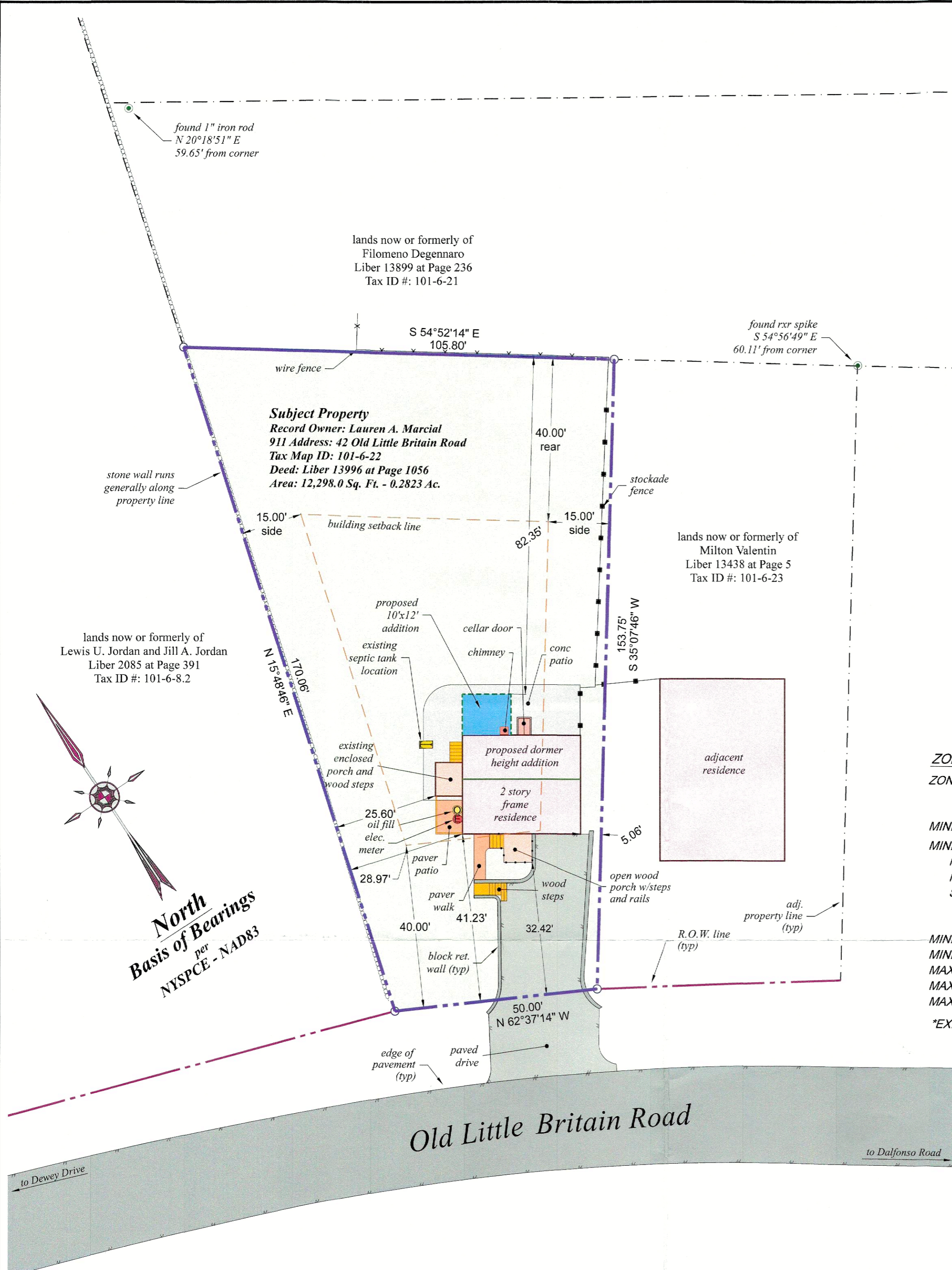




(viewed ?erly)



**ZONING SCHEDULE**

ZONE: R-2, single family, private sewer, town water

	REQUIRED 17,500s.f.	PROPOSED *12,298s.f.
MINIMUM LOT AREA		
MINIMUM YARDS (feet)		
FRONT	40'	*34'
REAR	40'	82'
SIDE		
ONE	15'	*5'
BOTH	30'	30'
MINIMUM LOT WIDTH (feet)	100'	*63'
MINIMUM LOT DEPTH (feet)	125'	158'
MAXIMUM LOT SURFACE COVERAGE (%)	30%	18%
MAXIMUM BUILDING HEIGHT	35'	20'
MAXIMUM BUILDING COVERAGE (%)	15%	7%

\*EXISTING NON-COMFORMING

**SURVEYOR'S NOTES:**

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- Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
- Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed-seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
- The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a Title Report and or Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

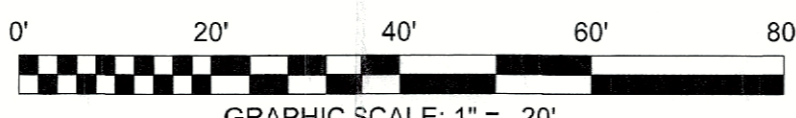
**SURVEYORS' CERTIFICATION:**

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 42 Old Little Britain Road in the Town of Newburgh, County of Orange, State of New York. Completed on August 18th, 2022, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature: *JN* Date: 2/14/23

Jonathan N. Millen, LLS  
1229 Route 300 - Suite 3  
Newburgh, NY 12550

**CERTIFIED TO:**  
I hereby certify to:  
**Lauren A. Marcial**  
The Town of Newburgh



**Jonathan N. Millen, LLS**

PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050746  
CERTIFIED TO BE CORRECT AND ACCURATE



**NOTE:**

**Basis Of Bearings:**

The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on July 6th, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

**REFERENCES:**

- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
- Various Deeds of Record - Liber and Page or Document ID as shown:
- A map entitled, "Moulton Memorial Baptist Church 2 Lot Subdivision Survey Plot", filed in the Orange County Clerk's Office on 09-14-2004 as Filed Map No. 695-04.

**CERTIFICATION NOTES:**

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

**Survey Site Plan**

of the lands of

**Lauren A. Marcial**



**Automated Construction Enhanced Solutions, Inc.**  
**Professional Land Surveying**  
1229 Route 300 - Suite 4 - Newburgh, NY 12550  
Office: 845-943-7198 Field: 914-906-8830 Web: [accessurveying.com](http://accessurveying.com)

Prepared For Tax Map Parcel

**101-6-22**

aka 42 Old Little Britain Road

situated in the

**Town of Newburgh**

**County of Orange, New York 12550**

DATE: 02-14-2023 SCALE: 1"=20' JOB No. 22078MAR DRAWN BY: jsm