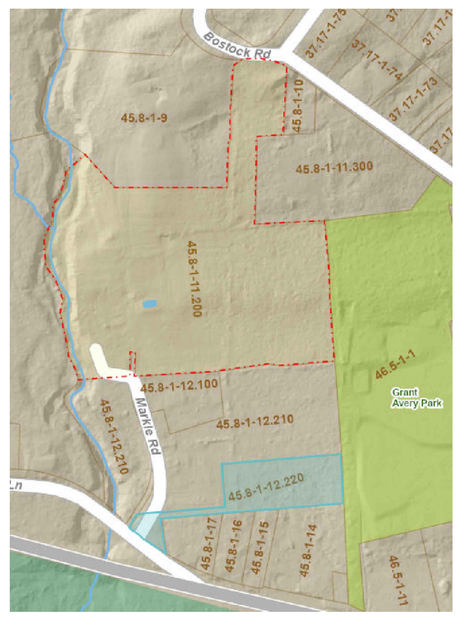
LINE	BEARING	DISTANCE
L1	N 21°22'24" E	44.14'
L2	N 07°59'15" E	32.11'
L3	N 11°05'14" W	41.22'
L4	N 07°40'44" W	52.54'
L5	N 12°36'04" W	47.59'
L6	N 18°24'11" W	80.13'
L7	N 23°33'39" W	62.06'
L8	N 02°00'12" E	19.45'
L9	N 23°00'04" E	19.42'
L10	N 13°37'16" E	5.69'
L11	N 68°24'29" E	36.58'
L12	N 28°51'10" E	27.84'
L13	N 03°41'25" E	18.32'
L14	N 11°29'05" W	61.62'
L15	N 05°58'15" E	42.18'
L16	N 01°39'35" W	94.30'
L17	N 25°43'15" E	51.64'
L18	N 06°18'05" W	64.05'
L19	N 20°39'05" W	55.30'
L20	N 08°08'05" E	81.46'
L21	N 33°32'15" E	75.21'
L22	N 14°06'35" E	54.13'
L23	N 56°51'15" E	22.75'
L24	N 42°39'05" E	32.17'
L25	N 27°36'43" E	72.48'

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

Magnetic North
June 2022
Assumed elevation



DEED REFERENCE: Mary Ruth Strzeszewski to Tony A. Vanacore and Erroll Tisch dated 12/16/2022 and filed 12/20/2022 in the Ulster County Clerk's Office in Liber 7170 of deeds page 137. (1.735 Acre parcel)

DEED REFERENCE: The County of Ulster to Kyle L. & Julia R. Berryann dated 5/31/2022 and filed 6/29/2022 in the Ulster County Clerk's Office in Liber 7089 of deeds page 13. (6.061 Acre parcel)

DEED REFERENCE: Dominick Joseph Vanacore, Sr. to Rita E. Vanacore dated 9/13/1999 and filed 9/15/1999 in the Ulster County Clerk's Office in Liber 2966 of deeds page 281. (13.432 Acre parcel)

Bostock Rd.

Black Rd.

Found monument

N 64°35'58" E
76.89'

S 68°02'51" E
81.07'

S 53°06'03" E
50.18'

Found iron pipe

Utility pole

163.81'

N 16°42'04" E

243.12'

N 11°41'45" E
73.03'

S 87°48'21" E
5.28'

S 16°00'14" W

Lands of
Joseph & Mary
Vanacore
L.6164 P.135

N 78°51'41" W
87.25'

156.36'

283.29'

146.43'

Found monument

S 76°24'05" E

368.02'

N 15°22'14" E

Found monument

Lands of
Gina Marie Vanacore
& Erroll Tisch
L.6164 P.135

Lands Now or Formerly
Louis Vanacore
Brian Vanacore
Keith Vanacore
L.2359 P.290

S 15°22'14" W

S 79°46'08" E
226.30'

Found iron pipe

462.57'

ZONING CHART: TOWN OF OLIVE

DISTRICT(S): ER ExUrban Residential		
LOT REQUIREMENTS		
MINIMUM LOT AREAS	MINIMUM WIDTH	MAXIMUM BUILDING COVERAGE
1 Acre	125'	15%
MINIMUM YARD REQUIREMENTS		
FRONT YARD	SIDE YARD	REAR YARD
50'	25'	50'

