

LINE	BEARING	LENGTH
L0	S63°35'50"W	121.25
L1	S83°00'00"W	132.83
L2	N74°27'15"W	71.16
L3	N27°38'32"W	40.70
L4	N11°41'31"W	139.78
L5	N26°34'35"W	58.58

AGRICULTURAL NOTES

This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following:

1. That farming does not only occur between 8:00 am and 5:00 P.M. and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day during the harvesting season.
2. That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
3. That farm neighbors very often spray their crops with pesticides in accordance with accepted practices regulated by the New York State Department of Environmental Conservation (D.E.C. Notification Law Number 325, October 1988)
4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
5. That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

MAP REFERENCE :

- 1) Parcel being Lot 1 as designated on a map entitled "Final Map of Subdivision of Lands of Casey" filed with the Ulster County Clerk's Office on 04 May, 2000 as Filed Map No.11628, and is subject to all provisions noted thereon.
- 2) "Final Map of Subdivision of Lands of The Estate of Ernest B. Greiner" filed with the Ulster County Clerk's Office on 05 February, 2016 as Filed Map No. 16-10.
- 3) "Final Map of Subdivision of Lands of Richard A. Noto" filed with the Ulster County Clerk's Office on 16 November, 2011 as Filed Map No. 11-176.
- 4) "Final Map of Subdivision of Lands of Kevin J. & Kellie Casey" filed with the Ulster County Clerk's Office on 05 October, 2018 as Filed Map No. 18-232 and is subject to all provisions noted thereon.

DEED REFERENCE :

TM Lot 4.11
Kevin J. & Kellie Casey
- to -
Sean E. & Kristen A. Joyce
Deed Liber 6352 Page 132
Dated 19 October, 2018

TM Lot 4.12 Portion of:
Kevin J. & Kellie Casey and
Mark D. Casey & Dana K. Diorio-Casey
- to -
Kevin J. & Kellie Casey
Deed Liber 3111 Page 012
Dated October 02, 2000

