

- NOTES:**
1. SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD; MAPS ENTITLED: a) "MAP OF LANDS TO BE ACQUIRED BY RICHARD F. RISELY, JR. - LOTS 5 & 6, ACCORN HILL ALLOTMENT", FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP 3133, BY EDWARD G. WEST ON 13 AUGUST 1975; b) "MAP OF SURVEY OF LANDS OF MATTHEW M. AND KAREN E. JANKOWSKI", FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP 06-2088 BY BERT C. WINNE, III, ON 3 OCTOBER 2006; c) "MAP OF SURVEY OF SUBDIVISION OF LANDS OF DONALD & MARGARET UHL", FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP 12-124, BY BERT C. WINNE, III, ON 20 JUNE 2012; PHYSICAL FEATURES FOUND AT THE TIME OF THE FIELD SURVEY AND AS IN POSSESSION.
 2. DATE OF FIELD SURVEY: MARCH 2023.
 3. BEARING DATUM IS NEW YORK STATE PLANE, EASTERN ZONE DATUM.
 4. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE PUBLIC ROADS KNOWN AS ACCORN HILL ROAD AND MILL ROAD.
 5. DEEDS OF RECORD: TAX LOTS 60-62: ISABEL A. D. BENGTSON TO ISABEL ANTONIA DEUS BENGTSON, TRUSTEE OF ISABEL ANTONIA DEUS BENGTSON TRUST, DATED 27 MAY 2020, FILED IN THE ULSTER COUNTY CLERK'S OFFICE IN LIBER 6808 AT PAGE 1; TAX LOT 63: WALTER A. BENGTSON TO ISABEL A. D. BENGTSON, TRUSTEE OF ISABEL ANTONIA DEUS BENGTSON TRUST, DATED 5 DECEMBER 2013, FILED IN THE ULSTER COUNTY CLERK'S OFFICE IN LIBER 5685 AT PAGE 64.
 6. MATTHEW GILLIS HAS RECEIVED VARIANCE APPROVALS FROM THE TOWN OF OLIVE ZONING BOARD ON APPEALS ON 1 JUNE 2023 AS ZBA REFERENCE NUMBER 23-04 FOR ISABEL BENGTSON AS SHOWN IN A LETTER DATED 7 JUNE 2023.
- THIS PARCEL OF LAND WAS SURVEYED UNDER THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS AN ACCURATE EXAMINATION OF TITLE WOULD SHOW.

ZONING CHART: TOWN OF OLIVE

DISTRICT(S): R/RR-3A
 USE AND CONDITIONS: RURAL/RESIDENCE-3 ACRES

LOT REQUIREMENTS		
MINIMUM LOT AREAS	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
3 ACRES	300'	400'

MINIMUM YARD REQUIREMENTS**					
FRONT YARD	SIDE YARD	REAR YARD	MAXIMUM HEIGHT STORIES	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING COVERAGE
50'	50'	75'	2 1/2	35'	5%

AREA TABLE

LOT No.	AREA BEFORE	AREA AFTER
TAX LOT 60	1.043± ACRES	N/A
TAX LOT 61	1.003± ACRES	N/A
TAX LOT 62	1.095± ACRES	N/A
TAX LOT 63	2.311± ACRES	N/A
PARCEL 1	0.056± ACRES	N/A
PARCEL 2	0.572± ACRES	N/A
PARCEL 3	0.472± ACRES	N/A
PARCEL A	N/A	3.821± ACRES
PARCEL B	N/A	1.631± ACRES

REV.	DATE	DR.	CK.	DESCRIPTION
2	7/13/23	DJM	DJM	PLANNING BOARD REVISIONS AS PER EMAIL ON 7/9/23
1	6/14/23	DJM	DJM	ADDED NOTE 6 AS PER ZBA FOR PLANNING BOARD

