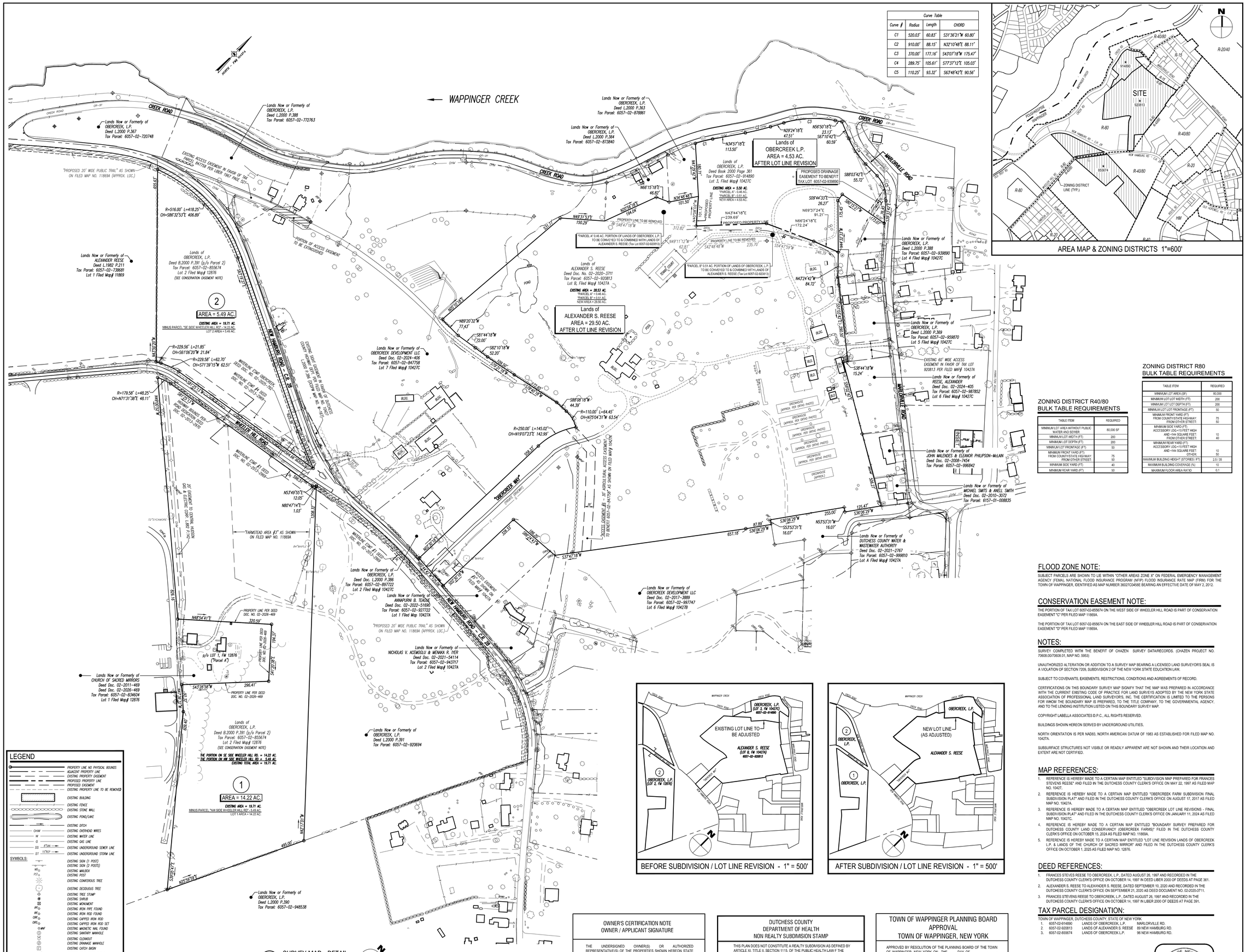
Curve Table			
Curve #	Radius	Length	CHORD
C1	520.03'	60.83'	S31°36'21"W 60.80'
C2	910.00'	88.15'	N32°10'48"E 88.11'
C3	370.00'	177.16'	S43°07'18"W 175.47'
C4	289.75'	105.61'	S77°37'12"E 105.03'
C5	110.25'	93.32'	S63°46'42"E 90.56'



