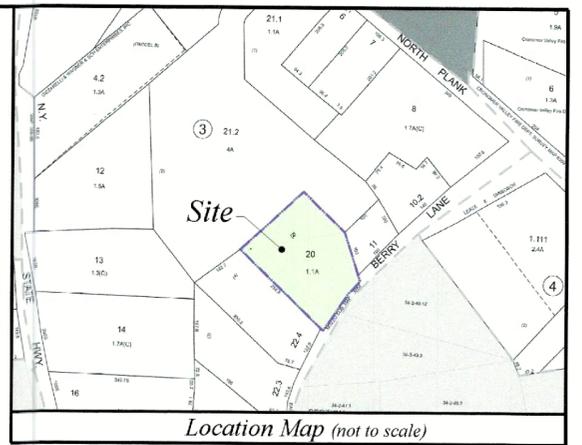


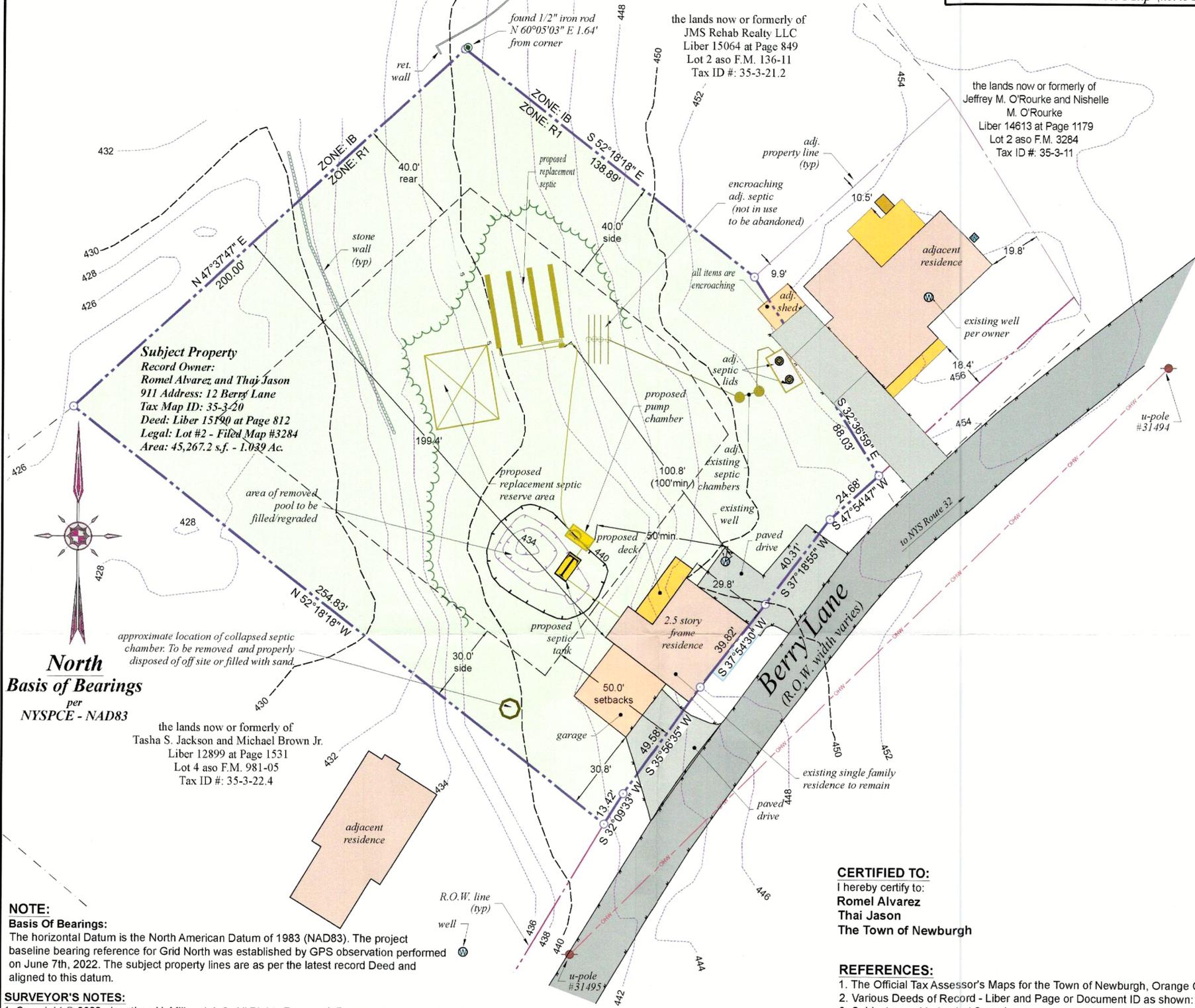
**TABLE OF USE & BULK REQUIREMENTS**

ZONE: R-1 (C.1)

	REQUIRED	Existing
MINIMUM LOT AREA	40,000 SF	45,267.2 SF
MINIMUM YARDS (feet)		
FRONT	50'	**0' house/28' deck
REAR	40'	199.4'
SIDE		
ONE	30'	30.8'
BOTH	80'	142.7'
MINIMUM LOT WIDTH (feet)	200'	**169'
MINIMUM LOT DEPTH (feet)	150'	239'
MAXIMUM LOT SURFACE COVERAGE (%)	20%	7%
MAXIMUM BUILDING HEIGHT	35'	<35'
MAXIMUM BUILDING COVERAGE (%)	10%	5%



\*\*EXISTING NON-COMFORMING  
NON-COMFORMING



**CERTIFIED TO:**  
I hereby certify to:  
**Romel Alvarez**  
**Thai Jason**  
**The Town of Newburgh**

- REFERENCES:**
- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
  - Various Deeds of Record - Liber and Page or Document ID as shown:
  - Subject parcel being Lot 2 as shown on a map entitled, "Lands of Angelino Nuzzo", filed in the Orange County Clerk's Office on 09-20-1974 as Filed Map No. 3284.
  - A map entitled, "Subdivision of Property for Maddox LLC", filed in the Orange County Clerk's Office on 06-08-2011 as Filed Map No. 136-11.
  - A map entitled, "Lands of Eastern Sunshine Properties LLC", filed in the Orange County Clerk's Office on 12-23-05 as Filed Map No. 981-05.

**CERTIFICATION NOTES:**  
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.



**Jonathan N. Millen, LLS**

PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. LIC. No. 050746



**Survey Site Plan**  
of the lands of

**Romel Alvarez and Thai Jason**

**Automated Construction Enhanced Solutions, Inc.**  
**Professional Land Surveying**  
1229 Route 300 - Suite 4 - Newburgh, NY 12550  
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel  
**35-3-20**  
aka 12 Berry Lane  
situated in the  
**Town of Newburgh**  
**County of Orange, New York 12550**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Jonathan N. Millen, LLS  
1229 Route 300 - Suite 3  
Newburgh, NY 12550