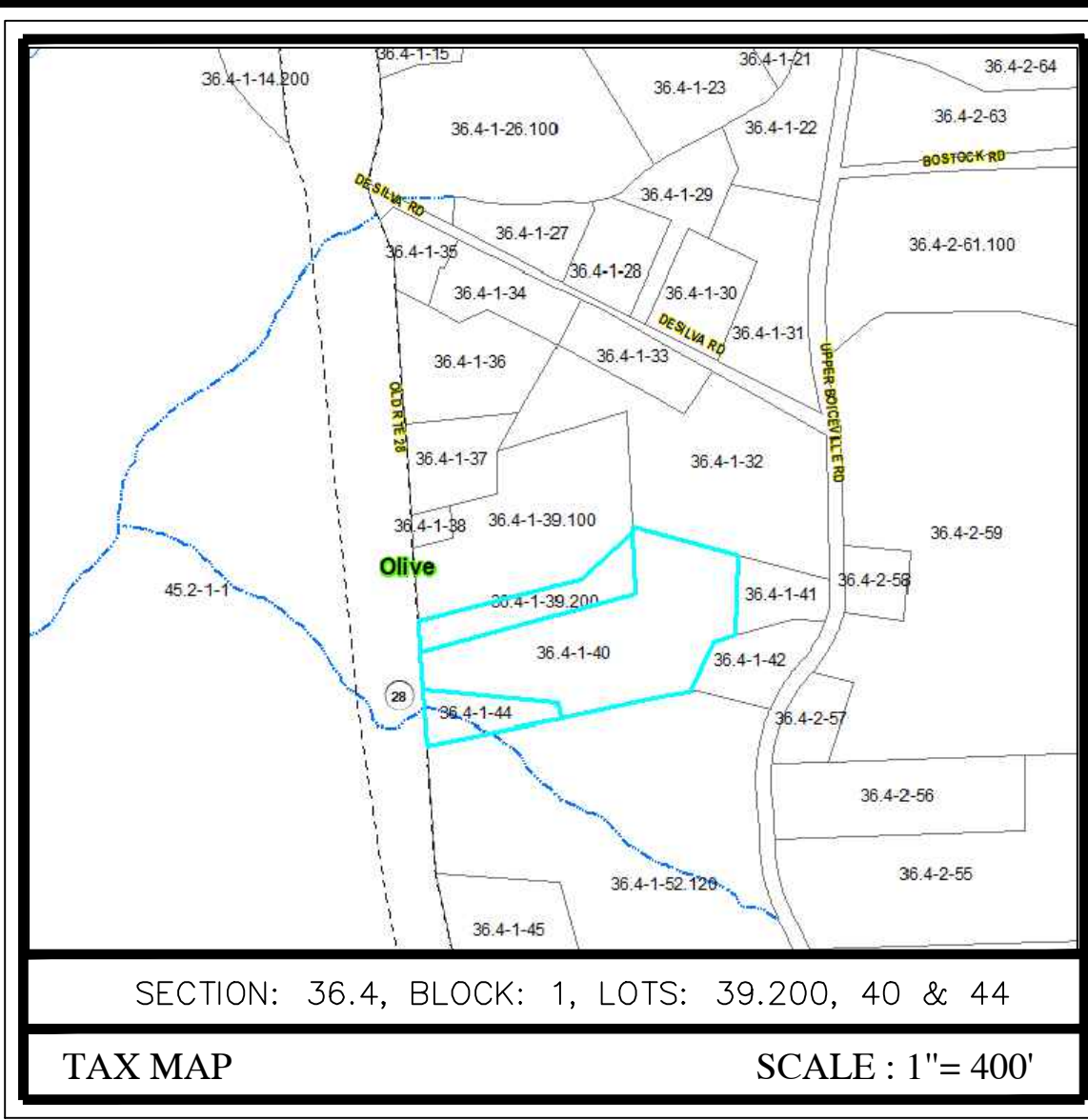