LOT 3
Lands of
Rita E. Vanacore
Tax Map 45.8-1-11.200

13.432 Acres
+ 1.858 Acres
15.290 Acres

Found monument

S 30°21'05" E

N 64°29'43" E
72.18'

Barn

Garage

Building

House

headwall

30" maple

Delete property line

Utility pole

recent access to new utility pole

Top of bank

West Buttermut Kill

Markle Road

Bonnie Brae Lane

Lands Now or Formerly
Louis Vanacore
Brian Vanacore
Keith Vanacore
L.2359 P.290

1.858 Acres

N 07°58'57" W
118.34'

Well

N 05°14'54" W
40.00'

Lands Now or Formerly
Carl J. & Jeanette G. Swenson
L.2438 P.300

House

N 89°28'09" E
15.30' 75.00'

S 01°28'42" W
85.00'

N 86°44'17" E
185.05'

OPEN SHED

DRIVE

well

House

LOT 2
6.061 Acres
1.858 Acres
2.537 Acres
- 0.162 Acres
1.504 Acres

Lands of
Kyle L. & Julia R. Berryann
L.7089 P.13
Tax Map 45.8-1-12.210

D41°41'54"
R249.45
A181.54

Approx. Septic area

N 80°48'20" W

Found reinforcement rod

New property line

Delete property line

274.20' (Total)

0.162 Acres

D6°44'06"
R988.10
A116.16

N 81°28'48" E
10.79'

N 47°17'00" E
37.13'

D7°35'15"
R988.10
A130.85

S 05°14'12" W
110.77'

Found reinforcement rod

S 80°49'08" E 98.87'

S 80°47'25" E
129.01'

Found reinforcement rod

Found iron pipe

N 80°43'30" W

357.36'

Found reinforcement rod

Lands Now or Formerly
Niall & Grainne Barry
L.4602 P.87

Lands Now or Formerly
Peter G. Cammarata &
Lorraine C. Cammarata
L.5363 P.280

Lands Now or Formerly
Michaelline M. Zager
L.4854 P.194

Lands Now or Formerly
Good Together, LLC
L.6499 P.153

S 79°47'20" E

279.54'

S 83°31'53" E

163.60'

N 72°21'17" W
49.62'

N 80°43'18" W
107.01'

N 82°26'15" W
59.53'

Found reinforcement rod

S 10°30'12" W

298.20'

S 08°47'57" W

155.00'

137.33'

New property line

S 07°41'17" W

SHED

S 11°09'17" W

168.00'

S 10°36'34" W

LOT 1
2.535 Acres
1.735 Acres
+ 0.162 Acres
4.432 Acres

Lands of
Tony A. Vanacore
& Erroll Tisch
L.7170 P137
Tax Map 45.8-1-12.220

1.735 Acres

S 07°52'34" W

122.99'

Found reinforcement rod

Delete property line

Lands Now or Formerly
Town of Olive
Avery Park
L.1382 P.99

Acreage Chart

LOT #	Initial Acreage	Final Acreage
1	2.535 acres	4.432 acres
2	6.061 acres	1.504 acres
3	13.432 acres	15.290 acres

I HEREBY GRANT my approval to this plat and consent to the filing of it in the Office of the Ulster County Clerk.

Owner Date

Owner Date

Owner Date

Owner Date

Owner Date

PLANNING BOARD APPROVAL
TOWN OF OLIVE

Member Date

Member Date

MAP COMPLETED 12/18/2023

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

P.O. Box 71
90 Main Street
Phoenicia, N.Y. 12464

(845) 688-7888

MAP

OF SURVEY FOR
BOUNDARY LINE ADJUSTMENT BETWEEN

Tony A. Vanacore and Erroll Tisch
Kyle L. and Julia R. Berryann and
Rita E. Vanacore

SITUATE IN

TOWN OF OLIVE COUNTY OF ULSTER
STATE OF NEW YORK

SCALE: 1 inch = 60 feet

Tax Map 45.8-1-12.22, 12.21, 11.2

FILE 2065.00