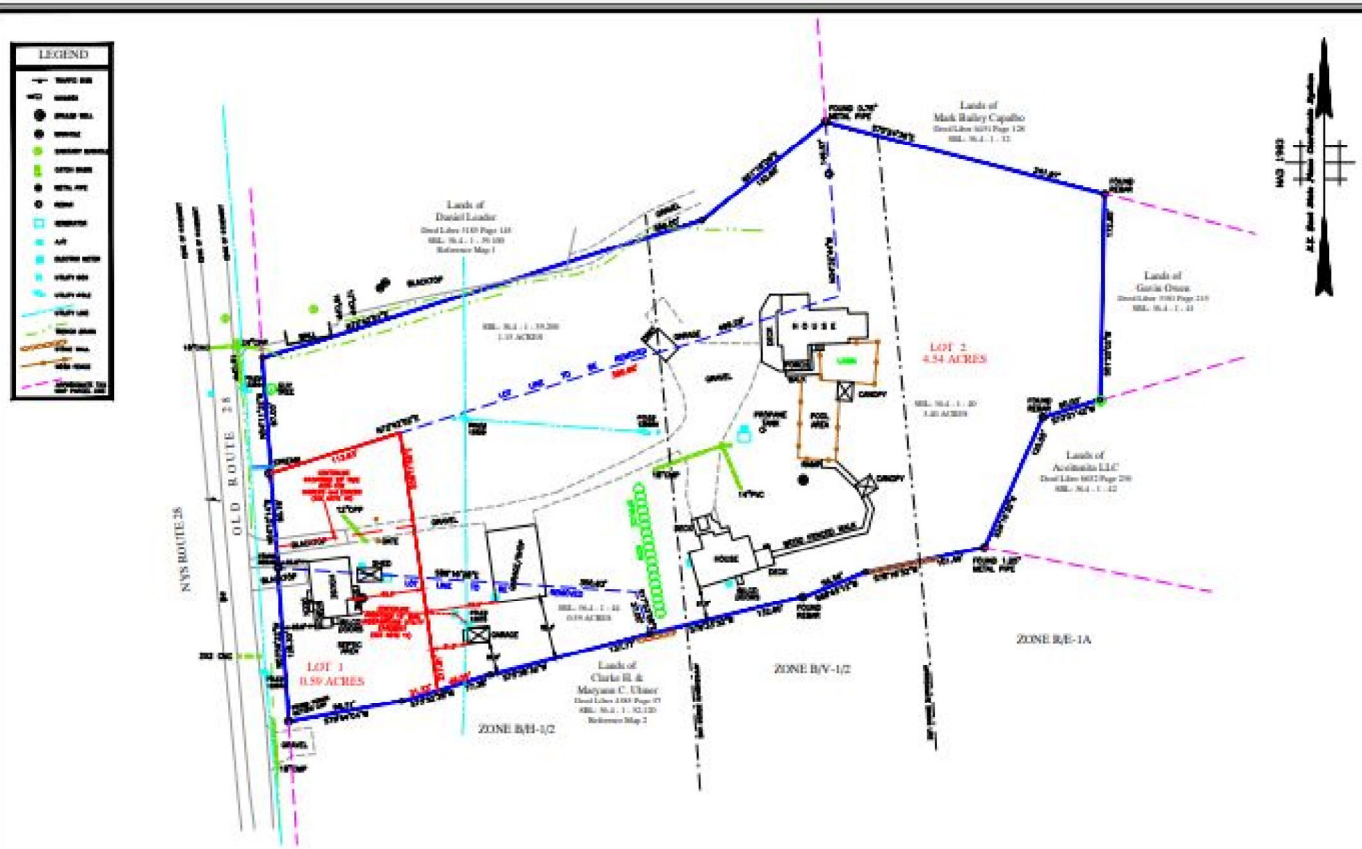

LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: West Shokan

SECTION: 36.4, BLOCK: 1, LOTS: 39.200, 40 & 44

TAX MAP SCALE : 1"= 400'

TOTAL AREA : 5.13 ACRES

REFERENCE DEED :