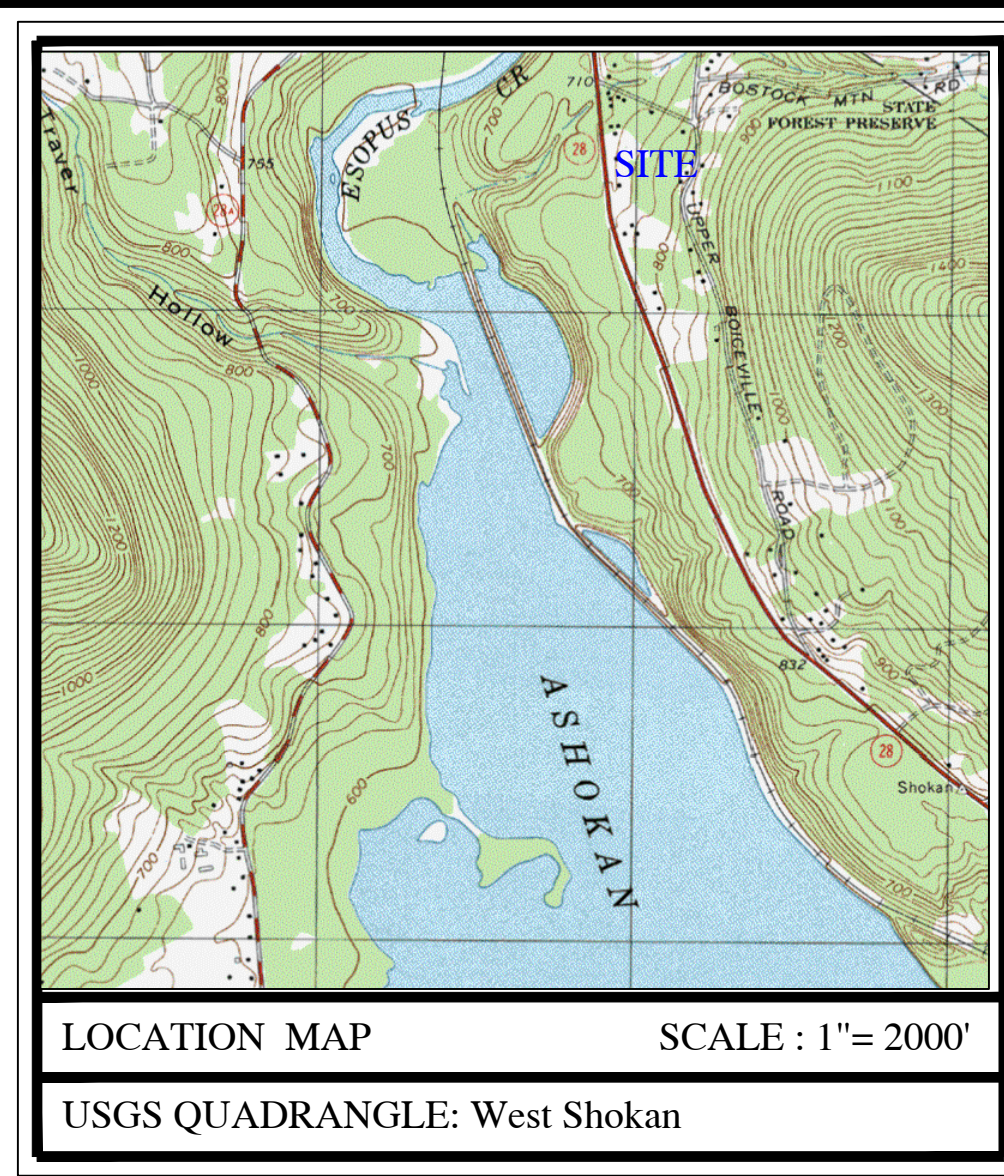
