DUTCHESS COUNTY HEALTH DEPARTMENT

This plan does not constitute a realty subdivision as defined by Article XI, Title II, Section1115 of the public health law of the State of New York and Article XI of the Dutchess County Sanitary Code.

Permission if 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)

TOWN OF DOVER PLANNING BOARD

Brenda J. Masterson, an owner of the property shown hereon, has complies with the provisions of the Land Subdivision regulations The Planning Board after due notice and a public hearing held on _____ 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: _____

Town Planning Board Chair

OWNERS' CONSENT

The undersigned, owners of the properties affected by this plan state that they are familiar with this map and its contents and hereby consent to all of the terms and conditions as stated hereon and to the filing of this map in the office of the Clerk of the County of Dutchess.

_____

Brenda J. Masterson

_____

Kenneth J. Grey

_____

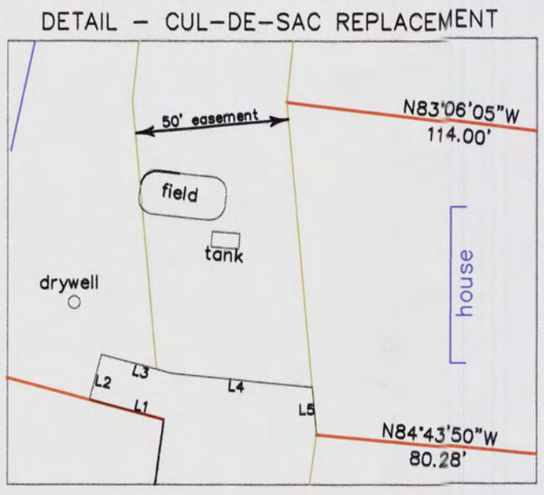
Patricia A. Grey

Prepared by Eric W. Gardell, P.E, L.S. from field survey and record information (see Note #1)

_____

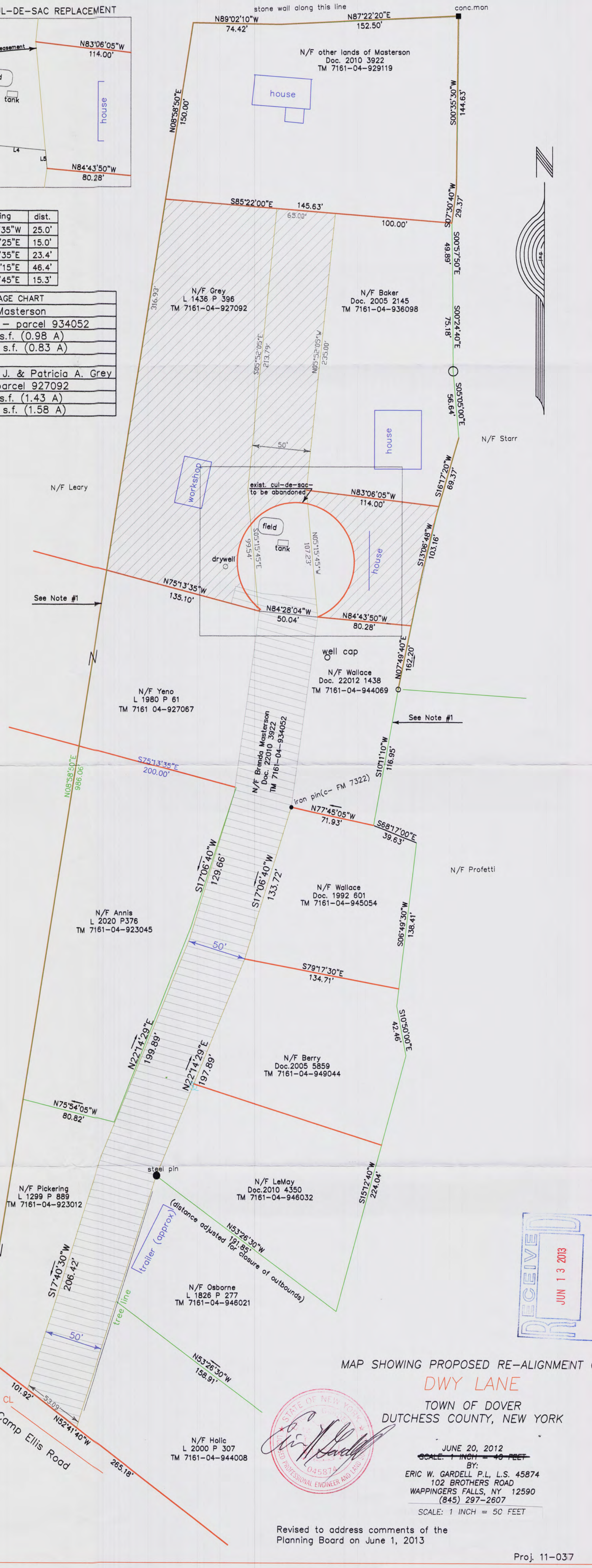
Eric W. Gardell (date)

DETAIL – CUL–DE–SAC REPLACEMENT



line #	bearing	dist.
L1	N75°13'35"W	25.0'
L2	N14°46'25"E	15.0'
L3	S75°13'35"E	23.4'
L4	S84°23'15"E	46.4'
L5	S05°15'45"E	15.3'

ACREAGE CHART
Lands of Brenda Masterson
Doc: 22010 3922 – parcel 934052
exist: 42,719 s.f. (0.98 A)
final: 36,180 s.f. (0.83 A)
Lands of Kenneth J. & Patricia A. Grey
L 1436, P 396– parcel 927092
exist: 62,192 s.f. (1.43 A)
final: 68,731 s.f. (1.58 A)



LOCATION PLAN SCALE: 1"=400'

LEGEND

- steel pin — steel pin – found
- conc.mon — concrete monument – found
- same owner on both sides of line
- Lands of Grey
- Revised 50' right of way (Masterson)
- utility pole

NOTES:

1. Outbounds of parcel described in Liber 1171 Page 388 and called as earlier deed in several of the parcels shown hereon.
2. This map does not represent surveys of all of the individual parcels shown hereon. It does, however, accurately depict the overall parcel (see note #1) as we;; as the newly described Dwy Lane.
3. The cul–de–sac shown hereon is to be removed.
4. Zoning: RU
5. A 15' x 20' turn–around is to be constructed of 9" of compacted gravel. A "NO PARKING" sign is to be placed for the new turn–around. The area of the turn–around is to be added to the deed description of the roadway (Doc. 22010 3922).
6. The location of the existing septic tank, field and dry well are as identified by Kenneth Grey, the owner and installer.

RECEIVED JUN 13 2013

MAP SHOWING PROPOSED RE–ALIGNMENT OF

DWY LANE

TOWN OF DOVER
DUTCHESS COUNTY, NEW YORK

JUNE 20, 2012
~~SCALE: 1 INCH = 40 FEET~~
BY:
ERIC W. GARDELL P.L, L.S. 45874
102 BROTHERS ROAD
WAPPINGERS FALLS, NY 12590
(845) 297–2607

SCALE: 1 INCH = 50 FEET

STATE OF NEW YORK ERIC W. GARDELL 045874 LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR

Revised to address comments of the Planning Board on June 1, 2013

Proj. 11–037