AREA MAP & ZONING DISTRICTS 1"=600'

BEFORE SUBDIVISION / LOT LINE REVISION - 1" = 500'

AFTER SUBDIVISION / LOT LINE REVISION - 1" = 500'

ZONING DISTRICT R40/80 BULK TABLE REQUIREMENTS

TABLE ITEM	REQUIRED
MINIMUM LOT AREA WITHOUT PUBLIC WATER AND SEWER	80,000 SF
MINIMUM LOT WIDTH (FT)	200
MINIMUM LOT DEPTH (FT)	200
MINIMUM LOT FRONTAGE (FT)	50
MINIMUM FRONT YARD (FT) FROM COUNTY/STATE HIGHWAY:	75
FROM OTHER STREET:	50
MINIMUM SIDE YARD (FT)	40
MINIMUM REAR YARD (FT)	50

ZONING DISTRICT R80 BULK TABLE REQUIREMENTS

TABLE ITEM	REQUIRED
MINIMUM LOT AREA (SF)	80,000
MINIMUM LOT LOT WIDTH (FT)	200
MINIMUM LOT LOT DEPTH (FT)	200
MINIMUM LOT LOT FRONTAGE (FT)	50
MINIMUM FRONT YARD (FT) FROM COUNTY/STATE HIGHWAY:	75
FROM OTHER STREET:	50
MINIMUM SIDE YARD (FT) ACCESSORY USG <15 FEET HIGH AND <144 SQUARE FEET:	10
FROM OTHER STREET:	40
MINIMUM REAR YARD (FT) ACCESSORY USG <15 FEET HIGH AND <144 SQUARE FEET:	10
OTHER:	50
MAXIMUM BUILDING HEIGHT (STORIES / FT)	2.5 / 35
MAXIMUM BUILDING COVERAGE (%)	10
MAXIMUM FLOOR AREA RATIO	0.1

FLOOD ZONE NOTE:

SUBJECT PARCELS ARE SHOWN TO LIE WITHIN "OTHER AREAS ZONE X" ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WAPPINGER, IDENTIFIED AS MAP NUMBER 36027C0456E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

CONSERVATION EASEMENT NOTE:

THE PORTION OF TAX LOT 6057-02-855674 ON THE WEST SIDE OF WHEELER HILL ROAD IS PART OF CONSERVATION EASEMENT "C" PER FILED MAP 11869A.

THE PORTION OF TAX LOT 6057-02-855674 ON THE EAST SIDE OF WHEELER HILL ROAD IS PART OF CONSERVATION EASEMENT "D" PER FILED MAP 11869A.

NOTES:

SURVEY COMPLETED WITH THE BENEFIT OF CHAZEN SURVEY DATA/RECORDS. (CHAZEN PROJECT NO. 70608.00/70608.01, MAP NO. 5953)

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

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 THE PERSONS FOR WHOM THE BOUNDARY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

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BUILDINGS SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.

NORTH ORIENTATION IS PER NAD83, NORTH AMERICAN DATUM OF 1983 AS ESTABLISHED FOR FILED MAP NO. 10427A.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

MAP REFERENCES:

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "SUBDIVISION MAP PREPARED FOR FRANCES STEVENS REESE" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MAY 22, 1997 AS FILED MAP NO. 10427.
2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "OBERCREEK FARM SUBDIVISION FINAL SUBDIVISION PLAT" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON AUGUST 17, 2017 AS FILED MAP NO. 10427A.
3. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "OBERCREEK LOT LINE REVISIONS - FINAL SUBDIVISION PLAT" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JANUARY 11, 2024 AS FILED MAP NO. 10427C.
4. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BOUNDARY SURVEY PREPARED FOR DUTCHESS COUNTY LAND CONSERVANCY (OBERCREEK FARMS)" FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 15, 2024 AS FILED MAP NO. 11869A.
5. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "LOT LINE REVISION LANDS OF OBERCREEK L.P. & LANDS OF THE CHURCH OF SACRED MIRROR" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 1, 2025 AS FILED MAP NO. 12876.

