

APPROVED BY THE PLANNING BOARD OF THE TOWN OF OLIVE, ULSTER COUNTY, NEW YORK

DATE:  
MEMBER:  
MEMBER:

OWNERS' CONSENT TO FILE

I HEREBY GRANT MY APPROVAL OF THIS PLAT AND CONSENT TO THE FILING OF IT IN THE ULSTER COUNTY CLERK'S OFFICE

TOWN ZONING INFORMATION<sup>2</sup>

DISTRICT: R/E-1A EXURBAN RESIDENTIAL  
MINIMUM LOT<sup>3</sup> PER DWELLING UNIT: 1 ACRES  
LOT WIDTH AT MAIN BUILDING LINE: 125 FEET  
MINIMUM LOT DEPTH: 150 FEET  
FRONT YARD: 50 FEET  
MINIMUM SETBACKS: SIDE YARD (EACH): 25 FEET  
REAR YARD: 50 FEET  
MAXIMUM BUILDING HEIGHT: 2.5 STORIES  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE (ALL): 15 %

- 1. On streets with less than a fifty-foot right-of-way, the front yard setback shall be measured from the center line of the right-of-way if known, and 25 feet shall be added to the required front yard setback. On streets of unknown right-of-way, the same procedure shall be followed except that measurements shall be taken from the center line of the existing roadway.
- 2. In special permit and site plan review and approval, the Planning Board shall have the authority to modify these standards, in the interest of the public welfare, up to 10%.
- 3. See § 155-8 for permitting smaller lot size.

NOTE: SUBJECT TO THE RIGHTS OF THE PUBLIC TO THAT PORTION OF THE PARCEL LYING WITHIN THE BOUNDS OF THE PUBLIC ROADS KNOWN AS WATSON HOLLOW ROAD AND EVERY ROAD.

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Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent owner or future grantees.

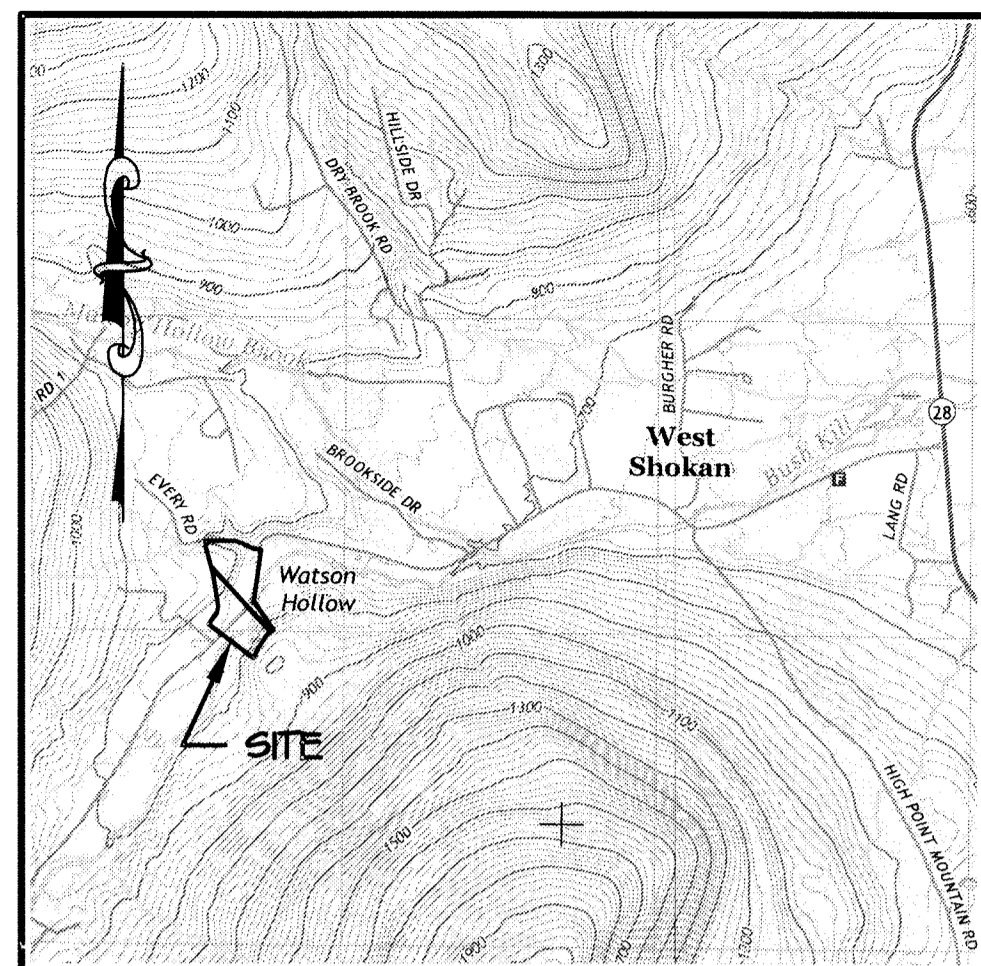
Only copies from the original of this survey marked with an original of the surveyor's seal shall be considered valid true copies.

