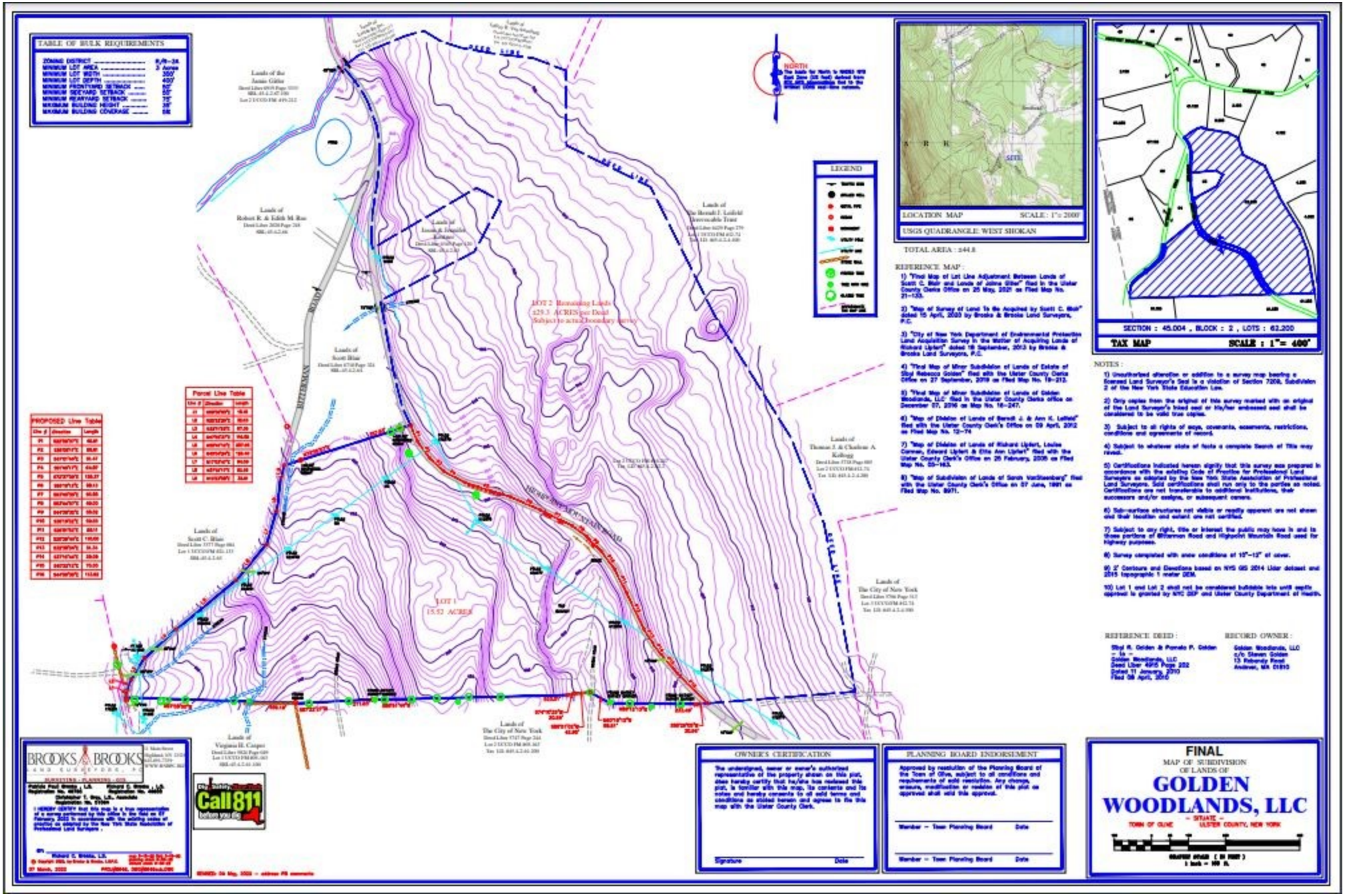
TABLE OF BULK REQUIREMENTS
ZONING DISTRICT R/R-3A
MINIMUM LOT AREA ..... 3 Acres
MINIMUM LOT WIDTH ..... 350'
MINIMUM LOT DEPTH ..... 400'
MINIMUM FRONTYARD SETBACK ..... 50'
MINIMUM SIDEYARD SETBACK ..... 25'
MINIMUM REARYARD SETBACK ..... 50'
MAXIMUM BUILDING HEIGHT ..... 35'
MAXIMUM BUILDING COVERAGE 5%
NORTH
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 Gibbs" 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 10 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 Lipkert" 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 Gerald J. & Ann C. Lefkoff" 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 Lipkert, Louise Curran, Edward Lipkert & Ella Ann Lipkert" filed with the Ulster County Clerk's Office on 26 February, 2008 as Filed Map No. 08-163.
