NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

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

TOPOGRAPHY SHOWN HEREON COMPILED FROM AERIAL PHOTOGRAPHY COMPLETED ON MARCH 2004, 2' CONTOUR INTERVAL, DATUM NAVD-1988.

THIS SITE IS LOCATED WITHIN AGRICULTURAL DISTRICT NUMBER 21 AND CONTAINS AGRICULTURAL SOILS ACCORDING TO THE MAP ENTITLED " AGRICULTURAL TAX PARCELS, AGRICULTURAL DISTRICT NUMBER 21, DUTCHESS COUNTY, NEW YORK, DUTCHESS COUNTY PLANNING DEPARTMENT, MAY 5, 1995, AND THE TOWN OF WASHINGTON AGRICULTURAL PROTECTION OVERLAY DISTRICT (AOP).

WETLANDS SHOWN HEREON AS PER FIELD DELINEATION JULY 25, 2006 AND JULY 27, 2006 BY STEVEN FINCH AND JASON TOURSCHER AND SURVEY LOCATION COMPLETED BY THIS OFFICE ON AUGUST 18, 2006.

WETLANDS SHOWN HEREON REVIEWED BY ACOE ON APRIL 5, 2007

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PERVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

ASSUMED ROAD LINE SHOWN HEREON BASED ON A 3 ROD ROAD.

LAND INVENTORY INFORMATION

(1) WETLANDS: NYSDEC-AS SHOWN; FEDERAL-AS SHOWN. SOILS: THERE ARE SOILS CLASSIFIED AS VERY POORLY DRAINED

(2) STREAMS,(AS SHOWN) DRAINAGE CHANNELS,(AS SHOWN) AND WATER COURSES (AS SHOWN)

(3) 100 YEAR FLOOD PLAIN: NO

(4) SLOPES IN EXCESS OF 20 PER CENT: YES

(5) "AGRICULTURAL SOILS":PRIME AGRICULTURAL SOILS: NO SOILS OF STATEWIDE IMPORTANCE: YES

(6) SOILS WITH 3 FEET OR LESS TO BEDROCK OR SEASONABLY HIGH WATER TABLE: YES, THERE ARE AREAS ON THE SITE WITH SOILS CLASSIFIED AS GEORGIA SILT LOAM WITH A DESCRIPTION OF A "PERCHED HIGH WATER TABLE AT 1.5 TO 3.0 FEET FROM NOVEMBER TO MAY".

(7) FORESTED AREAS: YES (AS SHOWN)

(8) TREE LINES: YES (AS SHOWN)

(9) OPEN FIELDS AND MEADOWS: YES (AS SHOWN)

(10) TREES GREATER THAN 8" DIAMETER: YES (NOT SHOWN)

(11) SCENIC VISTAS / SCENIC ROADS: NONE

(12) DESIGNATED CRITICAL ENVIRONMENTAL AREAS: NONE

(13) POTENTIAL AQUIFERS DISTRICT: YES

(14) AGRICULTURAL PROTECTION OVERLAY DISTRICTS: YES

ZONING DISTRICT

RL-5 LOW DENSITY RESIDENTIAL

APPLICANT NAME / ADDRESS

RON ROMEO
153 SKUNKS MISERY ROAD
LOCUST VALLEY, NEW YORK 11560

TOTAL AREA: 137.90 ACRES

MAP REFERENCE

MAP ENTITLED "CERTIFIED SURVEY PREPARED FOR ROGER D. AND SALLY D. TURNER" PREPARED BY MILTON CHAZEN P.E. & L.S. DATED NOVEMBER 5, 1983.

MAP ENTITLED "SURVEY OF PROPERTY TO BE CONVEYED BY INNISFREE FOUNDATION, INC TO ROCKEFELLER UNIVERSITY" PREPARED BY MILTON CHAZEN P.E. & L.S. DATED DECEMBER 15, 1971.

MAP ENTITLED "MAP OF MRS. ROSE SCHLENK" PREPARED BY C.C MITCHELL, DATED SEPTEMBER 5, 1938.

MAP ENTITLED "PROPERTY OF GEORGE T. WHALEN" PREPARED BY FRANK S. HOPKINS DATED DECEMBER 22, 1933.

