

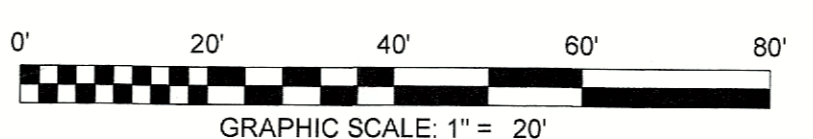
CERTIFIED TO:
I hereby certify to:
Eileen Reilly
Town of Newburgh

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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. This survey is subject to the findings of a Title Report and or Title Search.
8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
9. Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

ZONING SCHEDULE
ZONE: AR

	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SF	42,875.61 SF
MINIMUM YARDS (feet)		
FRONT	50'	84.0'
REAR	50'	53.6'
SIDE		
ONE	30'	20.6'
BOTH	80'	191.3'
MINIMUM LOT WIDTH (feet)	150'	238.7'
MINIMUM LOT DEPTH (feet)	150'	179.0'
MAXIMUM LOT SURFACE COVERAGE (%)	20%	7%
MAXIMUM BUILDING HEIGHT	35'	<35'
MAXIMUM BUILDING SURFACE COVERAGE (%)	10%	4%

*EXISTING NON-COMFORMING, VARIANCE REQUIRED



Basis Of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baselining reference for Grid North was established by GPS observation performed on September 18, 2024. The subject property lines are as per the latest record Deed (D) and aligned to this datum.

REFERENCES:
1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
2. Various Deeds of Record - Liber and Page or Document ID as shown:

CERTIFICATION NOTES:
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

DATE	REVISION
12/30/24	ZBA application

Survey Site Plan
of the lands of
Eileen Reilly

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel
7-1-32
aka 123 Lattintown Road
situated in the
Town of Newburgh
County of Orange, New York 12550

SURVEYORS' CERTIFICATION:
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 123 Lattintown Road in the Town of Newburgh, County of Orange, State of New York. Completed on September 18, 2024, 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, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

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