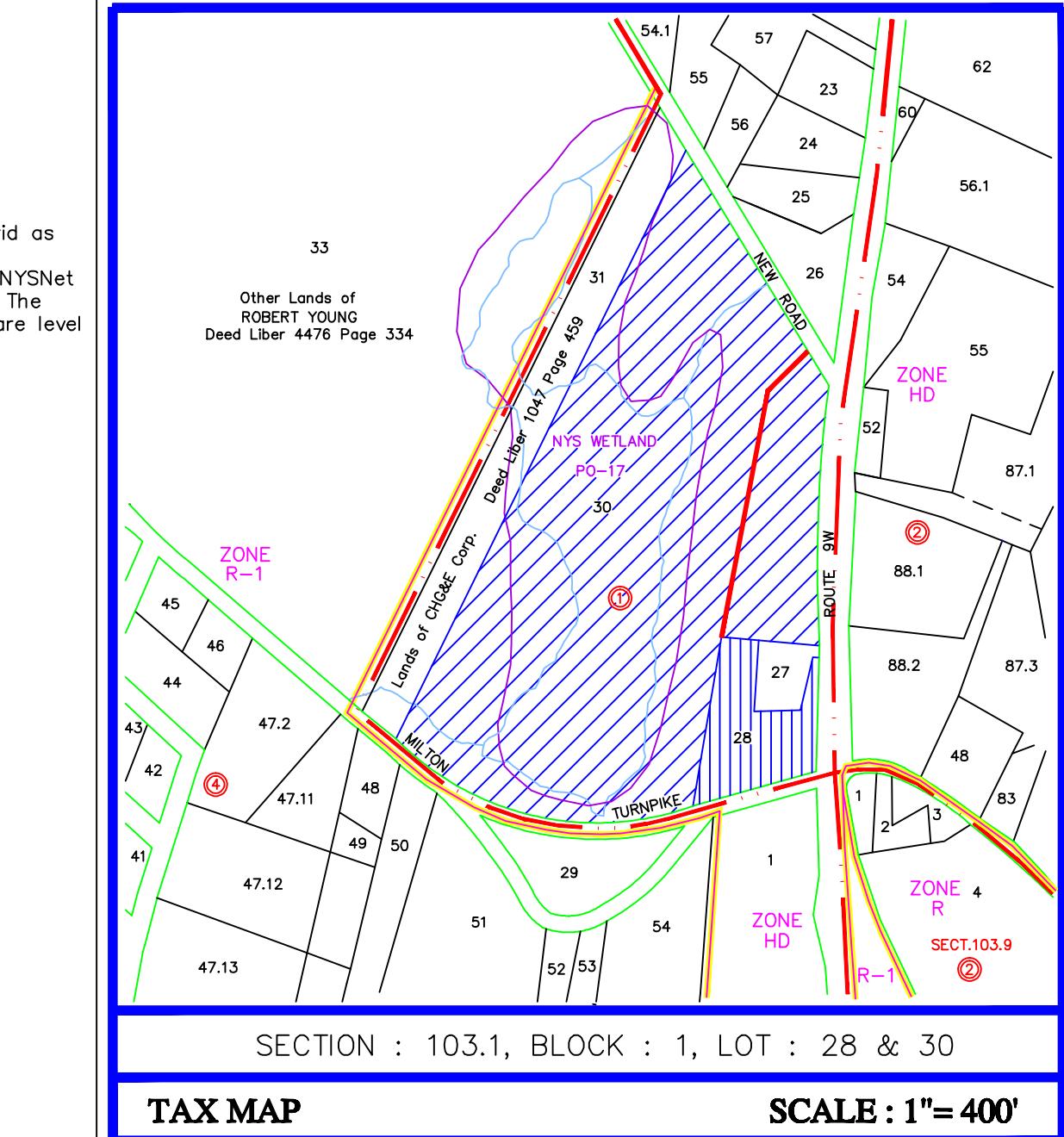


N.Y.S. ROUTE 9W


**OWNER'S CERTIFICATION**

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Ulster County Clerk.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**PLANNING BOARD ENDORSEMENT**


TOTAL AREA: 22.70 ACRES

**NOTES :**

- 1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
- 2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
- 3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- 4) Subject to whatever state of facts a complete search of title may reveal.
- 5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said Certifications shall run only to the person so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
- 6) Subsurface structures not visible or readily apparent are not shown and their location and extent are not certified.
- 7) Road line along New Road and Milton Turnpike based on a 3 rod road. Road line along NYS Route 9W based on Reference Map 2.
- 8) Parcel served by Municipal water & sewer.
- 9) Parcel contains NYS Regulated Wetlands, not shown hereon, and is thereby subject to all regulations promulgated thereunder.
- 10) Survey update performed with snow conditions of 2"-4" of cover.

**MAP REFERENCE :**

- 1) "Property of Robert S. Young" last amended 16 May, 1968 by John Drungould, L.S.
- 2) NYS DOT Highway Map S.H. 5001 Map 7, dated December 1928

**DEED REFERENCE :**

TM Lot 30 Portion of:  
 Holly Melissa Young &  
 Robin Ann Young  
 to  
 Jeffrey Aldrich  
 Deed Liber 6039 Page 261  
 Dated 03 June, 2016  
 Filed 28 July, 2016

TM Lot 28  
 Edward Young Jr.  
 - to -  
 Young's 9W Plymouth, Inc.  
 Deed Liber 1208 Page 564  
 Dated 26 January, 1968  
 Filed 14 February, 1968

**RECORD OWNER:**

Young's Motors Inc.  
 c/o Jeffrey Aldrich  
 1871 Route 9W  
 Milton, NY 12547

