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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.

3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

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.

NOTE

The application includes consolidation of lots #3 and #4 from the approved Obercreek Farm Subdivision, Filed Map #10427A. All easements, improvements, or other pertinent requirements of the approved subdivision shall remain in effect.

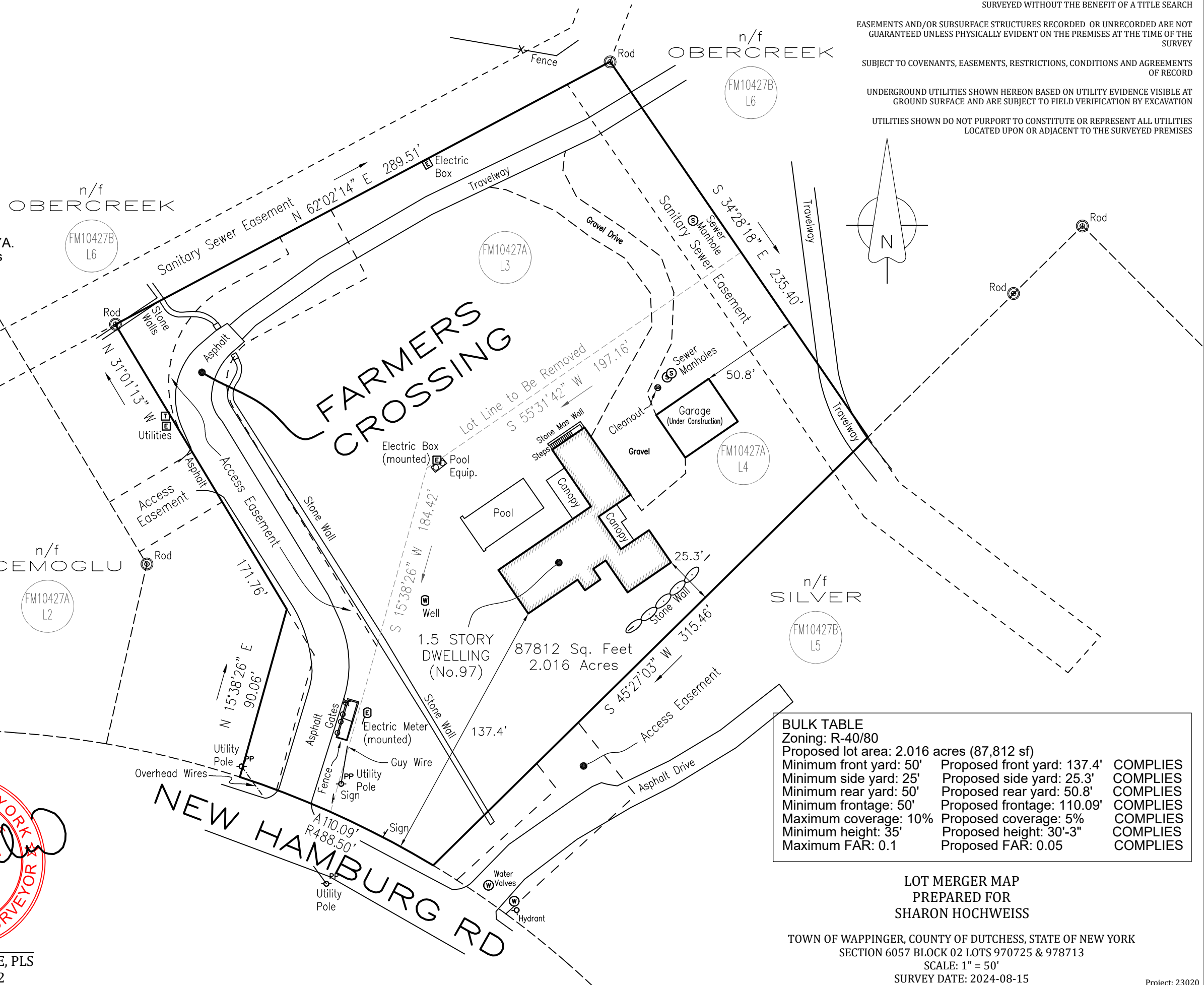
HEALTH DEPARTMENT NOTE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER-SOUGHT NOR GRANTED.

DATE _____ AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH



ROBERT F. OICLE, PLS
NYS LIC# 050962



BULK TABLE		
Zoning: R-40/80	Proposed lot area: 2.016 acres (87,812 sf)	
Minimum front yard: 50'	Proposed front yard: 137.4'	COMPLIES
Minimum side yard: 25'	Proposed side yard: 25.3'	COMPLIES
Minimum rear yard: 50'	Proposed rear yard: 50.8'	COMPLIES
Minimum frontage: 50'	Proposed frontage: 110.09'	COMPLIES
Maximum coverage: 10%	Proposed coverage: 5%	COMPLIES
Minimum height: 35'	Proposed height: 30'-3"	COMPLIES
Maximum FAR: 0.1	Proposed FAR: 0.05	COMPLIES

LOT MERGER MAP
PREPARED FOR
SHARON HOCHWEISS

TOWN OF WAPPINGER, COUNTY OF DUTCHESS, STATE OF NEW YORK
SECTION 6057 BLOCK 02 LOTS 970725 & 978713
SCALE: 1" = 50'
SURVEY DATE: 2024-08-15