

AREA MAP
1" = 1000'

"NOTES"

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

SUBJECT TO THE FINDINGS OF AN ACCURATE ABSTRACT OF TITLE.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

TAX ID No.: 135089-8866-00-884936-00

ZONING DESIGNATION: RP-10 RURAL RESIDENTIAL
LC- LAND CONSERVATION

OWNER OF RECORD: JESSE BONTECOU FOR THE ESTATE OF FREDERIC H. BONTECOU
1 BONTECOU ROAD
CLINTON CORNERS, NY 12514

TOPOGRAPHY SHOWN HEREON TAKEN FROM THE DUTCHESS COUNTY GEOACCESS WEBSITE, 5' CONTOUR INTERVAL.

IT IS ASSUMED THAT LOT 2A & 2B SHALL HAVE ANY RIGHT, TITLE OR INTEREST THAT MAY EXIST BETWEEN THE ASSUMED ROAD LINE OF THE SHUNPIKE AND THE CENTER LINE OF THE SHUNPIKE.

TOTAL AREA BEFORE SUBDIVISION = 248.4 ACRES AS PER TAX MAP.
REFERENCE DEEDS: LIBER 537 PAGE 424 AND LIBER 579 PAGE 389.

HEALTH DEPARTMENT

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE 23, TITLE 12, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY, APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL, IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH. DATE _____

TOWN OF WASHINGTON PLANNING BOARD OWNER / APPLICANT SIGNATURES

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL, THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO COMPLY WITH ALL CONDITIONS OF SUBDIVISION APPROVAL AND CONSENT TO THE FILING OF THIS MAP IN OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

TOWN OF WASHINGTON PLANNING BOARD SUBDIVISION APPROVAL

THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DEPICTED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF WASHINGTON PLANNING BOARD AT A MEETING HELD ON _____ AND AFTER A PUBLIC HEARING BY SIGNATURE OF THE CHAIRMAN AS SET FORTH FORTH BELOW, THE PLANNING BOARD CERTIFIES THAT THE REQUIREMENTS OF SECTION 276 OF THE TOWN LAW AND THE REQUIREMENTS OF CHAPTER 172 OF THE TOWN OF WASHINGTON CODE HAVE BEEN MET AND THE CONDITIONS OF SUBDIVISION APPROVAL HAVE BEEN SATISFIED OR ARRANGEMENTS HAVE BEEN MADE TO ENSURE THE COMPLETION OF ANY OUTSTANDING OR INCOMPLETE CONDITIONS.

CHAIRMAN: _____ DATE: _____

LINE	BEARING	LENGTH
L1	N52°25'00"W	50.00
L2	N01°15'00"E	40.00
L3	N03°26'00"E	136.00
L4	N01°02'00"W	157.00
L5	N06°36'00"E	168.00
L6	N05°25'00"E	95.00
L7	N11°11'00"E	81.00
L8	N32°21'00"E	57.27
L9	S01°59'00"W	46.28

