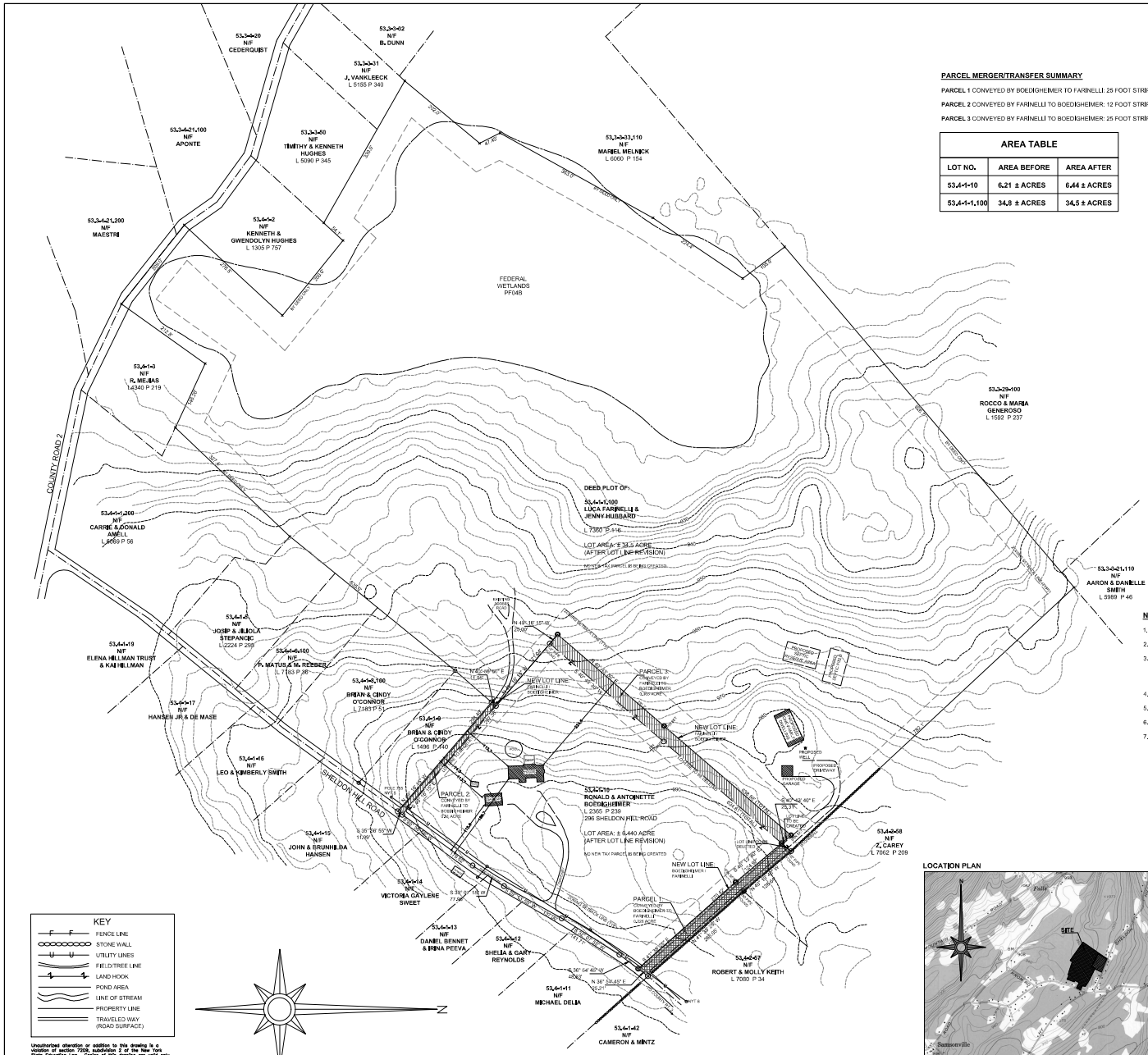


PARCEL MERGER/TRANSFER SUMMARY

PARCEL 1 CONVEYED BY BOEDIGHEIMER TO FARINELLI: 25 FOOT STRIP, 0.226 ACRE

PARCEL 2 CONVEYED BY FARINELLI TO BOEDIGHEIMER: 12 FOOT STRIP, 0.081 ACRE

PARCEL 3 CONVEYED BY FARINELLI TO BOEDIGHEIMER: 25 FOOT STRIP, 0.365 ACRE

AREA TABLE		
LOT NO.	AREA BEFORE	AREA AFTER
53.4-1-10	6.21 ± ACRES	6.44 ± ACRES
53.4-1-1.100	34.8 ± ACRES	34.5 ± ACRES

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

DATE: _____

MEMBER: _____

MEMBER: _____

OWNER'S 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

_____
RONALD BOEDIGHEIMER

_____
ANTOINETTE BOEDIGHEIMER

_____
LUCA FARINELLI

_____
JENNY HUBBARD

ZONING CHART: TOWN OF OLIVE	
DISTRICT(S): R/E 1 ZONE	
MINIMUM LOT AREA/D.U.	1 ACRE/D.U.
MINIMUM LOT WIDTH (AT MAIN BUILDING LINE)	125 FT
LOT DEPTH	150 FT
MINIMUM YARD SETBACKS	
FRONT	50 FT
REAR	50 FT
SIDE (EACH)	25 FT
MAXIMUM BUILDING HEIGHT/STORIES	35 FT / 2.5
MAXIMUM BUILDING COVERAGE	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 STANDARD, IN THE INTEREST OF PUBLIC WELFARE, UP TO 10%

NOTES:

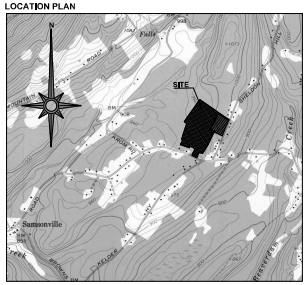
1. THIS MAP WAS PREPARED FROM AN ACCURATE FIELD SURVEY. THE PROPERTY LINES SHOWN ARE ESTABLISHED FROM DEEDS OF RECORD AND EXISTING MONUMENTATION AS INDICATED
2. MAP OF 53.4-1-1.100 IS A DEED PLOT, AND WAS NOT FIELD SURVEYED, THE PROPERTY LINES SHOWN ARE ESTABLISHED FROM DEEDS OF RECORD ONLY
3. THIS PROPERTY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD. WHERE A PROPERTY LINE RUNS ALONG THE CENTER OF A HIGHWAY THE PRESUMPTION IS THAT THE CENTER OF THE PAVEMENT IS THE CENTER OF THE ROAD RIGHT OF WAY, WHERE THE PROPERTY LINE DOES NOT REACH THE ROAD CENTER LINE ANY INTEREST IN AND TO THE ROAD CENTER IS INTENDED TO BE CONVEYED (IF ANY)
4. SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED
5. WHERE FENCE LINES AND/OR STONE WALL LINES SHOWN DO NOT CORRESPOND WITH THE PROPERTY LINE THE OWNERSHIP BOUNDARY MAY NOT COINCIDE WITH THE PROPERTY LINE
6. ALL BEARINGS HAVE BEN ROUNDED TO THE NEAREST 5 SECONDS OF ARC. ANY VARIATION FROM THE TITLE BEARING IS INSIGNIFICANT IN ITS VARIATION AND/OR ITS GROUND LOCATION
7. CONTOUR LINES AND WETLAND BOUNDARIES ARE APPROXIMATE AND SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD VERIFIED

DRAINAGE NOTE:
ON PARCEL ONE A NEW DRIVEWAY IS TO BE CONSTRUCTED. WHERE THIS DRIVEWAY MEETS SHELDON HILL ROAD ACCESS WILL BE APPROVED BY THE TOWN HIGHWAY DEPARTMENT. A PROPER CULVERT WILL BE INSTALLED AND DRAINAGE PATTERN PRESERVED.

TOPOGRAPHY: N.Y.S. GIS - 2 FOOT CONTOURS
CREATED USING LIDAR AND D.E.M.
LOT LINES: ULSTER COUNTY TAX MAP

100 100 100 200 300
GRAPHIC SCALE - FEET

LOCATION PLAN



WEST SHOKAN QUADRANGLE

SCALE 1" = 2000'

KEY

- FENCE LINE
- STONE WALL
- UTILITY LINES
- FIELD/TREE LINE
- LAND HOOK
- POND AREA
- LINE OF STREAM
- PROPERTY LINE
- TRAVELED WAY (ROAD SURFACE)

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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 owners or future grantees.

redrafted map November 10, 2024

Rev.No.				

LOT LINE ADJUSTMENT MAP FOR:
RONALD AND ANTOINETTE BOEDIGHEIMER AND LUCA FARINELLI AND JENNY HUBBARD

TOWN OF OLIVE
COUNTY OF ULSTER
STATE OF NEW YORK

deed 2365 page 239 lot 53.4-1-10
deed 7360 page 116 lot 53.4-1-1.100
296 Sheldon Hill Road

SURVEY INFORMATION BY:
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137 SHARPTOWN ROAD
STUYVESANT, NEW YORK 12173
(518) 828-7406 rjlkayak@gmail.com
NYS PLS 049374

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DATE	SCALE:	MAP No.	SHEET
AUGUST 26, 2024	1 IN. = 100 FT.	24-710 BOED100	1 OF 1