DEUTERONOMY 19:14 " THOU SHALT NOT REMOVE THY NEIGHBOR'S LANDMARK "

DEUTERONOMY 27:17 " CURSED BE HE THAT REMOVETH HIS NEIGHBOR'S LANDMARK "

Survey No. 5317

VIOLATION OF COPYRIGHT WILL BE PRESECUTED TO THE FULLEST EXTENT OF THE LAW

Bulk Regulations - Zone Rural Residential (R-1)

	C	D	E	F	G	H	I	J	K	L
Bulk	Lot Area	Lot Width	Front Yard	Sude YardYards	Rear Yard	Street Frontage	Max Height	F.A.R.	Min L.F.A.	Dev Coverage
REQUIRED	80000 SF	175 Ft	45 Ft	40/80 Ft	50 Ft	70 FT	35 FT	N/A	1200 SF	20%

LOT AREA BREAKDOWN

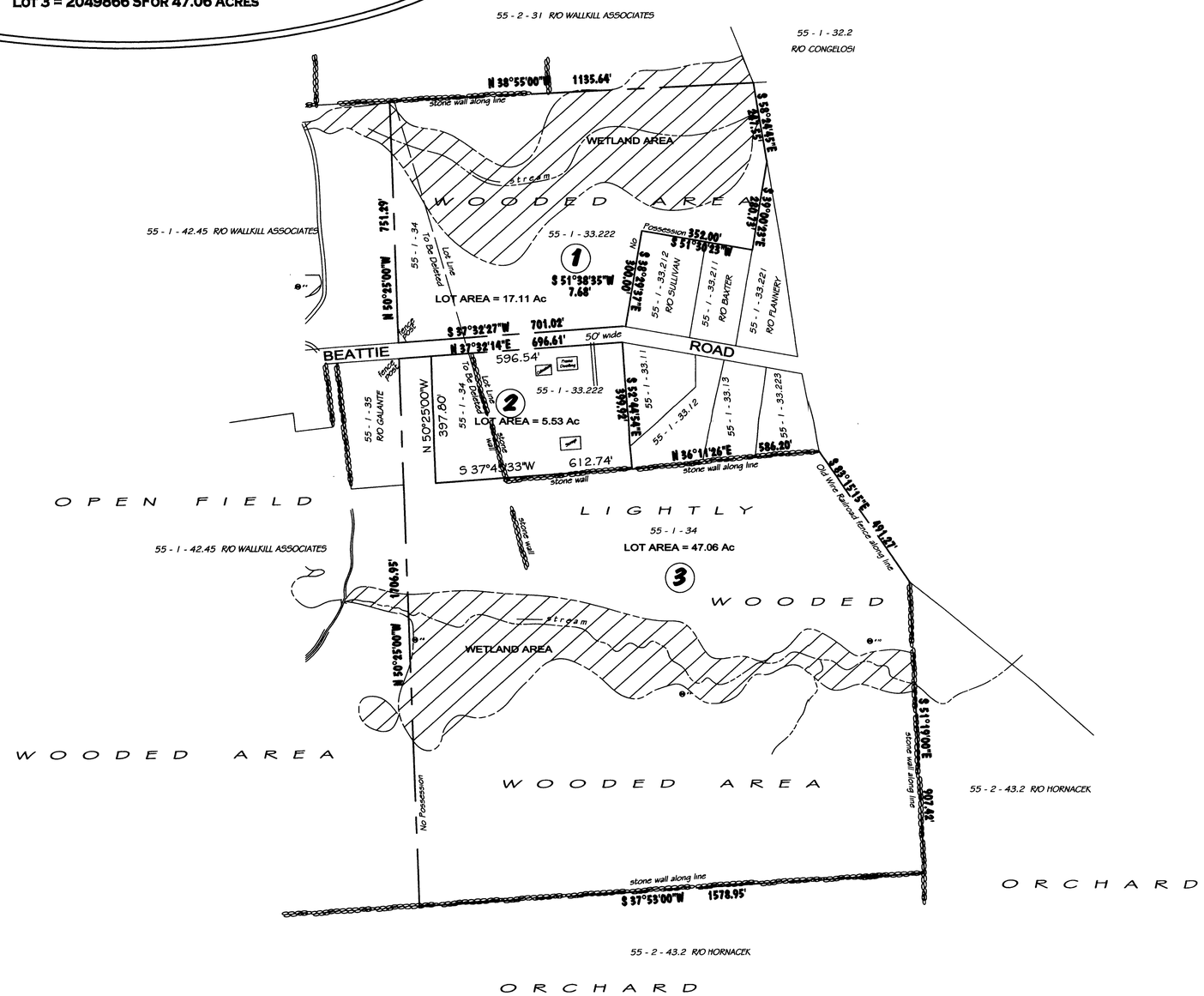
LOT 1 = 745444 SF OR 17.11 ACRES

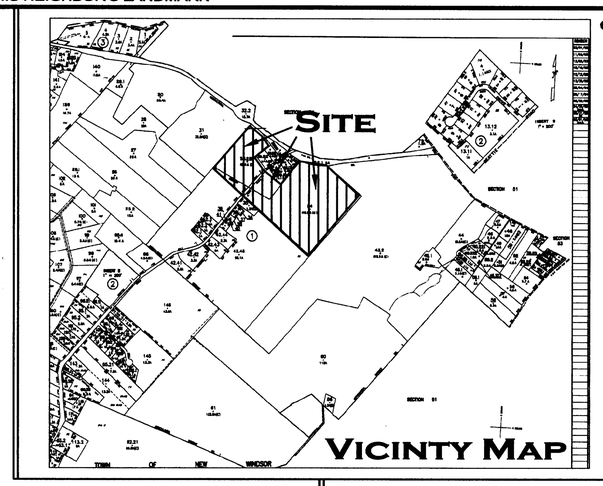
LOT 2 = 241094 SF OR 5.53 ACRES

LOT 3 = 2049866 SFOR 47.06 ACRES

General Notes:

1. THIS IS A LOT LINE CHANGE OF LOTS 33.222 & 34 IN BLOCK 1 AS SHOWN ON SECTION 55 OF THE NEW WINDSOR TAX MAP.
2. TOTAL AREA OF TRACT 3036404 SF. or 69.7 ACRES
3. ZONE RURAL RESIDENTIAL R - 1
4. TOTAL NUMBER OF LOTS 3.
5. DATUM NAD 1983
6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L & M OF THE GENERAL MUNICIPAL LAW.
7. UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LAND SURVEYOR'S SEAL IS A VIOLATION OF OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.





NYS 1983

DATUM: USGS 1927 NAD

SE/4 Newburgh 15' Quadrangle

REFERENCE:

" Reinke Subdivision"
filed in the Orange County clerk's office July 1, 1975
Map No. 3494

" Beattie R. Associates, LLC "
filed in the Orange County clerk's office August 17, 2005.
Map No. 639-05

Liber 11387 Page 1361
Liber 11325 Page 493
Liber 11780 Page 1646
Liber 2175 Page 656
Liber 5208 Page 124
Liber 2178 Page 685
Liber 1929 Page 435
Liber 11946 Page 1804
Liber 4460 Page 162
Liber 2006 Page 483
Liber 1744 Page 624
Liber 3748 Page 199
Liber 3722 Page 21

TAX MAP NO. 55 - 1 -33.222 & 34

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION
USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED
THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART
THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS
