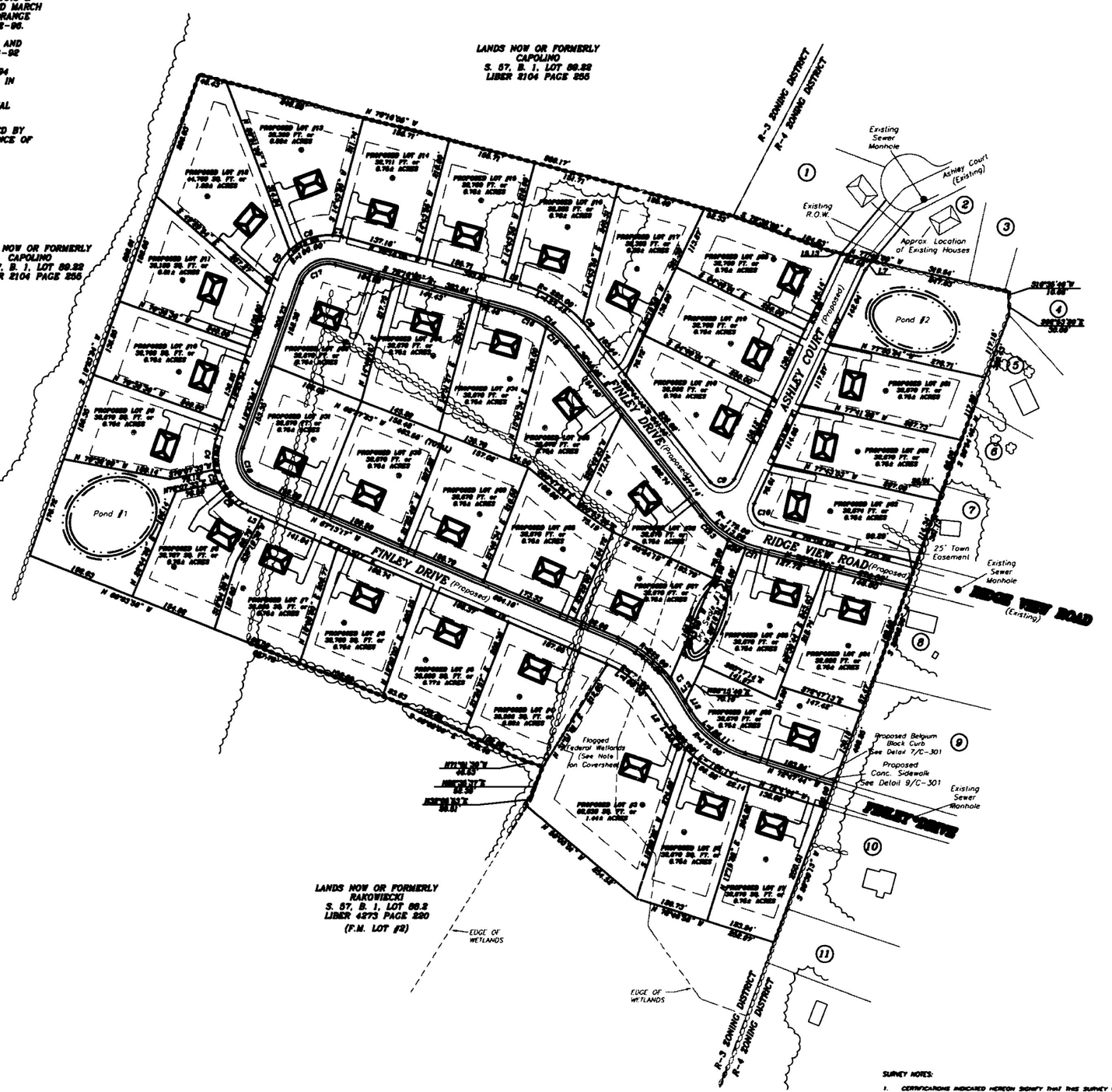
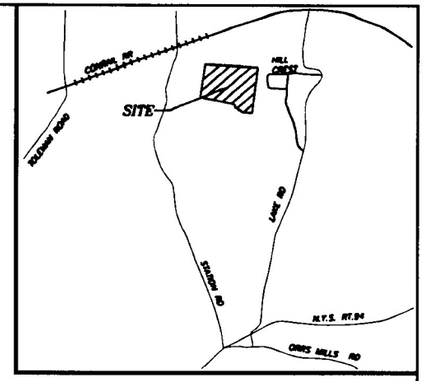
NOTES:

1. BEING LOT #1, AS SHOWN ON A MAP ENTITLED "PROPERTY SURVEY & 3 LOT SUBDIVISION LANDS OF FRANCES J. RAKOWIECKI AND LOUIS & JANET NOWICKI", PREPARED BY DANIEL P. YANOSH, L.S., DATED MARCH 23, 1994, LAST REVISED APRIL 29, 1996 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 8, 1996 AS MAP NUMBER 96-96.
2. THE TOPOGRAPHY SHOWN WAS PRODUCED BY FIELD METHODS AND AERIAL METHODS AND IS REFERENCED TO FILED MAP NO. 204-92
3. THE WETLANDS SHOWN WHERE FLAGGED ON NOVEMBER 9, 1994 BY A REPRESENTATIVE OF CARLING ASSOCIATES AND LOCATED IN THE FIELD ON NOVEMBER 15, 1994
4. THERE WILL BE NO CLEARING OF THE LAND WITHOUT APPROVAL FROM THE TOWN OF NEW WINDSOR PLANNING BOARD.
5. ANY FURTHER SUBDIVISION OF THESE LOTS WILL BE REVIEWED BY THE TOWN OF NEW WINDSOR, IN RESPECT FOR FULL COMPLIANCE OF THE STATE ENVIRONMENTAL QUALITY REVIEW ACT.





