GENERAL NOTES:

1. TOTAL AREA OF SUBJECT PARCEL: 30,002 SF, 0.689± ACRES
2. TAX MAP IDENTIFICATION NUMBER: SECTION 255, BLOCK 1, LOT 2
3. DEED REFERENCE:
   DEED LIBER 14538, PAGE 1902
4. MAP REFERENCES:
   A. A SUBDIVISION MAP ENTITLED, "THE CARTERET GROUP, WP3" FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON APRIL 5, 2007 AS MAP NUMBER 209-07.
5. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
6. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
7. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
8. 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 SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
9. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
10. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
11. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
12. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.
13. 6"± SNOW COVER AT TIME OF SURVEY.

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EDGE OF ROAD
- CURB LINE
- STONEWALL
- BUILDING SETBACK LINE
- W W W W W — REPUTED WATER SERVICE LINE
- S S S S S — REPUTED SEWER SERVICE LINE
- CONCRETE SURFACE
- DRAINAGE PIPE
- HYDRANT
- D — DRAINAGE MANHOLE
- S — SEWER MANHOLE
- GV — GAS VALVE
- WV — WATER VALVE
- WATER SHUT-OFF VALVE
- IP — PIPE MARKER
- CRS — CAPPED REBAR SET
- MON — CONCRETE MONUMENT
- CO — CLEANOUT
- CB CB — CATCH BASIN
- EBX CBX — ELECTRIC BOX / CABLE BOX
- EM GM — ELECTRIC METER / GAS METER
- ICB — IRRIGATION CONTROL BOX
- PBX — PHONE BOX
- MBX — MAILBOX
- SIGN (TYPE NOTED)
- LP — LIGHT POLE

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW;

JOSEPH C. KAUFMAN;

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON MARCH 1, 2021.

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

No.	DATE	DESCRIPTION
0	02/10/21	LR/KMP
1	04/26/21	ADDED PROPOSED ADDITION

DRAWING STATUS	ISSUE DATE: 04/26/21		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☐ PLANNING BOARD APPROVAL	N/A	OF	N/A
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☑ OTHER	1	OF	1
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE LICENSED PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

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

BRIAN D. BABCOCK, L.S.
NEW YORK STATE LICENSE # 050830

20 0 10 20 40
1 inch = 20 ft.

ENGINEERING & SURVEYING PROPERTIES
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MONTGOMERY, NY 12549
Ph: (845) 457-7727
Fx: (845) 457-1899

SURVEY PLAN

JOSEPH C. KAUFMAN
9 HUDSON POINTE
VILLAGE OF WOODBURY
ORANGE COUNTY, NEW YORK

JOB #:	DRAWN BY:	
1370.0123	KMP	S-1
DATE: 03/03/21	SCALE: 1" = 20'	
REVISION: 1 - 04/26/21	TAX LOT: 255-1-2	

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