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## TOWN PLANNING BOARD
## TOWN OF DOVER

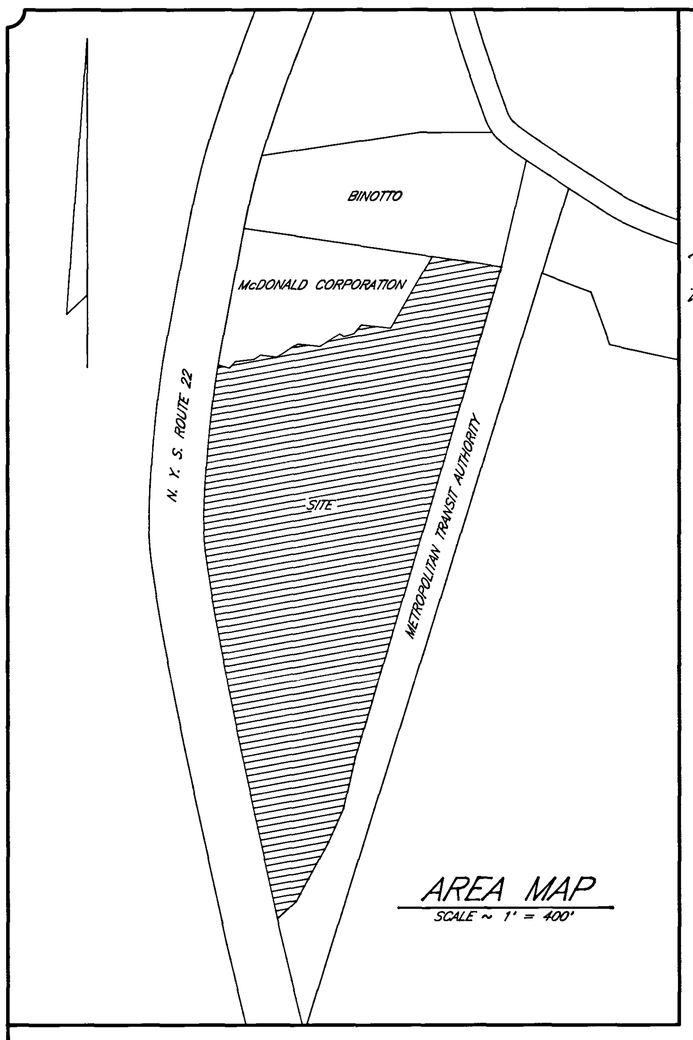
OWNERS OF THE SUBDIVISION PLAT PREPARED FOR DOVER VILLAGE HAVE COMPLIED WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS. THE PLANNING BOARD AFTER DUE NOTICE AND A PUBLIC HEARIN HELD ON JANUARY 16, 1995 AS PRESCRIBED BY ARTICLE 16 SECTION 276 OF THE TOWN LAW OF THE STATE OF NEW YORK, HAS APPROVED THE FINAL PLAT AS SUBMITTED.