DEED REFERENCE

BANCROFT FARMS, INC
LIBER 1991 PAGE 346

TAX PARCEL NUMBER

TOWN OF WASHINGTON, DUTCHESS COUNTY, NEW YORK
135889-6664-00-271100

COMMON DRIVEWAY NOTE

ASBUILT CONDITIONS OF THE COMMON DRIVEWAY SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY COMPLETED MAY 4, 2010 BY CHAZEN.

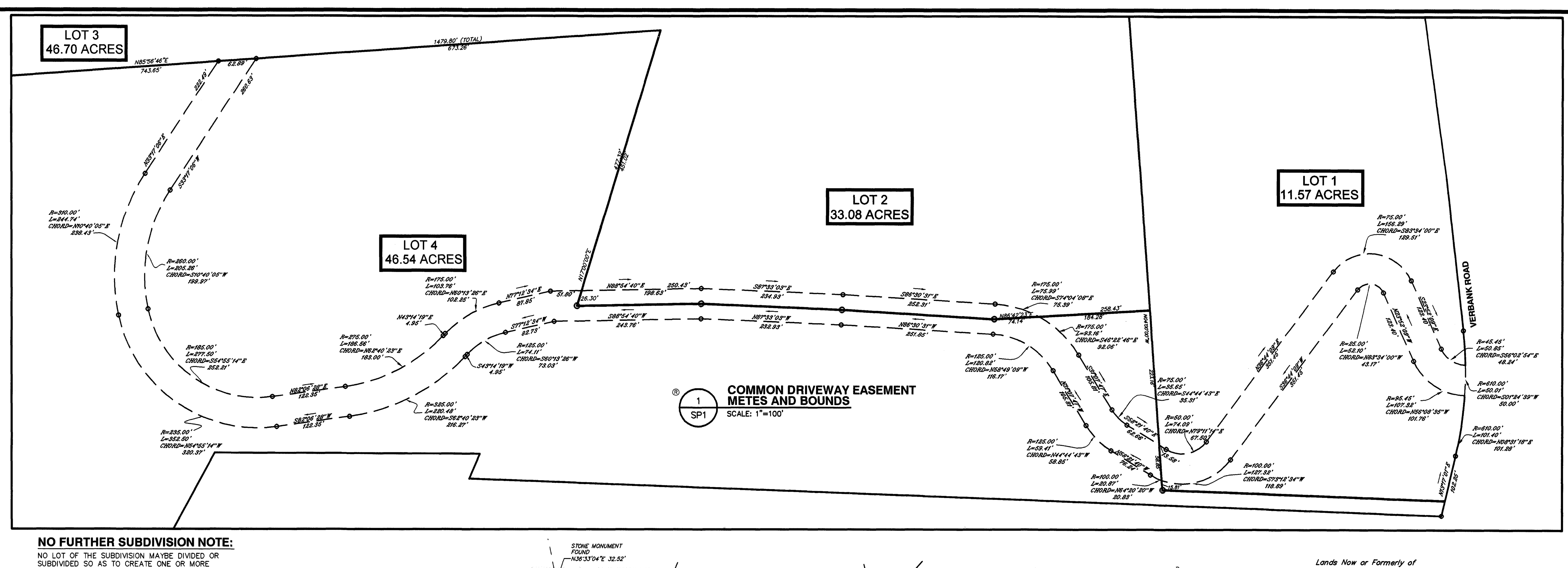
NO FURTHER SUBDIVISION NOTE:

