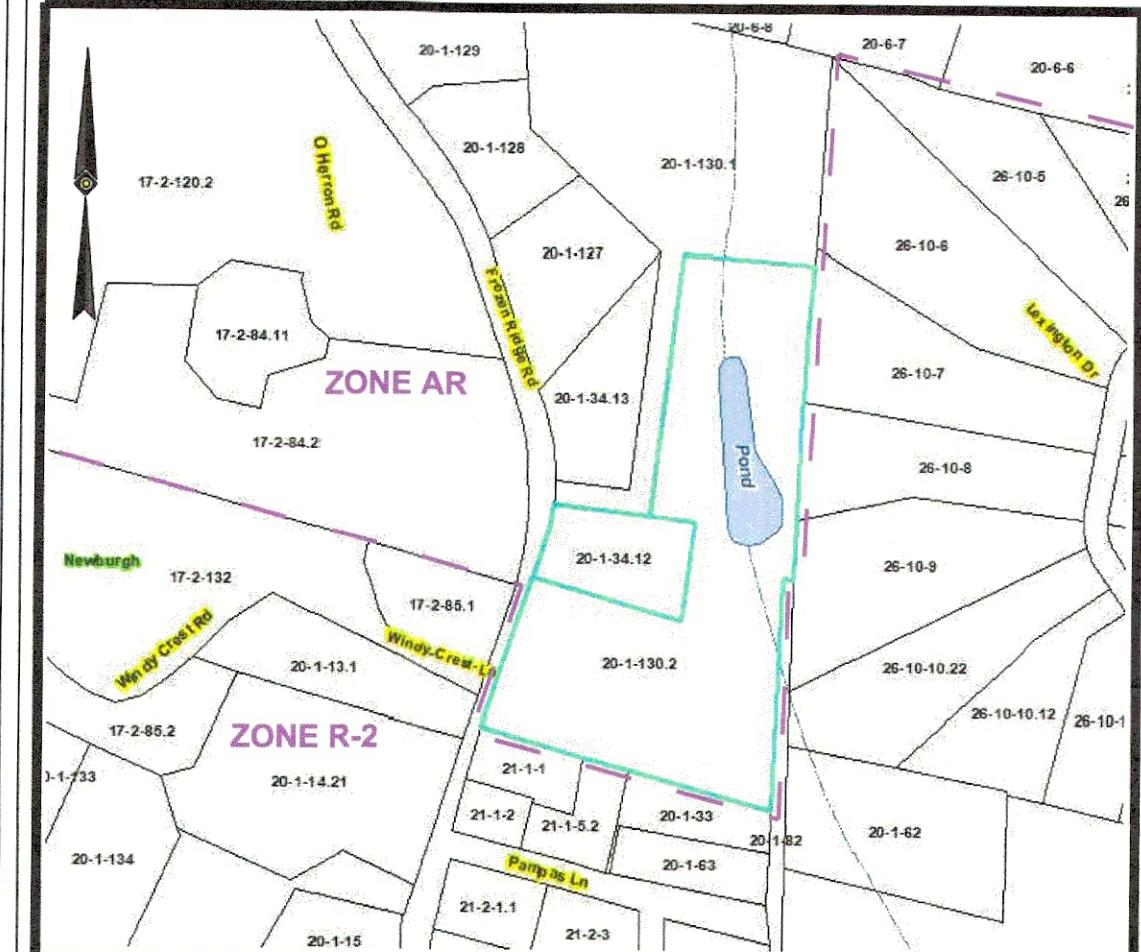


LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: NEWBURGH



SECTION : 20, BLOCK : 1, LOTS : 130.2 & 34.12

TAX MAP

SCALE : 1"= 400'