BLY AND HOUSTON INC.
LAND SURVEYORS
PO BOX 829
9 ELM DRIVE
MILLSBORO, NEW YORK 12545
PHONE 845-677-5819

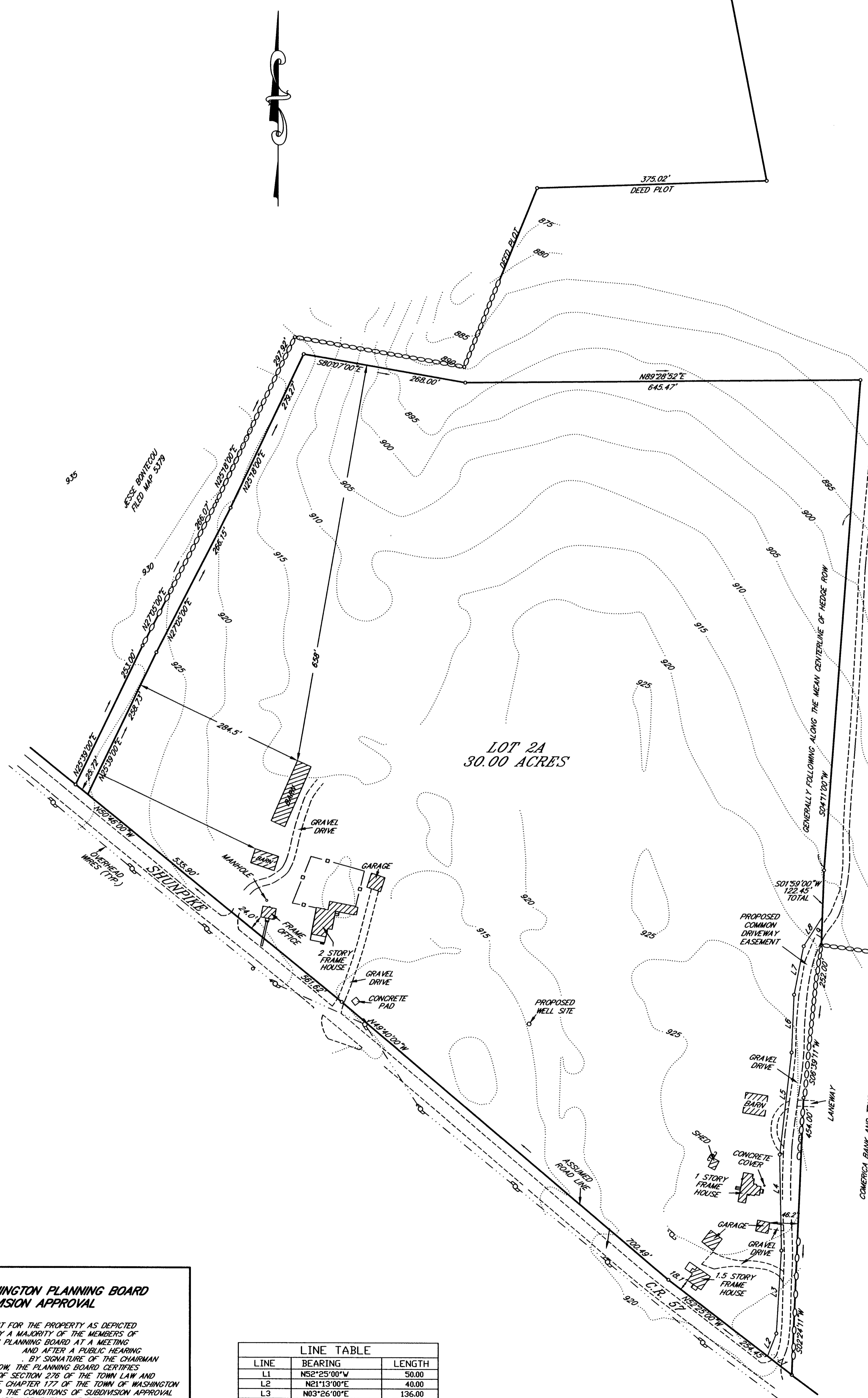


BONTECOU ONE SUBDIVISION

TOWN OF WASHINGTON DUTCHESS COUNTY, NEW YORK
SCALE: 1" = 100' JULY 17, 2020
REVISED: NOVEMBER 12, 2020

I HEREBY CERTIFY THAT THIS SURVEY MAP WAS COMPLETED ON JULY 17, 2020 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION.

Brian M. Houston L.S. No. 50288



LOT 2B
218± ACRES
AS PER DEED PLOT
REMAINING LANDS OF THE
ESTATE OF FREDERIC H.
BONTECOU

LEGEND

NO PHYSICAL BOUNDS: ————

STONE WALL: ○○○○○○○○○○○○○○○○○○○○○○○○○○○○○○○

REMAINS OF STONE WALL: ○○○○○○○○○○○○○○○○○○○○○○○○○○○○○○○

OVERHEAD WIRES: - - - - -

UTILITY POLE: ○ ○ ○