

LOCATION MAP - NOT TO SCALE

MAP REFERENCE (1): "Map of Boundary Line Adjustment Between Ralph H. Combe Jr. & Daniela Kresic Combe and Slide Mountain Forest House, LLC" filed 02/16/2024 in the Ulster County Clerk's Office as map # 24-31.

MAP REFERENCE (2): "Map Showing Survey of Lands For Ralph H. Combe Jr. and Daniela Kresic Combe" by Robert G. Cross, PLS. (1992).

\* Liber 1052 page 536 calls for a 50' wide R.O.W. Property surveys by Robert G. Cross, PLS. (1992) show this to be a 25' wide R.O.W.

LINE	BEARING	DISTANCE
L1	N 25°12'46" W	110.12'
L2	N 20°37'34" W	58.79'
L3	N 15°09'08" W	148.27'
L4	N 14°15'09" W	109.96'
L5	N 10°47'08" W	24.20'
L6	N 10°41'58" W	19.68'
L7	N 06°47'14" W	51.06'
L8	N 00°46'32" E	66.50'
L9	N 09°50'36" E	39.23'

20' wide easement to lay and maintain utility lines as per L.2263 P.299

TOWN OF SHANDAKEN PLANNING BOARD APPROVAL	
Member	Date
Member	Date
I HEREBY GRANT my approval to this plat and consent to the filing of it in the Office of the County Clerk.	
Owner	Date
Owner	Date
Owner	Date

Map Completed 08/13/2025

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

P.O. Box 71  
Phoenicia, N.Y. 12464

(845) 688-7888

Zoning District			Minimum Lot Requirements		
R1.5 Moderate-Density Residential			Area		Width
			1.5 acres		200 feet
Max. Structure Coverage	Min. Open Space	Max. Structure Height (ft.)	Minimum Yard Requirements		
			Front (ft.)	Side (ft.)	Rear (ft.)
10%	60%	35	50	25	50

DEED REFERENCE (1): Ralph Combe & Ursula Combe to Linda Rapin dated 12/19/2019 and filed in the Ulster County Clerk's Office 01/09/2020 in Liber 6544 of deeds page 199.

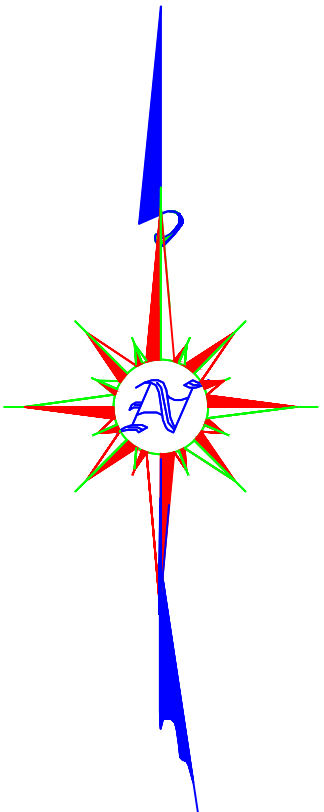
DEED REFERENCE (2): Ralph and Ursula Combe to Ralph H. Combe Jr. and Daniela Kresic Combe dated 03/02/1993 and filed in the Ulster County Clerk's Office 03/22/1993 in Liber 2263 of deeds page 299.

DEED REFERENCE (3): Slide Mountain Forest House, LLC and Ralph H. Combe, Jr. and Daniela Kresic Combe to Ralph H. Combe, Jr. and Daniela Kresic Combe dated 06/13/2024 and filed in the Ulster County Clerk's Office 06/21/2024 in Liber 7368 of deeds page 49.

Lands Now or Formerly  
John Timothy Trojan and  
Joanne Eliza Clark  
L.6994 P.245

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

Magnetic North  
September 2023



Lands Now or Formerly  
Elizabeth Dinneen  
L.6879 P.8

Found  
Reinforcement  
Rod  
Found Iron Pipe

Proposed 15' Wide  
R.O.W. to use and  
maintain existing trail.

3.400  
- 0.191  
3.209  
Acres

17.689  
+ 0.191  
17.880 Acres

Lands Now or Formerly  
New York State  
L.355 P.378

Reinforcement Rod  
to be Set

R1.5

R5

MAP

OF SURVEY AND LOT LINE ADJUSTMENT FOR

Ralph Combe Jr. & Daniela Combe  
and  
Linda Rapin

SITUATE IN

TOWN OF SHANDAKEN COUNTY OF ULSTER  
STATE OF NEW YORK

SCALE: 1 inch = 80 feet

TAX MAP: 23.-1-9.300

23.-1-9.210

FILE 2246