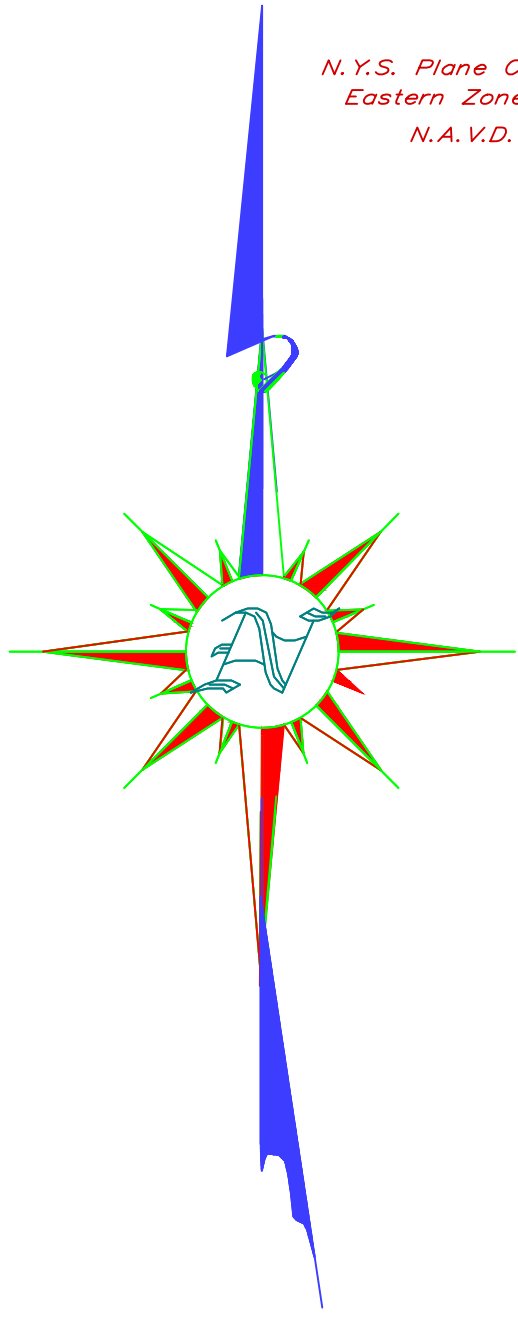
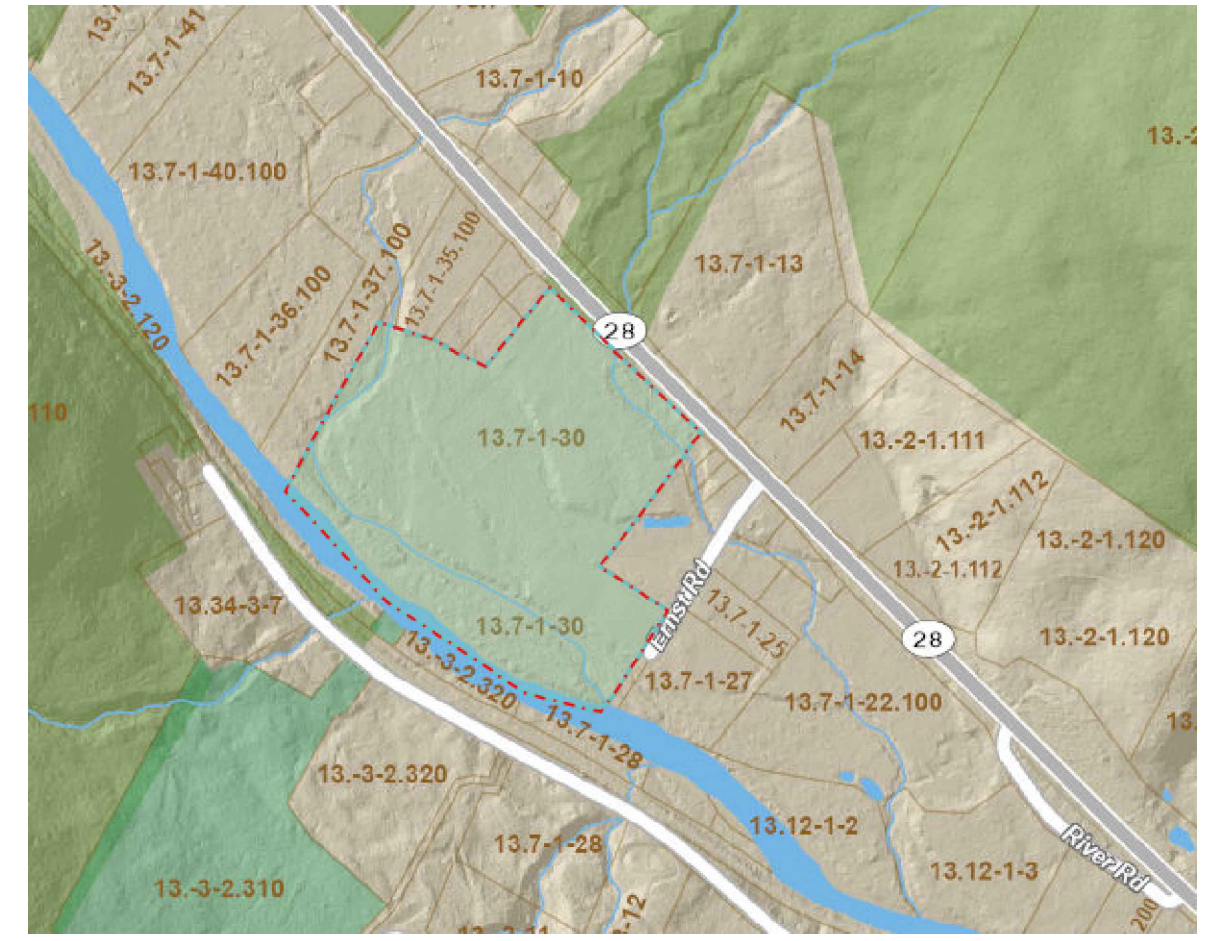


