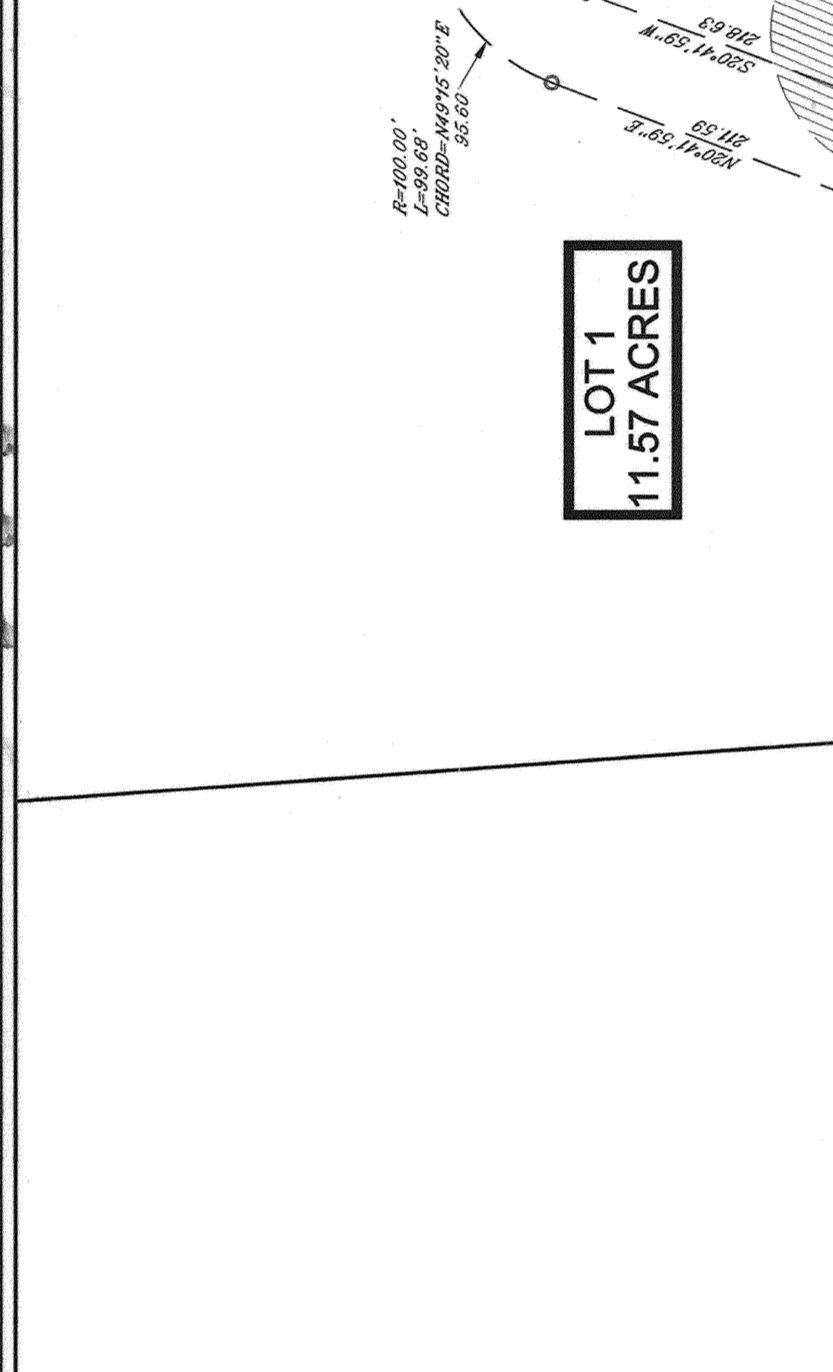
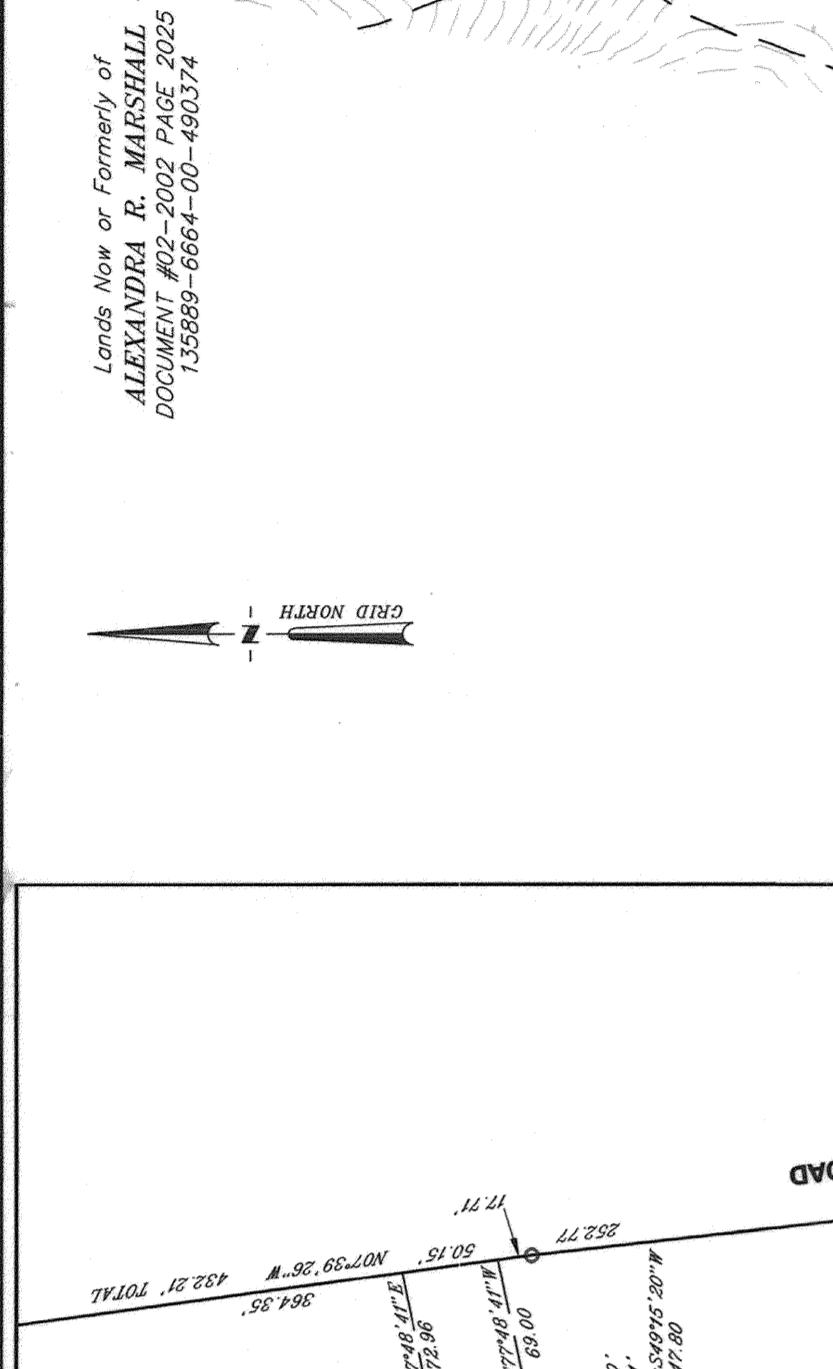


