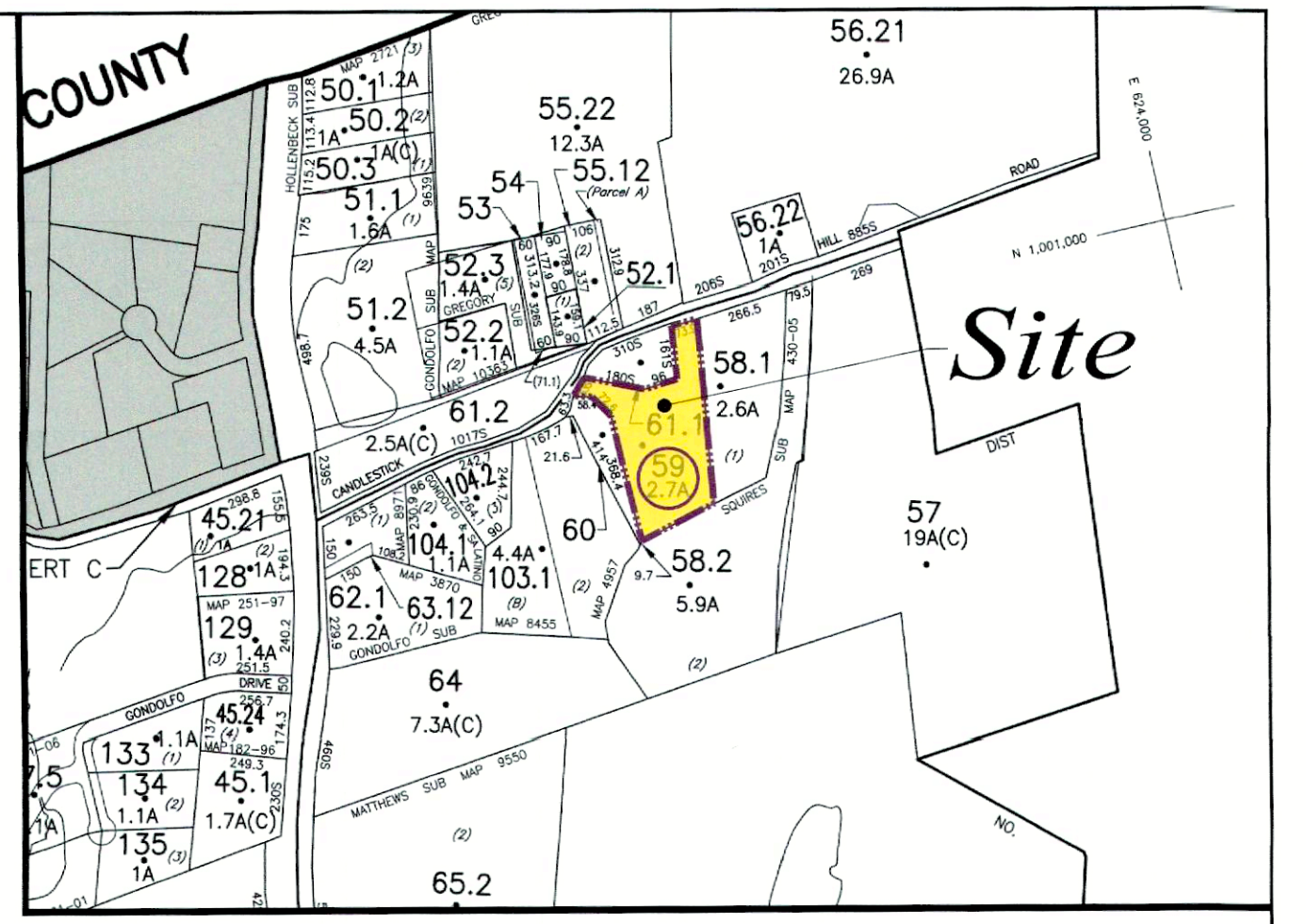
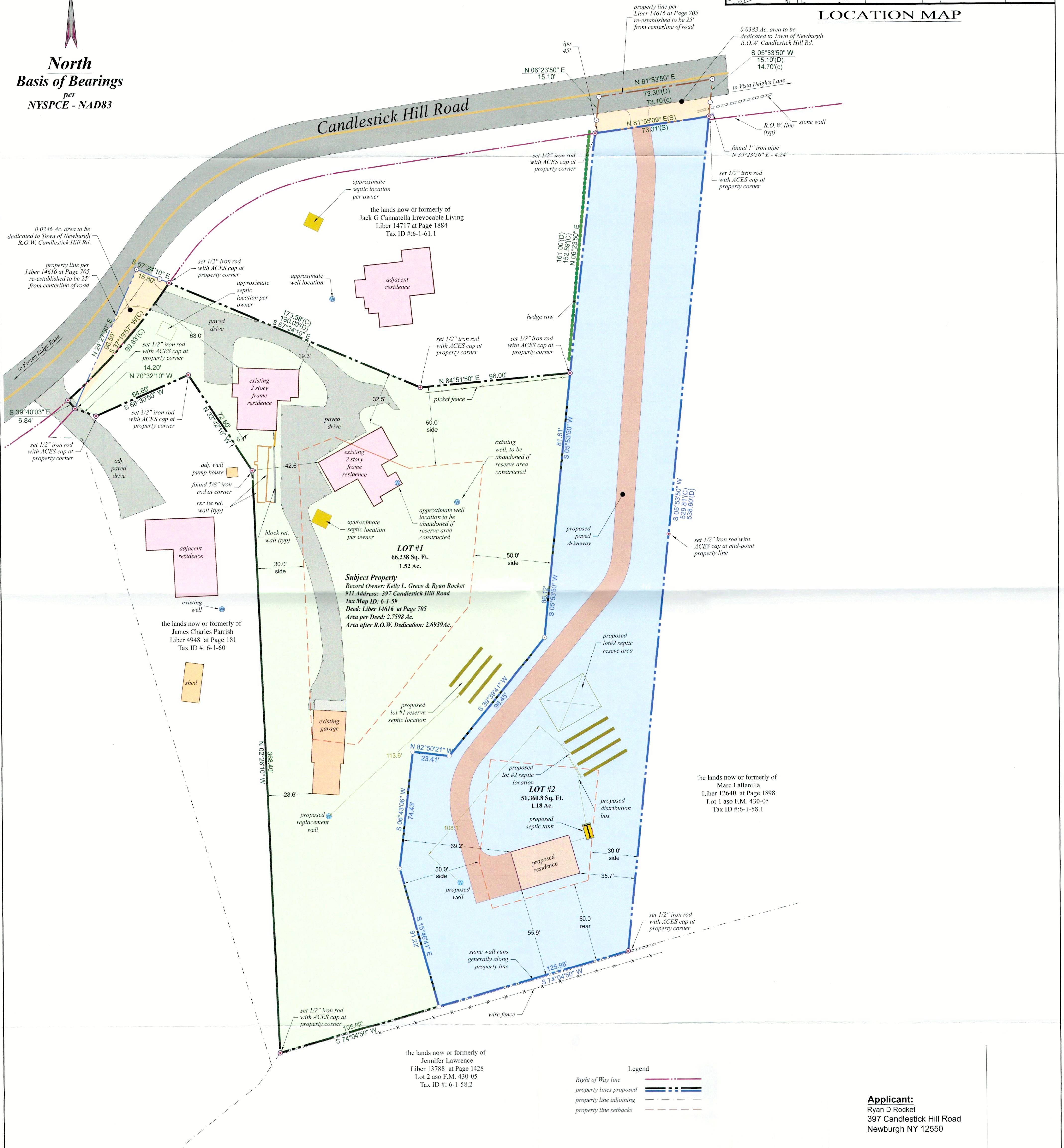


