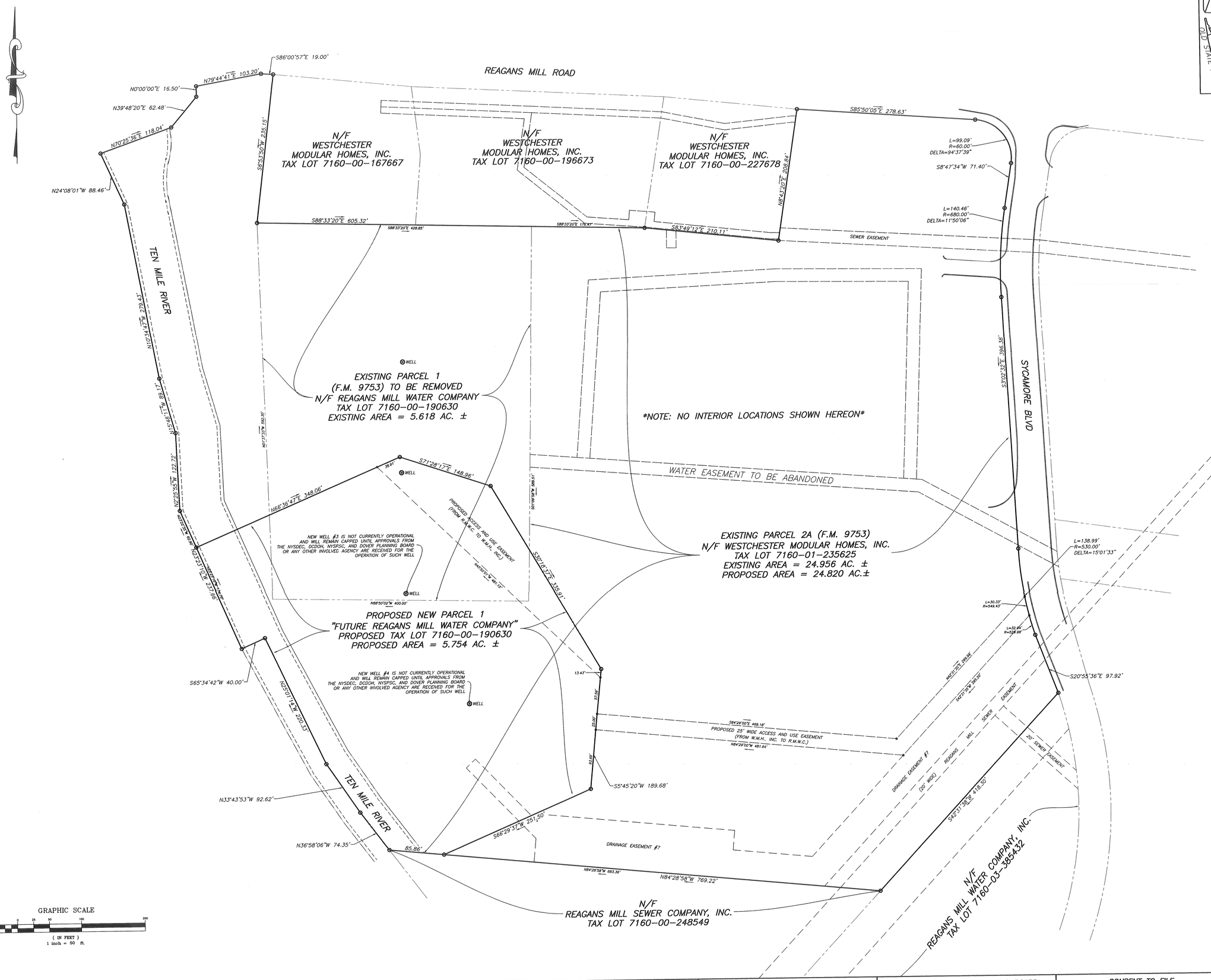

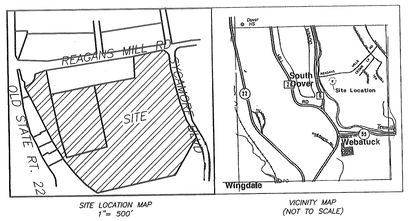

SITE LOCATION MAP
1"= 500'

