

ZONING CHART: TOWN OF OLIVE

DISTRICT(S): R/E-1  
USE AND CONDITIONS: EXURBAN RESIDENTIAL

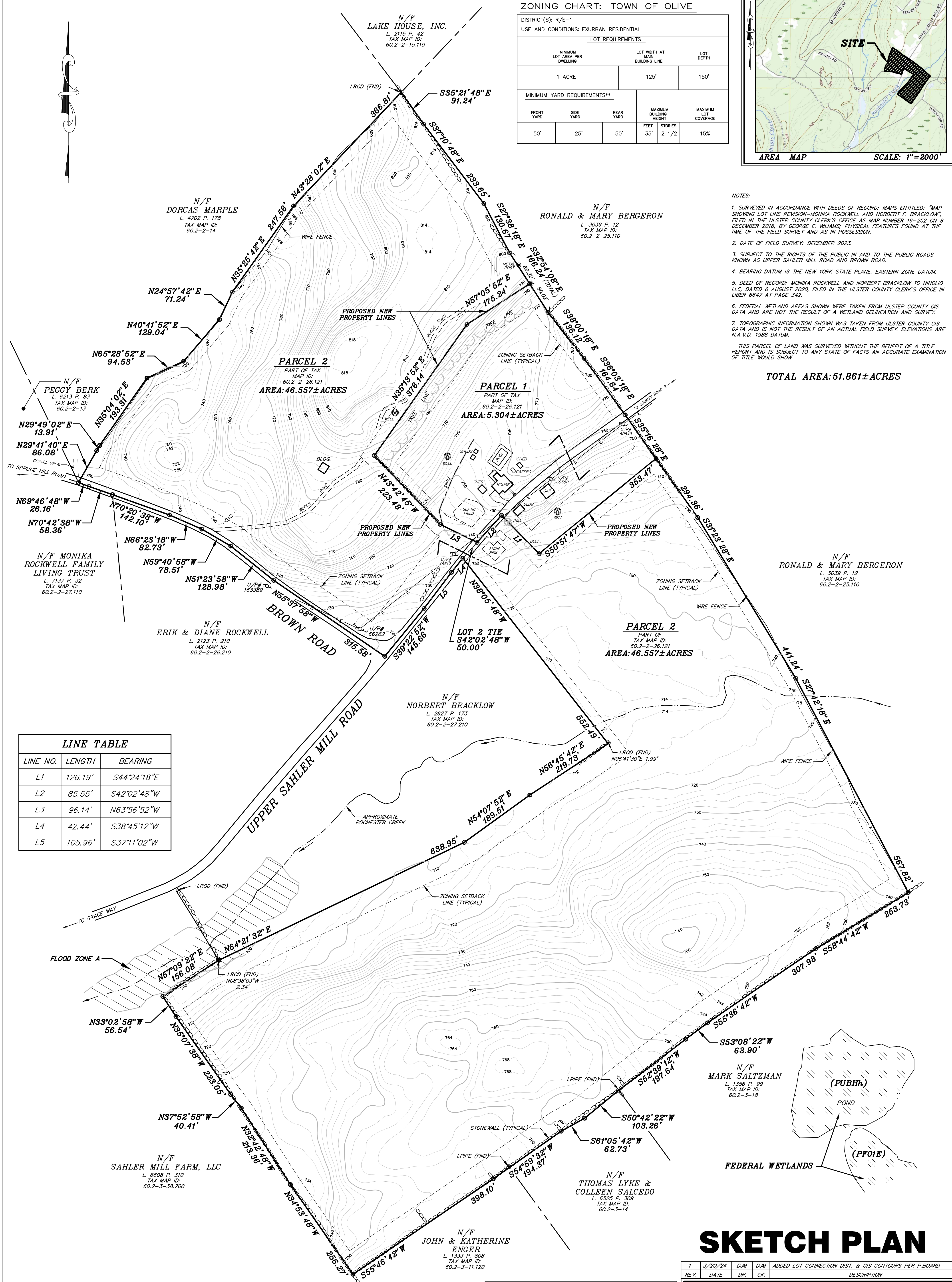
LOT REQUIREMENTS		
MINIMUM LOT AREA PER DWELLING	LOT WIDTH AT MAIN BUILDING LINE	LOT DEPTH
1 ACRE	125'	150'

