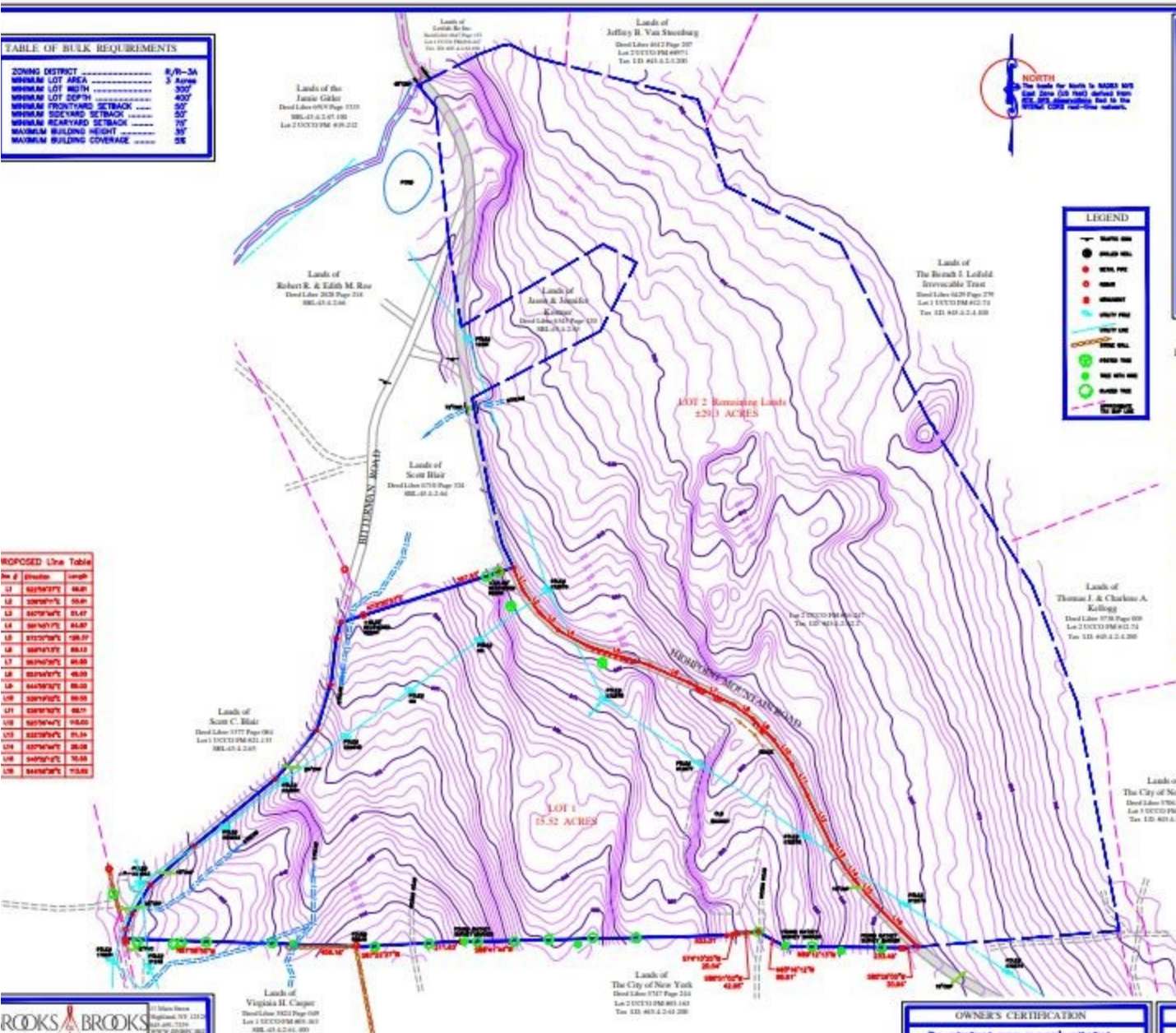

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	R/R-3A
MINIMUM LOT AREA	3 Acres
MINIMUM LOT WIDTH	300'
MINIMUM LOT DEPTH	400'
MINIMUM FRONTYARD SETBACK	50'
MINIMUM SIDEYARD SETBACK	50'
MINIMUM REARYARD SETBACK	75'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	5%

PROPOSED Line Table

Line #	Direction	Length
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]

LEGEND

LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: WEST SHOKAN

TOTAL AREA : ±44.8

REFERENCE MAP :

1) "Final Map of Lot Line Adjustment Between Lands of Scott C. Blair and Lands of Jaime Gitler" filed in the Ulster County Clerks Office on 25 May, 2021 as Filed Map No. 21-133.

2) "Map of Survey of Land To Be Acquired by Scott C. Blair" dated 15 April, 2020 by Brooks & Brooks Land Surveyors, P.C.

3) "City of New York Department of Environmental Protection Land Acquisition Survey in the Matter of Acquiring Lands of Richard Lipfert" dated 18 September, 2013 by Brooks & Brooks Land Surveyors, P.C.

4) "Final Map of Minor Subdivision of Lands of Estate of Sibyl Rebecca Golden" filed with the Ulster County Clerks Office on 27 September, 2019 as Filed Map No. 19-212.

5) "Final Map of Minor Subdivision of Lands of Golden Woodlands, LLC" filed in the Ulster County Clerks office on December 07, 2016 as Map No. 16-247.

6) "Map of Division of Lands of Berndt J. & Ann K. Leifeld" filed with the Ulster County Clerk's Office on 09 April, 2012 as Filed Map No. 12-74

7) "Map of Division of Lands of Richard Lipfert, Louise Carmen, Edward Lipfert & Etta Ann Lipfert" filed with the Ulster County Clerk's Office on 25 February, 2005 as Filed Map No. 05-163.

8) "Map of Subdivision of Lands of Sarah VanSteenberg" filed with the Ulster County Clerk's Office on 07 June, 1991 as Filed Map No. 8971.

SECTION : 45.004 , BLOCK : 2 , LOTS : 62.200

TAX MAP SCALE : 1"= 400

NOTES :

1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivisi 2 of the New York State Education Law.

2) Only copies from the original of this survey marked with an origin of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.

3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.

4) Subject to whatever state of facts a complete Search of Title ma reveal.

5) Certifications indicated hereon signify that this survey was prepare accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professio Land Surveyors. Said certifications shall run only to the parties as no Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

6) Sub-surface structures not visible or readily apparent are not sho and their location and extent are not certified.

7) Subject to any right, title or interest the public may have in and those portions of Bitterman Road and Highpoint Mountain Road used highway purposes.

8) Survey completed with snow conditions of 10"-12" of cover.

9) 2' Contours and Elevations based on NYS GIS 2014 Lidar dataset 2015 topographic 1 meter DEM.

REFERENCE DEED :

Sibyl R. Golden & Pamela P. Golden
- to -
Golden Woodlands, LLC
Deed Liber 4915 Page 302
Dated 11 January, 2010
Filed 08 April, 2010

RECORD OWNER :

Golden Woodlands, LLC
c/o Steven Golden
13 Rabandy Road
Andover, MA 01810

BROOKS & BROOKS
LAND SURVEYORS, P.C.
SURVEYING · PLANNING · GIS

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OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Ulster County Clerk.

Signature Date

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of Olive, subject to all conditions and requirements of said resolution. Any change, erasure, modification or revision of this plat as approved shall void this approval.

Member - Town Planning Board Date

SKETCH

MAP OF SUBDIVISION OF LANDS OF

GOLDEN WOODLANDS, LLC

- SITUATE -

TOWN OF OLIVE ULSTER COUNTY, NEW YORK

GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.