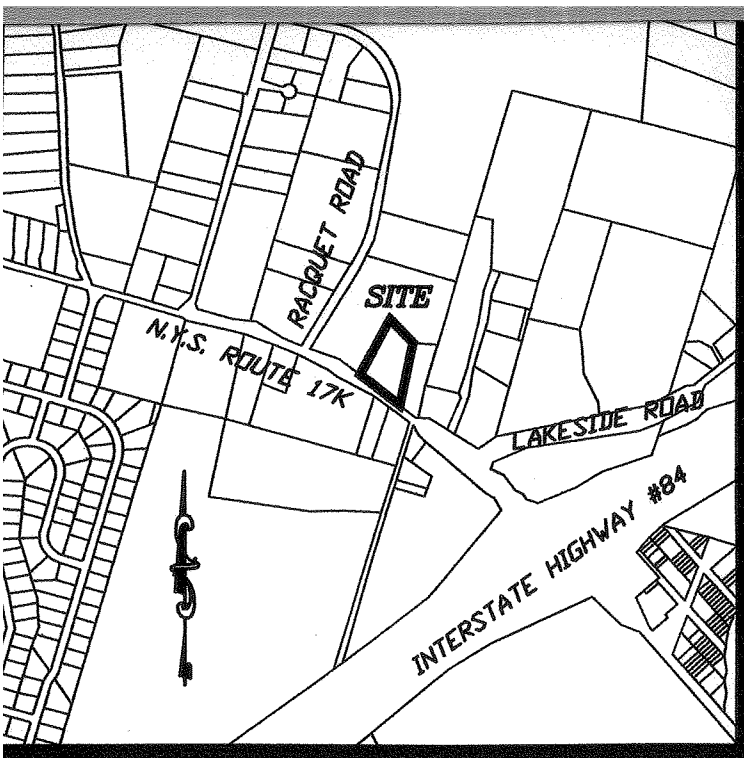


LANDS NOW OR FORMERLY
CCFV REALTY, INC.
SECTION 86, BLOCK 1, LOT 85.1
LIBER 2631, PAGE 145



