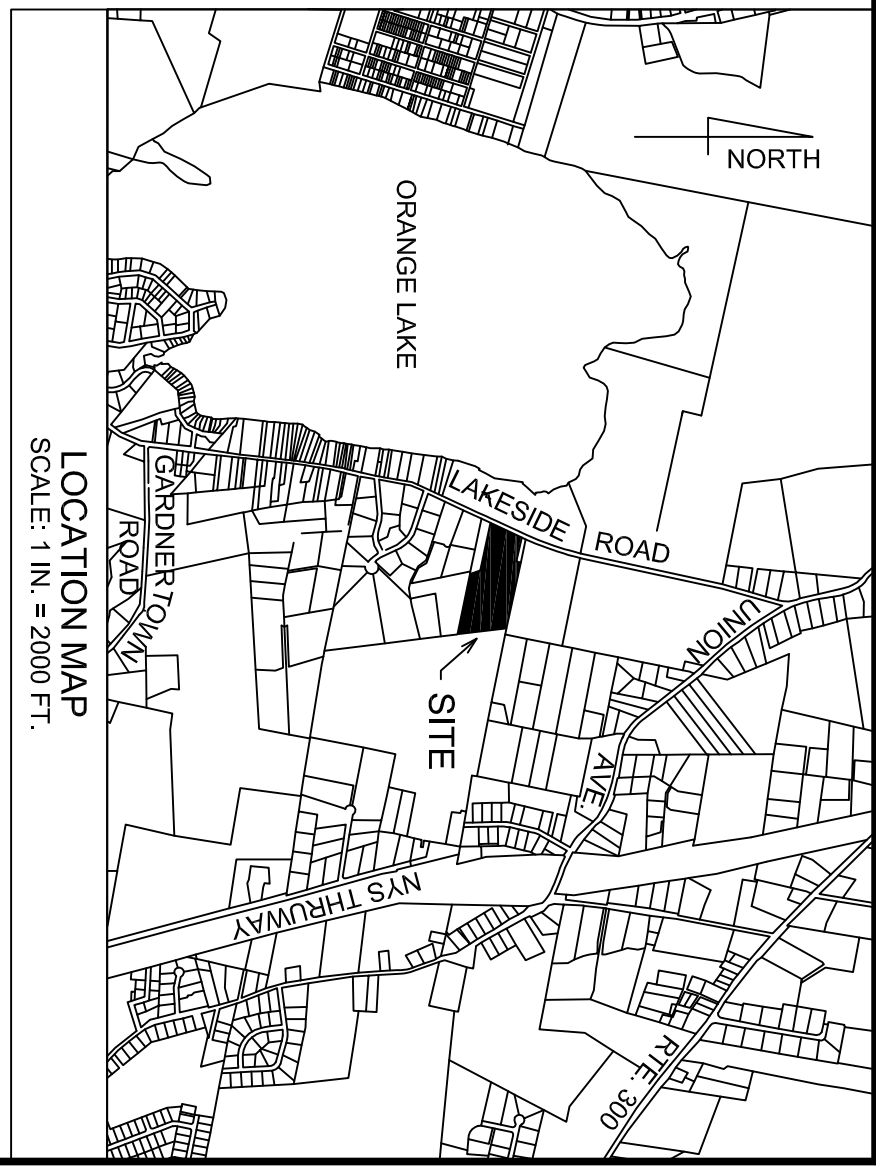


① DENOTES LOT NOS. AS PER A MAP ENTITLED "SUBDIVISION PLAN FOR THE LAKESIDE ROAD LOTS OF PINNACLE HOMES OF NEW YORK, INC. AND VINCENT J. DOCE," DATED JUNE 16, 2005, LAST REVISED OCTOBER 7, 2005 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE NOVEMBER 2, 2005 AS MAP NO. 83205.

- LEGEND:**
- S- SEWER LINE
 - M- EXIST. MANHOLE
 - H- EXIST. HYDRANT
 - W- EXIST. WATER VALVE
 - C- EXIST. CURB BOX
 - U- UTILITY POLE
 - E- EXIST. CONTOUR LINE
 - +520- EXIST. SPOT ELEVATION
 - o- STONEWALL
 - F- FORCEMAIN



ZONE TABLE: ZONE - R1

REGULATION	MINIMUM	OR	MAXIMUM
LOT AREA	40,000 SF	3.03 AC +/-	2,292 AC +/-
LOT WIDTH	150 FT	150 FT	400 FT +/-
LOT DEPTH	150 FT	150 FT	400 FT +/-
REAR YARD	40 FT	44 FT +/-	46 FT +/-
ONE SIDE YARD	30 FT	36 FT +/-	51 FT +/-
BOTH SIDE YARDS	80 FT	81 FT +/-	329 FT +/-

NOTES:

1. TOTAL PARCEL AREA = 10.05 AC +/-
2. TOWN OF NEWBURGH TAX MAP PARCEL SECTION 28 BLOCK 1 LOT 18.2
3. OWNER'S APPLICANT: ORCHARD PROPERTIES, INC.
550 ROUTE 299
HIGHLAND, NY 12528
4. LOT NO. 1 THROUGH LOT NO. 3 SHALL HAVE THE RIGHTS OF INGRESS AND EGRESS, AS WELL AS THE RIGHT TO PLACE UTILITIES, OVER THE 50 FOOT WIDE RIGHT-OF-WAY AND COMMON DRIVE SHOWN HEREON. AN APPROPRIATE RIGHT-OF-WAY, MAINTENANCE AND LIABILITY AGREEMENT SHALL BE FILED IN THE ORANGE COUNTY CLERK'S OFFICE AND THE TOWN OF NEWBURGH CODE COMPLIANCE OFFICE.
5. WETLAND BOUNDARY DELINEATED BY MICHAEL NOWICKI, WETLAND BIOLOGIST.

OWNERS' ENDORSEMENT:
I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS PLAN AND HEREBY CONCUR WITH ALL TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS PLAN.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JUNE 15, 2005.

TOWN OF NEWBURGH PLANNING BOARD
ORCHARD PROPERTIES, INC.

SUBDIVISION PLAN
FOR
ORCHARD PROPERTIES, INC.
242 SOUTH PLANK ROAD, NEWBURGH, NY 12550
ORANGE COUNTY, NEW YORK
DATE: JANUARY 26, 2012 SCALE: 1 IN. = 80 FT.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS - ENGINEERS - PLANNERS
242 SOUTH PLANK ROAD, NEWBURGH, NY 12550
TEL. 845 561-1770 FAX 845 561-7738

DATE	REVISION

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

PETERS & JAROSEK
T.M. 28-1-20.1

PETERS & JAROSEK
SIBL 28-1-20.22

LOGGAR
SIBL 28-1-20.24

DISANCO-FINE
SIBL 34-1-1.13