



REPUTED OWNER:
MONAY HOLDINGS, LLC
TAX MAP ID: 74-6-6
DEED BOOK: 14405, PAGE: 958
(FILED MAP 163, LOTS 155,164,165)

REPUTED OWNER:
HOUSE
TAX MAP ID: 74-6-8
DEED BOOK: 13563, PAGE: 1208
(FILED MAP 163, LOTS 158-161)

GENERAL NOTES:

- TOTAL AREA OF SUBJECT PARCEL: 18,263 S.F., 0.419± ACRES
- TAX MAP IDENTIFICATION NUMBER: SECTION 74, BLOCK 6, LOT 7
- DEED REFERENCE: DEED LIBER 13851, PAGE 388
- MAP REFERENCES:
 - A MAP ENTITLED, "FAIRVIEW PARK" DATED OCTOBER 1910 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON OCTOBER 10, 1910 AS MAP NUMBER 163.
 - THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
 - SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
 - 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.
 - 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.
 - CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
 - 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.
 - 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.
 - 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.

LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	ADJOINING PROPERTY LINE
[Symbol]	EDGE OF ROAD
[Symbol]	CURB LINE
[Symbol]	CHAINLINK FENCE
[Symbol]	STOCKADE FENCE
[Symbol]	OVERHEAD WIRE
[Symbol]	CONCRETE SURFACE
[Symbol]	DRAINAGE PIPE
[Symbol]	HYDRANT
[Symbol]	DRAINAGE MANHOLE
[Symbol]	SEWER MANHOLE
[Symbol]	GAS VALVE
[Symbol]	WATER VALVE
[Symbol]	WATER SHUT-OFF VALVE
[Symbol]	UTILITY POLE
[Symbol]	GUY ANCHOR
[Symbol]	PIPE MARKER
[Symbol]	REBAR MARKER
[Symbol]	CONCRETE MONUMENT
[Symbol]	CATCH BASIN
[Symbol]	ELECTRIC METER / GAS METER
[Symbol]	MAILBOX
[Symbol]	SIGN (TYPE NOTED)

BULK REQUIREMENTS

TOWN OF WALKKILL - ZONING DISTRICT HC		
MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	10,000 SF	18,263 SF
LOT WIDTH	100 FEET	100 FEET
LOT DEPTH	100 FEET	181.3 FEET
FRONT YARD	35 FEET	35.3 FEET
FRONT YARD	40 FEET	53.5 FEET
SIDE YARD (ONE / BOTH)	20/30 FEET	15.3 / 59.2 FEET
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 35 FT

No.	DATE	DESCRIPTION
0	05/20/21	LR/KMP

DRAWING STATUS	ISSUE DATE:	SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> OTHER	1	OF 1
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

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

1 inch = 20 ft.

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WWW.EP-PC.COM

SURVEY PLAN

ABOVE ALL CARTING, LLC
284 WISNER AVENUE
TOWN OF WALKKILL
ORANGE COUNTY, NEW YORK

JOB #: 1625.01
DRAWN BY: KMP
DATE: 05/20/21
SCALE: 1"=20'
REVISION: 0
TAX LOT: 74-6-7

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I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW:
ABOVE ALL CARTING, LLC;

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 MAY 19, 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.