

Location/Tax Map
Scale: 1"=500'

Dimensional Table

BULK REQUIREMENTS	ZONE=R-1/2	PROVIDED
Minimum Lot Area:	0.5 Acres/du	137,375 s.f.
Minimum Lot Width:	100 ft.	250 ft.
Minimum Lot Depth:	-----	-----
Minimum Road Frontage:	-----	-----
Minimum Front Setback:	30 ft.	283 ft.
Minimum Side Setback:	15/50 ft.	29/229 ft. L1 15/97 ft. L2
Minimum Rear Setback:	30 ft.	46 ft.
Maximum Building Height:	35 ft.	33 ft.
Maximum Building Coverage:	12%	2%
Maximum Lot Coverage:	20%	3%

OWNERS ENDORSEMENT

I hereby grant approval to this plat and the plans shown hereon.

Owners Signature _____ Date _____

TOWN OFFICIALS APPROVAL

Building Department: _____ Date: _____

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Town of Lloyd Planning Board subject to all conditions and requirements of said resolution. Any change, erasure, modification, or revision of this plan as approved shall void this approval.

Chairman, Town of Lloyd Planning Board _____ Date _____

TABLE OF ACREAGES

LOT 1	3.454 ACRES
LOT 2	3.154 ACRES
TOTAL	6.608 ACRES

NOTE:
Topographic details are based on the 2" contours as shown on Filed Map 10-163. Field verified and updated, all areas of new construction along with physical improvements, per field work performed by ACES, Inc. on 04-26-12, 05-02-12, 05-07-12, 10-18-13 and 11-08-13. (see items 3 & 4 in refs.)

SURVEYOR'S NOTES:

- Copyright © 2013, Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
- Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
- Only boundary survey maps bearing the surveyor's embossed seal and signature are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
- The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a title report and/or title search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

REFERENCES:

- Tax Maps for the Town of Lloyd, Ulster County, New York. Section 87.4 Block 3, Section 88.1 Block 4, Section 88.13 Block 1, and Section 88.13, Block 4
- Various Deeds of Record - Liber and Page as shown:
- A map entitled, "Subdivision of Lands of Salvatore J. Cusa", prepared by A. Diacchini and Associates, P.C., Robert J. James, P.E., and Raymond J. Kihkire, L.L.S., dated 06-30-2009, last revised 07-23-2009 and filed in the Ulster County Clerk's Office on August 30, 2010 as Filed Map No. 10-163.
- Elevation datum derived via observation, tie to invert in at 60" CMP dia. culvert, as shown on FM# 10-163.