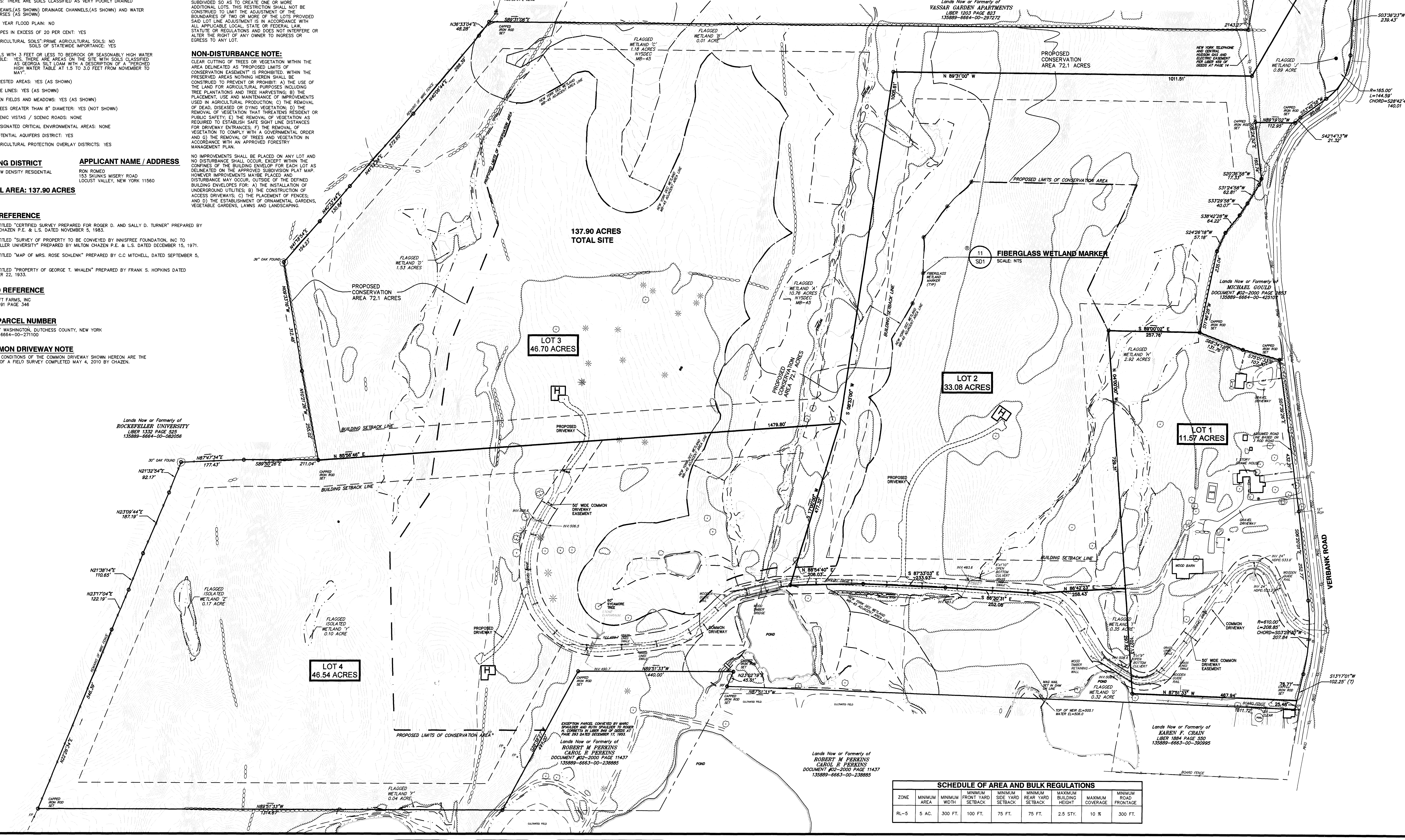
NO LOT OF THE SUBDIVISION MAYBE DIVIDED OR SUBDIVIDED SO AS TO CREATE ONE OR MORE ADDITIONAL LOTS. THIS RESTRICTION SHALL NOT BE CONSTRUED TO LIMIT THE ADJUSTMENT OF THE BOUNDARIES OF TWO OR MORE OF THE LOTS PROVIDED SAID LOT LINE ADJUSTMENT IS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE OR FEDERAL LAW, STATUTE OR REGULATIONS AND DOES NOT INTERFERE OR ALTER THE RIGHT OF ANY OWNER TO INGRESS OR EGRESS TO ANY LOT.