ZONING SCHEDULE	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
ZONE: AR			**66,238 SF	51,361 SF
MINIMUM LOT AREA (2 DWELLINGS)	100,000 SF	117,476 SF		
MINIMUM LOT AREA	40,000 SF			
MINIMUM YARDS (feet)				
FRONT	50'	68'	68'	68'
REAR	50'	315'	136'	55'
SIDE				
ONE	30'	16'	16'	35'
TWO	40'	25'	25'	18'
MINIMUM LOT WIDTH (feet)	150'	163'	163'	150'
MINIMUM LOT DEPTH (feet)	150'	485'	485'	529'
MAXIMUM LOT SURFACE COVERAGE (%)	20%	10%	20%	15%
MAXIMUM BUILDING COVERAGE (%)	10%	3%	7%	2%
*EXISTING NONCONFORMING				
**NONCONFORMING				



North
Basis of Bearings
per
NYSNCE - NAD83



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.
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- 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.

REFERENCES:

- The Official Tax Assessor's Maps for the Town of Newburgh, County, New York.
- Various Deeds of Record - Liber and Page or Document ID as shown:
- A map entitled, "Minor Two Lot Subdivision Lands of Susanne Squires", filed in the Orange County Clerk's Office on May 27, 2005 as Filed Map No. 130-05.

CERTIFICATION NOTES:

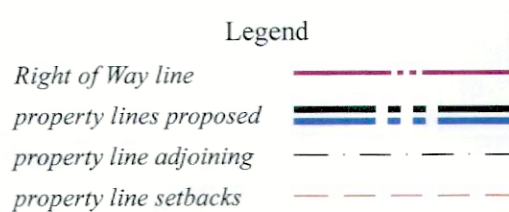
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, 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.

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 herein, located at 397 Candlestick Hill Road in the Town of Newburgh, County of Orange, State of New York. Completed on 06/30/2022, 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 herein: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature _____ Date _____

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



Applicant:
Ryan D Rocket
397 Candlestick Hill Road
Newburgh NY 12550

Sheet
1
of 1

Jonathan N. Millen, L.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 050746

DATE: 05/02/2023 REVISION: 06/26/2023 CHANGES TO LOT LINES/AREAS

2 Lot Subdivision
of the lands of
Kelly L Greco & Ryan D Rocket

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@accessurveying.com

Prepared For Tax Map Parcel
6-1-59
397 Candlestick Hill Road
situated in the
Town of Newburgh
County of Orange, New York 12550

DATE: 05/02/2023 SCALE: 1"=30' JOB No.: 22019ROC DRAWN BY: jnm