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 parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.

7) Parcels A & B to be conveyed to and combined with Tax Map Lots 11 & 16 and are not to be considered buildable lots unto themselves.

8) 2' Contours and Elevations based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM, with field location.

9) Boundaries shown hereon are based on Ulster County Tax Maps and therefore are approximate.

10) Parcels serviced by Municipal water and sewer.

11) Federal Wetlands shown hereon as delineated by Ecological Solutions in April, 2019.

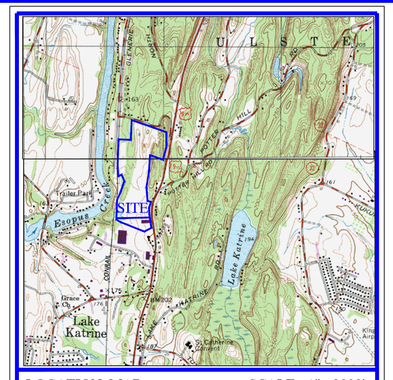
MAP REFERENCE :

1) "Map of Subdivision of Glenerie Lake Park" filed with the Ulster County Clerk's Office on 28 October, 1926 as Filed Map No.816.

2) "Two Lot Subdivision for S.C.H.C. Realty 2" filed with the Ulster County Clerk's Office on 06 December, 1991 as Filed Map No.9158.

TABLE OF BULK REQUIREMENTS

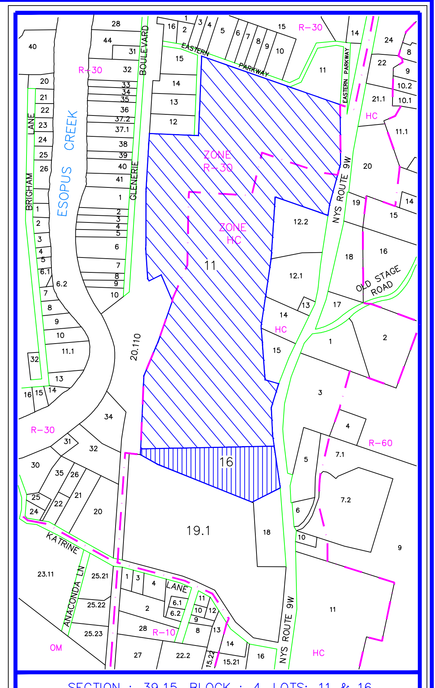
ZONING DISTRICT	R-30	HC
MINIMUM LOT AREA	40,000 SqFt	N/A
MINIMUM LOT WIDTH	100'	N/A
MINIMUM FRONTYARD SETBACK	30'	30'
MINIMUM SIDEYARD SETBACK	20'	10'
MINIMUM REARYARD SETBACK	25'	10'
MAXIMUM BUILDING HEIGHT	35'	60'
MAXIMUM BUILDING COVERAGE	N/A	50%
MINIMUM GREEN SPACE	25%	5%



LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE:SAUGERTIES/KINGSTON EAST

TOTAL AREA : 61.92 ACRES



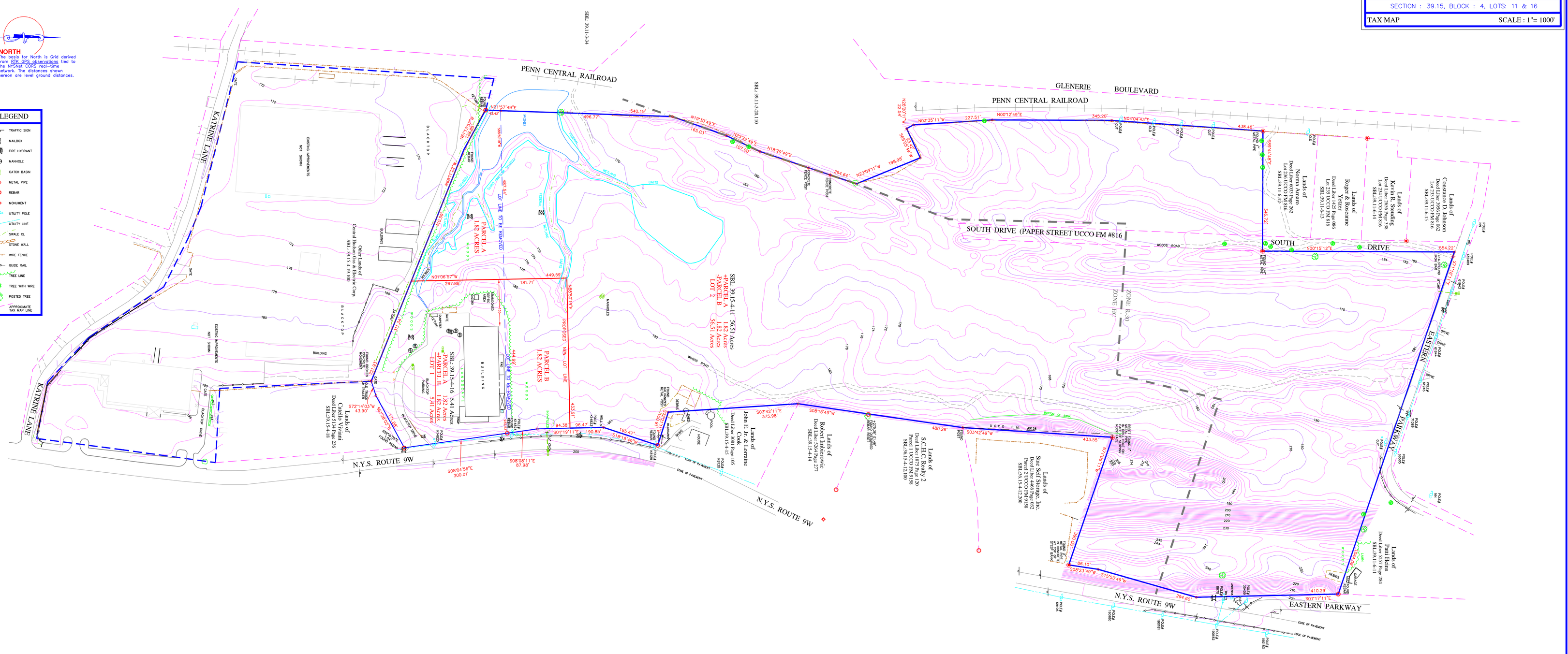
SECTION : 39.15, BLOCK : 4, LOTS: 11 & 16

TAX MAP SCALE : 1"= 1000'

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

LEGEND

- TRAFFIC SIGN
- MAILBOX
- FIRE HYDRANT
- MANHOLE
- CATCH BASIN
- METAL PIPE
- REBAR
- MONUMENT
- UTILITY POLE
- UTILITY LINE
- SWALE CL
- STONE WALL
- WIRE FENCE
- GUIDE RAIL
- TREE LINE
- TREE WITH WIRE
- POSTED TREE
- APPROXIMATE TAX MAP LINE



Dig Safely. New York Call 811 before you dig

BROOKS & BROOKS
LAND SURVEYORS, PC
11 Main Street
Highland, NY 12528
845-691-7339
WWW.BNBPC.BIZ
SURVEYING • PLANNING • GIS

Patricia Pauli Brooks , L.S. Registration No. 49795
Richard C. Brooks , L.S. Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 12 March, 2019 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors .

BY: Patricia Pauli Brooks, L.S. map check / planning check / closure check

© Copyright 2018, by Brooks & Brooks, L.S.P.C.

12 December, 2018 PROJ#8585, DWG#8585lir.DWG

REVISED: 16 May, 2019 – Revise wetland
REVISED: 02 May, 2019 – finalize subject boundary

DEED REFERENCE :

TM Lot 11
Callanan Industries, Inc.
– to –
Carraig Properties, LLC
Deed Liber 6330 Page 118
Dated 31 July, 2018
Filed 15 August, 2018

TM Lot 16
NOTORANGE, Inc. &
Mary A. Orange
– to –
Largay LLC
Deed Liber 5426 Page 289
Dated 25 October, 2012
Filed 26 October, 2012

RECORD OWNER :

Carraig Properties, LLC
105 Drahos Drive
Altamont, NY 12009

Largay LLC
P.O. Box 358
Bolceville, NY 12414

APPLICANT:

Central Hudson Gas & Electric Corp.
284 South Road
Poughkeepsie, NY 12601

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

Signature Date

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of Ulster, subject to all conditions and requirements of said resolution. Any change, erasure , modification , or revision of this plat as approved shall void this approval .

Chairperson – Town Planning Board Date

MAP OF LOT LINE REVISION
PREPARED FOR

CENTRAL HUDSON GAS & ELECTRIC CORP.

– SITUATE –
TOWN OF ULSTER ULSTER COUNTY, NEW YORK

100 0 50 100 200 400
GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.

LLR