

VICINITY MAP  
1"=400'±

**OWNERS/DEVELOPERS**  
 PATRICK O'MARA  
 73 FAIRFIELD DRIVE  
 PATTERSON, NY 12563

**TOWN PLANNING BOARD**  
 TOWN OF DOVER, NEW YORK

PATRICK O'MARA, OWNERS OR AGENTS OF THE PROPERTIES, HAVE COMPLIED WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS. THE PLANNING BOARD AFTER DUE NOTICE AND A PUBLIC MEETING ON \_\_\_\_\_, 2012 AS PRESCRIBED BY ARTICLE 16, SECTION 276, LAWS OF THE STATE OF NEW YORK. APPROVE THE FILING OF THE PLAT AS SUBMITTED.

TOWN OF DOVER PLANNING BOARD

DATE \_\_\_\_\_

\_\_\_\_\_  
 CHAIRMAN, PLANNING BOARD

**HEALTH DEPARTMENT CERTIFICATION**

This plan does not constitute a Realty 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      Date \_\_\_\_\_

THIS SURVEY IS ACCURATE AND CORRECT BY:  
 LARRY L. LYNN, L.S.

On file with original document

WAPPINGERS FALLS, NY  
 N.Y.S.R.L.S. No. 050531

stamp on original

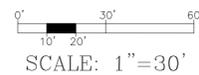
FOR THIS MAP AND COPIES THERE OF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

PREPARED BY LARRY L. LYNN, L.S., GERALD L. LYNN, LAND SURVEYOR, P.C., 1575 RTE. 376, WAPPINGERS FALLS, NY 12590, (845) 462-2733. PLAT COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON MARCH 26, 2012. BASED ON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 11, 2010. UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAT PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPYRIGHT 2012 LARRY L. LYNN. ALL RIGHTS RESERVED.

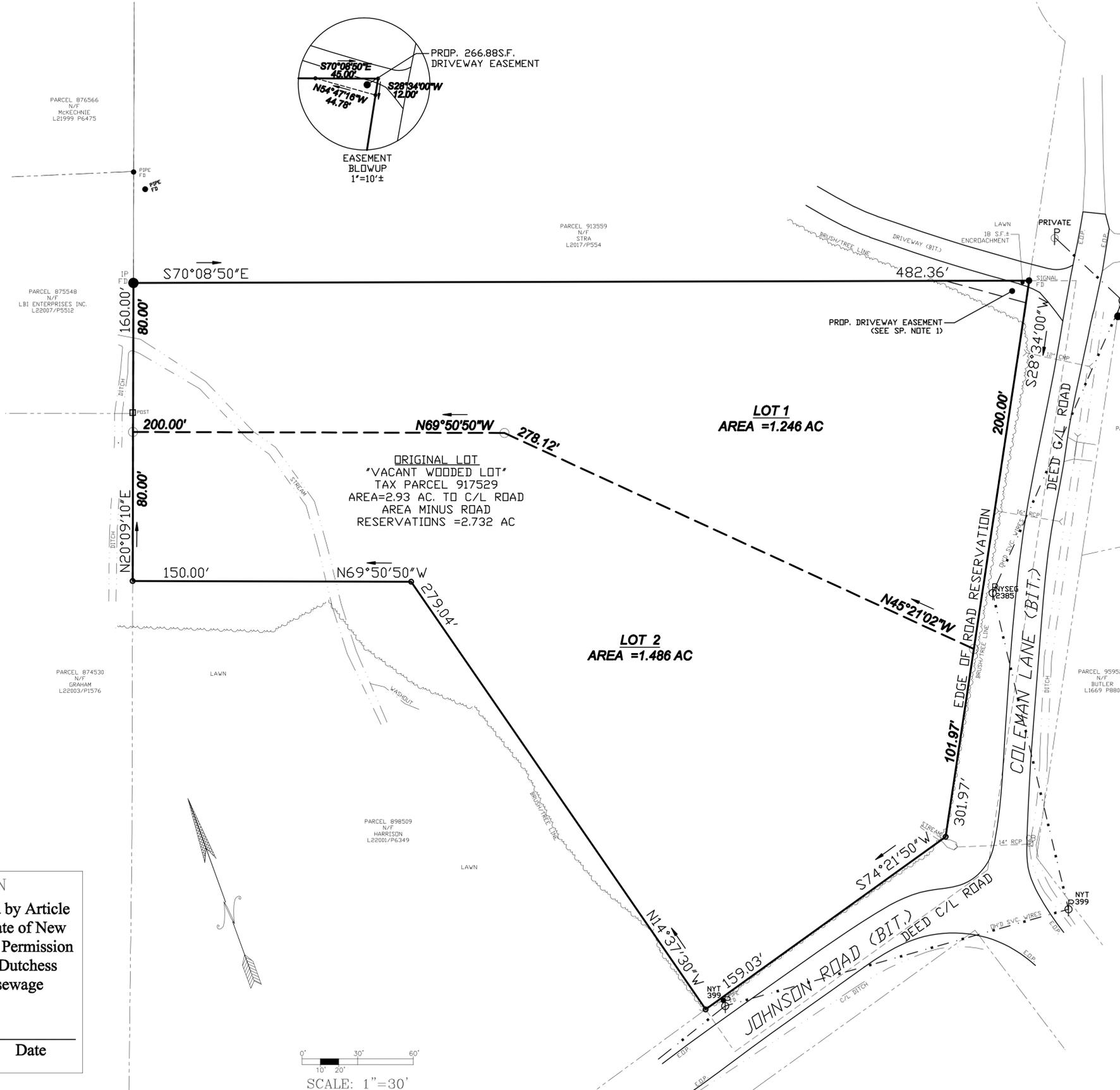
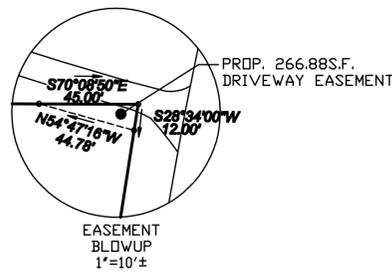
PROPERTY NOTES:  
 1. THE DEED DESCRIPTION IS TO THE CENTERLINE OF THE ROADS WITH A 25 FOOT ROAD RESERVATION.  
 2. ALL STRUCTURES ARE EXISTING UNLESS LABELED AS PROPOSED OR PROP.  
 3. SURVEY PERFORMED WITH SNOW COVER, ALL IMPROVEMENTS MAY NOT HAVE BEEN LOCATED.

