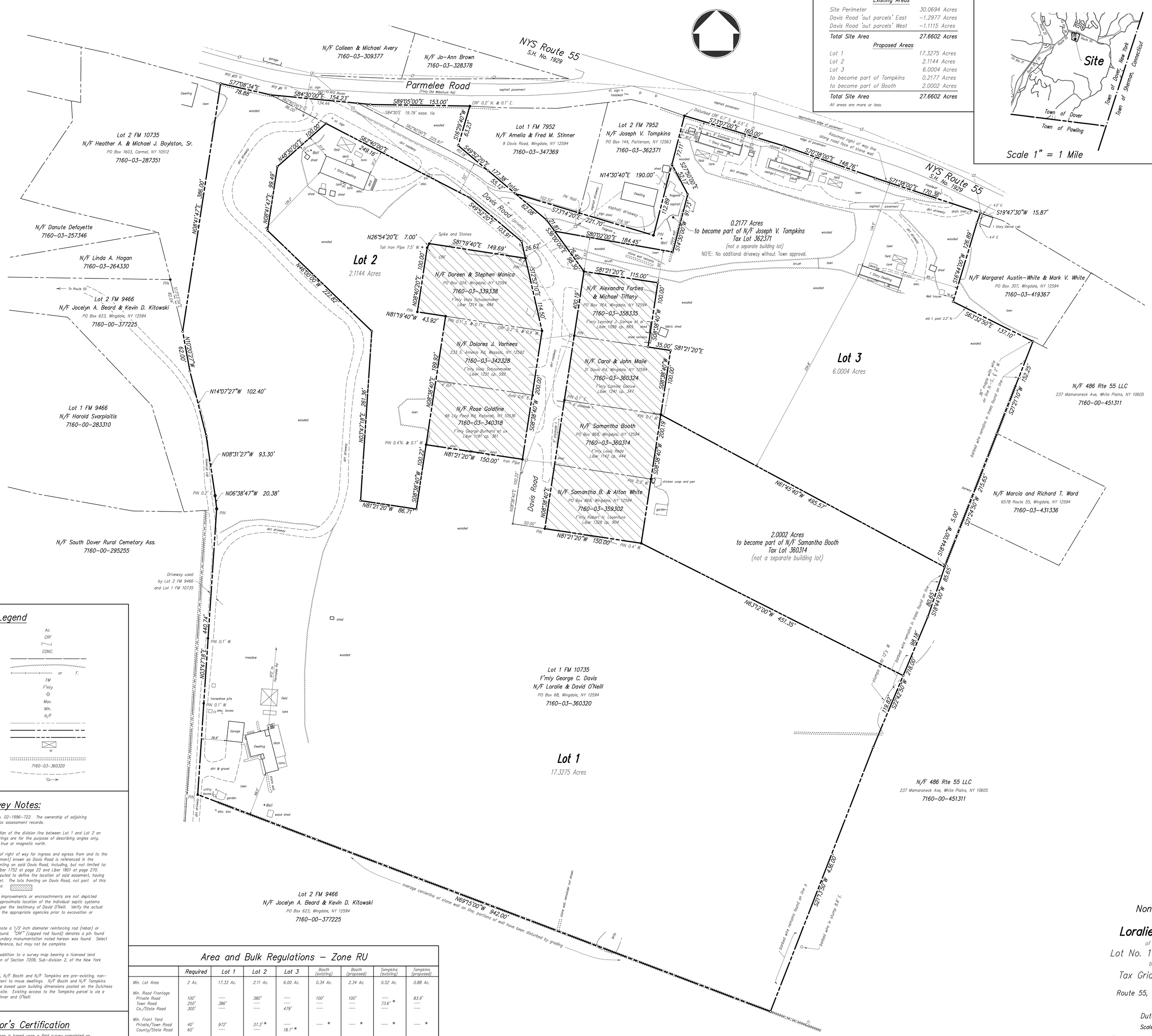


Area Summary

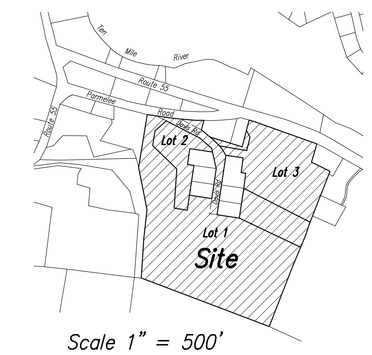
Existing Areas	
Site Perimeter	30.0694 Acres
Davis Road "out parcels" East	~1.2977 Acres
Davis Road "out parcels" West	~1.1115 Acres
Total Site Area	**27.6602 Acres**
Proposed Areas	
Lot 1	17.3275 Acres
Lot 2	2.1144 Acres
Lot 3	6.0004 Acres
to become part of Tompkins	0.2177 Acres
to become part of Booth	2.0002 Acres
Total Site Area	**27.6602 Acres**

All areas are more or less.

