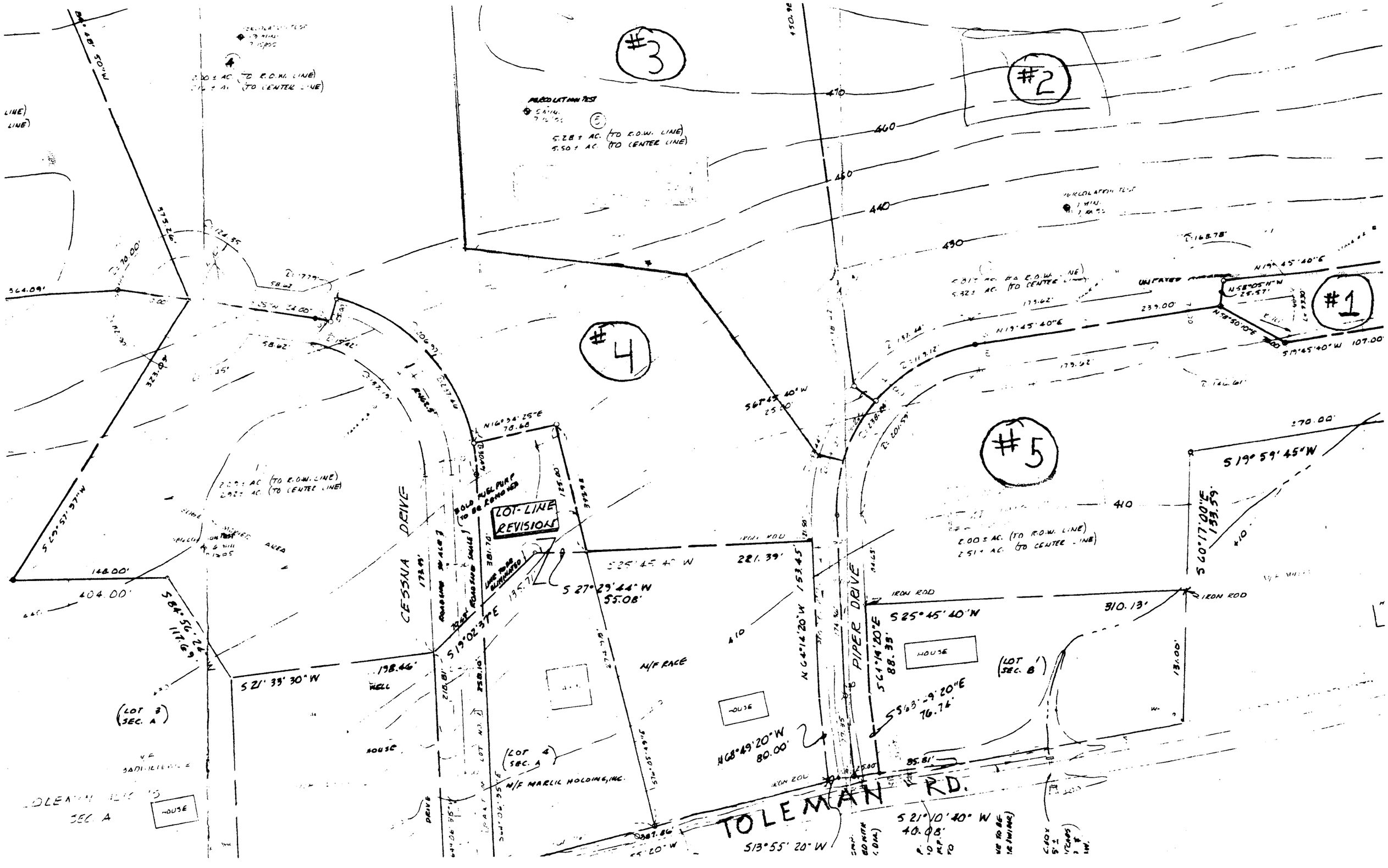