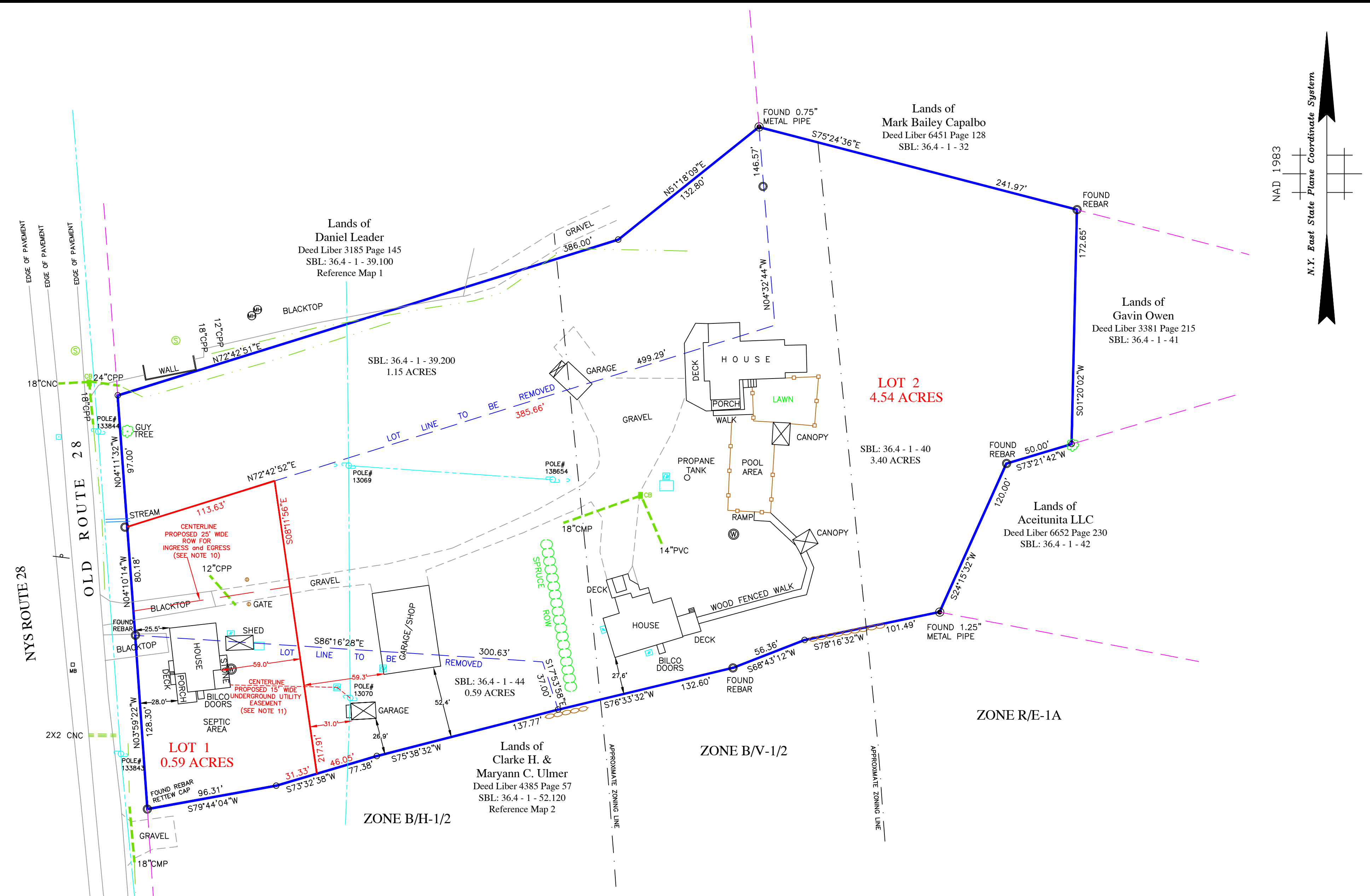