The location of underground improvements or encroachments, if any exist or are shown hereon, are not certified.

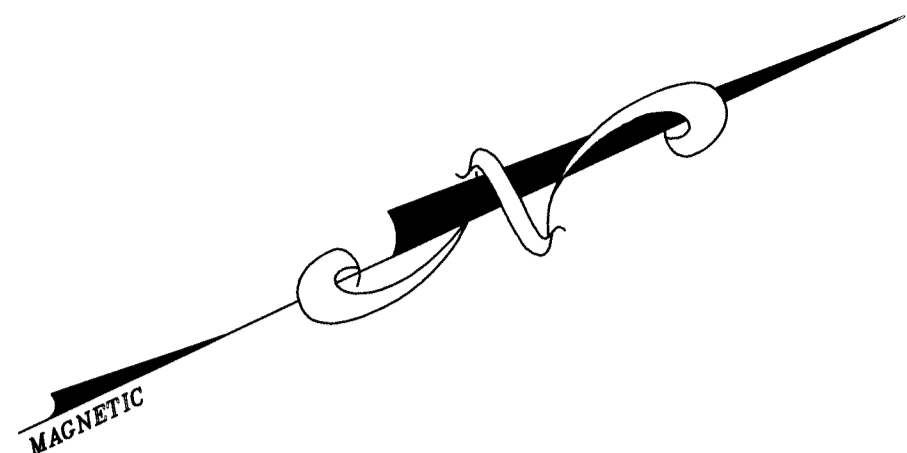
Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyor's adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