LOCATION MAP

ZONING REGULATIONS:

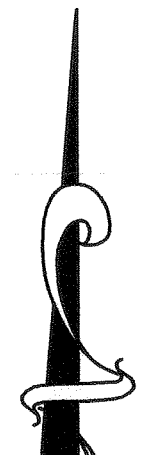
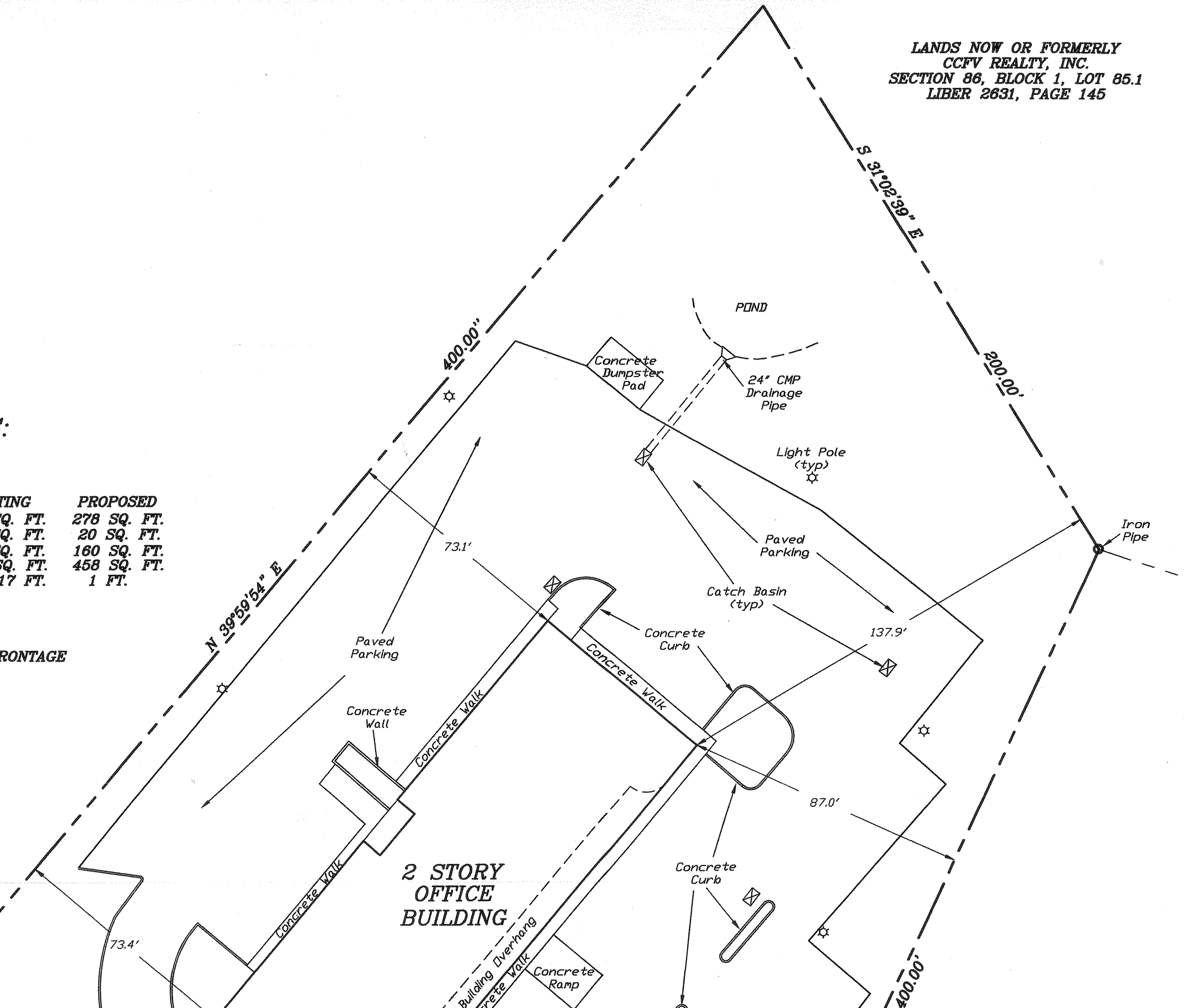
ZONE: IB - INTERCHANGE BUSINESS