Vicinity Map

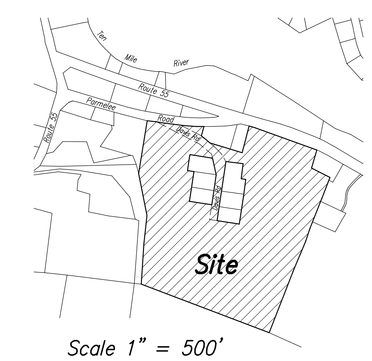
Scale 1" = 1 Mile

Key Map



Scale 1" = 500'

Conditions Before Subdivision



Scale 1" = 500'

Owner and Subdivider

Loralie O'Neill and David O'Neill
PO Box 68
Wingdale, NY 12594

Consent to File

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends, and hereby consent to all said terms and conditions as stated hereon and to the filing of this map in the Office of the Clerk of the County of Dutchess.

Loralie O'Neill _____ Date _____

David O'Neill _____ Date _____

Samantha Booth _____ Date _____

Joseph V. Tompkins _____ Date _____

Planning Board

Town of Dover

The Subdivision **of Loralie and David O'Neill** is in Compliance with the provisions of the Land Subdivision Regulations of the Planning Board, after due notice and a Public Hearing on _____ as prescribed by Section 276 of the Town Law of the State of New York approved the Final Plat as Submitted.

Chairman _____ Date _____

Health Department Note

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 _____

Legend

acre	Ac.
capped rod found	CRF
common ownership	
concrete	CONC.
easement line	
edge of trees or brush	
fence	or F.
filed map	FM
formerly	F'mly
lamp	
maximum	Max.
minimum	Min.
now or formerly	N/F
overhead wires	
property line, record	
property line, this plat	
septic field (approximate)	
sign	
stone row	
tax map grid number	7160-03-360320
unpaved travelled way, edge	
utility pole and guy wire	

Survey Notes:

1. Record deed: Document No. 02-1996-722. The ownership of adjoining properties is based upon tax assessment records.
2. Bearings basis is the meridian of the division line between Lot 1 and Lot 2 on Filed Map No. 10735. Bearings are for the purpose of describing angles only, and are not referenced to true or magnetic north.
3. The private road or grant of right of way for ingress and egress from and to the town highway (access easement) known as Davis Road is referenced in the deeds for the premises fronting on said Davis Road, including, but not limited to: Liber 1245 at page 496, Liber 1752 at page 22 and Liber 1851 at page 270. Dimensions have been computed to define the location of said easement, having a minimum width of 50 feet. The lots fronting on Davis Road, not part of this subdivision, are shaded thus:
4. The location of subsurface improvements or encroachments are not depicted hereon, EXCEPT that the approximate location of the individual septic systems are depicted schematically per the testimony of David O'Neill. Verify the actual location of all utilities with the appropriate agencies prior to excavation or construction.
5. Corners noted as "PIN" denote a 1/2 inch diameter reinforcing rod (rebar) or smooth steel or iron bar found. "CRF" (capped rod found) denotes a pin found with a plastic cap. All boundary monumentation noted hereon was found. Select possession is shown for reference, but may not be complete.
6. 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.
7. Structures on Lot 2, Lot 3, N/F Booth and N/F Tompkins are pre-existing, non-conforming. There is no intent to move dwellings. N/F Booth and N/F Tompkins Surface Coverage values are based upon building dimensions posted on the Dutchess County Parcel Access web site. Existing access to the Tompkins parcel is via a driveway easement over Stinner and O'Neill.

Land Surveyor's Certification

I hereby certify that this map is based upon a field survey completed on August 21, 2012 and that this map was completed on Jan. 23, 2013 and subsequently revised as noted hereon.

Kenneth B. Salzmann, New York Land Surveyor Lic. No. 49712

Area and Bulk Regulations – Zone RU

	Required	Lot 1	Lot 2	Lot 3	Booth (existing)	Booth (proposed)	Tompkins (existing)	Tompkins (proposed)
Min. Lot Area	2 Ac.	17.33 Ac.	2.11 Ac.	6.00 Ac.	0.34 Ac.	2.34 Ac.	0.52 Ac.	0.88 Ac.
Min. Road Frontage								
Private Road	100'	—	380'	—	100'	100'	—	83.9'
Town Road	250'	386'	—	—	—	—	73.6' *	—
Co./State Road	300'	—	—	479'	—	—	—	—
Min. Front Yard								
Private/Town Road	40'	972'	37.3' *	—	— *	— *	— *	— *
County/State Road	60'	—	—	18.7' *				
Min. Side Yard	30'	38.8'	37.9'	30.2'	— *	— *	— *	— *
Min. Rear Yard	50'	68.0'	120.2'	334.8'	— *	— *	— *	— *
Max. Impermeable Surface Coverage	10%	0.55%	2.80%	1.94%	6.81% *	1.00% *	6.49% *	3.81% *

* Refer to Note 7.

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50' 0' 50' 100' 150'
SCALE IN FEET

Plat
of
Non-Realty Subdivision
prepared for
Loralie and David O'Neill
of the premises designated as
Lot No. 1 on Filed Map No. 10735
being further designated as
Tax Grid No. 7160-03-360320
located at
Route 55, Parmelee Road and Davis Road
Town of Dover
Dutchess County, New York

Scale 1" = 50' January 23, 2013
Revised June 10, 2013 – Lot Configurations; Bulk Table
Revised August 19, 2013 – Planning Board Comments

Prepared by Kenneth B. Salzmann, Land Surveyor
12 Hunter Lane, PO Box 498, Pawling, NY 12564 (845) 855-3885

741B.A12.2.rpo

Project No. 741