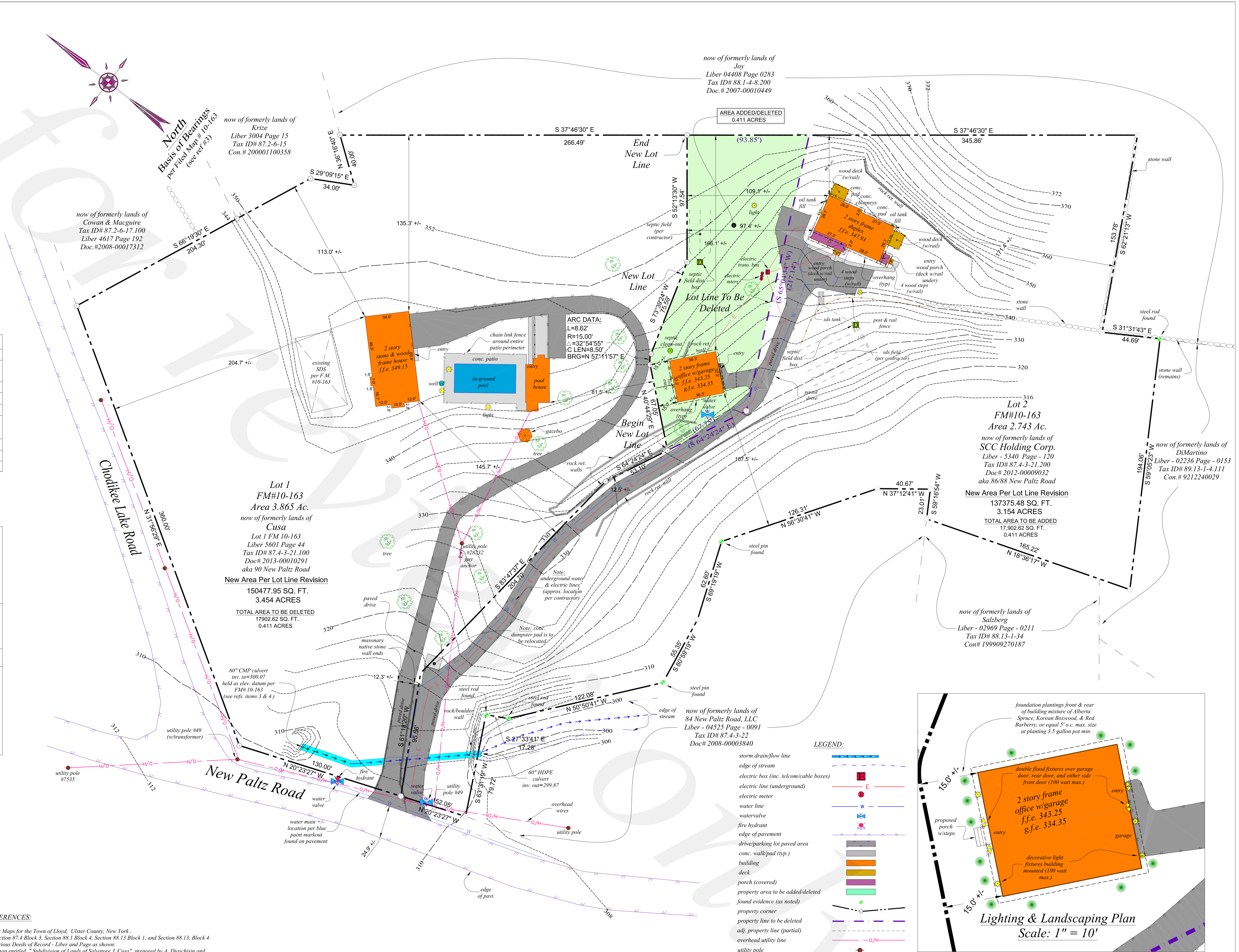
CERTIFIED TO:

I hereby certify to:
Salvatore J. Cusa Sr.
SCC Holding Corp.
The Town of Lloyd

SURVEYOR'S CERTIFICATION:

