

LEGEND

- NO PHYSICAL BOUNDS
- STONE WALL
- REMAINS OF STONE WALL
- OVERHEAD WIRES
- APPROXIMATE WETLAND AREA
- UTILITY POLE
- CONCRETE DRAINAGE STRUCTURE
- HORSE WATERING SYSTEM

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

RR-10 ZONE

LC ZONE

LOT 1
 174.06 ACRES
 TAX ID: 6866-00-684936
 LANDS OF THE ESTATE OF FREDERIC H. BONTECOU ON THE SOUTH SIDE OF THE SHUNPIKE

LC ZONE

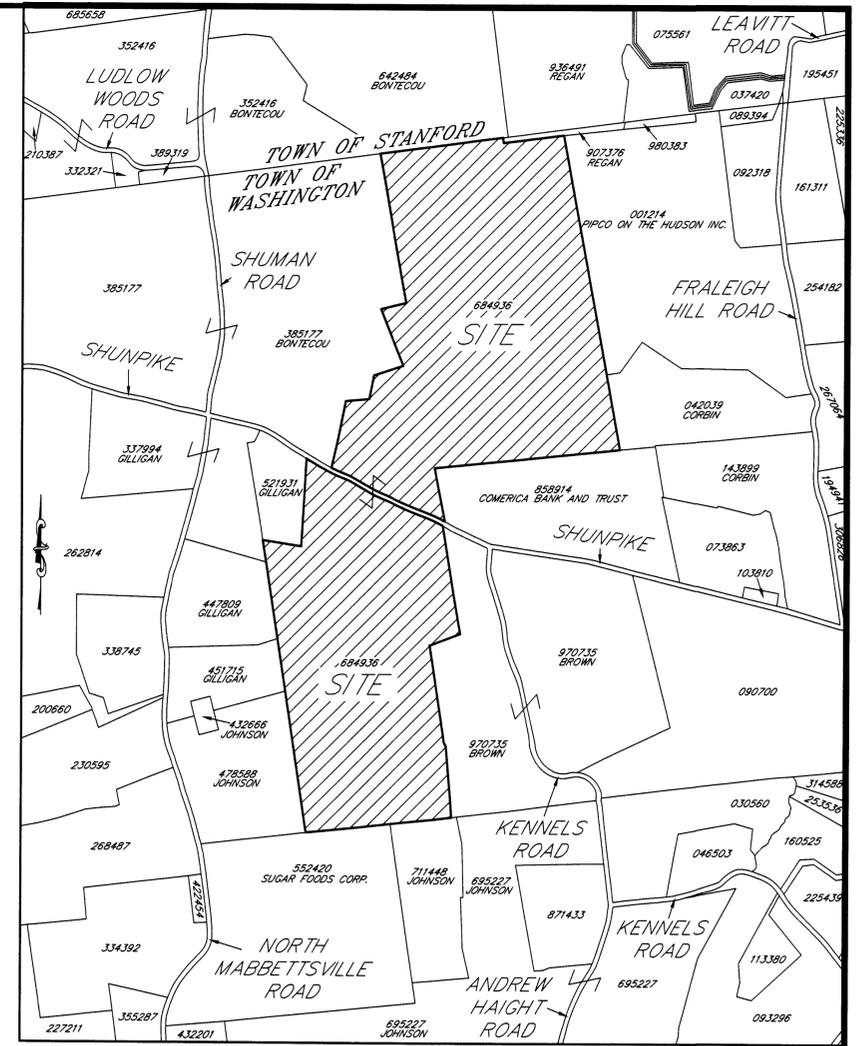
SUBDIVISION MAP
 PREPARED FOR
BONTECOU

TOWN OF WASHINGTON, DUTCHESS COUNTY, NEW YORK
 SCALE: 1" = 200'
 APRIL 23, 2020



I HEREBY CERTIFY THAT THIS SURVEY MAP WAS COMPLETED ON APRIL 23, 2020 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION.
 BRIAN M. HOUSTON
 L.S. No. 502288

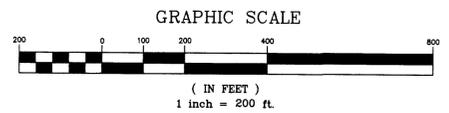
BLY AND HOUSTON INC.
 LAND SURVEYORS
 PO BOX 629
 9 ELM DRIVE
 HILLBROOK, NEW YORK 12545
 PHONE 645-677-5619



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 7209, 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.: 135889-6866-00-684936-00
- ZONING DESIGNATION: RR-10 RURAL RESIDENTIAL
 LC- LAND CONSERVATION
- OWNER OF RECORD: JESSE BONTECOU FOR THE ESTATE OF FREDERIC H. BONTECOU
 3 BONTECOU ROAD
 CLINTON CORNERS, NY 12514
- TOPOGRAPHY SHOWN HEREON TAKEN FROM THE DUTCHESS COUNTY GEOACCESS WEBSITE, 5 CONTOUR INTERVAL.
- THE APPROXIMATE NEW YORK STATE AND FEDERAL WETLANDS SHOWN HEREON TAKEN FROM THE N.Y.S. ENVIRONMENTAL RESOURCE MAPPER WEBSITE.
- IT IS ASSUMED THAT LOT 1 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 = 422± 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 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 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 HELD ON _____ 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 177 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 _____