

Subject Property
 Tax Map ID: 46-5-24
 911 Address: 40 Susan Drive
 Deed: Liber 14127 at Page 741
 Legal: Lot #20 - Filed Map #1676
 Area: 63,811.3 s.f. - 1.465 Ac.

Dimensional Table

BULK REQUIREMENTS	ZONE=R-1	Provided
Minimum Lot Area:	40,000 sq. ft.	63,811.3 sq. ft.
Minimum Lot Width:	150 ft.	119.7 ft.
Minimum Lot Depth:	150 ft.	533 ft.
Minimum Road Frontage:	125 ft.	120 ft.
Minimum Front Setback:	50 ft.	40.5 ft.
Minimum Side Setback:	30 ft. each/total 80 ft.	32 ft. sly/32.5 ft. nly
Minimum Rear Setback:	40 ft.	42.5 ft.
Habitable Floor Area per d/u	1,500 sq. ft.	1,500 sq. ft.
Maximum Building Height:	35 ft.	25.5 ft.
Maximum Building Coverage:	10%	2.3%
Maximum Lot Coverage:	20%	6.7%



(viewed southeasterly)



(viewed easterly)



(viewed northerly)



(viewed northwesterly)

CERTIFIED TO:
 I hereby certify to:
Steven Wais & Jo Lynne Wallin Wais
 The Town of Newburgh

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 mumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

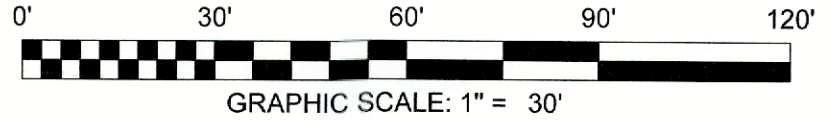
CERTIFICATION NOTES:
 This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, 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 hereon, located at 40 Susan Drive, Town of Newburgh, County of Orange, State of New York. Completed on December 27, 2020, 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: *[Signature]* Date: 05/14/21

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

- 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:
 - Subject parcel being Lot 20 as shown on a map entitled, "Plan of Subdivision of Delano Estates", filed in the Orange County Clerk's Office on July 20, 1956 as Filed Map No. 1676.



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



Boundary Survey Update w/Proposed Addition
 of the lands of
Steven Wais & Jo Lynne Wallin Wais

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
 1229 Route 300 - Suite 3 - Newburgh, NY 12550
 Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel
46-5-24
 aka 40 Susan Drive
 situated in the
Town of Newburgh
County of Orange, New York 12550

DATE: 05/01/2021 SCALE: 1"=30' JOB No. 20050WAI DRAWN BY: jnm