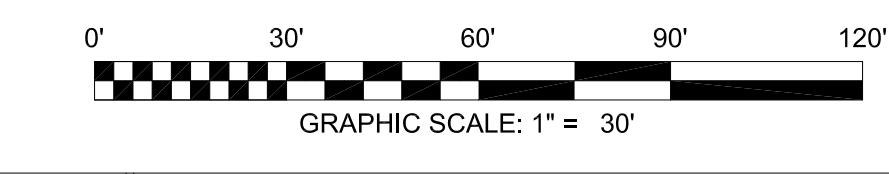
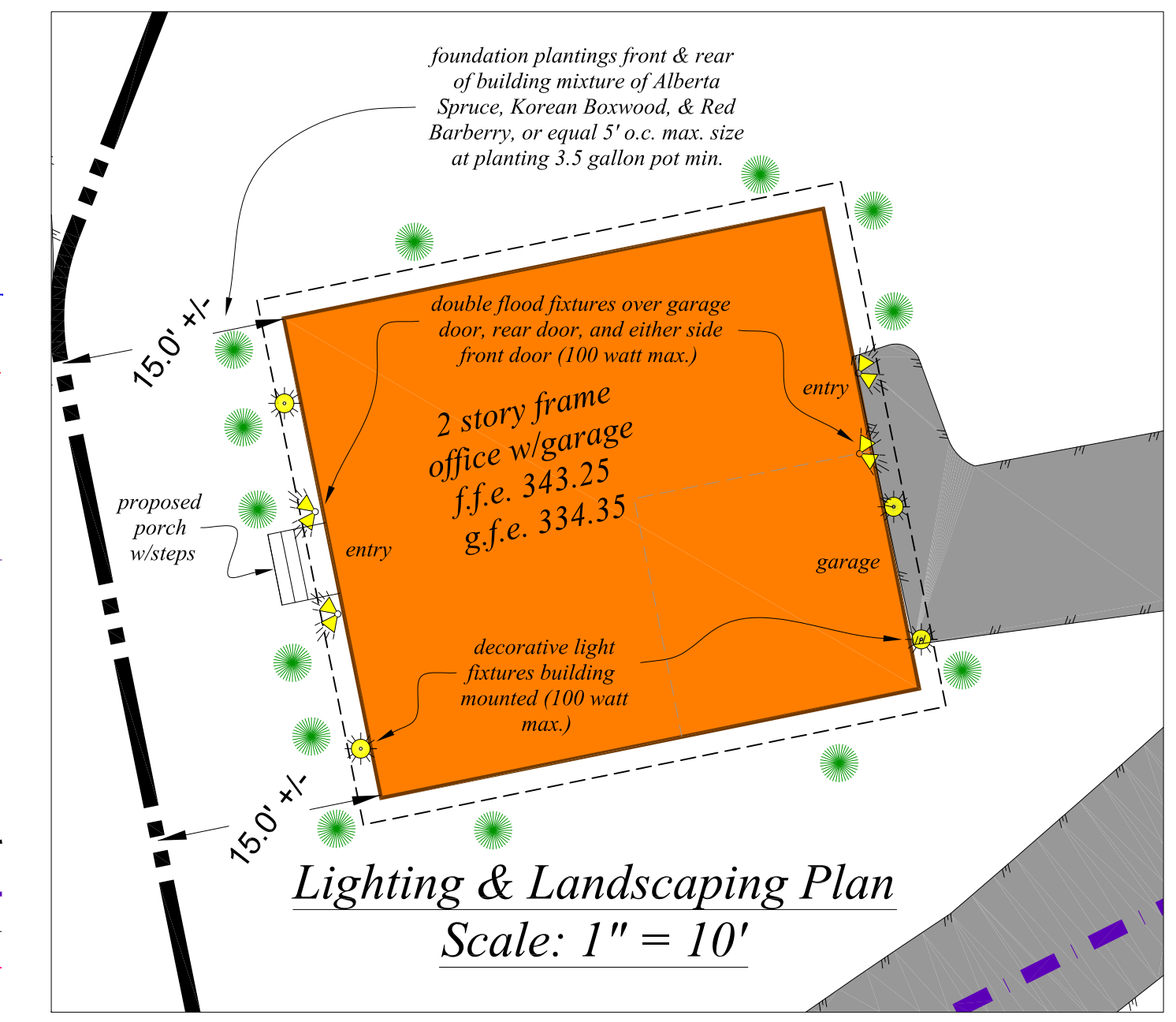
I hereby certify to the hereon listed parties that this map shows the results of an actual on the ground survey, per record description, of the land shown hereon, located at 86, 88 & 90 New Paltz Road, in the Town of Lloyd, County of Ulster, State of New York. That it represents an as-built topographic field survey of the indicated premises, completed on November 08, 2013, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief, and information, accurate and correct, except as shown hereon: "there are no encroachments either way across property lines, title lines and lines of actual possession are the same".

Signature _____ Date _____ Jonathan N. Millen, L.L.S.
1 Gardinertown Road - Suite 101
Newburgh, NY 12550



LEGEND:

- storm drain/flow line
- edge of stream
- electric box (inc. telecom/cable boxes)
- electric line (underground)
- electric meter
- water line
- water valve
- fire hydrant
- edge of pavement
- drive/parking lot paved area
- conc. walk/pad (typ.)
- building
- deck
- porch (covered)
- property area to be added/deleted
- found evidence (as noted)
- property corner
- property line to be deleted
- adj. property line (partial)
- overhead utility line
- utility pole
- guy anchor/wire
- stone wall/rock ret. wall
- light (pedestal/overhang mounted)
- light (building mounted)



DATE	REVISION

Jonathan N. Millen, L.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 050746

Lot Line Revision
Lands of Salvatore J. Cusa & SCC Holding Corp.

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
23 Bruyn Turnpike - Suite 101 - Walkkill, NY 12589
Office: 845-895-3330 Fax: 845-895-3339 E-Mail: accsurveys@bvc.rr.com

Prepared For Tax Map Parcel:
87.4-3-21.100 & 87.4-3-21.200
aka 86, 88, 90 New Paltz Road
shown in the
Town of Lloyd
County of Ulster, New York

SCALE: AS SHOWN DATE: 11-12-2013 JOB No. 13026CUS DRAWN BY: jnm

Sheet 1 of 1