SURVEY PLAT
FOR LANDS TO BE CONVEYED TO:
BRIAN AGNEW

7 BEECH STREET
TOWN OF NEWBURGH,
COUNTY OF ORANGE, STATE OF NEW YORK

SCALE: 1" = 30 FEET
DATE: AUGUST 21, 2017

TAX MAP DESIGNATION: SECTION 83, BLOCK 2, LOT 7.1
DEED REFERENCE: LIBER 5206 PAGE 341
TOTAL AREA: 17,284 Sq. Ft. or 0.397 ± Acres

NOTES:

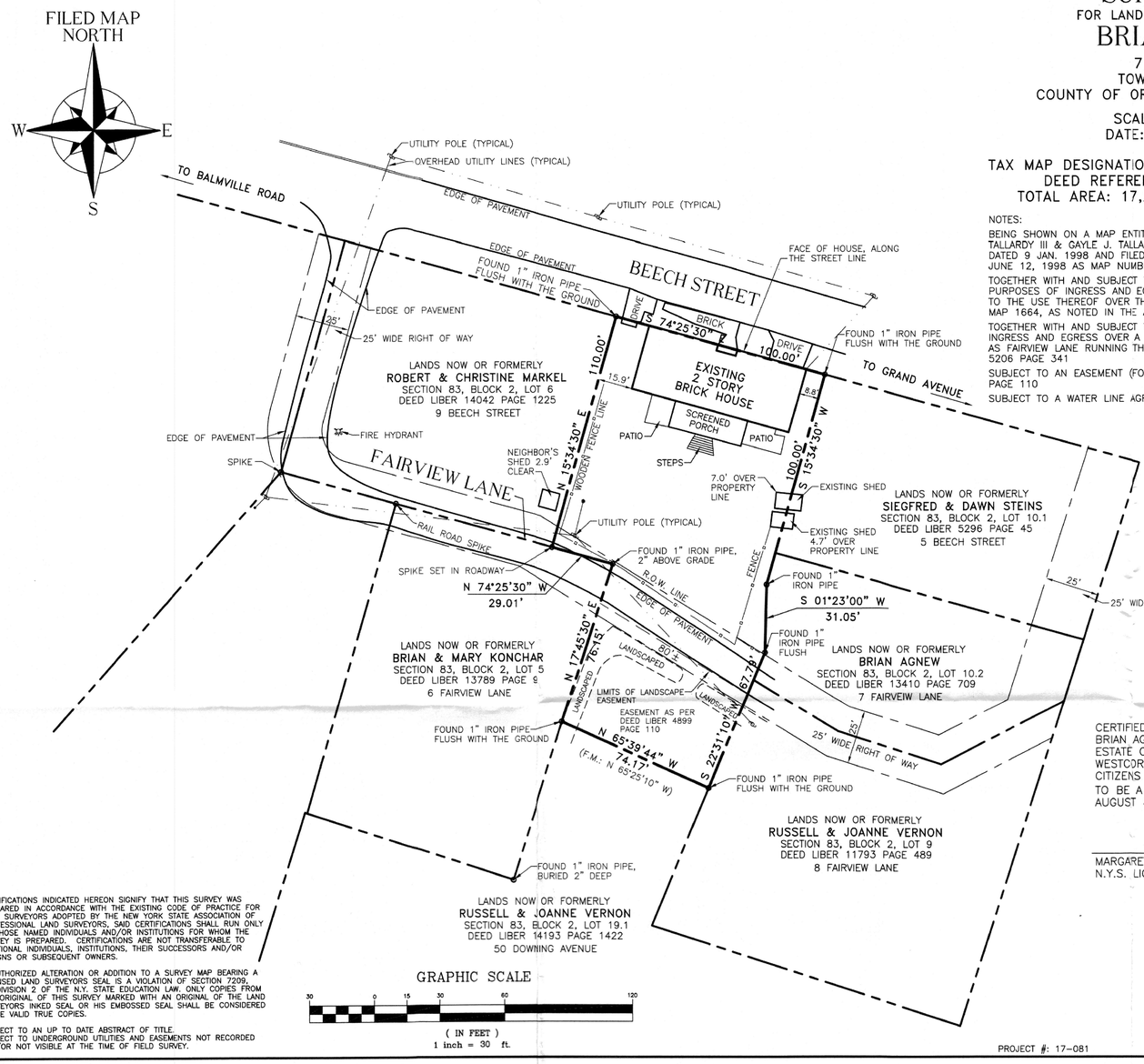
BEING SHOWN ON A MAP ENTITLED "LOT LINE CHANGE PLAN FOR: CHARLES C. TALLARDY III & GAYLE J. TALLARDY", PREPARED BY GREVAS & HILDRETH, P.C. DATED 9 JAN. 1998 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 12, 1998 AS MAP NUMBER 104-98.