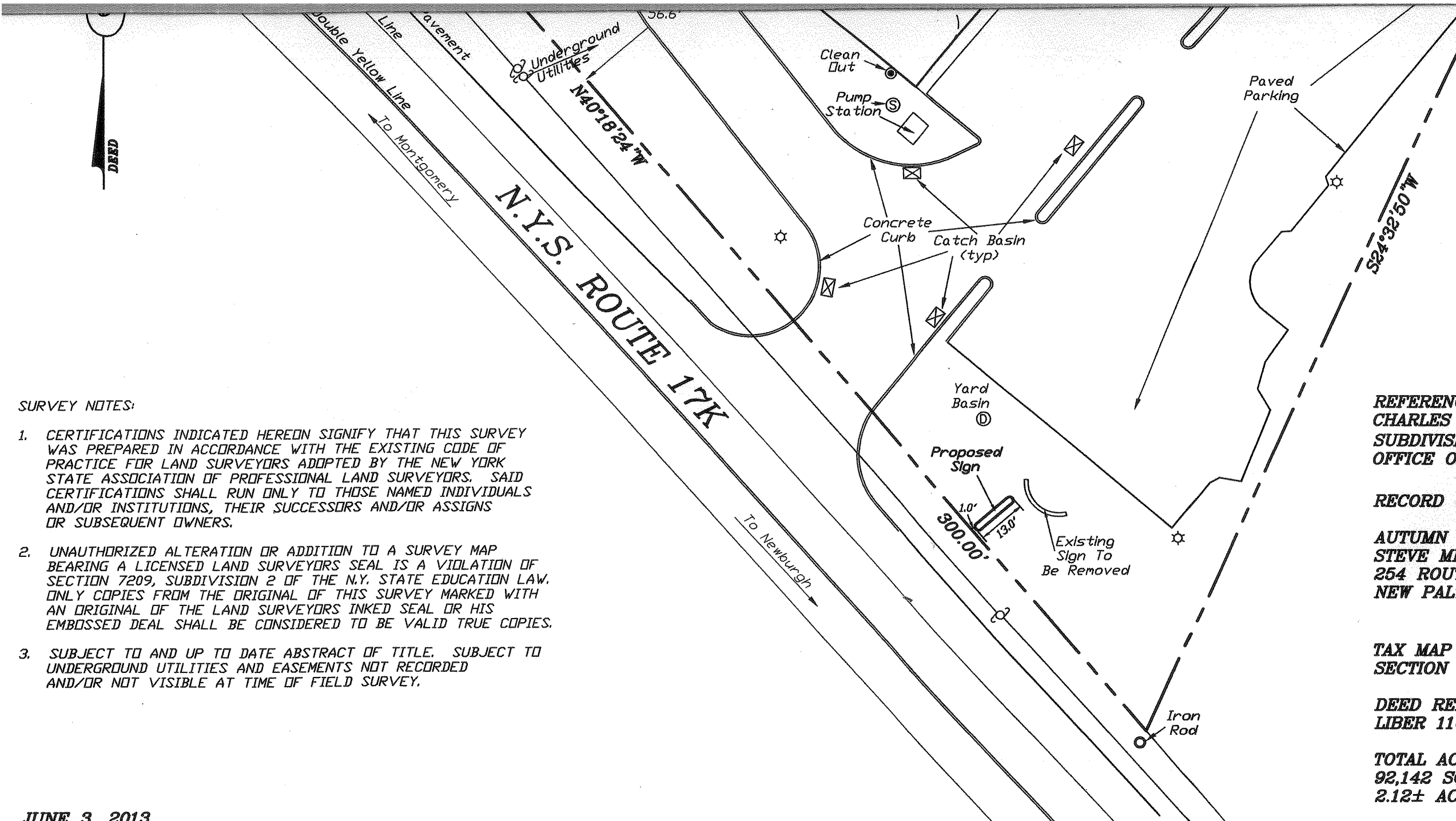
SIGN REGULATIONS : BUSINESS SIGN

	PERMITTED	EXISTING	PROPOSED
FREE STANDING ROAD SIGN	N/A	80 SQ. FT.	278 SQ. FT.
DIRECTIONAL SIGNS	N/A	40 SQ. FT.	20 SQ. FT.
INDIVIDUAL ATTACHED SIGNS	N/A	127 SQ. FT.	160 SQ. FT.
TOTAL SIGNAGE	150 SQ. FT.	247 SQ. FT.	458 SQ. FT.
DISTANCE FROM STREET LINE	15 FT.	17 FT.	1 FT.

MAXIMUM PERMITTED:
SIGN AREA = 1/2 OF TOTAL LENGTH OF STRET FRONTAGE
OF THE LOT IN LINEAR FEET

300 LN. FT. FRONTAGE =
150 SQ. FT. SIGN PERMITTED





LANDS NOW OR FORMERLY
 L.B.K. REALTY CO., INC.
 SECTION 86, BLOCK 1, LOT 35.21
 LIBER 2451, PAGE 128

REFERENCE: LOT # 3 ON A MAP ENTITLED "PLAN FC CHARLES CATANZARO AND RICHARD FRACASSE, MINOR SUBDIVISION", FILED IN THE ORANGE COUNTY CLERK OFFICE ON MAY 16, 1985, AS MAP # 7063.

RECORD OWNER:
 AUTUMN SKY DEVELOPMENT CO., INC.
 STEVE MICHALSKI
 254 ROUTE 17K
 NEW PALTZ, NEW YORK 12561

TAX MAP DESIGNATION:
 SECTION 86, BLOCK 1, LOT 86

DEED REFERENCE:
 LIBER 11026 PAGE 1596

TOTAL ACREAGE:
 92,142 SQ. FT.
 2.12± ACRES

SURVEY NOTES:

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

JUNE 3, 2013

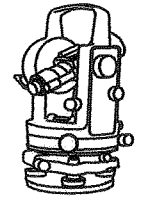
CERTIFY TO:

AUTUMN SKY DEVELOPMENT CO., INC.
 FIRST AMERICAN TITLE INSURANCE COMPANY
 RIVERSIDE BANK

TO BE A TRUE SURVEY COMPLETED IN THE FIELD ON MAY 30, 2013, AND THAT IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT.