NON-DISTURBANCE NOTE:

CLEAR CUTTING OF TREES OR VEGETATION WITHIN THE AREA DELINEATED AS "PROPOSED LIMITS OF CONSERVATION EASEMENT" IS PROHIBITED. WITHIN THE PRESERVED AREAS NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT OR PROHIBIT: A) THE USE OF THE LAND FOR AGRICULTURAL PURPOSES INCLUDING TREE PLANTATIONS AND TREE HARVESTING; B) THE PLACEMENT, USE AND MAINTENANCE OF IMPROVEMENTS USED IN AGRICULTURAL PRODUCTION; C) THE REMOVAL OF DEAD, DISEASED OR DYING VEGETATION; D) THE REMOVAL OF VEGETATION THAT THREATENS RESIDENT OR PUBLIC SAFETY; E) THE REMOVAL OF VEGETATION AS REQUIRED TO ESTABLISH SAFE SIGHT LINE DISTANCES FOR DRIVEWAY ENTRANCES; F) THE REMOVAL OF VEGETATION TO COMPLY WITH A GOVERNMENTAL ORDER AND G) THE REMOVAL OF TREES AND VEGETATION IN ACCORDANCE WITH AN APPROVED FORESTRY MANAGEMENT PLAN.

NO IMPROVEMENTS SHALL BE PLACED ON ANY LOT AND NO DISTURBANCE SHALL OCCUR, EXCEPT WITHIN THE CONFINES OF THE BUILDING ENVELOP FOR EACH LOT AS DELINEATED ON THE APPROVED SUBDIVISION PLAT MAP. HOWEVER IMPROVEMENTS MAYBE PLACED AND DISTURBANCE MAY OCCUR, OUTSIDE OF THE DEFINED BUILDING ENVELOPES FOR: A) THE INSTALLATION OF UNDERGROUND UTILITIES; B) THE CONSTRUCTION OF ACCESS DRIVEWAYS; C) THE PLACEMENT OF FENCES; AND D) THE ESTABLISHMENT OF ORNAMENTAL GARDENS, VEGETABLE GARDENS, LAWNS AND LANDSCAPING.





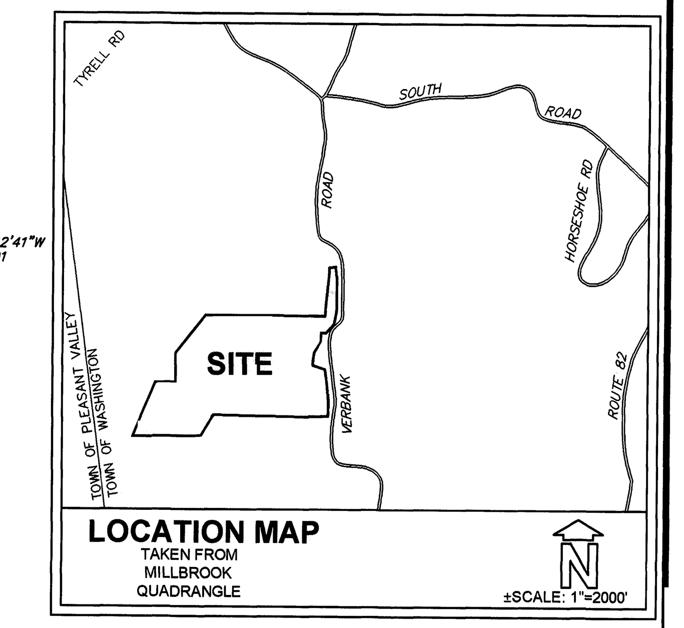
LEGEND:

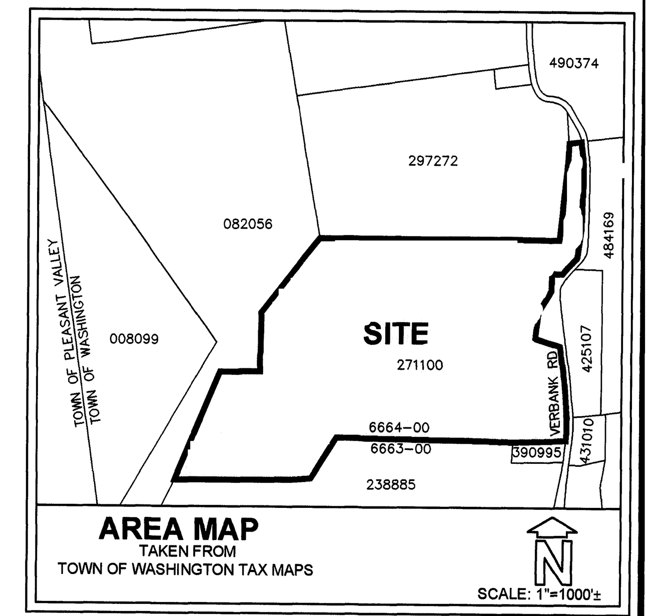
EXISTING CONDITIONS:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- NYSDEC WETLANDS LINE
- NYSDEC WETLAND MB-45 ADJACENT AREA
- ACOE WETLANDS LINE
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING POND/LAKE
- EXISTING TREE LINE
- EXISTING BRUSH LINE
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND STORM LINE
- EXISTING FLAGGED WETLAND