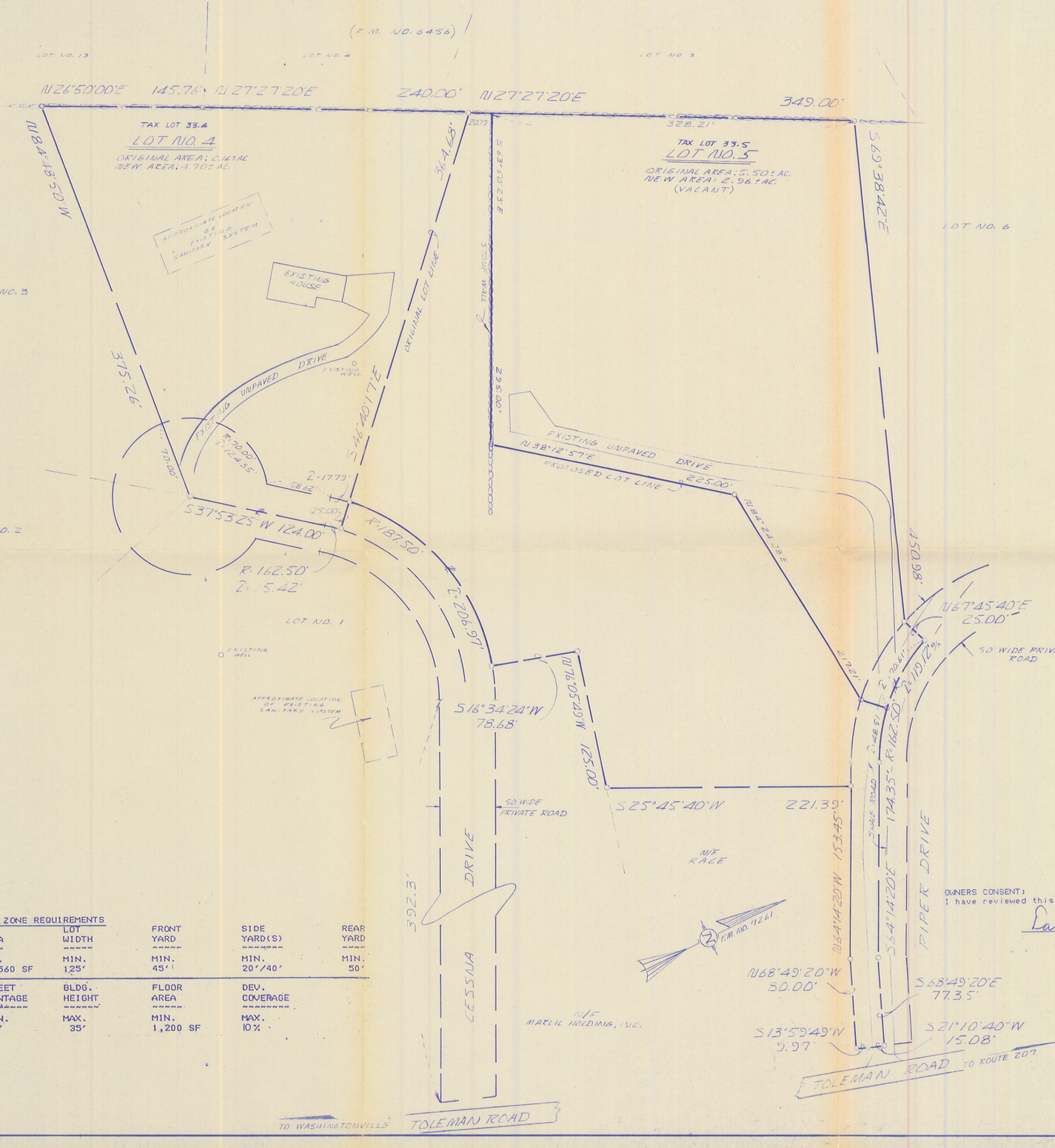