VICINITY MAP
(NOT TO SCALE)

ZONING TABLE – DISTRICT CO

	REQUIRED	PROP. PARCEL 1	PROP. PARCEL 2A
MIN. LOT SIZE (AC.±)	1	5.754	24.820
MIN. RD FRONTAGE	200'	EASEMENT	1223.2'
MIN. F.Y.S.B.	50'	N/A	N/A
MIN. S.Y.S.B.	30'	N/A	N/A
MIN. R.Y.S.B.	50'	N/A	N/A
MAX IMP. SURFACE (%)	40%	N/A	N/A
MAX HEIGHT	35'	N/A	N/A
MAX FOOTPRINT (S.F.)	200,000	N/A	N/A

NOTE: FLEXIBLE LOT SUBDIVISION – PLEASE REFER TO 145-19C AND 145-22 IN THE TOWN OF DOVER ZONING REGULATIONS

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TERRY BERGENDORFF COLLINS
52 STARR RIDGE ROAD
BREWSTER, NEW YORK 10509
P:845.279.4261 F:845.279.6838
WWW.TERRYBERGENDORFFCOLLINS.COM

SURVEYORS SEAL

STATE OF NEW YORK · TERRY BERGENDORFF COLLINS · 49691 · LICENSED LAND SURVEYOR

N.Y.S. LICENSE NO. 49691

LOT LINE ADJUSTMENT MAP

PREPARED FOR

WESTCHESTER MODULAR HOMES, INC. & REAGANS MILL WATER COMPANY, INC.

BEING

LOT PARCELS 1 AND 2A

AS SHOWN ON

"RE-SUBDIVISION PLAT OF PARCEL 2 PREPARED FOR WOOD WINDS"
FILED MAP NO. 9753, FILED 8/6/1993.
SITUATE IN

TOWN OF DOVER — DUTCHESS CO., N.Y.

SCALE: 1" = 50' — SEPTEMBER 27, 2013

COPYRIGHT © 2013 TERRY BERGENDORFF COLLINS, ALL RIGHTS RESERVED

PARCEL DATA

PARCEL #	PARCEL # 1	PARCEL # 2A
EXISTING TAX ID No.	7160-00-190630	7160-01-235625
PROPOSED TAX ID No.	7160-00-190630	7160-01-235625
ZONE DISTRICT	CO	CO
EXISTING AREA (AC.±)	5.618 AC. ±	24.956 AC. ±
PROPOSED AREA (AC.±)	5.754 AC. ±	24.820 AC. ±

TOWN OF DOVER, N.Y. PLANNING BOARD

THE SUBDIVISION IS IN COMPLIANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS. 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

CONSENT TO FILE

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, STATE THAT THE OWNERS ARE FAMILIAR WITH THIS MAP, IT'S CONTENTS AND IT'S LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP.

WESTCHESTER MODULAR HOMES, INC.
30 REAGANS MILL ROAD
WINGDALE, NEW YORK 12594
DATE 9/30/2013

REAGANS MILL WATER COMPANY, INC.
30 REAGANS MILL ROAD
WINGDALE, NEW YORK 12594
DATE 9/30/2013

REVISIONS

DATE	DESCRIPTION	BY

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION # 7209 OF THE NEW YORK STATE EDUCATION LAW. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON ARE NOT CERTIFIED. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

JOB NO. WESTCHESTER MODULAR HOMES 7160-01-235625

FIELD PARTY: BB/SB DRAWN BY: EF CHECKED BY: TBC

Z:\DRAWINGS\LETTER\WESTCHESTER MODULAR, DOVER\RMWC LOTLINE ADJUSTMENT\LOTLINE ADJUSTMENT 9.30.13.dwg, 9/30/2013 12:40:04 PM, 1:1, EF