SYMBOLS:

- EXISTING CONIFEROUS TREE
- EXISTING IRON PIPE
- EXISTING IRON ROD
- EXISTING MONUMENT
- EXISTING TREE W/ WIRE
- EXISTING UTILITY POLE
- EXISTING WETLAND BOUNDARY FLAG
- EXISTING WELL
- FIBERGLASS WETLAND MARKER
- CONSERVATION AREA





TOWN OF WASHINGTON
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE TOWN PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN BUILDING DEPARTMENT.

[signature] 6-11-2010
DATE

DUTCHESS COUNTY DEPARTMENT OF HEALTH NON-REALTY SUBDIVISION STAMP

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, 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 SANITARY DISPOSAL IS NEITHER SOUGHT OR GRANTED.

[signature] 6/30/2010
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH — DATE

TOWN OF WASHINGTON PLANNING BOARD APPROVAL TOWN OF WASHINGTON, NEW YORK

THE SUBDIVISION, Bancroft Farm IS IN COMPLIANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS. THE PLANNING BOARD, AFTER DUE NOTICE AND A PUBLIC HEARING ON 6/1/10 AS PRESCRIBED BY SECTION 276 OF THE TOWN LAW OF THE STATE OF NEW YORK, APPROVES THE FINAL PLAT AS SUBMITTED.

[signature]
CHAIRMAN

DATE 7/6/10

SCHEDULE OF AREA AND BULK REGULATIONS

ZONE	MINIMUM AREA	MINIMUM WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING HEIGHT	MAXIMUM COVERAGE	MINIMUM ROAD FRONTAGE
RL-5	5 AC.	300 FT.	100 FT.	75 FT.	75 FT.	2.5 STY.	10 %	300 FT.

FINAL

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, SURVEYOR, OR ARCHITECT.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED MAY 4, 2010 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

STATE OF NEW YORK — STEVEN JAY ALEX — 050016 — LICENSED LAND SURVEYOR
STEVEN J ALEX, L.S. #50016

THE Chazen COMPANIES
Engineers/Surveyors
Planners
Environmental Scientists
Landscape Architects

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

Dutchess County Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
Orange County Office: 356 Meadow Avenue, Newburgh, New York 12550, Phone: (845) 567-1133
North Country Office: 100 Glen Street, Glens Falls, New York 12801, Phone: (518) 812-0513

rev.	date	description
10	5/4/10	ASBUILT TO DATE
9	10/06/08	NO CHANGE THIS SHEET
8	4/09/08	SHOW CONSERVATION AREA THIS SHEET ONLY
7	3/07/08	PER DEC COMMENTS
6	1/25/08	PER TOWN COMMENTS
5	12/4/07	REVISED PER TOWN COMMENTS
4	10/31/07	REVISED STREAM CROSSING GRADING
3	10/29/07	PER TOWN COMMENTS
2	8/27/07	PER TOWN COMMENTS
1	3/09/07	NO CHANGE THIS SHEET

BANCROFT FARM SUBDIVISION

SUBDIVISION PLAT

TOWN OF WASHINGTON, DUTCHESS COUNTY, NEW YORK

drawn	checked
TCR	SJA
date 2/20/07	scale 1"=100'
project no. 50626.00	
sheet no. SP1	

2010 JUL -8 AM 10:41
RECEIVED DUTCHESS COUNTY CLERK'S OFFICE

FM # 12316
FILED : 07/08/2010