THIS MAP MAY NOT BE ALTERED TO INCLUDE PHOTOCOPIED SIGNATURES, REDUCED, TRACED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN OR PRIOR WRITTEN CONSENT OF ROBERT R. RAHNEFELD WHOS SIGNATURE & SEAL APPEAR HEREON

REVISIONS:

CERTIFIED TO:

WALLKILL ASSOCIATES

STATE OF NEW YORK · ROBERT R. RAHNEFELD · 049459

ROBERT R. RAHNEFELD,P.L.S.
N.Y. Lic No. 49459

NOTE:
IT IS A VIOLATION OF THE STATE EDUCATION LAW SECT 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR
THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT HOLDS THE SURVEYOR HARMLESS FOR UNAUTHORIZED USE AND RENDERS THIS SURVEY MAP VOID & VOID
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE

LOT LINE CHANGE
for
TMBL 55 - 1 - 33.222 & 34

TOWN OF NEW WINDSOR * ORANGE COUNTY
NEW YORK

JANUARY 2, 2007 SCALE: 1"=200'

*** Robert R. Rahnefeld ***
* Land & Boundary Consultant *
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Accident · Accounts · Acres · Adverse · Affidavit · Appurtenant · Area · Attorney · Bearings · Bill · Boundary · Building · Certificate · Certified · Client · Contract · Contractor · Contours · Corner · Court · Deed · Easement · Encroachment · Engineer · Error · Evidence · Fence · Field · Found · Grantee · Grantor · Hereby · Highway · Hold · Hereon · Improvements · Inches · Indenture · Intersection · Iron · Joint · Land · Liber · Line · Liber · Line · Map · Measure · Monument · Mortgage · Notes · Number · Office · Order · Owner · Parcel · Parties · Pipe · Plaintiff · Plat · Point · Property · Public · Purchaser · Radius · Reference · Road · Rod · Section · Set · Stone · Subject · Subscribed · Survey · Tax · Title · Trees · Trees · Vicinity · Wall · Water · Well · Witness · Wood · Zone
Land Surveyor Land Planner Global Positioning
Wetland Delineation Subdivision Design
Map No. 6069 EF

Legend: ● Property Corner Set O Property Corner Found

Property Corner Monuments were not placed as part of this survey

200 100 0 200 400 600

LOCATION DATA SHOWN IS BASED ON LIMITED ACCURACY MEASUREMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES

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