TM Lot 39.200
Daniel M. Leader
– to –
Clarke Ulmer &
Mary Ann Ulmer
Deed Liber 2058 Page 39
Dated 21 December, 1990
Filed: 21 December, 1990

TM Lot 40
Robert Merkle &
Grace E. Merkle
– to –
Clarke H. Ulmer &
Mary Ann C. Ulmer
Deed Liber 1269 Page 743
Dated 13 November, 1971
Filed 16 November, 1971

TM Lot 44
Clarke Ulmer
– to –
Clarke H. Ulmer &
Mary Ann C. Ulmer
Deed Liber 2580 Page 253
Dated 26 January, 1996
Filed 26 April, 1996

RECORD OWNER :

The Estate of Clarke H. Ulmer
c/o Christina Ruscili, executrix
22 Autumn Ridge Court
Katonah, NY 10536

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 transferrable 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) Highway bounds along NYS Old Route 28 based on Deed of record.

8) Survey performed with snow conditions of 0" to 2" of cover.

9) Dwellings shown hereon served by underground utilities.

10) Lot 2 reserving an Easement 25' in width over Lot 1, centered on the existing driveway, for ingress and egress.

11) Lot 1 reserving an Easement 15' in width over Lot 2, centered on the existing underground utility line, extending from Utility Pole #13070 to the common boundary line between said lots.

REFERENCE MAP :

1) "Map of Division of Lands of Daniel M Leader" filed with the Ulster County Clerk's Office on 09 November, 1990 as Filed Map No. 6765.

2) "Survey Map of Lands to be Conveyed to Clarke H. Ulmer & Maryann C. Ulmer" filed with the Ulster County Clerk's Office on 11 October, 2007 as Filed Map No. 2007-322.

3) Map entitled "Ashokan Boulevard State Highway Appropriation Map No. 29, Parcel 34" filed with the New York State Department of Transportation office in Poughkeepsie, NY.

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	R/E-1A
MINIMUM LOT AREA	1 Acre
MINIMUM LOT WIDTH	125'
MINIMUM LOT DEPTH	150'
MINIMUM FRONTYARD SETBACK	60'
MINIMUM SIDEYARD SETBACK	25'
MINIMUM REARYARD SETBACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	15%

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	B/H-1/2 & B/V-1/2		
	REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA	1/2 Acre	0.59 AC.	4.54 AC.
MINIMUM LOT WIDTH	75'	210'	322'
MINIMUM LOT DEPTH	150'	126'+-	440'
MINIMUM FRONTYARD SETBACK	50'	23.5'**	31.7'**
MINIMUM SIDEYARD SETBACK	20'	7'	37'
MINIMUM REARYARD SETBACK	50'	99'	225'
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MAXIMUM BUILDING COVERAGE	30%	8%	4%

* AREA VARIANCE REQUIRED
** PRE-EXISTING PER SECTION 155-130

AREA VARIANCES GRANTED BY THE TOWN OF OLIVE ZONING BOARD ON MARCH 02, 2023.

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.

Chairperson – Town Planning Board Date

Member – Town Planning Board Date

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

THIS SURVEY WAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THIS SURVEY WAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS IMPRINTED WITH RAISED IMPRESSION OR INK SEAL.

RICHARD C. BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49525

DATE

LAND OWNER: 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.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

REV	DESCRIPTION	BY	APPD	DATE
1	ADDED NOTES 10 & 11	KJO	RCB	12-19-2022

MAP OF LOT LINE ADJUSTMENT OF LANDS OF
The Estate of
CLARKE H. ULMER SR.
SBL: 36.4-1-39.200, 40 & 44 TOWN OF OLIVE
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC. P.C.
5 MANCHESTER DRIVE, SUITE 1, HOPEWELL JUNCTION, NEW YORK 12533
(845) 896-0463 FAX (845) 896-0479
WWW.CONTROLPOINT.COM

FIELD WORK COMPLETED	DRAWN	ISSUED	SCALE	JOB NO.	SHEET NO.
1-18-23	K.K.S.	12-23-2022	1" = 50'	12-220127-00	1 OF 1