LEGEND	
	TRAFFIC SIGN
	MAILBOX
	DRILLED WELL
	MANHOLE
	SANITARY MANHOLE
	CATCH BASIN
	METAL PIPE
	REBAR
	GENERATOR
	A/C
	ELECTRIC METER
	UTILITY BOX
	UTILITY POLE
	UTILITY LINE
	TRENCH DRAIN
	STONE WALL
	WOOD FENCE
	APPROXIMATE TAX MAP PARCEL LINE



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 Mericle & Grace E. Mericle - 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 Ruschil, executrix 22 Autumn Ridge Court Katonah, NY 10536

NOTES :

- 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.
- Two 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.
- Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- Subject to whatever state of facts a complete Search of Title may reveal.
- 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 so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
- Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- Highway bounds along NYS Old Route 28 based on Deed of record.
- Survey performed with snow conditions of 0" to 2" of cover.
- Dwellings shown hereon served by underground utilities.
- Lot 2 reserving an Easement 25' in width over Lot 1, centered on the existing driveway, for ingress and egress.
- 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.

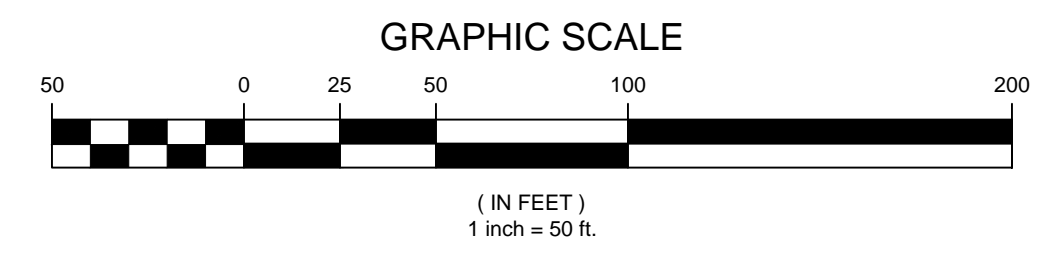
TABLE OF BULK REQUIREMENTS	
ZONING DISTRICT	R/E-1A
MINIMUM LOT AREA	1 Acre
MINIMUM LOT WIDTH	125'
MINIMUM LOT DEPTH	150'
MINIMUM FRONTYARD SETBACK	50'
MINIMUM SIDEYARD SETBACK	25'
MINIMUM REARYARD SETBACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	15%

TABLE OF BULK REQUIREMENTS			
ZONING DISTRICT	REQUIRED	LOT 1	LOT 2
	1/2 Acre	0.59 AC.	4.54 AC.
MINIMUM LOT AREA	75'	210'	322'
MINIMUM LOT WIDTH	150'	120'	300'
MINIMUM LOT DEPTH	50'	25.5**	31.0*
MINIMUM FRONTYARD SETBACK	20'	71'	27'
MINIMUM SIDEYARD SETBACK	50'	59'	200'
MINIMUM REARYARD SETBACK	35'	<35'	<35'
MAXIMUM BUILDING HEIGHT	30%	8%	4%
MAXIMUM BUILDING COVERAGE			

\* AREA VARIANCE REQUIRED  
\*\* PRE-EXISTING PER SECTION 155-13D

REFERENCE MAP :

- "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. 8765.
- "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.
- 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.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 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.

**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.

Chairperson - Town Planning Board \_\_\_\_\_ Date \_\_\_\_\_

Member - Town Planning Board \_\_\_\_\_ Date \_\_\_\_\_

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

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

**RICHARD C. BROOKS, LS**  
NEW YORK PROFESSIONAL LAND SURVEYOR #46800

DATE \_\_\_\_\_

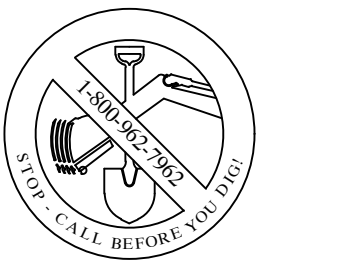
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
12-19-2022					

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.**  
11 MAIN STREET, HIGHLAND NEW YORK 12528  
WWW.CPASURVEY.COM

REVIEWED:	APPROVED:	DATE:	SCALE:	FILE NO.:	DWG. NO.:
1-16-23	X.X.X.	10-23-2023	1" = 50'	12-220127-00	1 OF 1

CONTROL POINT ASSOCIATES INC. P.C. - ALL RIGHTS RESERVED. PRESENCE OF THIS SEAL OR SEALING OF THIS DOCUMENT OR PARTS THEREOF FOR OTHER THAN THE ORIGINAL PURPOSES IS PROHIBITED.



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.