

SURVEY NOTES

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2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
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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 Schmidtke  
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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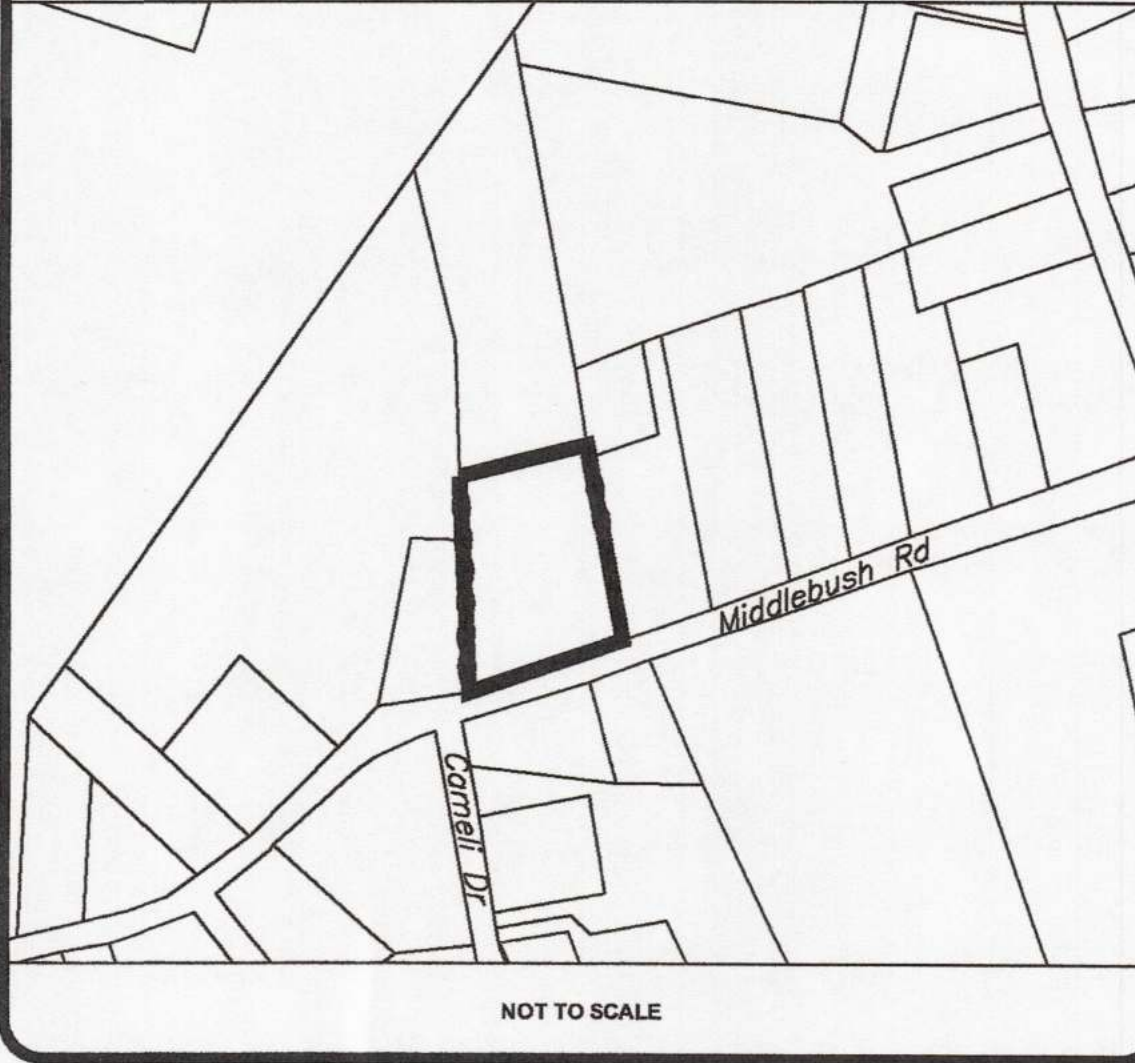
rev.	date	description

Now or Formerly  
Wappinger Central School  
Liber 804, Page 293  
6157-01-423875

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

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

VICINITY MAP



Schedule of Area and Bulk Requirements

	Required	Lot 1	Lot 2
Min Lot Area	30,000 ft <sup>2</sup>	30,709 ft <sup>2</sup>	40,977 ft <sup>2</sup>
Min Lot Width	115 ft	98.4 ft	150.4 ft
Min Front Yard	40 ft	40 ft	22.1 ft*
Min Side Yard	20 ft	20 ft	35.2 ft*
Min Rear Yard	45 ft	45 ft	119.2 ft*
Min Lot Depth	125 ft	309 ft	314.21 ft
Max Dev. Coverage	12%	7%	9%
Min Street Frontage	50 ft	99 ft	153 ft
Max Height	35 ft	35 ft	23 ft*
Max Floor Area Ratio	0.12	0.07	0.09*

\*existing

Reputed  
Well

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

Reputed  
SDS Area

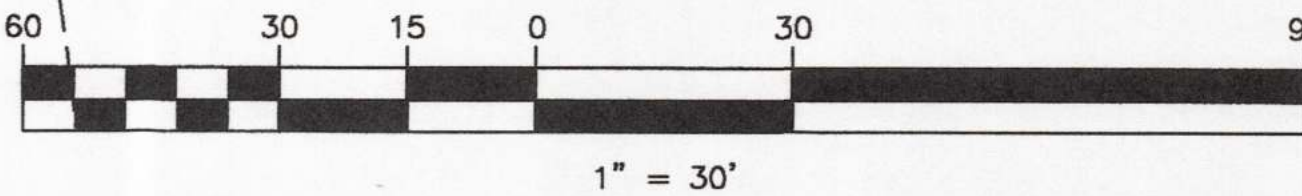
Unable to Locate Septic  
Areas or Wells within 300  
feet by Visual Inspection

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



39 MIDDLEBUSH RD

**SUBDIVISION PLAT**  
**PREPARED FOR**  
**K + J PARTNERS LLC**

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



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

tax id	22-159
address	39 MIDDLEBUSH RD
date	9-6-23
drawn	BJ
scale	N.T.S.
checked	BJ
project no.	22-159
project name	39 MIDDLEBUSH RD
sheet	3 OF 10