- LEGEND:**
- NO PHYSICAL BOUNDARY
 - ADJACENT PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING SPOT GRADE
 - WYSEEC WETLANDS LINE
 - ADJACENT WETLANDS LINE
 - EXISTING STONE WALL
 - EXISTING FENCE
 - EXISTING UNDERGROUND TOWN LINE
 - EXISTING UNDERGROUND WIRE
 - EXISTING POND/LAKE
 - EXISTING UNDERGROUND TOWN LINE
 - BUILDING SETBACK LINE
 - CONSERVATION AREA
- SYMBOLS:**
- EXISTING CONTOUR TREE
 - EXISTING CITY WIRE
 - EXISTING IRON PIPE
 - EXISTING UNDERGROUND TOWN LINE
 - EXISTING WETLAND BOUNDARY FLAG
 - EXISTING WETLAND
 - EXISTING WELL
 - FIBERGLASS METALD MARKER



TOWN OF WASHINGTON OWNER/APPLICANT SIGNATURE

THE UNDERSIGNED, OWNER/APPLICANT OF THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY, TOWN OF WASHINGTON, STATE OF NEW YORK, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREIN.

DATE: 4/8/11

DUTCHESS COUNTY DEPARTMENT OF HEALTH NON-RECREATION SUBDIVISION STAMP

THIS PLAN HAS BEEN REVIEWED BY THE HEALTH DEPARTMENT AND APPROVED FOR THE PURPOSES OF THE HEALTH DEPARTMENT. THE HEALTH DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY PARTY BASED ON THIS PLAN.

DATE: 4/8/11

TOWN OF WASHINGTON PLANNING BOARD APPROVAL

THE SUBDIVISION PLANNING BOARD HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE PURPOSES OF THE PLANNING BOARD. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY PARTY BASED ON THIS PLAN.