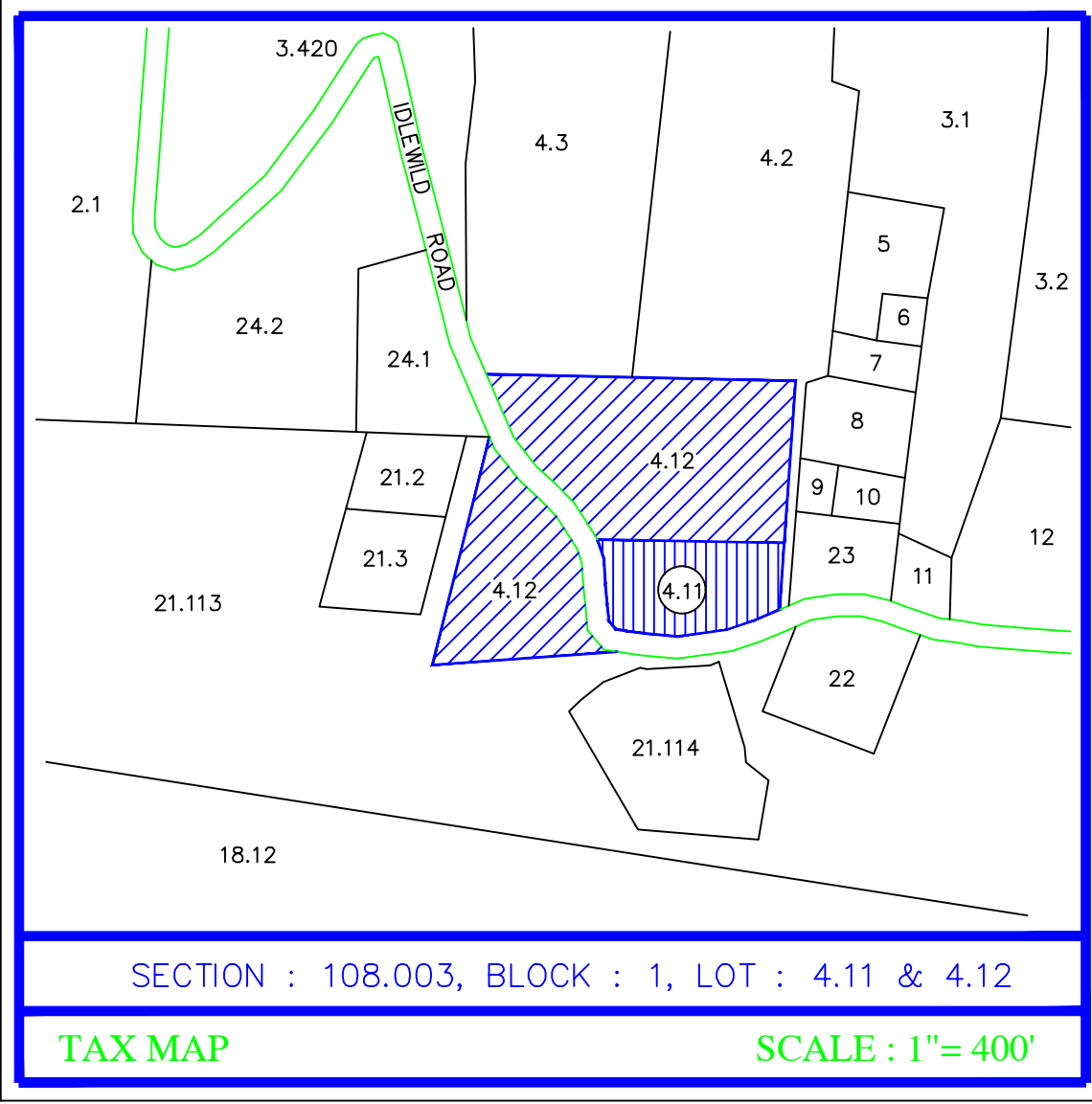
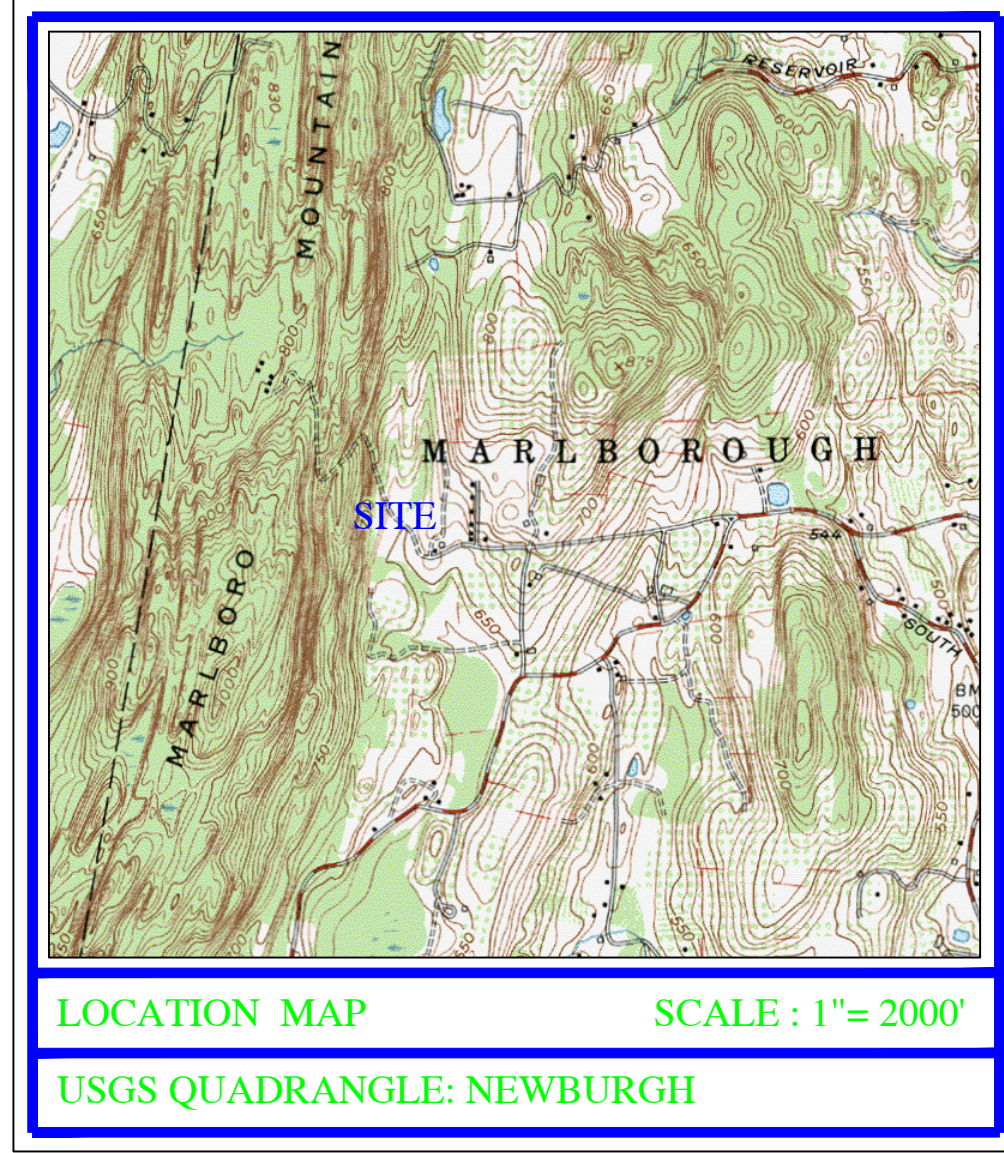


TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	R-Ag-1
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	200'
MINIMUM FRONTYARD SETBACK	50'
MINIMUM SIDEYARD SETBACK	35'/80'
MINIMUM REARYARD SETBACK	75'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	20%

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 person 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) Highway bounds shown as per UCCO FM #18-232.
- 8) Parcel serviced by underground utilities.
- 9) Proposed septic area shown as per UCCO FM #18-232.

OWNERS 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 agree to file this map with the Ulster County Clerk.

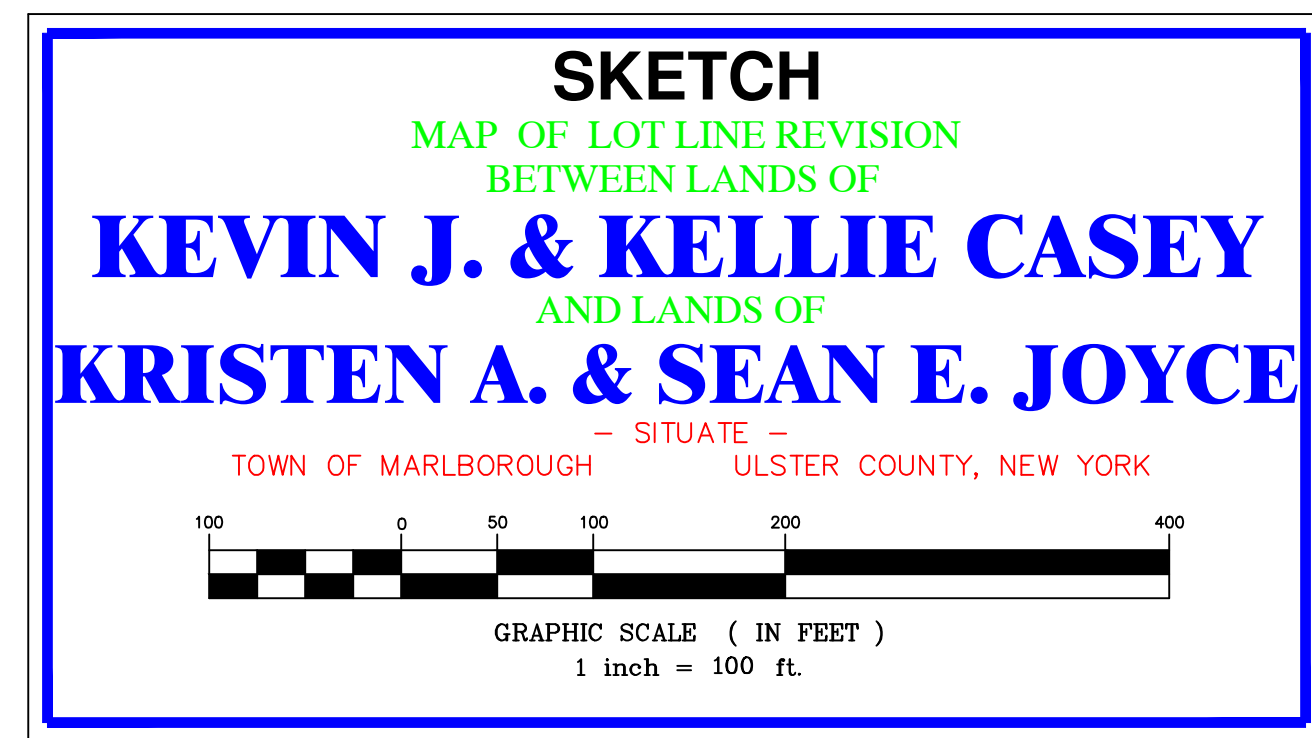
signature _____ date _____

signature _____ date _____

signature _____ date _____

signature _____ date _____

PLANNING BOARD ENDORSEMENT



BROOKS & BROOKS
Land Surveyors, P.C.

11 Main Street,
Highland, NY 12528
845-691-7339

Patricia Paul 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 in April 2002 and updated March 2017 & July 2018 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

BY: Patricia Paul Brooks, L.S. map check 11-26-18
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26 November, 2018 PROJ#6897, DWG#6897.01SH-01LLR closer check 11-26-18

