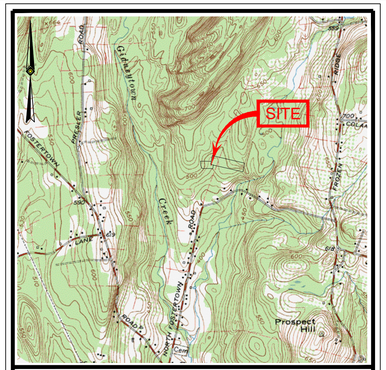
LEGEND

- EXISTING CONTOURS (SEE NOTE 10)
- LIDAR CONTOURS
- APPROXIMATE TAX MAP LINE
- STONE WALL
- OVERHEAD WIRES
- EDGE OF WOODS
- CURB
- WATER WELL
- DELINEATION FLAG
- CATCH BASINS
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGN
- MAIL BOX
- DECIDUOUS TREE
- CONIFER TREE
- FOUND REBAR
- FOUND METAL PIPE

ZONING INFORMATION:
AR DISTRICT
SINGLE FAMILY RESIDENTIAL

	MINIMUM REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA (SQUARE FEET)	40,000 S.F.	5.61 ACRES	1.06 ACRES
LOT WIDTH (FEET)	150'	±248'	±157'
LOT DEPTH (FEET)	150'	±924'	±270'
FRONT YARD (FEET)	50'	< 50'	±89'
REAR YARD (FEET)	50'	< 50'	181.9'
1 SIDE YARD (FEET)	30'	< 30'	36.4'
BOTH SIDE YARDS (FEET)	80'	< 80'	88.9'
HABITABLE FLOOR AREA PER DWELLING UNIT (SQUARE FEET)	900 S.F.	> 900 S.F.	> 900 S.F.
LOT BUILDING COVERAGE (%)	10%	< 10%	4 %
BUILDING HEIGHT (FEET)	35'	< 35'	< 35'
LOT SURFACE COVERAGE (%)	20%	< 20%	12 %



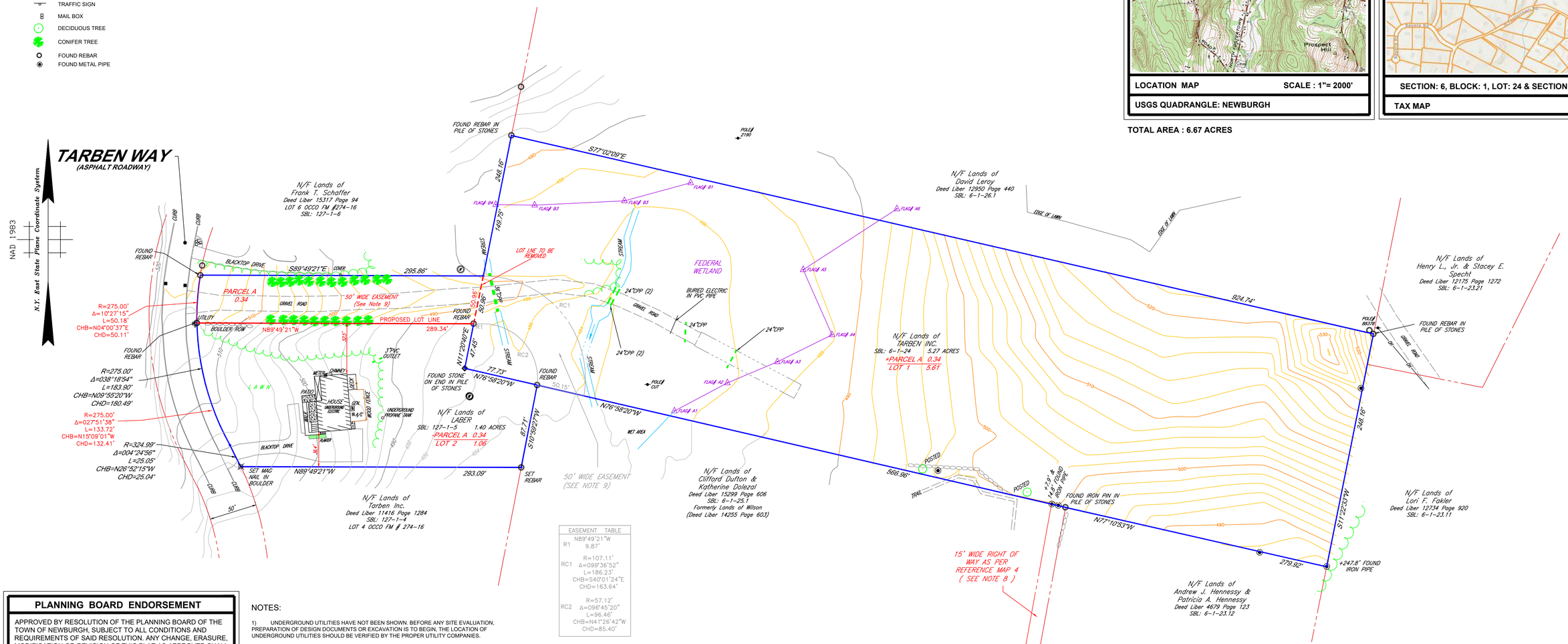
LOCATION MAP — SCALE : 1"= 2000'

USGS QUADRANGLE: NEWBURGH

SECTION: 6, BLOCK: 1, LOT: 24 & SECTION: 127, BLOCK: 1, LOT 5

TAX MAP — SCALE : 1"= 600'

TOTAL AREA : 6.67 ACRES



EASEMENT TABLE

R1	N89°49'21"W 9.87'
RC1	R=107.11' Δ=099°36'52" L=186.23' CHB=S40°01'24"E CHD=163.64'
RC2	R=57.12' Δ=096°45'20" L=96.46' CHB=N41°26'42"W CHD=85.40'

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

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

Signature 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.