MINIMUM YARD REQUIREMENTS**				
FRONT YARD	SIDE YARD	REAR YARD	MAXIMUM BUILDING HEIGHT	MAXIMUM LOT COVERAGE
50'	25'	50'	FEET 35'	STORIES 2 1/2
				15%

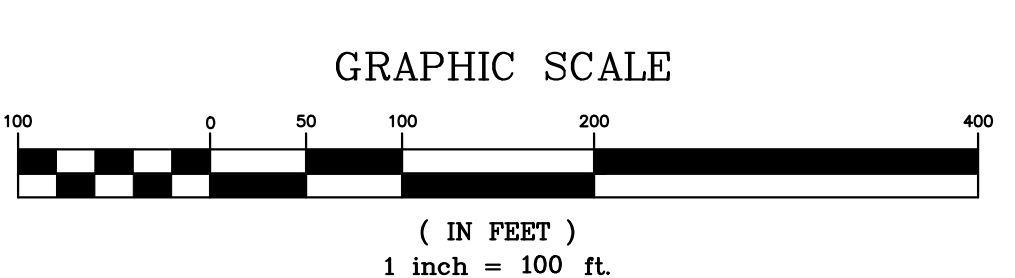
- NOTES:
- SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD; MAPS ENTITLED: "MAP SHOWING LOT LINE REVISION-MONIKA ROCKWELL AND NORBERT F. BRACKLOW", FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP NUMBER 16-252 ON 8 DECEMBER 2016, BY GEORGE E. WILLIAMS; PHYSICAL FEATURES FOUND AT THE TIME OF THE FIELD SURVEY AND AS IN POSSESSION.
  - DATE OF FIELD SURVEY: DECEMBER 2023.
  - SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE PUBLIC ROADS KNOWN AS UPPER SAHLER MILL ROAD AND BROWN ROAD.
  - BEARING DATUM IS THE NEW YORK STATE PLANE, EASTERN ZONE DATUM.
  - DEED OF RECORD: MONIKA ROCKWELL AND NORBERT BRACKLOW TO NINOLIO LLC, DATED 6 AUGUST 2020, FILED IN THE ULSTER COUNTY CLERK'S OFFICE IN LIBER 6647 AT PAGE 342.
  - FEDERAL WETLAND AREAS SHOWN WERE TAKEN FROM ULSTER COUNTY GIS DATA AND IS NOT THE RESULT OF A WETLAND DELINEATION AND SURVEY.
  - TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM ULSTER COUNTY GIS DATA AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY. ELEVATIONS ARE N.A.S.D. 1988 DATUM.
- THIS PARCEL OF LAND WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS AN ACCURATE EXAMINATION OF TITLE WOULD SHOW.

TOTAL AREA: 51.861± ACRES



LINE TABLE

LINE NO.	LENGTH	BEARING
L1	126.19'	S44°24'18"E
L2	85.55'	S42°02'48"W
L3	96.14'	N63°56'52"W
L4	42.44'	S38°45'12"W
L5	105.96'	S37°11'02"W



**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 \_\_\_\_\_

TOWN PLANNING BOARD MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS 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 \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

1 3/20/24 DJM DJM ADDED LOT CONNECTION DIST. & GIS CONTOURS PER P.BOARD  
REV. DATE DR. CK. DESCRIPTION

**PRAETORIUS AND CONRAD, P.C.**  
PROFESSIONAL ENGINEERING AND LAND SURVEYING  
P.O. BOX 360 - 74 MAIN STREET SAUGERTIES, N.Y. 12477  
TELEPHONE: (845)246-3671 FAX: (845)246-3691

**MINOR SUBDIVISION MAP**

DR. BY: DJM  
CK. BY: DJM  
DATE: 4 MAR. 2024

PREPARED FOR  
**NINOLIO LLC**  
(441 Upper Sahler Mill Road)  
TAX MAP NUMBER: SECTION: 60.2, BLOCK: 2, LOT: 26.121  
TOWN OF ULSTER/BRIDGE \* ULSTER COUNTY \* N.Y.

SCALE: 1" = 100'  
JOB NO. S23-099 SHEET: 1 OF 1

**SKETCH PLAN**

Copies from the original of this survey map not marked with an original of the Land Surveyor's seal shall not be considered to be a valid and true copy.

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2 of the N.Y.S. education law.