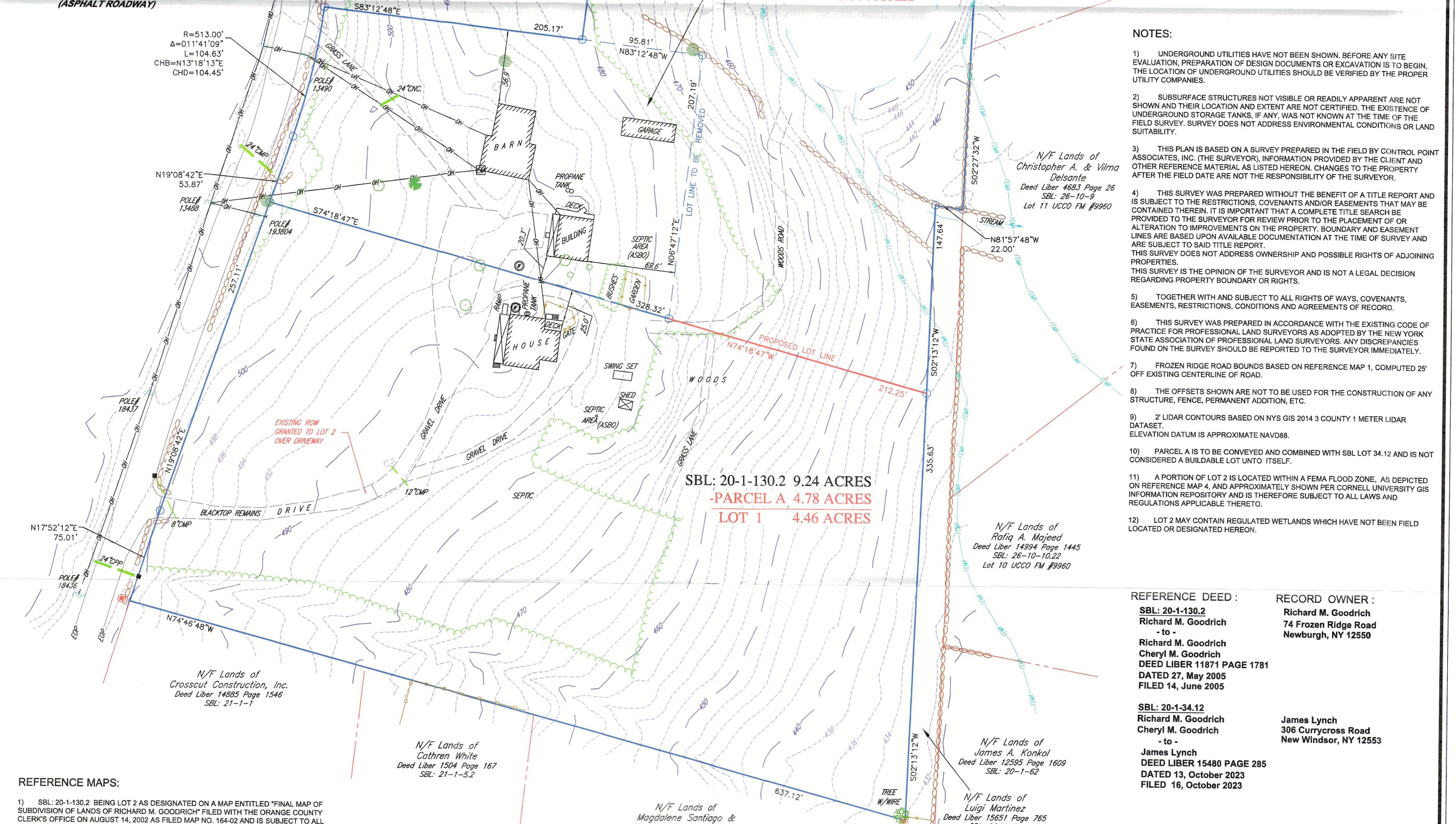
TOTAL AREA : 10.54 ACRES

ZONING TABLE			
ZONING INFORMATION AR DISTRICT SCHEDULE 2 SOURCE TOWN ZONING MAP			
PROPOSED			
ITEMS	REQUIRED	LOT 1	LOT 2
MIN LOT AREA	40000 SQFT	6.08	4.46
MIN LOT WIDTH	150'	±330'	±192'
MIN LOT DEPTH	150'	±550'	±520'
MIN FRONT YARD	50'	200.9'	145.3'
MIN 1 SIDE YARD	30'	25'	20.3'
SIDE TOTAL	80'	283.3'	77.2'
MIN REAR YARD	50'	293.4'	69.6'
MAX BUILDING HEIGHT	35'	<35'	<35'
MAX BUILDING COVERAGE	10%	1%	1%
MAX SURFACE COVERAGE	20%	2%	2%
HABITABLE FLOOR AREA	900 SQFT	>900 SQFT	>900 SQFT

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON
THE TOWN CODE DATED FEBRUARY 2023 AS AVAILABLE ON
ECODE360.COM

LEGEND	
EXISTING CONTOUR	
BOUNDARY LINE	
APPROXIMATE TAX MAP LINE	
STONE WALL	
OVERHEAD WIRES	
EDGE OF WOODS	
GUIDE RAIL	
WOOD FENCE	
WIRE FENCE	
GATE POST	
UTILITY POLE	
GUY WIRE	
ELECTRIC METER	
CATCH BASINS	
WATER WELL	
DECIDUOUS TREE	
CONIFEROUS TREE	
STUMP	
BUSH	
EDGE OF PAVEMENT	
(TYPICAL)	
REBAR	

FROZEN RIDGE ROAD (ASPHALT ROADWAY)



REFERENCE MAPS:

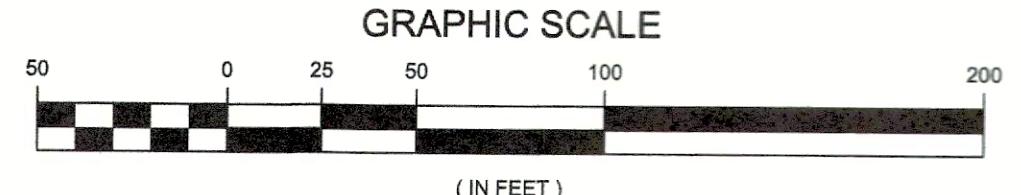
1) SBL: 20-1-130.2 BEING LOT 2 AS DESIGNATED ON A MAP ENTITLED 'FINAL MAP OF SUBDIVISION OF LANDS OF RICHARD M. GOODRICH' FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 14, 2002 AS FILED MAP NO. 164-02 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.