8) "Map of Subdivision of Lands of Sarah VanSteenbergh" filed with the Ulster County Clerk's Office on 07 June, 1991 as Filed Map No. 8071.
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, Subdivision 2 of the New York State Education Law.
2) Only copies from the original of this survey marked with an original 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 may reveal.
5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties as noted. 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 shown and their location and extent are not certified.
7) Subject to any right, title or interest the public may have in and to those portions of Wittenberg Road and Highpoint Mountain Road used for highway purposes.
8) Survey completed with snow conditions of 12"-18" of cover.
9) 2' Contours and Elevations based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM.
10) Lot 1 and Lot 2 shall not be considered buildable lots until septic approval is granted by NYC DEP and Ulster County Department of Health.
REFERENCE DEED :
Sibyl R. Golden & Pamela P. Golden
– to –
Golden Woodlands, LLC
Deed Liber 4915 Page 202
Dated 11 January, 2010
Filed 06 April, 2010
RECORD OWNER :
Golden Woodlands, LLC
c/o Steven Golden
13 Rebecca Road
Andover, MA 01810
Lands of the Jaime Gibbs
Lands of Robert R. & Edith M. Rau
Lands of Scott Blair
Lands of Scott C. Blair
Lands of Virginia H. Cooper
Lands of The City of New York
Lands of Thomas J. & Charlene A. Kellogg
Lands of The Ronald J. Lesfeld Irrevocable Trust
LOT 2 Remaining Lands ±29.3 ACRES per Deed Subject to actual boundary survey
LOT 1 15.52 ACRES
WITTENBERG ROAD
HIGHPOINT MOUNTAIN ROAD
PROPOSED Line Table
Line # Direction Length
L1 S69°56'50"E 45.47
L2 S35°05'41"E 85.81
L3 S41°51'19"E 35.47
L4 S41°51'19"E 414.97
L5 S74°23'39"E 135.27
L6 S85°11'41"E 95.13
L7 S81°54'56"E 90.85
L8 S82°54'56"E 69.20
L9 S41°39'39"E 19.52
L10 S39°11'51"E 104.65
L11 S26°39'14"E 85.11
L12 S23°39'14"E 115.00
L13 S13°39'14"E 31.34
L14 S27°47'41"E 28.58
L15 S45°39'14"E 73.05
L16 S41°39'39"E 113.60
Parcel Line Table
Line # Direction Length
L1 S69°56'50"E 45.47
L2 S35°05'41"E 85.81
L3 S41°51'19"E 87.35
L4 S41°51'19"E 414.97
L5 S74°23'39"E 227.42
L6 S85°11'41"E 185.13
L7 S81°54'56"E 90.85
L8 S82°54'56"E 69.20
L9 S41°39'39"E 19.52
L10 S39°11'51"E 104.65
L11 S26°39'14"E 85.11
L12 S23°39'14"E 115.00
L13 S13°39'14"E 31.34
L14 S27°47'41"E 28.58
L15 S45°39'14"E 73.05
L16 S41°39'39"E 113.60
BROOKS & BROOKS
LAND SURVEYORS, P.C.
SURVEYING - PLANNING - GIS
Call 811 before you dig
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 the 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
Member – Town Planning Board Date
FINAL
MAP OF SUBDIVISION
OF LANDS OF
GOLDEN WOODLANDS, LLC
– SPLINTE –
TOWN OF OLIVE ULSTER COUNTY, NEW YORK
1 inch = 100 ft.