LOCATION MAP
SCALE 1" = 2000'

LIST OF ADJOINERS

NUMBER	LANDS N/F OF	SECT. BLK. LOT	DEED REF.
1	McMANUS	56-1-33	L. 4033 P. 13
2	MEYER	56-1-32	L. 5836 P. 104
3	JULIAN	56-1-31	L. 4277 P. 118
4	MAHONEY	51-1-1.2	L. 3504 P. 38
5	BOW	51-1-1.3	L. 3206 P. 286
6	YOUMANS	51-1-1.4	L. 3018 P. 274
7	LACHANCE	51-1-2	L. 3422 P. 181
8	RHEIN	51-5-1	L. 3450 P. 47
9	FEUERBACH	51-5-13.1	L. 2227 P. 641
10	ALIOTTA	51-5-13.4	L. 1938 P. 594
11	NIEMAN	51-5-24	L. 2394 P. 271

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 31°03'24" W	17.21'
L2	S 31°30'24" E	41.99'
L3	S 67°13'17" E	87.36'
L4	N 19°23'24" E	34.18'
L5	N 19°23'24" E	35.39'
L6	N 76°16'05" W	30.97'
L7	N 40°06'17" W	20.00'

CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	225'	22.96'	22.85'	N 34°25'03" W
C2	100'	72.46'	70.88'	N 46°37'56" W
C3	100'	24.23'	24.17'	N 18°45'59" W
C4	100'	54.46'	53.18'	N 03°48'59" E
C5	100'	48.91'	48.43'	N 33°24'09" E
C6	100'	81.36'	79.15'	N 70°43'40" E
C7	100'	18.66'	18.63'	S 80°36'50" E
C8	225'	15.97'	15.97'	S 40°46'47" E
C9	25'	50.58'	42.36'	S 85°17'37" W
C10	25'	44.24'	38.69'	N 25°22'08" W
C11	175'	16.14'	16.13'	N 79°25'32" W
C12	175'	33.38'	33.33'	N 85°19'09" W
C13	175'	64.47'	64.11'	N 49°18'08" W
C14	175'	111.56'	109.67'	S 57°00'25" E
C15	175'	46.93'	46.77'	S 46°45'21" E
C16	175'	62.62'	62.29'	S 65°01'01" E
C17	50'	74.28'	67.76'	N 62°03'39" E
C18	50'	70.56'	68.69'	N 23°54'57" W

SUBDIVISION REGULATIONS

ZONE: R-3 (SUBURBAN RESIDENTIAL)
ONE FAMILY DETACHED DWELLING
WITH CENTRAL SEWER &
WITHOUT CENTRAL WATER

MINIMUM REQUIREMENTS:	
LOT AREA	32,670 sq. ft.
LOT WIDTH	100 FEET
FRONT YARD	35 FEET
REAR YARD	40 FEET
SIDE YARD	15 FEET
BOTH SIDES	30 FEET
STREET FRONTAGE	80 FEET
FLOOR AREA	1,000 SQ. FT
MAXIMUM ALLOWED:	
BUILDING HEIGHT	35 FEET
% DEV. COVERAGE	15 %

TAX MAP DESIGNATION: SECTION 57, BLOCK 1, LOT 86.21

DEED REFERENCE: LIBER 6283 PAGE 103
TOTAL AREA = 34.431 ± ACRES or 1,499,803 Sq. Ft.

RECORD OWNER & SUBDIVIDER:

HIGHVIEW ESTATES OF ORANGE COUNTY
P.O. BOX 286
SALISBURY MILLS, NEW YORK 12577

PLANNING BOARD APPROVAL

AUGUST 28, 2000

CERTIFY TO:
HIGHVIEW ESTATES OF ORANGE COUNTY

TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON AUGUST 17, 1993 AND THAT IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT.

DANIEL P. YANOSH L.L.S.
N.Y.S. LIC. # 49661

I HEREBY AGREE, UPON MY REVIEW, THAT THIS MAP MEETS MY APPROVAL AND IS CONCURRENT WITH MY INTENT.

OWNER DATE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SURVEY NOTES:

1. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE. SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT TIME OF FIELD SURVEY.

DANIEL P. YANOSH N.Y.S. L.S.
N.Y.S. ROUTE 302 - P.O. BOX 380
CIRCLEVILLE, NEW YORK 10919
PHONE #: (914) 361 - 4700 FAX #: (914) 361 - 4722

36 LOT SUBDIVISION

LANDS OF:
HIGHVIEW ESTATES OF ORANGE COUNTY
FINLEY DRIVE, RIDGE VIEW ROAD AND ASHLEY COURT
FINLEY DRIVE, TOWN OF NEW WINDSOR, COUNTY OF ORANGE, STATE OF NEW YORK.

SHEET # 1 of 1

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	JOB #
T.M.	D.P.Y.	1" = 100'	8-28-00	93054-37L