TAX MAP REFERENCE  
Town of Olive, Section No. 45.1  
Block 1, Lot 41

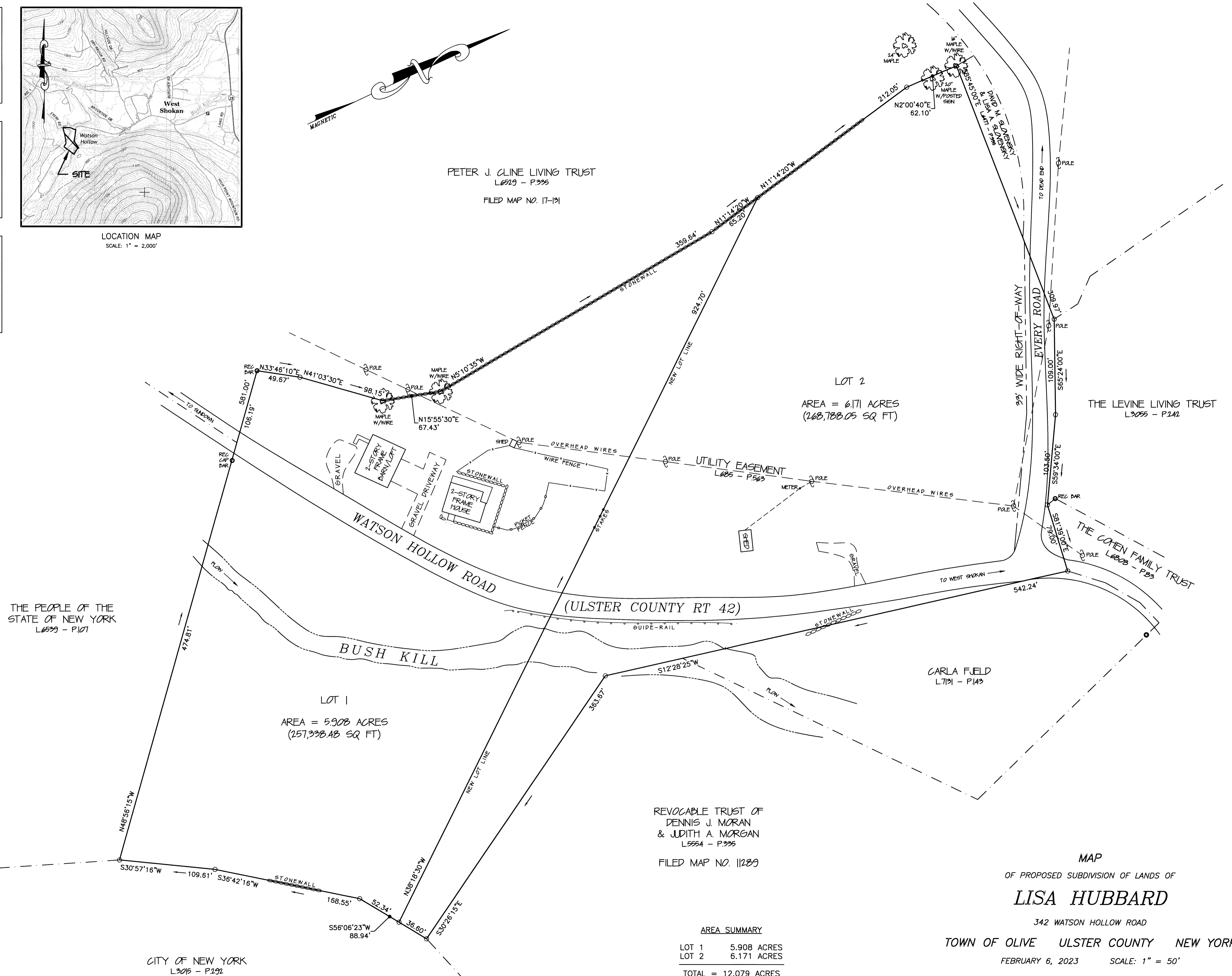
DEED REFERENCE  
Liber 4214 of Deeds at Page 47



LOCATION MAP  
SCALE: 1" = 2,000'



PETER J. CLINE LIVING TRUST  
L6819 - P.995  
FILED MAP NO. 17-191



THE PEOPLE OF THE STATE OF NEW YORK  
L6599 - P.107

LOT 1  
AREA = 5.908 ACRES  
(257,938.48 SQ FT)

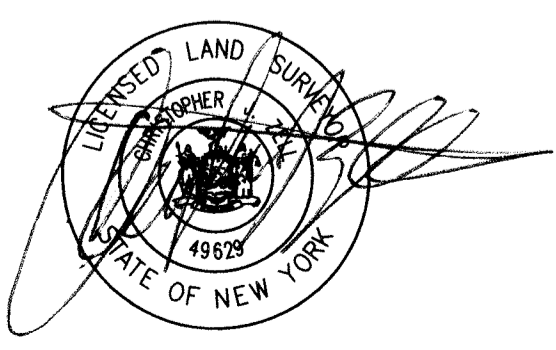
LOT 2  
AREA = 6.171 ACRES  
(268,788.05 SQ FT)

REVOCABLE TRUST OF DENNIS J. MORAN & JUDITH A. MORAN  
L5554 - P.995  
FILED MAP NO. 11289

AREA SUMMARY

LOT 1	5.908 ACRES
LOT 2	6.171 ACRES
TOTAL	12.079 ACRES

MAP  
OF PROPOSED SUBDIVISION OF LANDS OF  
**LISA HUBBARD**  
342 WATSON HOLLOW ROAD  
TOWN OF OLIVE ULSTER COUNTY NEW YORK  
FEBRUARY 6, 2023 SCALE: 1" = 50'



BRINNIER & LARIOS, P. C.

CITY OF NEW YORK  
L3015 - P.292