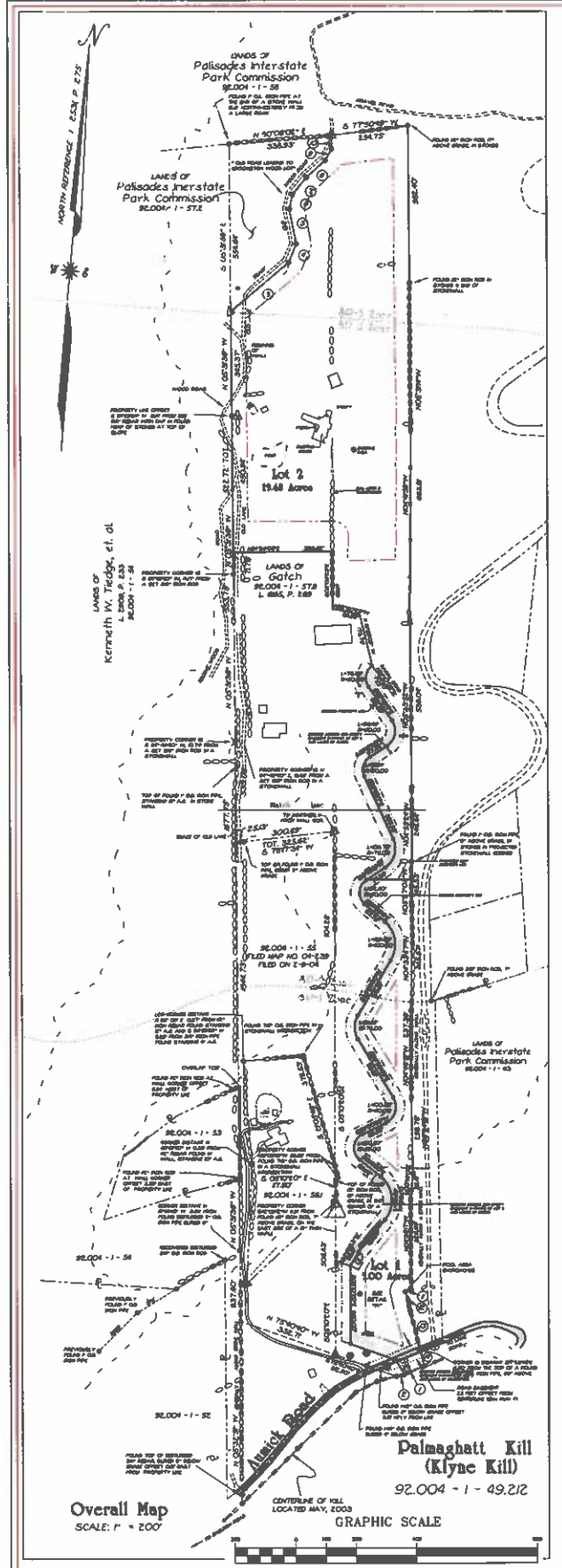
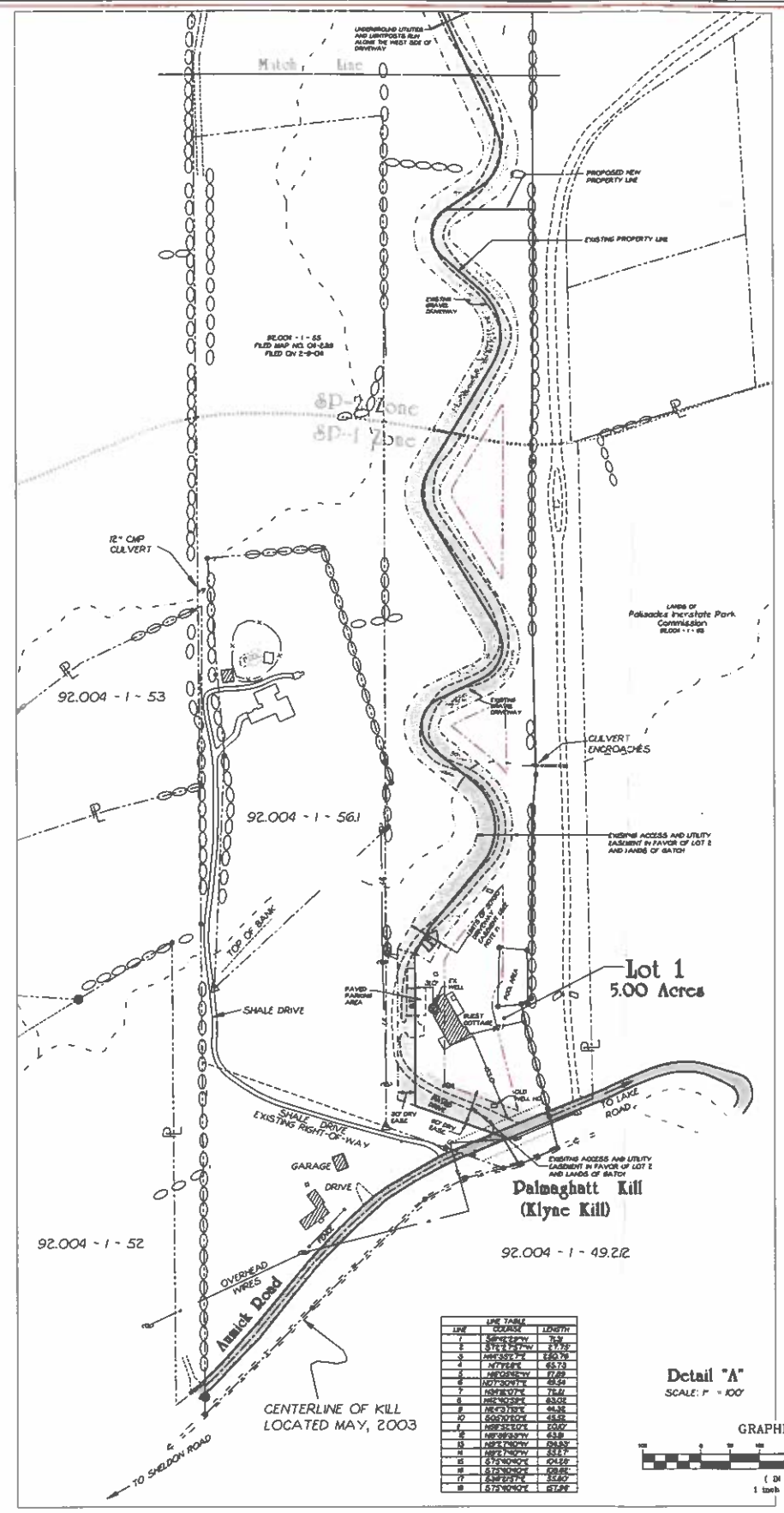
