ZONING REQUIREMENTS :

DISTRICTS	Minimum Lot Dimensions (Residential)			Minimum Yard Dimensions			Max. Building Height	Max. Lot Coverage Including all Accessory Buildings
	Minimum Lot Area per Dwelling Unit	Minimum Width	Minimum Depth	Front Yard	Side Yard	Rear Yard		
R/R-3A RURAL RESIDENTIAL	3 ACRE	300 ft.	400 ft.	50 ft.	50 ft.	75 ft.	35 ft.	5 %

TOWN OF OLIVE PLANNING BOARD APPROVAL BLOCK

APPROVED BY DECISION OF THE PLANNING BOARD OF THE TOWN OF OLIVE, NEW YORK, ON THE_____DAY OF _____, 20____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID DECISION. ANY CHANGES, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL

SIGNED THE_____DAY OF _____, 20____BY

_____, *PLANNING BOARD MEMBER*

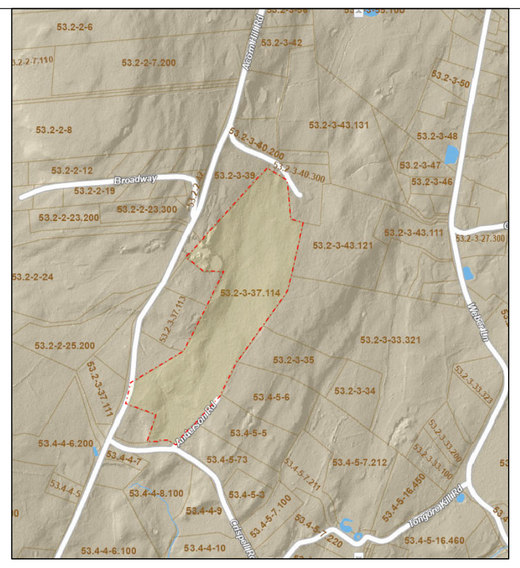
_____, *PLANNING BOARD MEMBER*

CONSENT TO FILE

I , _____

HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE ULSTER COUNTY CLERK.

DATE:



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

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION . GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

NOTES :

SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD, PHYSICAL FEATURES FOUND AT THE TIME OF FIELD SURVEY AND AS IN POSSESSION.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTIONS THEREOF LYING WITHIN THE BOUNDS OF ACORN HILL ROAD, CRISPELL ROAD AND ANDERSON ROAD.

SUBJECT TO ANY RIGHT OF WAYS , EASEMENTS OR OTHERWISE WHICH MAY AFFECT THE PREMISES SHOWN HEREON.

SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

DEED REFERENCE :

LIBER 5103 PAGE 120

TAX MAP REFERENCE :

TOWN OF OLIVE 53.2-3-37.114

MAP REFERENCE :

"MAP OF DIVISION OF LANDS OF MICHAEL J. & JULIA NICHOLLS" FILED IN THE ULSTER COUNTY CLERKS OFFICE ON NOVEMBER 15, 2001 AS MAP NO. 12108.

John J. Post, Jr.
Licensed Land Surveyor
P.O. Box 827
Stone Ridge, N.Y. 12484

N

DRIVE

S49°18'16"E 198.99'

BEGIN

S8°32'52"W 539.61'

S65°33'16"E 121.80'

603.58'

S25°51'04"W

NOW OR FORMERLY EHRLICH/UNGER L.3377 P.63

TAX PARCEL 53.2-3-40.300

NOW OR FORMERLY BEAGEN L.7110 P.81

TAX PARCEL 53.2-3-43.121

NOW OR FORMERLY WITKUS L.4396 P.329

TAX PARCEL 53.2-3-39

100.15'

778 780 782 792 800 810 820 830 840 850 860 870 880 890

NOW OR FORMERLY UMBERS L.3037 P.101

TAX PARCEL 53.2-3-38.200

N48°51'14"E 198.99'

N38°34'37"W 181.10'

N76°50'25"W 178.29'

QUARRY RUBBLE

LOT 4
ORIGINAL
AREA
30.881 ± Acres.

LOT 3

NOW OR FORMERLY UMBERS L.3037 P.101

TAX PARCEL 53.2-3-38.100

N39°00'09"E 371.63'

PROPOSED LOT 4 B
AREA
21.451 ± Acres.

NOW OR FORMERLY GLASS L.4039 P.01

TAX PARCEL 53.2-3-33.321

706.57'

LOT 2

NOW OR FORMERLY DURCAN L.6268 P.217

TAX PARCEL 53.2-3-37.113

N15°47'41"E 391.78'

S39°19'11"E 206.33'

NATIONAL WETLANDS INVENTORY PFØIE

266.66'

N42°51'39"E 64.28'

N13°29'07"E 58.84'

528.63'

NOW OR FORMERLY WALDRON/HAYES L.4485 P.100

TAX PARCEL 53.2-3-37.112

PROPOSED LOT LINES

S37°17'50"W

S31°33'09"E

218.31'

DILAPIDATED SHED

S37°58'38"W 40.00'

S62°01'22"E 28.00'

224.04'

S48°20'46"W 306.66'

SOMETIMES OLD ACORN HILL ROAD/WOOD ROAD/ 30.0 R.O.W. AS TO ANY RIGHTS OF WAY OF RECORD

S53°51'15"W

NOW OR FORMERLY GLASS L.1347 P.81

TAX PARCEL 53.2-3-35

NOW OR FORMERLY GAYSHUN VINCENT L.6976 P.134

TAX PARCEL 53.4-5-6

ACORN HILL ROAD

GARAGE

WELL

N70°34'11"E

DRIVE

REPUTED SEPTIC

HOUSE

LOT 1

NOW OR FORMERLY FALUTICO L.4601 P.92

TAX PARCEL 53.2-3-37.111

S26°50'45"W 83.93'

S32°53'49"W 22.34'

S36°55'44"W 34.75'

S36°55'44"W 53.36'

PROPOSED LOT 4 A
AREA
9.430 ± Acres.

N51°04'24"W 289.00'

N39°29'06"E 233.93'

NOW OR FORMERLY TIRELLA L.3138 P.328

TAX/ PARCEL 53.2-3-37.120

N78°50'20"W 21.31'

N62°01'24"W 149.72'

N76°52'54"W 57.20'

N68°06'22"W 66.47'

CRISPELL ROAD

NOW OR FORMERLY GERSHEN L.7234 P.244

TAX PARCEL 53.4-4-7

POLE (TYP)

TOWN ROAD BY MAINTAINANCE REPUTEDLY OLD ACORN HILL ROAD SUBJECT TO ANY RIGHTS OF WAY OF RECORD

ANDERSON ROAD

S48°51'24"W 92.05'

S53°51'15"W

NOW OR FORMERLY HARKINS/SHERAK L.1486 P.1054

TAX PARCEL 53.4-5-5

NOW OR FORMERLY POWELL L.6854 P.257

TAX PARCEL 53.4-5-73

REVISED 10.12.23

STATE OF NEW YORK
JOHN J. POST JR.
LICENSED LAND SURVEYOR
NO. 50643

JOHN J. POST, JR., L.L.S. LIC. NO. 50643

MINOR SUBDIVISION

OF LANDS OF

Michael Nicholls

Barbara Schnell

351 ACORN HILL ROAD
TOWN OF OLIVE ULSTER COUNTY, N.Y.
SCALE 1" = 80' SEPTEMBER 5, 2023

-25 0 50 100