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY AND EASEMENT FOR ALL PURPOSES OF INGRESS AND EGRESS IN CONNECTION WITH OTHERS ENTITLED TO THE USE THEREOF OVER THE PRIVATE ROADWAY AS LAID OUT ON FILED MAP 1664, AS NOTED IN THE ABOVE REFERENCED DEED.

TOGETHER WITH AND SUBJECT TO THE RIGHTS OF OTHERS FOR PURPOSES OF INGRESS AND EGRESS OVER A TWENTY-FIVE FOOT WIDE PRIVATE ROAD KNOWN AS FAIRVIEW LANE RUNNING THROUGH THESE PREMISES, AS PER DEED LIBER 5206 PAGE 341

SUBJECT TO AN EASEMENT (FOR LANDSCAPING) AS PER DEED LIBER 4899 PAGE 110

SUBJECT TO A WATER LINE AGREEMENT AS PER DEED LIBER 1890 PAGE 3



LEGEND
- UTILITY POLE
- OVERHEAD UTILITY LINES
- FENCE LINE
- WATER VALVE
- ANCHOR

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

CERTIFIED TO:
BRIAN AGNEW,
ESTATE OF KAREN M. KREUSSER,
WESTCOR LAND TITLE INSURANCE COMPANY
CITIZENS BANK,
TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON AUGUST 8, 2017

MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. No. 50253

PREPARED BY:
MARGARET M. HILLRIEGEL
LICENSED
LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
PHONE #: (845) 744-2072

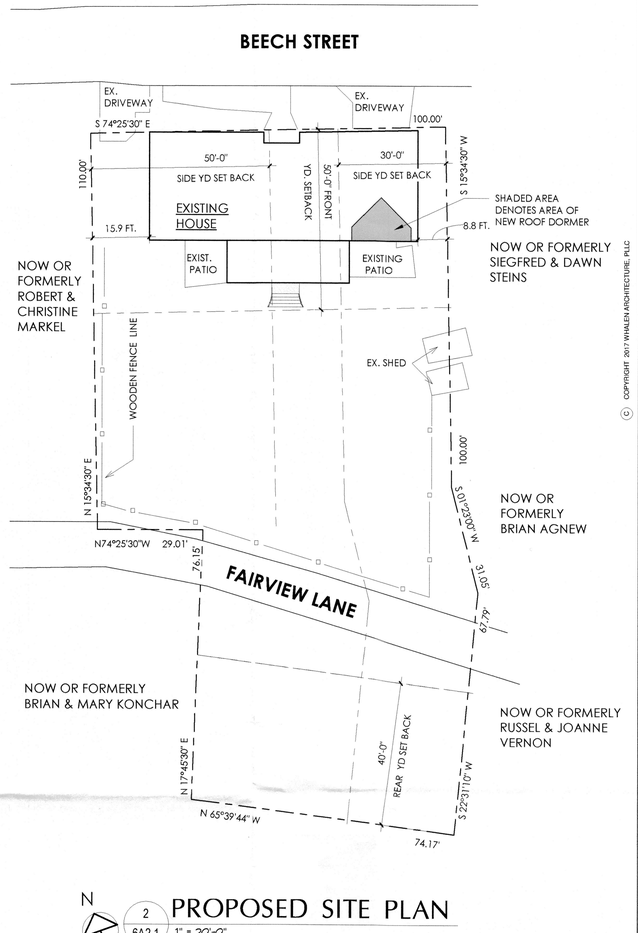
PROJECT #: 17-081

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

1 / 6A2.1 EXISTING SURVEY
1" = 30'-0"



N
2 / 6A2.1 PROPOSED SITE PLAN
1" = 20'-0"

ALL SITE PLAN INFORMATION TAKEN FROM A SURVEY AS PREPARED BY:
MARGARET M. HILLRIEGEL
LLICENCED LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NY 12566
(845) 744-2072
DATE: 8.21.2017

WHALEN ARCHITECTURE plic
1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331 WHALENARCHITECTURE.COM

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REVISIONS / ISSUE DATES

NO.	DESCRIPTION	BY	DATE
	ISSUED TO BUILDING DEPARTMENT	SW/JD	12/15/21
	ISSUED TO ZBA	SW	2/3/22

PROJECT NAME:
Renovations for:
Agnew Residence
7 Beech Street
Newburgh, NY 12550

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION UNLESS SIGNED BY THE SIGNATURE OF THE ARCHITECT OF RECORD

REGISTERED ARCHITECT STEPHEN A WHALEN STATE OF NEW YORK 030238

DRAWING TITLE:
EXISTING SURVEY / PROPOSED SITE PLAN

DRAWN BY: SW/JD
SHEET: 6 OF 6
DATE: 06/18/21
SCALE: As indicated

DRAWING NO:
6A2.1

PROJECT PHASE:
CD