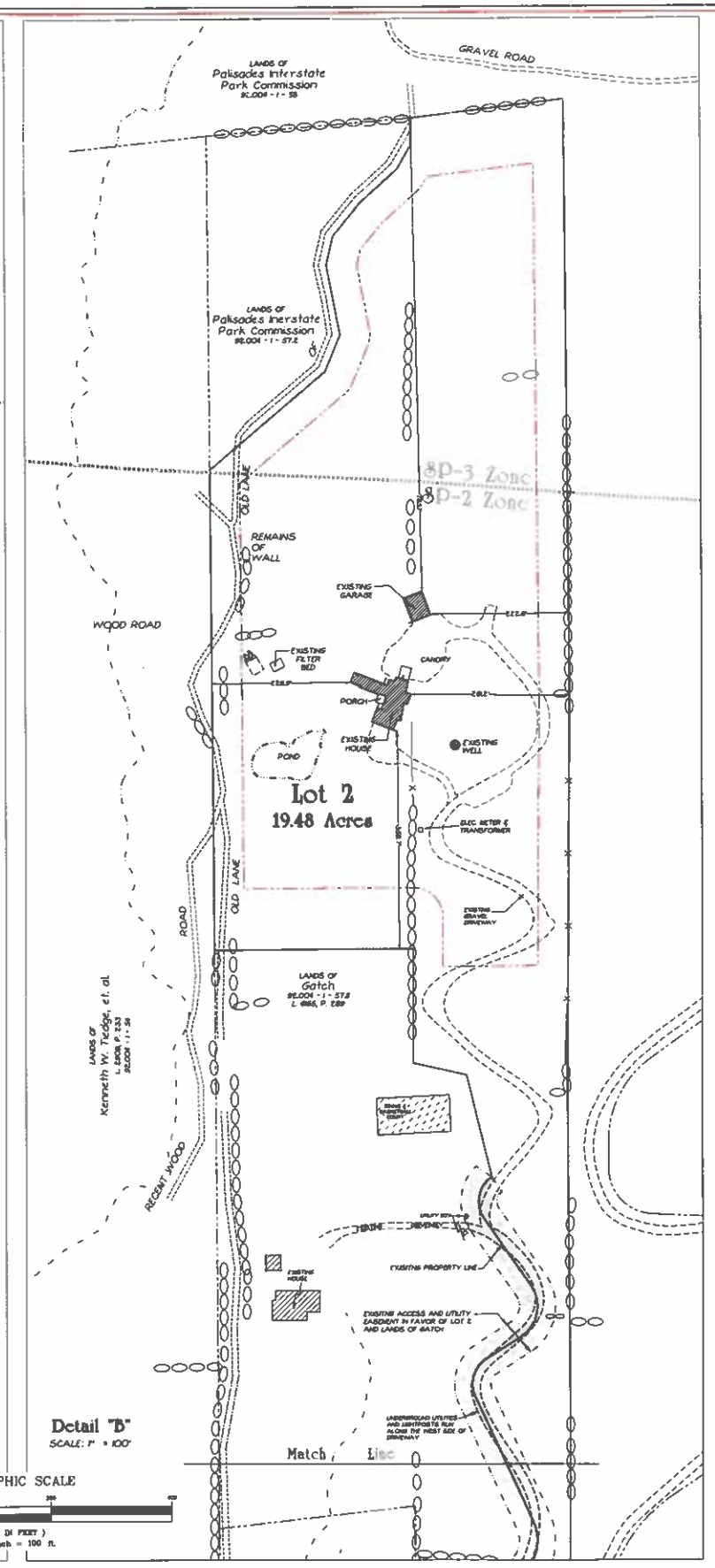