#1
#2
#3
#4
#5
LOT-LINE REVISION
CESSNA DRIVE
PIPER DRIVE
TOLEMAN RD.
PERCOLATION TEST
5.28 ± AC. (TO R.O.W. LINE)
5.50 ± AC. (TO CENTER LINE)
2.00 ± AC. (TO R.O.W. LINE)
2.51 ± AC. (TO CENTER LINE)
N19°45'40"E
S19°45'40"W 107.00'
S19°59'45"W
S60°17'00"E 133.59'
S25°45'40"W
S27°29'44"W 55.08'
S19°02'37"E
S21°33'30"W
S84°56'24"W 117.69'
S64°14'20"E 88.33'
S63°49'20"E 76.74'
N68°49'20"W 80.00'
S21°10'40"W 40.08'
S13°55'20"W
N64°14'20"W 153.45'
N16°34'25"E 78.68'
S67°45'40"W 25.00'
S29°57'37"W
S21°10'40"W
HOUSE
N/F RACE
N/F MARLIL HOLDING, INC.
(LOT 1 SEC. B)
(LOT 3 SEC. A)
(LOT 4 SEC. A)
WELL
IRON ROD



LOCATION PLAN SCALE: 1"=800'±

NOTES

1. Being a proposed Lot Line Change between lot #4 and lot #5, as shown on a map entitled "Ted Buhl-Airstrip Parcel, Final Subdivision Plan", said map having been filed in the Orange County Clerk's Office on 26 September 1985 as Map No. 7261.
2. PROPERTY ZONE: R-1
3. PROPERTY OWNER/APPLICANT: David Larkin & Katheryn Larkin, Cessna Drive, Washingtonville, NY 10992
4. TOTAL PARCEL AREA: 7.66+/- Acres
5. Boundary data shown is from a field survey completed by the undersigned on 30 September 1986.
6. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.
7. TAX MAP PARCELS 33.4 AND 33.5 IN SECTION 52 BLOCK 1.
8. DEED REFERENCE:
   TAX LOT 33.4 L. 2441 P. 84
   TAX LOT 33.5 L. 2897 P. 256

R-1 ZONE REQUIREMENTS

LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD(S)	REAR YARD
MIN. 43,560 SF	MIN. 125'	MIN. 45'	MIN. 20'/40'	MIN. 50'
STREET FRONTAGE	**BLDG. HEIGHT**	**FLOOR AREA**	**DEV. COVERAGE**	
MIN. 70'	MAX. 35'	MIN. 1,200 SF	MAX. 10%	

OWNERS CONSENT:
I have reviewed this plan and find it acceptable.

David Larkin
OWNER

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 30 September 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