2) SBL: 20-1-34.12 BEING LOT 2 AS DESIGNATED ON A MAP ENTITLED 'MAP OF SUBDIVISION FOR RICHARD M. GOODRICH' FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON NOV. 02, 1988 AS FILED MAP NO. 968 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.

3) 'SUBDIVISION PLAT ORCHARD MEADOWS SUBDIVISION' FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON JULY 18, 1980 AS FILED MAP NO. 9860.

4) MAP ENTITLED 'NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ORANGE COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 142 OF 630', MAP NUMBER 3607100142E, EFFECTIVE DATE: 03 AUGUST, 2005.

GRAPHIC SCALE



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

PATRICIA PAULI BROOKS, LS

NEW YORK PROFESSIONAL LAND SURVEYOR #49765

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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 ORANGE COUNTY CLERK.

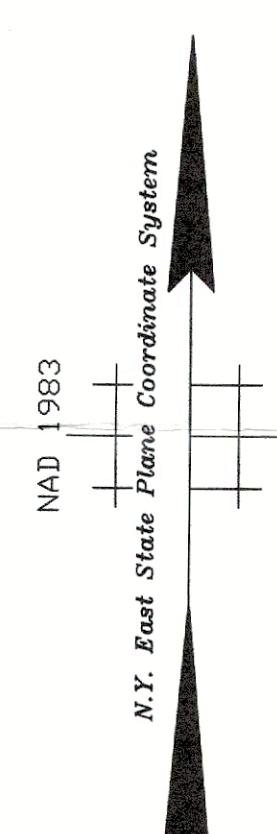
Signature _____ Date _____

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, 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 _____



NOTES:

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- 2) SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
- 3) THIS SURVEY IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR). INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON, CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT THAT A COMPLETE TITLE SEARCH BE PROVIDED BY THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO ANY LINE, MARK, OR SURFACE OF THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT.
- 5) THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
- 6) TOGETHER WITH AND SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- 7) 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. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
- 8) FROZEN RIDGE ROAD BOUNDS BASED ON REFERENCE MAP 1, COMPUTED 25' OFF EXISTING CENTERLINE OF ROAD.
- 9) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 10) PARCEL A IS TO BE CONVEYED AND COMBINED WITH SBL LOT 34.12 AND IS NOT CONSIDERED A BUILDABLE LOT UNTO ITSELF.
- 11) A PORTION OF LOT 2 IS LOCATED WITHIN A FEMA FLOOD ZONE, AS DEPICTED ON REFERENCE MAP 4, AND APPROXIMATELY SHOWN PER CORNELL UNIVERSITY GIS INFORMATION REPOSITORY AND IS THEREFORE SUBJECT TO ALL LAWS AND REGULATIONS APPLICABLE THERETO.
- 12) LOT 2 MAY CONTAIN REGULATED WETLANDS WHICH HAVE NOT BEEN FIELD LOCATED OR DESIGNATED HEREON.

REFERENCE DEED :

SBL: 20-1-130.2
Richard M. Goodrich
- to -
Richard M. Goodrich
Chery M. Goodrich
DEED LIBER 11871 PAGE 1781
DATED 27, May 2005
FILED 14, June 2005

SBL: 20-1-34.12
Richard M. Goodrich
Chery M. Goodrich
- to -
James Lynch
DEED LIBER 15480 PAGE 285
DATED 13, October 2023
FILED 16, October 2023

RECORD OWNER :
Richard M. Goodrich
74 Frozen Ridge Road
Newburgh, NY 12550

James Lynch
306 Currycross Road
New Windsor, NY 12550

MAP OF LOT LINE REVISION BETWEEN LANDS OF RICHARD M. GOODRICH AND LANDS OF JAMES LYNCH

SBL: 20-1-130.2 & 34.12 TOWN OF NEWBURGH
COUNTY OF ORANGE, STATE OF NEW YORK

CONTROL POINT
ASSOCIATES INC PC

WARREN, NJ 07061-0099
MT. LAFAYETTE, NJ 07828-0099
MANHATTAN, NY 10036-5411
LONG ISLAND, NY 11701-2000
SOUTHERN NEW JERSEY, NJ 08870-0000
PALESTINE, NJ 07062-0000
PHILADELPHIA, PA 19127-2010
NEW YORK, NY 10036-7000
FLORIDA, FL 33464-7301

WWW.CPSURVEY.COM

REVIEWED: APPROVED: DATE: SCALE: FILE NO.: DWG. NO.

S.D. P.P.B. 07-10-2025 1"= 50' 12-230350-01 1 OF 1