DEED REFERENCES:

1. FRANCES STEVES REESE TO OBERCREEK, L.P., DATED AUGUST 26, 1997 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 14, 1997 IN DEED LIBER 2000 OF DEEDS AT PAGE 361.
2. ALEXANDER S. REESE TO ALEXANDER S. REESE, DATED SEPTEMBER 10, 2020 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON SEPTEMBER 21, 2020 AS DEED DOCUMENT NO. 02-2020-3711.
3. FRANCES STEVENS REESE TO OBERCREEK, L.P., DATED AUGUST 26, 1997 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 14, 1997 IN LIBER 2000 OF DEEDS AT PAGE 391.

TAX PARCEL DESIGNATION:

TOWN OF WAPPINGER, DUTCHESS COUNTY, STATE OF NEW YORK

1.	6057-02-914890	LANDS OF OBERCREEK, L.P.	MARLORVILLE RD.
2.	6057-02-920813	LANDS OF ALEXANDER S. REESE	89 NEW HAMBURG RD.
3.	6057-02-855674	LANDS OF OBERCREEK L.P.	96 NEW HAMBURG RD.

OWNER'S CERTIFICATION NOTE
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED OWNER(S) OR AUTHORIZED REPRESENTATIVE(S) OF THE PROPERTIES SHOWN HEREON STATE THAT THEY HAVE REVIEWED THIS MAP, THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER OR AUTHORIZED REPRESENTATIVE (OBERCREEK, L.P.)

OWNER OR AUTHORIZED REPRESENTATIVE (ALEXANDER S. REESE)

DUTCHESS COUNTY DEPARTMENT OF HEALTH NON REALTY SUBDIVISION STAMP

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115, OF THE PUBLIC HEALTH LAW F 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 SANITARY DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH — DATE

TOWN OF WAPPINGER PLANNING BOARD APPROVAL TOWN OF WAPPINGER, NEW YORK

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK ON THE ____ DAY OF ____, ____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS SITE PLAN AS APPROVED SHALL VOID THIS APPROVAL SIGNED THIS ____ DAY OF _____, ____ BY

CHAIRMAN, TOWN PLANNING BOARD

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON APRIL 13, 2026 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

STATE OF NEW YORK — DAVID H. DOPPEL — 050677 — LICENSED LAND SURVEYOR

David H. Doppel, L.S. NYS #050677
EXP: 01/31/2028

MAP NO. 5953

LaBella
Powered by partnership.
21 Fox Street
Poughkeepsie, NY 12601
845-454-3980
labellapc.com

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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CLIENT:
OBERCREEK, L.P.
81 NEW HAMBURG RD
WAPPINGERS FALLS, NY 12590
ALEXANDER S. REESE
59 MARLORVILLE ROAD
WAPPINGERS FALLS, NY 12590

PROJECT SITE:
REESE & OBERCREEK
89 NEW HAMBURG RD. MARLORVILLE RD. & 96 NEW HAMBURG RD.
TOWN OF WAPPINGER, DUTCHESS COUNTY, NY

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2262669
DRAWN BY: FJM
REVIEWED BY: DHD
ISSUED FOR: LOT LINE REVISION
DATE: 05/05/2026

DRAWING NAME:
MAP OF SUBDIVISION LANDS OF OBERCREEK, L.P & LOT LINE REVISION LANDS OF OBERCREEK, L.P AND LANDS OF ALEXANDER S. REESE

DRAWING NUMBER:
SV1
SHEET 1 OF 1

Drawing Name: R:\DJD\FINAL Projects\Obercreek\2262669 - Reese Lot Line Realignment\SV\SV_2262669_LOT LINE REVISION.dwg
Xrefs Attached: XBASE-GIN - 70608-00_ASBUILT_BASE_SBD_LBA-Sub-Hunt-E; XBASE-GIN - 70608-01_XAREA-MAP - 2262669; M11654.01 Obercreek_Boundary_UPDATE
Date Printed: May 05, 2026, 2:41pm