DANIEL P. YANOSH, L.L.S.
 N.Y.S. LIC. #49561

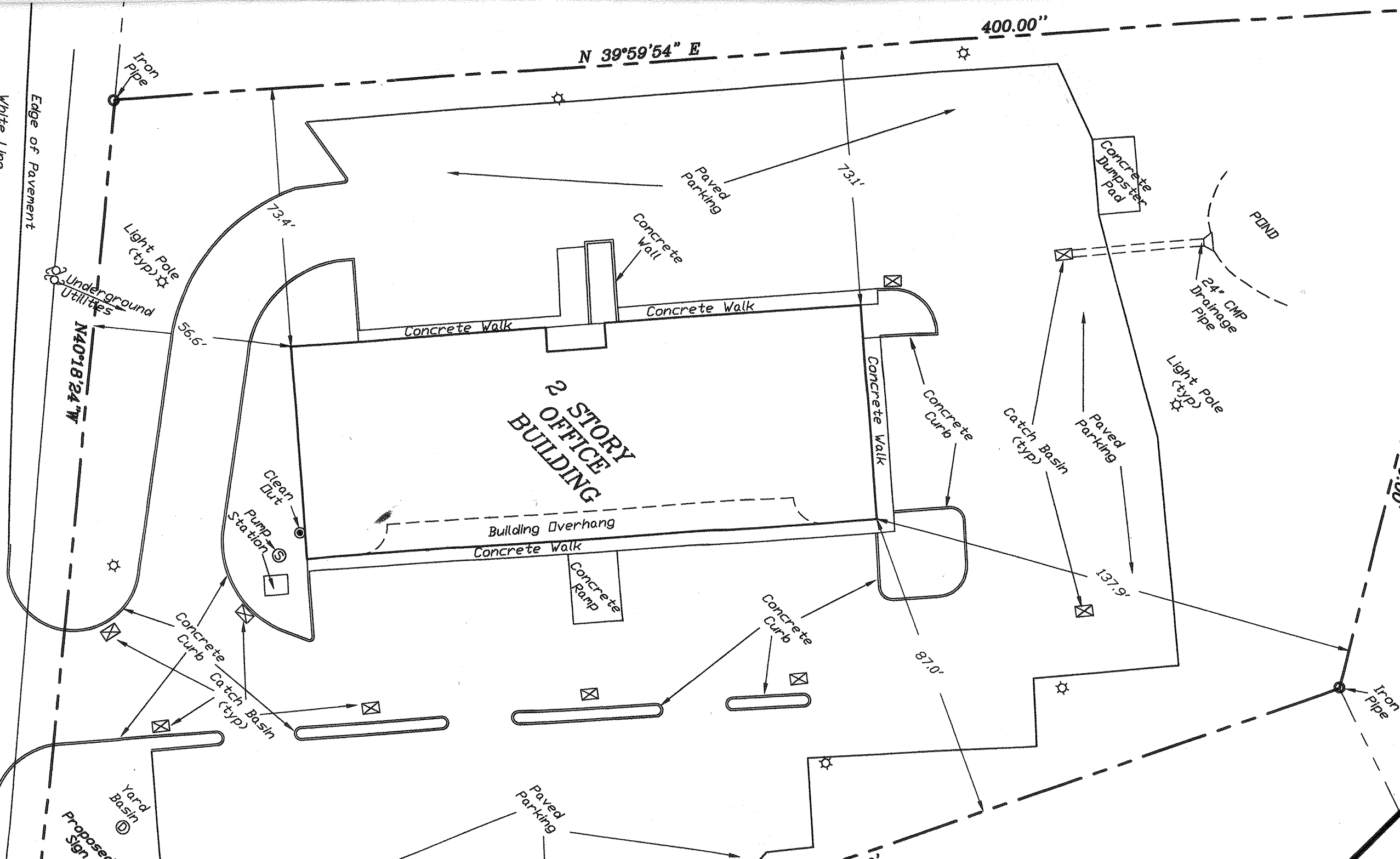
	REVISED: OCTOBER 1, 2013 - PROPOSED SIGN AND ZONING			
	DANIEL P. YANOSH N.Y.S. L.S. 26 COUTANT ROAD - P.O. BOX 320 CIRCLEVILLE, NEW YORK 10919 PHONE #: (845) 361 - 4700 FAX #: (845) 361 - 4722			
SITE PLAN FOR AUTUMN SKY PLAZA 254 N.Y.S. ROUTE 17K TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK				SHEET # 1 of 1
DRAWN BY: D.P.Y.	CHECKED BY: D.P.Y.	SCALE: 1"=30'	DATE: JUNE 3, 2013	JOB #: 2013-021

Double Yellow Line

White Line

Edge of Pavement

N V S DOTTED



400.00''

N 39°59'54" E

Iron Pipe

Concrete Dumpster Pad

POND

24" CMP Drainage Pipe

Light Pole (typ)

Catch Basin (typ)

Paved Parking

200.00''

Iron Pipe

87.0'

137.9'

Concrete Curb

Concrete Ramp

Building Overhang

Concrete Walk

Concrete Walk

Concrete Walk

Concrete Wall

Paved Parking

Clean Out Pump Station

56.5'

73.4'

400.00''

Paved Parking

Yard Basin

Proposed Sign

30'