

LOCATION MAP



TOWN: NEWBURGH ZONE: R2 SINGLE FAMILY W/ WATER					
	REQUIRED	<u>39-1-23</u>		<u>39-1-24</u>	
MINIMUM LOT AREA MINIMUM YARDS	17,500sf	EXISTING 12,720sf	<u>PROPOSED</u> 19,369sf	<u>EXISTING</u> 93,876sf	<u>PROPOSED</u> 87,227sf
FRONT REAR SIDE 1 SIDE BOTH MINIMUM LOT	40' 40' 15' 30'	51.0'± 26.6'± 13.3'± 41.7'±	51.0'± 26.6'± 13.3'± 41.7'±	92.3'± 306.0'± 31.2'± 88.4'±	92.3'± 306.0'± 31.2'± 88.4'±
WIDTH DEPTH	100' 125'	110.5'± 115.0'±	110.5'± 175.0±	137.0'± 422.0'±	137.0'± 422.0'±

OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

APPLICANT/OWNER JESSICA GUELBERG 259 FOSTERTOWN ROAD NEWBURGH, NY 12550

APPLICANT/OWNER CHRISTOPHER & KARI McGOWAN 255 FOSTERTOWN ROAD NEWBURGH, NY 12550

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON AUGUST 31, 2021 BY ANTHONY D. VALDINA, L.S.

WATER NOTE:

LOT 39-1-23 IS CONNECTED TO TOWN WATER 39-1-24 UTILIZES PRIVATE WELL, AS SHOWN ON PLAN

SEWER NOTE:

PRIVATE SEPTIC SYSTEM

SURVEY 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 N.Y. STATE EDUCATION LAW.

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

 3. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN
- HEREON. 4. SURVEYED IN ACCORDANCE WITH FILED MAPS, DEEDS, AND PHYSICAL MONUMENTATION
- FOUND AT THE TIME OF SURVEY.

 5. SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.

MAP REFERENCES:

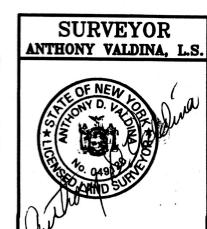
- MAP REFERENCES:

 1. MAP ENTITLED "PROPOSED SUBDIVISION, LANDS OF DAVID L. HAWKINS ENTERPRISES, INC.", FILED IN THE ORANGE COUNTY CLERK'S OFFICE 04/23/1975 AS MAP #3441.

 2. MAP ENTITLED "SUBDIVISION PLAN, LANDS OF VINCENT J. CERTO & JAMES RAAB" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 04/26/1989 AS MAP #9459.

 3. MAP ENTITLED "SUBDIVISION PLAN, LANDS OF DEBRA L. RICHARD" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 05/05/1986 AS MAP #7616.

 4. MAP ENTITLED "SUBDIVISION PLAN, LANDS OF LAND INVESTMENT GROUP", FILED IN THE ORANGE COUNTY CLERK'S OFFICE 01/23/1985 AS MAP #6880.



GUELBERG & McGOWAN LOT LINE CHANGE SURVEY PLAT FOSTERTOWN ROAD, SBL: 39-1-(23&24) TOWN OF NEWBURGH, ORANGE COUNTY, NY

10/20/2021

JOB NUMBER 21-046-JDU 1 OF 1