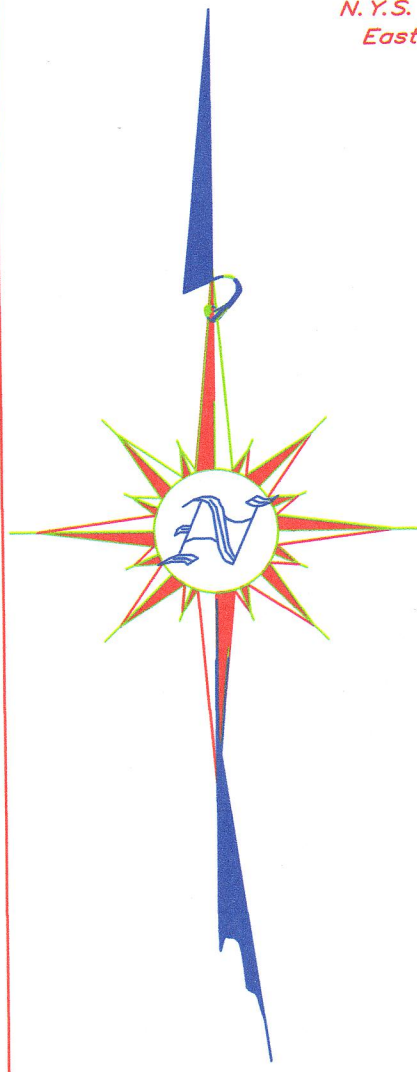
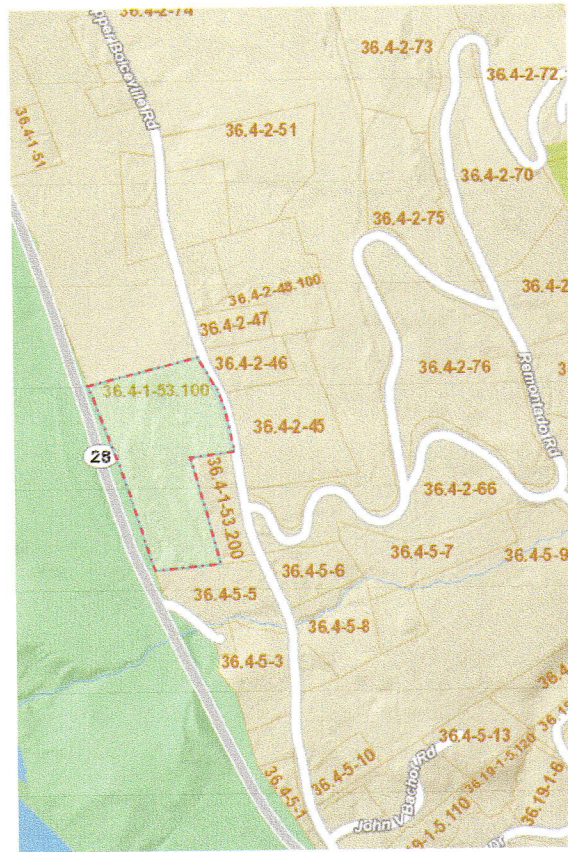


N.Y.S. Plane Coordinate System
Eastern Zone, N.A.D. 1983



LOCATION MAP



Lands Now or Formerly
City of New York-DEP

NOTE: For further detail on septic system see map showing septic system design for Maurice Lane prepared 8/23/2015 by Joseph M. Boek, P.E.

Owners Endorsement

The Estate of
Maurice Lane, Jr.
3852 Rte. 28
Boiceville, N.Y. 12412

I do hereby consent to the filing of this map in the Ulster County Clerks Office.

Owner _____ Date _____

PLANNING BOARD APPROVAL

Approved by the Planning Board of the Town of Olive.

Chairman _____ Date _____

Map Completed 8/23/2023

DONALD BREWER SURVEYING, INC.
N.Y.S. Reg. No. 49803

P.O. Box 71
Phoenicia, N.Y. 12464

(845) 688-7888

Lands Now or Formerly
Clark H. and Maryann C. Ulmer
L.4385 p.57

Lands Now or Formerly
Kenneth E. Jewell
L.2395 p.339

Lands Now or Formerly
Jeffrey G. & Kathleen M. Nerp
L.4378 p.194

Lands Now or Formerly
Ellen Kaplan & Bjorn Bie
L.5721 p.901

Lands Now or Formerly
Nathalie Bonnin
L.5887 p.180

Lands Now or Formerly
John A. E. Russell
L.2605 p.62

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

DEED REFERENCE: Maurice Lane, Jr. to Maurice Lane, Jr. dated 4/4/2007 and recorded 6/6/2007 in the Ulster County Clerks Office in Liber 4420 of deeds page 210.

DEED REFERENCE: Septic area easement granted by Patricia Kelder & Maurice Lane, Jr. to Maurice Lane, Jr. dated 9/1/2007 and filed in the Ulster County Clerk's office in Liber 6053 of deeds page 292.

Zoning	R/E-1A	Required
Minimum Lot Area per Dwelling Unit		1 Acres
Maximum Building Coverage		15%
Maximum Building Height (ft./stories)		35 ft./2.5
Lot Width At Main Building Line		125 ft.
Minimum Yard Requirements:		
	Front	50 ft.
	Side	25 ft.
	Rear	50 ft.

NEW PROPERTY LINES

Line	Bearing	Distance
L1	N 15°26'36" W	37.18'
L2	N 19°37'17" W	34.98'
L3	N 52°49'36" E	25.57'
L4	N 13°37'48" E	52.46'
L5	N 19°32'39" W	51.48'
L6	N 32°50'19" W	90.24'

25' WIDE RIGHT OF WAY CENTERLINE

LINE	BEARING	DISTANCE
L7	N 52°49'36" E	9.81'
L8	N 13°37'48" E	37.14'
L9	N 19°32'39" W	41.77'
L10	N 32°50'19" W	92.16'
L11	N 10°24'29" W	60.01'
L12	N 30°26'11" E	31.30'
L13	S 87°53'51" E	31.64'
L14	S 55°51'32" E	35.73'
L15	S 46°11'34" E	58.53'

MAP

OF SUBDIVISION FOR

The Estate of Maurice Lane, Jr.

SITUATE IN

HAMLET OF BOICEVILLE
TOWN OF OLIVE COUNTY OF ULSTER
STATE OF NEW YORK

SCALE: 1 inch = 80 feet

Tap Map 36.4-1-53.1

File 1549.00

