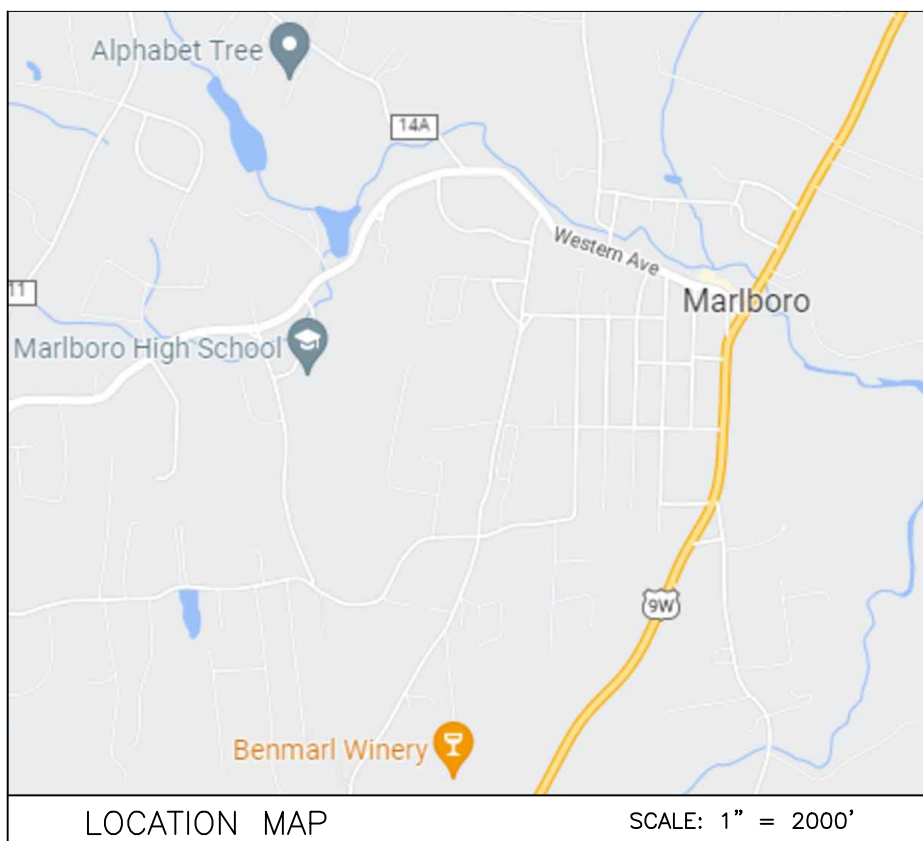
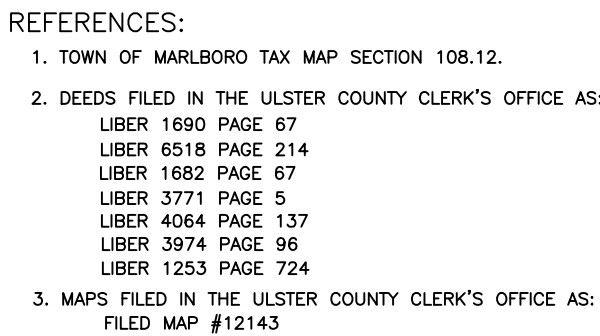




The undersigned, owner or owner's authorized representative of the property shown on this plat does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agree to file this map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

Signature

Date _____

DENOTES EXISTING UTILITY POLE
 DENOTES EXISTING OVERHEAD WIRES
 DENOTES EXISTING STONE WALL
 DENOTES EXISTING WOODEN FENCE
 DENOTES EXISTING WATER VALVE
 DENOTES EXISTING CLEANOUT
 DENOTES EXISTING CONTOUR LINE
 DENOTES EXISTING CHAINLINK FENCE
 DENOTES PROPOSED HOUSE CONNECTION (SEWER)
 DENOTES PROPOSED WATER SERVICE

JOHN L. DESANTIS
TO
WILLIAM A. DESANTIS AND LAURA DESANTIS
LIBER 1690 PAGE 67
AREA = 26,367 s.f. or 0.61 ACRES±

DESANTIS FAMILY SUBDIVISION

CV ASSOCIATES NY, P.E., L.S., P.C.
148 ROUTE 17M SUITE 2, HARRIMAN, NY 10926

JOB NO. 1402-13

ZONING DISTRICT: R
USE: SINGLE FAMILY DWELLING

MINIMUM:	REQUIRED	LOT 1	LOT 2
LOT AREA	10,000 S.F.	12,867 S.F.	13,500 S.F.
FRONT YARD	10 FEET	42 FEET	36.3 FEET
REAR YARD	20 FEET	80 FEET	53.6 FEET
SIDE YARD ONE/BOTH	10'/25'	10'/25.1'	10.9'/28.5'
LOT WIDTH	75 FEET	52.1 FEET*	119.0 FEET
LOT DEPTH	100 FEET	160+ FEET	124 FEET
MAXIMUM:			
BUILDING COVERAGE	30%	5%	15%
HEIGHT(STORIES)	2.5	<2.5	<2.5
HEIGHT(FEET)	35 FEET	<35 FEET	<35 FEET
* DENOTES VARIANCE REQUIRED			

WILLIAM A. DESANTIS AND LAURA DESANTIS
226 HIGHLAND AVENUE
MARLBOROUGH, NEW YORK 12542
TAX LOT 108.12-1-48

SUBDIVISION PLAT

Date Received	Town Clerk
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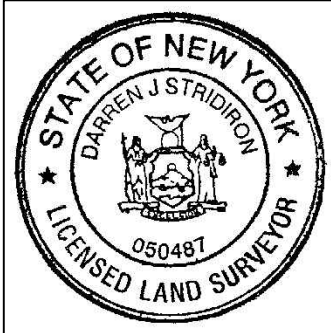
Date Received	Planning Board Chairman
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Date _____ Town Highway Superintendent _____

Date	Planning	Board	Action
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HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.



Darren Stridiron
DARREN J. STRIDIRON, P.L.S.
NEW YORK STATE LICENSE No. 050487