SPECIAL NOTES:  
 1. DUE TO A DRIVEWAY ENCRDACHMENT, A DRIVEWAY EASEMENT SHALL BE GRANTED TO PARCEL 913559 ACROSS THE NORTHEASTERLY CORNER OF LOT 1.

REVISIONS:  
 1.



SCALE: 1"=30'



**LEGEND**

- IP IRON PIN
- N/F NOW OR FORMERLY
- T.M. TAX MAP
- FD FOUND IN FIELD
- FM FILED MAP
- DWG. DWELLING
- PIPE IRON PIPE
- MON CONC. MONUMENT
- SRT SET IN FIELD
- (BIT) BITUMINOUS (ASPHALT)
- L1708/P0507 DEED LIBER/PAGE
- STONE WALL
- PROPERTY LINE (SUBJECT LOT)
- PROPERTY LINE (OTHER LOTS)
- PROPERTY LINE (PROPOSED)
- OVERHEAD SVC. WIRES
- \*\*\*\*\* FENCE
- ⊕ UTILITY POLE
- PROPERTY CORNER/DIRECTION CHANGE

**OWNERS CERTIFICATION**  
 WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND DETAILS AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON, AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

on file with original document

PATRICK O'MARA      DATE \_\_\_\_\_

**DATA TABLES**

ZONE: SR (SUBURBAN RESIDENTIAL)	REQUIRED	LOT 1	LOT 2
LOT AREA (ACRES)	1.0	1.246	1.486
MINIMUM LOT DIMENSIONS: TOWN ROAD FRONTAGE 200'	200'	200'	261'

**REFERENCE MAPS**  
 TAX MAP 132800-7059-00  
 917529 (EXISTING PARCEL)  
 ADDRESS:  
 COLEMAN LANE  
 DOVER, NY 12595

FINAL PLAT  
 PROPOSED 2 LOT SUBDIVISION OF LANDS OF  
 PATRICK O'MARA  
 TOWN OF DOVER  
 COUNTY OF DUTCHESS  
 STATE OF NEW YORK  
 MARCH 26, 2012

LLL  
 29-41