N.Y.S. Plane Coordinate System
Eastern Zone, N.A.D. 1983
N.A.V.D. 1988



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.



EASEMENT DESCRIPTION:

LINE	BEARING	DISTANCE
L1	N 03°40'11" E	420.00'
L2	S 36°52'23" W	91.31'
L3	S 03°40'11" W	539.24'
L4	N 45°44'18" W	65.84'

Proposed Structures on Lot 2
 • 1250 sq.ft. house – 2 floors
 • 25'4" high with solar panel roof

ZONING CHART: TOWN OF SHANDAKEN

DISTRICT(S): R-1.5 Moderate Density Residential		
LOT REQUIREMENTS		
MINIMUM LOT AREAS	MINIMUM WIDTH	MAXIMUM BUILDING HEIGHT
1 Acre	200'	35'
MINIMUM YARD REQUIREMENTS		
FRONT YARD	SIDE YARD	REAR YARD
50'	25'	50'

NOTE: Because of the ambiguities in the herein referenced deed it was decided to hold to the center of the Esopus Creek which is in agreement with the adjoining owner's deeds and surveys.

DEED REFERENCE: Conveyed by the Estate of Laura B. Veith to Bruce William Campbell and Laura Josephine Veith Campbell dated 7/22/2020 and recorded 8/1/2020 in the Ulster County Clerk's Office in Liber 6649 of deeds page 116.

MAP REFERENCE: Subdivision of lands of Ruth M. Kratz dated 12/30/1983 and recorded 1/09/1984 in the Ulster County Clerk's Office as map number 5098.

MAP REFERENCE: Division of lands of Alan Gene Auslander dated 4/01/1973 and recorded 10/07/1976 in the Ulster County Clerk's Office as map number 3335.

MAP REFERENCE: Land belonging to Adam Ernst and Charles F. Schwartz dated 12/27/1958 and recorded 12/30/1958 in the Ulster County Clerk's Office as map number 2010.

I HEREBY GRANT my approval to this plan and consent to the filing of it in the Office of the County Clerk.

Owner _____ Date _____

Owner _____ Date _____

PLANNING BOARD APPROVAL
TOWN OF SHANDAKEN

Chairman _____ Date _____

Map Completed 2/28/2024

DONALD BREWER SURVEYING, INC.
N.Y.S. Reg. No. 49803

P.O. Box 71
90 Main Street
Phoenicia, N.Y. 12464

(845) 688-7888

Map

OF TWO LOT SUBDIVISION FOR

Bruce William Campbell
and
Laura Josephine Veith

SITUATE IN

TOWN OF SHANDAKEN COUNTY OF ULSTER
STATE OF NEW YORK

SCALE: 1 inch = 100 feet

Tax Map 13.7-1-30

1887.00