LICENSED LAND SURVEYOR ELIAS D. GREVAS 45879 STATE OF NEW YORK

PLANNING BOARD APPROVAL

ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550

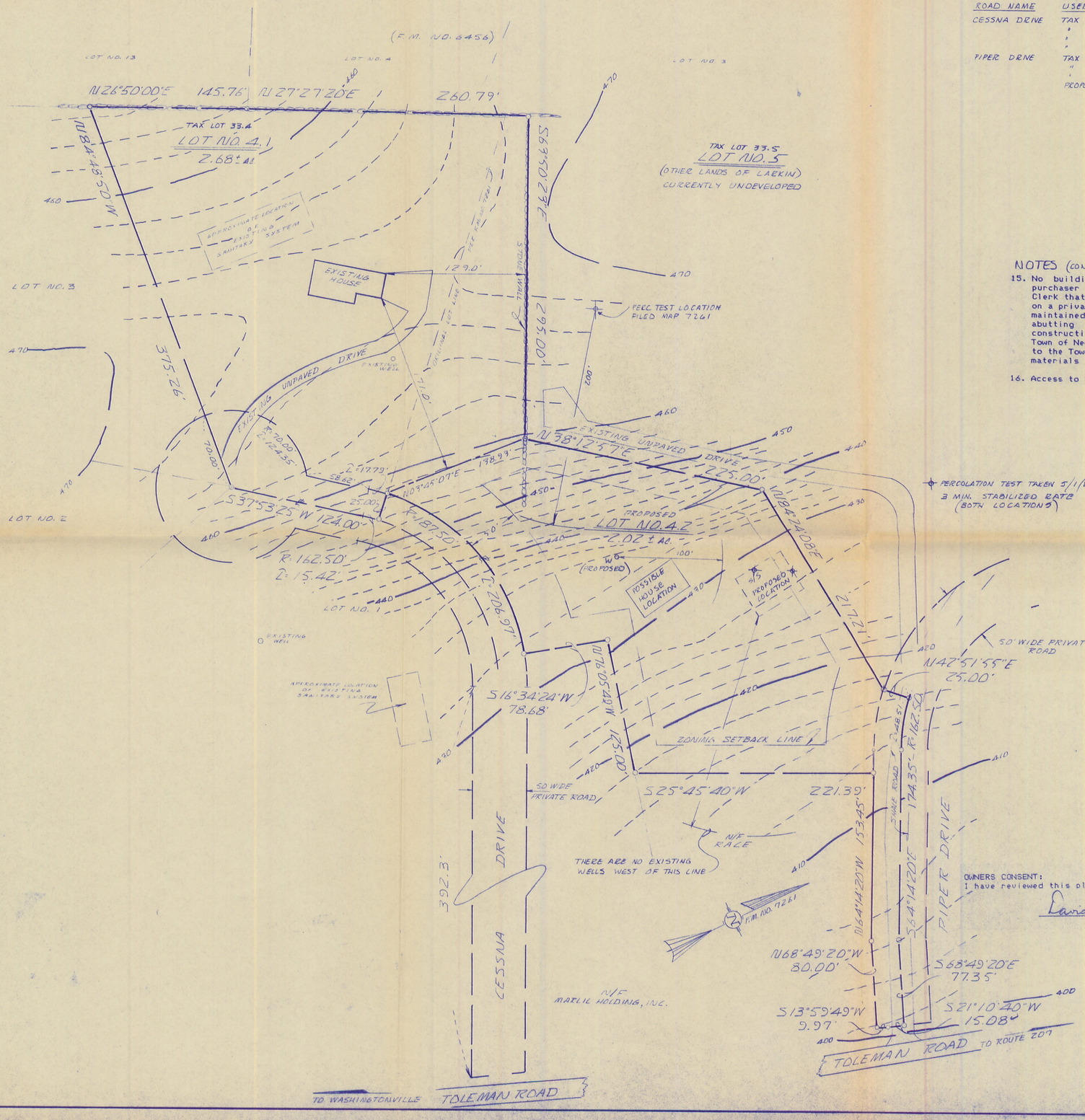
REVISIONS: DATE	DESCRIPTION
11/10/88	REV. DEV. COV. NOTE / ZONING
11/28/88	ADDED TAX LOT DATA & DEED REFERENCES

PLAN FOR:
DAVID LARKIN
& KATHRYN LARKIN
TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

Drawn: ES
Checked:
Scale: 1"=50'
Date: 22 Apr 1988
Job No: 85-286

LOT LINE CHANGE

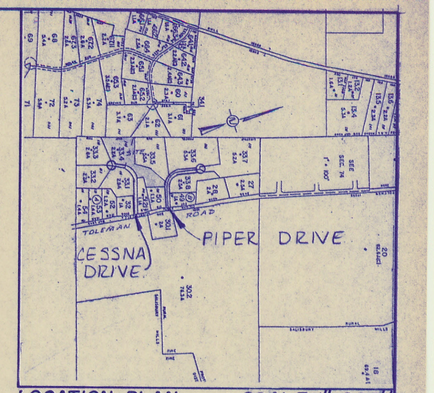
AS FILED 12/9/88 Fm 89232



PERCOLATION TEST TAKEN 5/1/89
3 MIN. STABILIZED RATE
(BOTH LOCATIONS)