Overall Map
SCALE: 1" = 200'

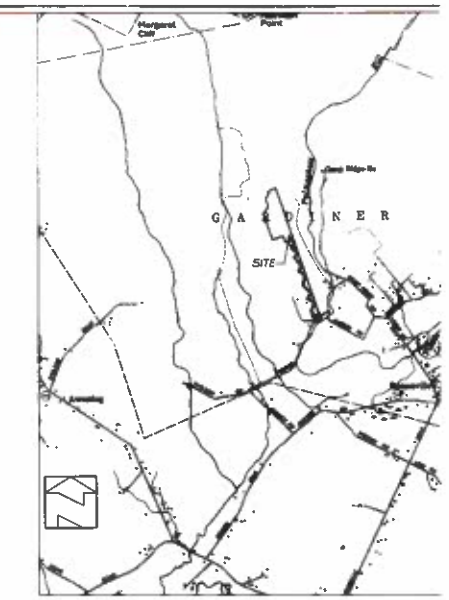


Detail "A"
SCALE: 1" = 100'



Detail "B"
SCALE: 1" = 100'

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



Location Map
SCALE: 1" = 5,000'

Notes:

1) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TI ABSTRACT REPORT.

2) SUBJECT TO UTILITY GRANTS OF RECORD.

3) SUBJECT TO RIGHTS OF OTHERS TO THE USE OF AN EXISTING IMPROVED GRAVEL DRIVEW LEADING FROM ALBECK ROAD TO THE LANDS OF SCHULTE & DELGADO.

4) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF ALBECK ROAD FOR USE AS A PUB HIGHWAY THE AREA CONTIGUOUS TO THE PUBLIC ROAD DELINEATED AND MARKED ON THE SURV MAP AS "ROAD EASEMENT" IS RESERVED IN PERPETUITY FOR FUTURE USE BY THE TOWN GARDINER FOR SUCH PURPOSES AS MAY BE NECESSARY INCLUDING, BUT NOT LIMITED TO: (A) UTILIT AND DRAINAGE (B) PROVIDING ADEQUATE SIGHT DISTANCES (C) WIDENING AND/OR IMPROVING T PUBLIC ROAD AND SHOULDERS (D) THE RIGHT TO REMOVE TREES, VEGETATION, FENCES AND WAL TO ACCOMPLISH THE PURPOSES SET FORTH ABOVE. ALL DEEDS OF CONVEYANCE SHALL CONT REFERENCE TO THIS EASEMENT.

5) SUBJECT TO RIGHTS OF OTHERS, IF ANY, IN AND TO AN ANCIENT LANE OR WOOD ROAD LEAD TO THE CROCKSTON WOOD LOT AS SHOWN ON A MAP ENTITLED "PROPERTY TO BE CONVEYED ALEXANDER H. ROSEBAUGH" PREPARED BY THEO JARNISTOFF, SURVEYOR. SAID MAP CONTAINED THE FILES OF THE ULSTER COUNTY REAL PROPERTY TAX SERVICE AGENCY, KINGSTON, N.Y.

6) SUBJECT TO DEED OVERLAPS AND ENCROACHMENTS, AS SHOWN HEREON.

7) SUBJECT TO RIPARIAN RIGHTS OF OTHERS IN AND TO THE PALMAGHATT KILL.

8) REFER TO A MAP ENTITLED "SURVEY MAP OF LANDS OF MICHAEL DORF, GEORGE C. GATO SARAH CONNERS" BY MERCURIO-NORTON-TAROLLI LAND SURVEYING-ENGINEERING, PC, DATED AUGU 2003. REFER ALSO TO A MAP ENTITLED "MAP OF LOT OF ALVIN C. DRUMMOND" BY C. J. WILSON, RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE NOVEMBER 7, 1939, AS FILED MAP NO. 825.

9) AREA VARIANCES GRANTED ON MARCH 25, 2004 BY THE ZONING BOARD OF APPEALS.

10) LOT 2 IS SUBJECT TO A COMMON DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT RECORD IN INSTRUMENT NUMBER 03-1885.

11) SUBJECT TO A CONSERVATION EASEMENT RECORDED IN INSTRUMENT NUMBER 06-189.

12) REFER TO A MAP ENTITLED "SURVEY & SUBDIVISION MAP OF LANDS OF MICHAEL DORF, GEORGE W. GATCH & SARAH CONNORS" FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON APRIL 28, 2005, MAP NUMBER 05-388. SUBJECT TO ALL NOTES AND DETAILS AS SHOWN ON FILED MAP NUMB 05-388. INCLUDED ON THIS MAP IS NOTE E: "LOT 1 & 2 SHALL NOT BE FURTHER SUBDIVIDED UNLE ADDITIONAL ROAD FRONTAGE IS PROVIDED."

13) REFER TO A MAP ENTITLED "SURVEY & LOT LINE CHANGE MAP OF LANDS OF GEORGE C. GATO STEPHANIE K. JOHNSON AND MICHAEL DORF & SARAH CONNORS" FILED IN THE ULSTER COUN CLERK'S OFFICE ON JUNE 18, FOR, AS MAP NUMBER 14-76. SUBJECT TO ALL NOTES AND DETAILS SHOWN ON SAID FILED MAP.

14) BOUNDARY LINES BASED UPON A FIELD SURVEY COMPLETED IN JUNE 2003 MERCURIO-NORTON-TAROLLI LAND SURVEYING & ENGINEERING, P.C.