DATE: 4/8/11

SCHEDULE OF AREA AND BULK REGULATIONS

| ZONE | MINIMUM LOT AREA | MINIMUM LOT WIDTH | MINIMUM SETBACK | MINIMUM HEIGHT | MINIMUM OVERAGE PERCENTAGE |
|------|------------------|-------------------|-----------------|----------------|----------------------------|
| R-5 | 5 AC. | 300 FT. | 100 FT. | 75 FT. | 2.5 STY. |
| | | | | | 10 % |
| | | | | | 300 FT. |

NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF WASHINGTON PLANNING BOARD AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

2. THE TOWN OF WASHINGTON PLANNING BOARD HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE PURPOSES OF THE PLANNING BOARD.

3. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE PURPOSES OF THE HEALTH DEPARTMENT.

NO FURTHER SUBDIVISION NOTE:

NO LOT OF THE SUBDIVISION IS TO BE DIVIDED OR RE-DIVIDED INTO ADDITIONAL LOTS. THE SUBDIVISION SHALL NOT BE RE-DIVIDED INTO ADDITIONAL LOTS OF TWO OR MORE OF THE LOTS SHOWN ON THIS PLAN. THE SUBDIVISION SHALL NOT BE RE-DIVIDED INTO ADDITIONAL LOTS OF ONE OR MORE OF THE LOTS SHOWN ON THIS PLAN.

NON-DISTURBANCE NOTE:

NO IMPROVEMENTS SHALL BE PLACED ON ANY LOT AND NO IMPROVEMENTS SHALL BE PLACED ON ANY LOT WITHIN THE PROPOSED LIMITS OF CONSERVATION AREA. NO IMPROVEMENTS SHALL BE PLACED ON ANY LOT WITHIN THE PROPOSED LIMITS OF CONSERVATION AREA.

LAND INVENTORY INFORMATION

(1) WETLANDS (WYSEEC) - 33.08 ACRES
 (2) STREAMS (AS SHOWN) - 0.00 ACRES
 (3) 100 YEAR FLOOD PLAIN - 0.00 ACRES
 (4) SLOPES IN EXCESS OF 20 PER CENT - 0.00 ACRES
 (5) AGRICULTURAL SOILS OF STATEWIDE IMPORTANCE - 0.00 ACRES
 (6) SOILS WITH 3 FEET OR LESS TO BEDROCK OR SUBSTRATA FROM WATER TABLE - 0.00 ACRES
 (7) FORESTED AREAS - 0.00 ACRES
 (8) TREE LINES (AS SHOWN) - 0.00 ACRES
 (9) OPEN FIELDS AND MEADOWS (AS SHOWN) - 0.00 ACRES
 (10) SCENIC VIEWS / SCENIC ROADS - NONE (NOT SHOWN)
 (11) DESIGNATED CRITICAL ENVIRONMENTAL AREAS - NONE
 (12) POTENTIAL AGRICULTURAL DISTRICT - YES
 (13) POTENTIAL AGRICULTURAL DISTRICT - YES
 (14) AGRICULTURAL PROTECTION OVERLAY DISTRICTS - YES

ZONING DISTRICT
R-5 LOW DENSITY RESIDENTIAL

APPLICANT NAME / ADDRESS
BANCROFT FARM, INC
100 W. MERRY ROAD
LOUST VALLEY, NEW YORK 11850

TOTAL AREA: 137.90 ACRES

MAP REFERENCE
MAP ENTITLED "SURVEY OF PROPERTY TO BE COVERED BY ANNEFREE FOUNDATION, INC TO WILSON CHAZEN, JR. & L.S. DATED NOVEMBER 5, 1983."
 MAP ENTITLED "SURVEY OF PROPERTY TO BE COVERED BY WILSON CHAZEN, JR. & L.S. DATED DECEMBER 15, 1971."
 MAP ENTITLED "MAP OF W.S. ROSE SHOWING" PREPARED BY C.C. MITCHELL DATED SEPTEMBER 5, 1934.
 MAP ENTITLED "PROPERTY OF GEORGE T. WHALEY" PREPARED BY FRANK S. HUPPINS DATED DECEMBER 22, 1933.
 MAP ENTITLED "TOWN OF WASHINGTON, DUTCHESS COUNTY, NEW YORK" RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JULY 8, 2010 AS DEED MAP #2126.

DEED REFERENCE
BANCROFT FARM, INC
100 W. MERRY ROAD
LOUST VALLEY, NEW YORK 11850

TAX PARCEL NUMBER
TOWN OF WASHINGTON, DUTCHESS COUNTY, NEW YORK
132889-8664-00-24113
132889-8664-00-24113
132889-8664-00-19330

COMMON DRIVEWAY NOTE
RESULT OF A FIELD SURVEY COMPLETED MAY 4, 2010 BY CHAZEN, LANDSCAPE ARCHITECTURE CO., P.C.

LOT 1
11.57 ACRES

LOT 2
33.08 ACRES

LOT 3
46.70 ACRES

LOT 4
46.54 ACRES

137.90 ACRES TOTAL SITE

VERBANK ROAD

VERBANK ROAD

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