



**GENERAL NOTES:**

- TOTAL AREA OF SUBJECT PARCEL: 1.296 ACRES
- TAX MAP IDENTIFICATION NUMBER: SECTION 125, BLOCK 1, LOT 5
- DEED REFERENCE: DEED LIBR 12628, PAGE 1118
- MAP REFERENCES:
- A MAP ENTITLED "MOUNTAIN LAKE SUBDIVISION DATED AUGUST 31, 2005, BY LAMC & TULLY ENGINEERING AND SURVEYING AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON APRIL 7, 2006 AS MAP NUMBER 220-04.
- THIS SURVEY IS SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
- SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF IDENTIFYING THE LOCATION AND DIMENSIONS OF SUCH STRUCTURES AND IMPROVEMENTS. THE SURVEYOR HAS NOT INTERFERED TO MONUMENT THE PROPERTY LINES OR TO THE LOCATION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP BEING THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ENGINEERING AND SURVEYING BOARD AND THAT THE SURVEYOR'S CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE COUNTY CLERK, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
- ISSUING OF A NEW TITLE POLICY OR REVISING OF AN EXISTING POLICY BY A TITLE INSURANCE COMPANY DOES NOT CONSTITUTE AN UPDATE OF THIS SURVEY BY THE SURVEYOR. THE SURVEYOR'S LIABILITY SHALL TERMINATE ANY LIABILITY EXPRESSED ON THIS MAP.
- UNAUTHORIZED COPIES MAY CONTAIN ERRORS, MISREPRESENTATIONS, OR MISLEADING INFORMATION ON IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ORIGINAL IMPRESSION AND INK SIGNATURE. DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
- ONLY TITLE SURVEYS BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED SEAL COPIES ARE UNAUTHORIZED AND UNRELIABLE. UNRELIABLE COPIES, RELATIONS, AND/OR CHANGES.
- UNGROUND UTILITIES AND/OR IMPROVEMENTS OR THE LOCATION OF SUCH UTILITIES AND/OR IMPROVEMENTS ARE NOT SHOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UTILITIES AND/OR IMPROVEMENTS IS SHOWN HEREON, THE SURVEYOR'S LIABILITY IS LIMITED TO THE UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.

**LEGEND**

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EDGE OF ROAD
- CURB LINE
- CONSERVATION EASEMENT LIMITS
- BUILDING SETBACK LINE
- CAPPED REBAR SET
- CATCH BASIN
- ELECTRIC UTILITY BOX
- CABLE UTILITY BOX
- PHONE UTILITY BOX
- DECIDUOUS STREET TREE

**BULK REQUIREMENTS**

MINIMUM BUILDING REQUIREMENTS	REQUIRED	AS SURVEYED
LOT AREA	40,000 SF	55,999 SF
LOT WIDTH	150 FEET	150.0 FEET
LOT DEPTH	100 FEET	372.3 FEET
FRONT YARD	30 FEET	34.0 FEET
REAR YARD	40 FEET	25.1 FEET
SIDE YARD (ONE-SIDE)	30.00 FEET	47.10/42.2 FEET

HOUSE TIES TO SEPTIC FIELD

SEPTIC FIELD CORNER	HOUSE CORNER A	HOUSE CORNER B
1	218.7	228.0
2	243.7	253.1
3	253.7	262.7
4	226.1	212.7

CODE COMPLIANCE DEPARTMENT  
APR 28 2017  
Sign [Signature]

**DRAWING STATUS**

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR:

ISSUE DATE	DATE	SHEET NUMBER
05/08/15	05/08/15	1 OF 1

CONCEPT APPROVAL  
 PLANNING BOARD APPROVAL  
 LOCAL HEALTH SUBDIVISION APPROVAL  
 LOCAL WATERMAIN EXTENSION APPROVAL  
 UTILITY APPROVAL  
 OTHER

FOR CONSTRUCTION APPROVAL THIS SHEET MUST BE SPECIFICALLY FOR THE APPROVAL OF THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

**No. DATE DESCRIPTION**

No.	DATE	DESCRIPTION
0	05/07/14	LEADER
1	10/21/14	ADDED AS-BUILT INFORMATION, A CERTIFICANT
2	04/04/15	ADDED AS-BUILT INFORMATION, A CERTIFICANT
3	05/22/15	REVISED CERTIFICATION ONLY

A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE CONSIDERED UNAUTHORIZED COPY.

UNAUTHORIZED REPRODUCTION OR ALTERATION OF THIS SURVEY MAP WITHOUT THE WRITTEN PERMISSION OF A LICENSED PROFESSIONAL LAND SURVEYOR IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ENGINEERING & SURVEYING PROPERTIES

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MONTGOMERY, NY 12549  
Ph: (845) 457-7727  
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with Innovative Designs

**SURVEY PLAN**

LAWWIN FOREST RIDGE, LLC  
10 COPPER ROCK ROAD  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #: 10335.0105 DRAWN BY: BDB  
DATE: 09/17/14 SCALE: 1" = 40'  
REVISION: 3 - 05/28/15 TAX LOT: 125-1-5

BRIAN B. BARCOCK, L.S.  
NEW YORK STATE LICENSE # 05938

1 inch = 40 ft.

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I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW:

SHARON MCALLA;  
LAWWIN FOREST RIDGE, LLC;  
STEWART TITLE INSURANCE COMPANY, BRNOX, ATINA;  
TED FEDERAL CREDIT UNION, SMOANTINA,  
GARDEN CORNER.

THAT THIS SURVEY MAP IS THE RESULT OF A NEUTRAL FIELD SURVEY AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN RECORDS AND FIELD NOTES AND THAT THERE IS NO EVIDENCE OF ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON MAY 4, 2016.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.