PRAETORIUS AND CONRAD, P.C.
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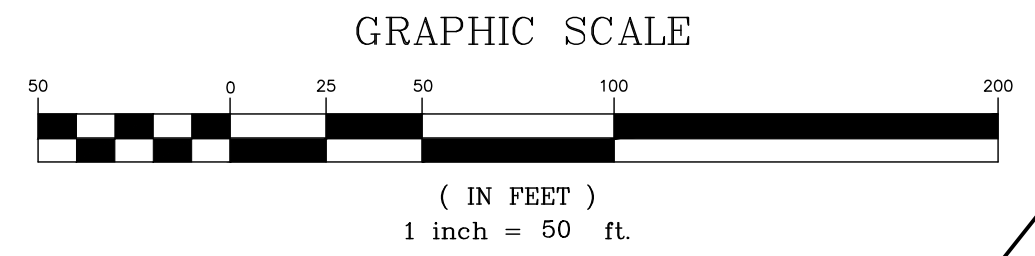
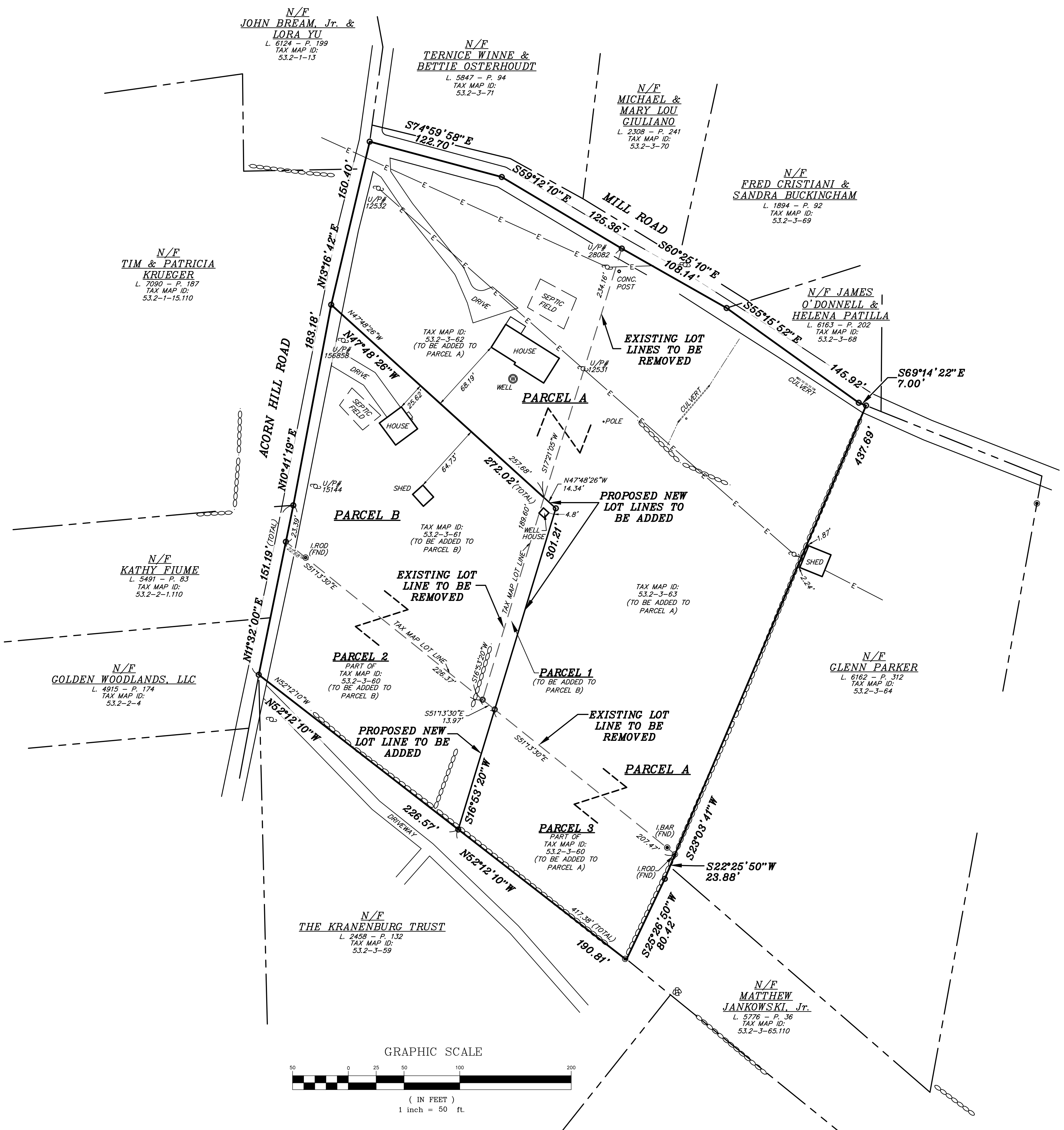
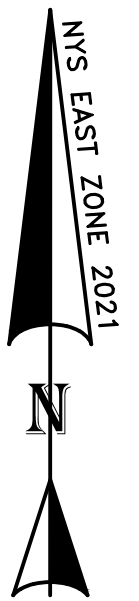
PROPOSED LOT LINE ADJUSTMENT MAP

DR. BY: DJM
 CK. BY: DJM
 DATE: 4 APR. 2023

PREPARED FOR
ISABEL BENGTSON
 (189 & 201 Mill Road)
 (189 Acorn Hill Road)
 Tax Map Numbers: 53.2-3-60, 61, 62 & 63
 Town of Olive ** Ulster County ** New York

SCALE: 1" = 50'
 JOB NO. S22-218

SHEET 1 OF 1



OWNERS CERTIFICATION

THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATION 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 _____

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.

TOWN PLANNING BOARD MEMBER _____ DATE _____

TOWN PLANNING BOARD MEMBER _____ DATE _____

FILESERVER/005/2022/02-218 GULLIS/522-218.DWG