15)

Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROAD AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- L. XXXX, P. XXX — DEED LIBER, PAGE
- XX-X-XX — TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- EXISTING UTILITY POLE & LINE
- EXISTING CULVERT & SIZE
- STONE WALL
- WIRE FENCE
- WATERCOURSE

Parcel Information

TAX PARCEL:	92.4-1-57.2
AREA:	24.48 ACRES
RECORD OWNER:	MICHAEL DORF & SARAH CONNORS 143 ALBECK ROAD GARDINER, NY 12525
DEED REFERENCE:	LIBER 3492, PAGE 322
MAP REFERENCE:	LOT 2 OF FILED MAP NO. 05-388 LOT 2 OF FILED MAP NO. 14-76

Zoning Legend: SD-1

BOBF SUBDIVISION	REQUIRED	PROPOSED LOT 1	VARIANCE REQUIRED
MINIMUM LOT AREA	5 ACRES	5.00 ACRES	--
MINIMUM ROAD FRONTAGE	250'	47.55'	202.45'
MINIMUM FRONT YARD SETBACK	75'	153.0'	--
MINIMUM SIDE YARD SETBACK	50'	16.0'	34.0'
MINIMUM REAR YARD SETBACK	100'	2,294.3'	--
MAXIMUM IMPERVIOUS SURFACE COVERAGE	10%	2.8%	--
MAXIMUM HEIGHT (FEET)	35'	<35'	--
MAXIMUM FOOTPRINT FOR NON-RESIDENTIAL STRUCTURES	6,000 SQ.FT.	<6,000 SQ.FT.	--

Zoning Legend: SD-2

BOBF SUBDIVISION	REQUIRED	PROPOSED LOT 2	VARIANCE REQUIRED
MINIMUM LOT AREA	10 ACRES	17.43 ACRES	--
MINIMUM ROAD FRONTAGE	250'	0.0' *	178.65'
MINIMUM FRONT YARD SETBACK	75'	358.7'	--
MINIMUM SIDE YARD SETBACK	50'	272.6'	--
MINIMUM REAR YARD SETBACK	100'	785'	--
MAXIMUM IMPERVIOUS SURFACE COVERAGE	5%	2.8%	--
MAXIMUM HEIGHT (FEET)	25'	<25'	--
MAXIMUM FOOTPRINT FOR NON-RESIDENTIAL STRUCTURES	6,000 SQ.FT.	<6,000 SQ.FT.	--

* LOT 2 TO BE CREATED UNDER SECTION 220-19 (D) OF THE TOWN OF GARDINER ZONING CODE

Zoning Legend: Open Space Development

BOBF SUBDIVISION	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	80,000 S.F.	5.00 ACRES	17.43 ACRES
MINIMUM ROAD FRONTAGE		47.55'	0.0' *
MINIMUM FRONT YARD SETBACK		153.0'	358.7'
MINIMUM SIDE YARD SETBACK		16.0'	272.6'
MINIMUM REAR YARD SETBACK		2,294.3'	785'
MAXIMUM IMPERVIOUS SURFACE COVERAGE		2.8%	2.8%
MAXIMUM HEIGHT (FEET)		<35'	<25'
MAXIMUM FOOTPRINT FOR NON-RESIDENTIAL STRUCTURES		<6,000 SQ.FT.	<6,000 SQ.FT.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"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 WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
1	4-2016	AERIAL REVISIONS	JJW

WILLIAM G. NORTON L.S. 049980 — ZACHARY A. PETERS P.E. 089388

Survey & Subdivision Map of Lands of Michael Dorf & Sarah Connors

Mercurio-Norton-Tarolli-Marshall
PROFESSIONAL LAND SURVEYING
80 HOT 106 - 85 MAIN STREET, POUGHKEEPSIE, NY 12601
P: (845) 454-3630 F: (845) 454-3881 NORTHERN NY (T)

THIS MAP IS INCOMPLET AND INVALID WITHOUT SHEETS IN THE PLAN S
TAX MAP PARCEL: 92.4-1-57.2
TOWN OF GARDINER
COUNTY OF ULSTER
STATE OF NEW YORK
DRAFTED BY: LJW
DATE: 30 OCTOBER 20
PROJECT: 2789-03-AL
SHEET: 1 / 1