

SURVEY NOTES

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4. 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.
5. The certifications herein are not transferable.
6. 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.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.
11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

DEED REFERENCE

Liber 1539 Page 648
Martha Schmiatke
To
Antonino & Rosalie Licari
July 21, 1980

TAX PARCEL NUMBER

Town of Wappinger, Dutchess County, New York
6157-01-458871

AREA

71,687 Square Feet
1.646 Acres

DATE OF SURVEY

Field Completion: September 15, 2022

ADDRESS

39-41 Middlebush Rd
Wappinger Falls, NY 12590

FLOOD ZONE

Subject Parcels are located within Zone "X"
Unshaded as per Flood Insurance Rate Map:
No. 36027C0458E Effective Date: May 2, 2012

ZONING

Subject Parcels are located within the R-20/40
One-Family Residence District as per Zoning Map of the
Town of Wappinger, Dutchess County, NY last revised
October 26, 2021.

OWNER'S CONSENT

The undersigned owners of the property hereon state that they
are familiar with this map, its contents and its legends and
hereby consent to all said terms and conditions as stated hereon.

Date

Date

JOHNSON
SURVEYING

BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

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rev.	date	description
1	11/10/22	Adjoiner well and septic location

Now or Formerly
Wappinger Central School
Liber 804, Page 297
6157-01-423875

Now or Formerly
Wappinger Central School
Liber 1111, Page 327
6157-01-470893

Now or Formerly
Cotto
Doc. #02 2021 4944
6157-01-442860

Now or Formerly
Brunson
Doc. #02 2018 9441
6157-01-475875

Schedule of Area and Bulk Requirements

	Required	Lot 1	Lot 2
Min Lot Area	40,000 ft ²	30,709 ft ²	40,978 ft ²
Min Lot Width	125 ft	140 ft	142 ft
Min Front Yard	75 ft	59.9 ft	22.1 ft*
Min Side Yard	25 ft	25 ft	35.2 ft*
Min Rear Yard	35 ft	177.6 ft	119.2 ft*
Min Lot Depth	125 ft	309 ft	321 ft
Max Dev. Coverage	12%	7%	9%
Min Street Frontage	50 ft	99 ft	153 ft
Max Height	35 ft	15 ft	23 ft*
Max Floor Area Ratio	0.12	0.07	0.09*

*existing

Reputed
Well

Reputed
SDS Area

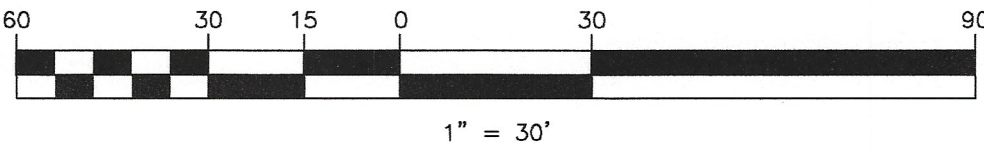
Unable to Locate Septic
Areas or Wells within 300
feet by Visual Inspection

PLANNING BOARD

Approved by resolution of the Planning Board of the Town of
Wappinger, New York, on the _____ day, of the month of
_____ of year 2022 Subject to all requirements and
conditions of said resolution. Any change, erasure, modification or
revision of the plat as approved shall void the approval. Signed
this _____ day, of the month _____ and of the year 2022.

By: _____ Chairperson

GRAPHIC SCALE



BRENDAN JOHNSON, P.L.S.
P.L.S. No. 50919

39 MIDDLEBUSH RD

SUBDIVISION PLAT
PREPARED FOR
K + J PARTNERS LLC

TOWN OF WAPPINGER, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	22-159
address	39 MIDDLEBUSH RD
date	9/15/2022
drawn	BJ
scale	1"=30'
checked	BJ
project no.	22-159
project name	39 MIDDLEBUSH RD
sheet	1 OF 1