DATE: 2/24/95

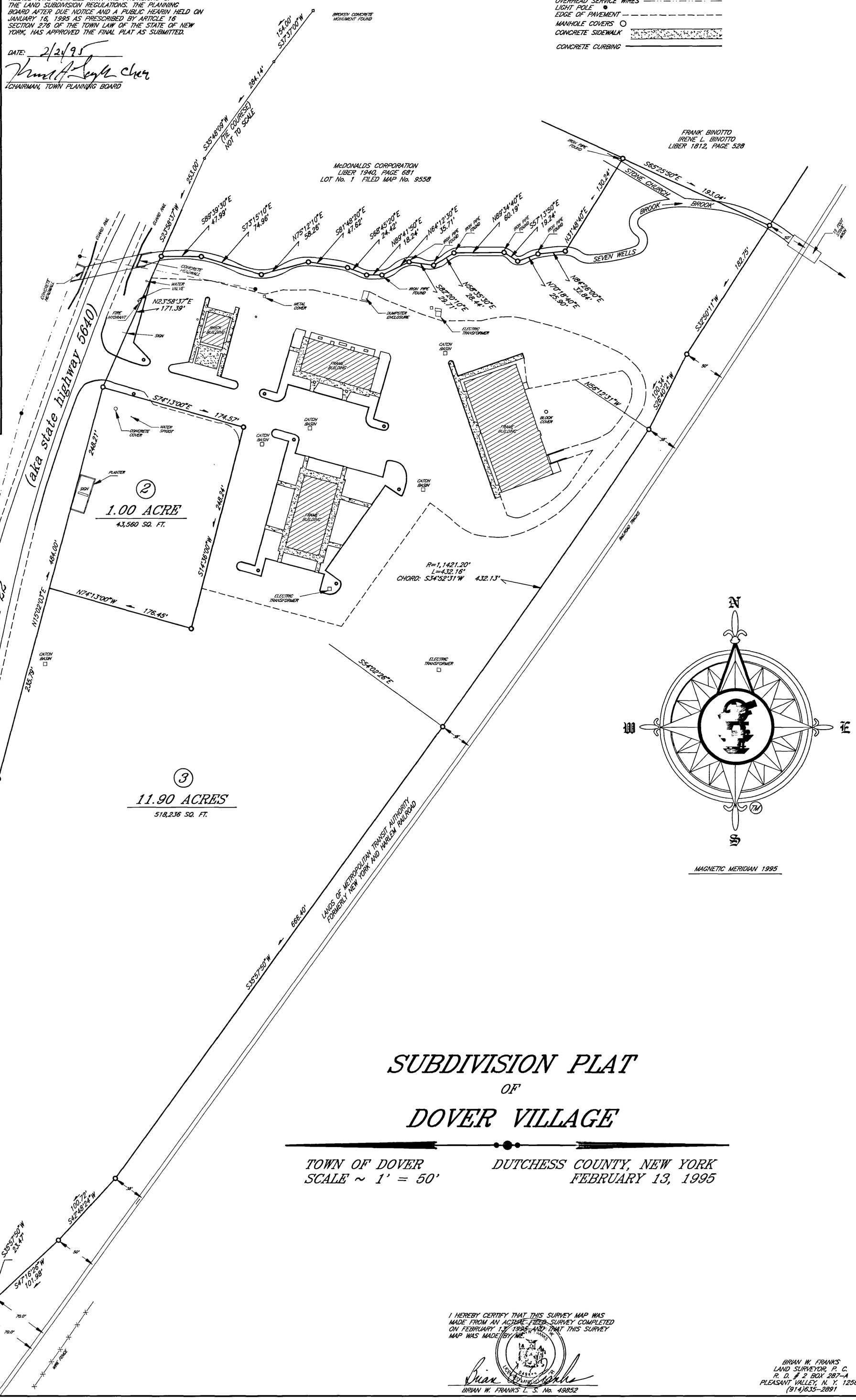
CHAIRMAN, TOWN PLANNING BOARD

## LEGEND

NO PHYSICAL BOUNDS
UTILITY POLE
OVERHEAD SERVICE WIRES
LIGHT POLE
EDGE OF PAVEMENT
MANHOLE COVERS
CONCRETE SIDEWALK
CONCRETE CURBING




AREA MAP
SCALE ~ 1' = 400'




## HEALTH DEPARTMENT NOTE

THIS PLAN DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH — DATED 2/14/95

## OWNERS CERTIFICATION NOTE

THE UNDERSIGNED OWNER OR OWNERS AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT THEY HAVE 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 TO THE FILING OF THIS PLAT IN THE DUTCHESS COUNTY CLERK'S OFFICE.

ROBERT KELLER — DATED 2/14/95

RICHARD RENNIA — DATED 2/14/95

## SITE DATA

ZONING DISTRICT: "C" COMMERCIAL

| | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT SIZE: | 15,000 SQ. FT. | 43,560 SQ. FT. |
| MIN. FRONT YARD: | 45 FT. | 45 FT. |
| MIN. SIDE YARD: | 45 FT. | 45 FT. |
| MIN. REAR YARD: | 45 FT. | 45 FT. |

TAX GRID No. : 04-7063-00-562258-00

ADDITIONAL BULK REGULATIONS ARE SUBJECT TO SITE PLAN APPROVAL FROM THE TOWN OF DOVER.

NAME AND ADDRESS OF APPLICANTS

ROBERT J. KELLER
RICHARD RENNIA
N. Y. S. ROUTE 22
DOVER PLAINS, N. Y. 12522

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT No. 2 THE OWNER OF SAID LOT SHALL OBTAIN APPROVAL FROM THE DUTCHESS COUNTY DEPARTMENT OF HEALTH FOR THE PROPER DESIGN AND PLACEMENT OF A WELL AND SEWAGE DISPOSAL SYSTEM AND SHALL OBTAIN SITE PLAN APPROVAL FROM THE TOWN OF DOVER PLANNING BOARD.

## TOTAL AREA: 12.90 ACRES

SUB-SURFACE STRUCTURES NOT VISABLE OR REDILY APPARENT ARE NOT SHOWN AND THIER LOCATION AND EXTENT ARE NOT CERTIFIED.

SURVEY INDICATED HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE, SAID SURVEY SUBJECT TO ANY STATEMENT OF FACTS AN UP-TO-DATE SURVEY MAY REVEAL.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

# SUBDIVISION PLAT
## OF
# DOVER VILLAGE

TOWN OF DOVER — DUTCHESS COUNTY, NEW YORK
SCALE ~ 1' = 50' — FEBRUARY 13, 1995

I HEREBY CERTIFY THAT THIS SURVEY MAP WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 13, 1995 AND THAT THIS SURVEY MAP WAS MADE BY ME.

BRIAN W. FRANKS L. S. No. 49852


BRIAN W. FRANKS
LAND SURVEYOR, P. C.
R. D. # 2 BOX 287-A
PLEASANT VALLEY, N. Y. 12569
(914)635-2891


10,031 FILED 2.23.95 10,031