PRIVATE ROAD USE TABLE

ROAD NAME	USED BY	TOTALS
CESSNA DRIVE	TAX LOT 3.31	
	" " 3.32	
	" " 3.33	4 LOTS
	" " 3.34	
PIPER DRIVE	TAX LOT 3.35 (AS AMENDED BY LOT LINE CHANGE)	
	" " 3.36	4 LOTS
	" " 3.37	
	PROPOSED SUBD. LOT 4.2	



LOCATION PLAN SCALE: 1"=800'

NOTES (CONT)

15. No building permit shall be issued for Lot 4.2 unless the purchaser of such lot shall file a statement with the Town Clerk that he/she fully understands that the lot has frontage on a private right-of-way or easement, which shall not be maintained as a public street unless fully improved by abutting property owners to the minimum width and construction standards required for public streets by the Town of New Windsor. Proof of such filing shall be provided to the Town Building Inspector along with all other necessary materials for an application for a building permit.

16. Access to Lot 4.2 shall be from Piper Drive only.

NOTES

1. Being a proposed subdivision of Lot No. 4, as shown on a map entitled "Ted Buhl-Airstrip Parcel, Final Subdivision Plan", said map having been filed in the Orange County Clerk's Office on 26 September 1985 as Map No. 7261 and as revised by a map entitled "Plan for David Larkin & Kathryn Larkin-Lot Line Change", said map having been filed in the Orange County Clerk's Office on 9 December 1988 as Map No. 9232.

2. Topography shown hereon is from said Filed Map No. 7261.

3. OWNERS/APPLICANT: Mr. David Larkin & Mrs. Kathryn Larkin, Cessna Drive, Washingtonville, NY 10992

4. SANITARY DISPOSAL: Individual Systems

5. WATER SUPPLY: Individual Systems

6. TOTAL PARCEL AREA: 4.70 +/- Acres

7. PROPERTY ZONE: R 1

8. ZONE BULK REQUIREMENTS:

	Required	Prov'd L 4.1	Prov'd L 4.2
Lot Area:	43,560 SF	116,741+/- SF	87,991+/-SF
Lot Width:	125'	310'±	135'
Front Yard:	45'	130'+/-	Min.
Rear Yard:	50'	137'+/-	Min.
Side Yard:	20/40	130'+/-	Min.
St.Frontage:	70'	201'+/-	80'+/-

9. Boundary data shown is from a field survey completed by the undersigned on 30 September 1986.

10. Tax Map Parcel Section 52, Block 1, Lot 33.4 in Deed Liber 2441 at Page 84.

11. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

12. Prepared pursuant to Section 7208 (n) of the N.Y.S. Education Law.

13. All Sanitary Sewage Disposal Systems and Well Locations shall be designed by a New York Licensed Design Professional and submitted to the Town of New Windsor prior to the issuance of a Building Permit. The Sanitary System and Well Location shall be inspected during construction and certified to the Town of New Windsor as to conformance to design by the Design Professional prior to the issuance of a Certificate of Occupancy.

14. Provisions for the maintenance of the private road serving Lot 4.2 shall be incorporated in a maintenance agreement recorded in the Orange County Clerk's Office prior to the transfer said. A copy of the Agreement shall also be filed with the Town of New Windsor Planning Board.

OWNERS CONSENT:
I have reviewed this plan and find it acceptable.

David Larkin
OWNER

SUPERSEDED PLAN
FILE FOR RECORD PURPOSES ONLY

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 30 September 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

LICENSED LAND SURVEYOR — ELLIS D. CREHAN — 45879 — STATE OF NEW YORK

PLANNING BOARD APPROVAL

Grevas & Hildreth, P.C. LAND SURVEYORS
33 CLASSWICK AVENUE, NEW WINDSOR, NEW YORK 12550
TEL: (914) 562-8667

REVISIONS:	
DATE	DESCRIPTION
4/5/89	REVISED PER PLANNING BOARD REVIEW 5/10/89

PLAN FOR:
DAVID LARKIN
& KATHRYN LARKIN
TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

Drawn: RS
Checked: WJH
Scale: 1"= 50'
Date: 20 APR. '89
Job No: 85-286

MINOR SUBDIVISION

JUN 5 1989

89- 16