3) 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 STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.

4) SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

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 PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

6) TARBEN WAY ROAD BOUNDS BASED ON OCCO FM #274-16.

7) PARCEL CONTAINS FEDERAL WETLANDS BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY ECOLOGICAL SOLUTIONS ON 10-03-2023, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON 10-05-2023. PARCEL IS SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.

8) TOGETHER WITH A RIGHT OF WAY OR EASEMENT FOR PURPOSES OF INGRESS OR EGRESS TO AND FROM THE LANDS HEREIN DESCRIBED AND NORTH FOSTERTOWN ROAD OVER FORMERLY LANDS OF ONE MAYBELLE N. WILSON AS PER DEED LIBER 14067 AT PAGE 1540.

9) TOGETHER WITH & SUBJECT TO A 50' EASEMENT AND RIGHT OF WAY FROM TARBEN WAY TO LANDS OF DUFTON AND DOLEZAL, MORE PARTICULARLY DESCRIBED IN DEED LIBER 14255 PAGE 603.

10) 2' EXISTING CONTOURS BASED ON FIELD SURVEY. 2' LIDAR CONTOURS BASED ON NYS GIS 2014 3 COUNTY 1 METER LIDAR DATASET.
ELEVATION DATUM IS APPROXIMATE NAVD88 BASED ON RTK/GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.

11) BEARINGS ARE WITH REFERENCE TO NAD 83 NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH A VARIANCE OF 13°22'28" FROM FM 274-16.

12) PARCEL A TO BE CONVEYED TO AND COMBINED WITH EXISTING LANDS OF TARBEN, INC. AND IS NOT CONSIDERED TO BE A BUILDABLE LOT UNTO ITSELF.

REFERENCE MAPS:

1) "LOT LINE CHANGE & SURVEY MAP OF LANDS OF WILLIAM P. & JEANNE M. DALEY." FILED WITH THE ORANGE COUNTY CLERK 'S OFFICE ON 10 DECEMBER, 1993 AS FILED MAP NO. 253-93.

2) "PLAN OF SUBDIVISION FOR R & K REAL ESTATE MANAGEMENT, INC." FILED WITH THE ORANGE COUNTY CLERK 'S OFFICE ON 14 JUNE, 1993 AS FILED MAP NO. 100-93.

3) PARCEL "A" BEING A PORTION OF LOT 5 AS DEPICTED ON MAP ENTITLED "LANDS OF TARBEN INC. 16 LOT SUBDIVISION/LOT LINE CHANGE SURVEY PLAT" FILED WITH THE ORANGE COUNTY CLERK 'S OFFICE ON 05 OCTOBER, 2016 AS FILED MAP NO. 274-16, SHEET 1.

4) "SUBDIVISION PLAN JK DEVELOPMENT CORP. AUTUMN RIDGE SUBDIVISION" FILED WITH THE ORANGE COUNTY CLERK 'S OFFICE ON 06 JUNE, 2006 AS FILED MAP NO. 471-06.

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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 EDUCATION 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.

REFERENCE DEED :

SBL: 6-1-24
JEANNE DALEY
- to -
TARBEN, INC.
DEED LIBER 14067 PAGE 1540
DATED 17 JUNE, 2016
FILED 23 JUNE, 2016

SBL: 127-1-5
JEFFREY J. LABER
- to -
JEFFREY J. & DOREEN LABER
DEED LIBER 14833 PAGE 1994
DATED 27 OCTOBER, 2020
FILED 30 OCTOBER, 2020

RECORD OWNER :

TARBEN, INC.
ANTHONY P. TARSIO
5 TARBEN WAY
NEWBURGH, NY 12550

JEFFREY J. & DOREEN LABER
10 TARBEN WAY
NEWBURGH, NY 12550

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 EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
1	LOCATE LOT 2 IMPROVEMENTS PER PB COMMENTS	ED/BN	GIO	P.P.B.	05-12-25

FIELD DATE: 10-05-23
FIELD BOOK NO.: HV#6 HV#3
FIELD BOOK PG.: 101&102 101
FIELD CREW: ED/IG
DRAWN: GIO
CLOSED 5-12-25

MAP OF LOT LINE CHANGE BETWEEN PROPERTIES OF
JEFFREY J. & DOREEN LABER
AND LANDS OF
TARBEN, INC.
SBL: 6-1-24 & 127-1-5 TOWN OF NEWBURGH
COUNTY OF ORANGE, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
11 MAIN STREET
HIGHLAND, NY 12528
845.691.7339
WWW.CPASURVEY.COM
WARREN, NJ 908.665.0900
CHALFONT, PA 215.712.0800
MT. LAUREL, NJ 609.877.2000
MANHATTAN, NY 646.780.0410
LONG ISLAND, NY 631.696.2100
SOUTHBOROUGH, MA 508.948.3002
ALBANY, NY 518.217.5050
ROCHESTER, NY 585.250.1750
GEORGETOWN, DE 302.395.0850
WILMINGTON, DE 302.543.9500
FT. LAUDERDALE, FL 954.782.7860

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
S.D.	P.P.B.	03-17-2025	1" = 50'	12-230457-00	1 OF 1

CONTROL POINT ASSOCIATES INC. PC - ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.