

PLANNING BOARD
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WASHINGTON, NEW YORK, ON THE 21ST DAY OF **MARCH** 1998 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, CORRECTION, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.
 SIGNED THIS 21ST DAY OF **MARCH** 1998
 BY *Thomas B. Beaumont*
 CHAIRMAN

SURVEYORS CERTIFICATION
 I HEREBY CERTIFY THAT THIS SUBDIVISION MAP WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY ME ON OCTOBER 15, 1997.

TAX GRID NUMBER
 TAX GRID NUMBER 20-8864-00-373550

HEALTH DEPARTMENT NOTE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE 14, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE 41 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.

3/3/98 *Peter J. Malerpe*
 AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

TOPOGRAPHY NOTE

TOPOGRAPHY SHOWN HEREON TAKEN FROM FILED MAP NO. 5083 5 FOOT CONTOUR INTERVAL.

LOCATION OF THE EDGE OF WOODS AND STREAMS SHOWN HEREON TAKEN FROM FILED MAP NO. 5083.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

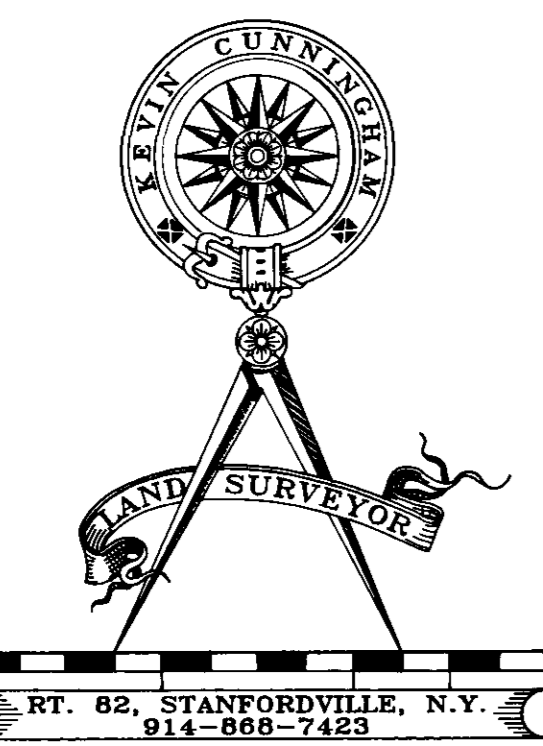
NO CERTIFICATION IS BEING MADE AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES.

ZONE DISTRICT - RR10 ZONE
 PROPERTY IS IN MILLBROOK FIRE DISTRICT

AQUICFER OVERLAY DISTRICT (AO) AND AGRICULTURAL PROTECTION OVERLAY DISTRICT (APO) SHOWN HEREON WERE TAKEN FROM THE TOWN OF WASHINGTON ZONING LAW MAPS IN THE APO DISTRICT - HAYES, AGRICULTURAL SOILS OF STATEWIDE IMPORTANCE.

MAP OF THE FREE SUBDIVISION

TOWN OF WASHINGTON DUTCHESS COUNTY, N.Y.
 SCALE 1" = 100'
 FEBRUARY 3, 1998



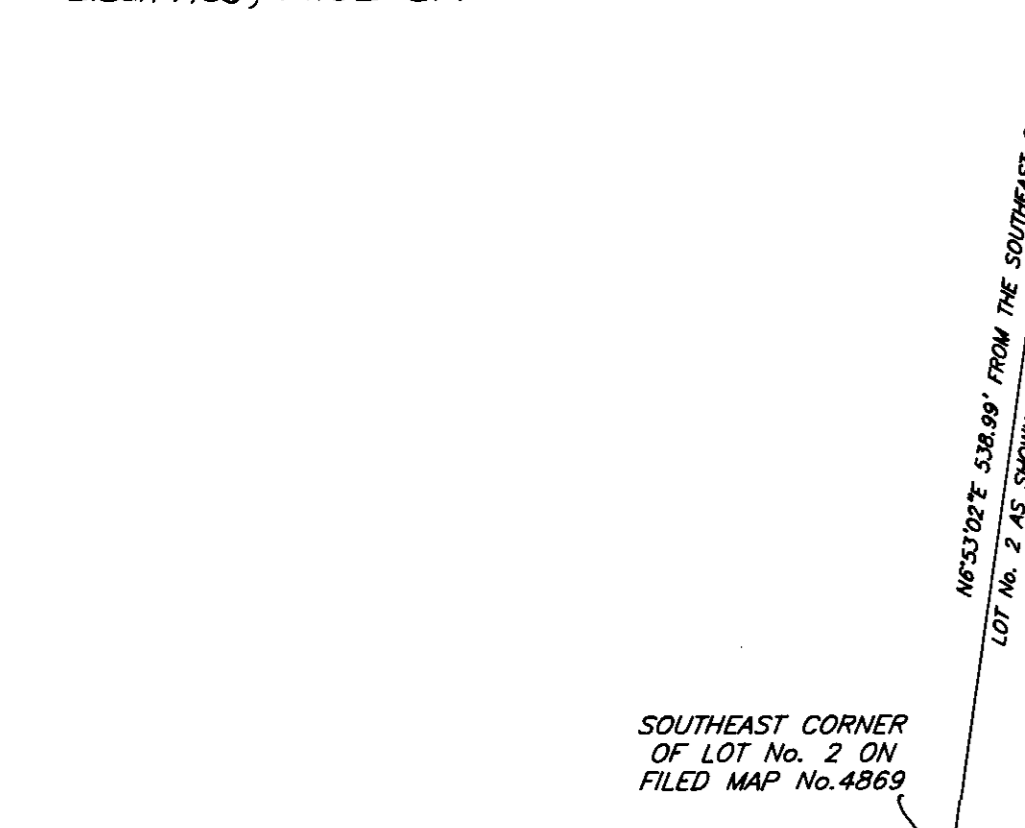
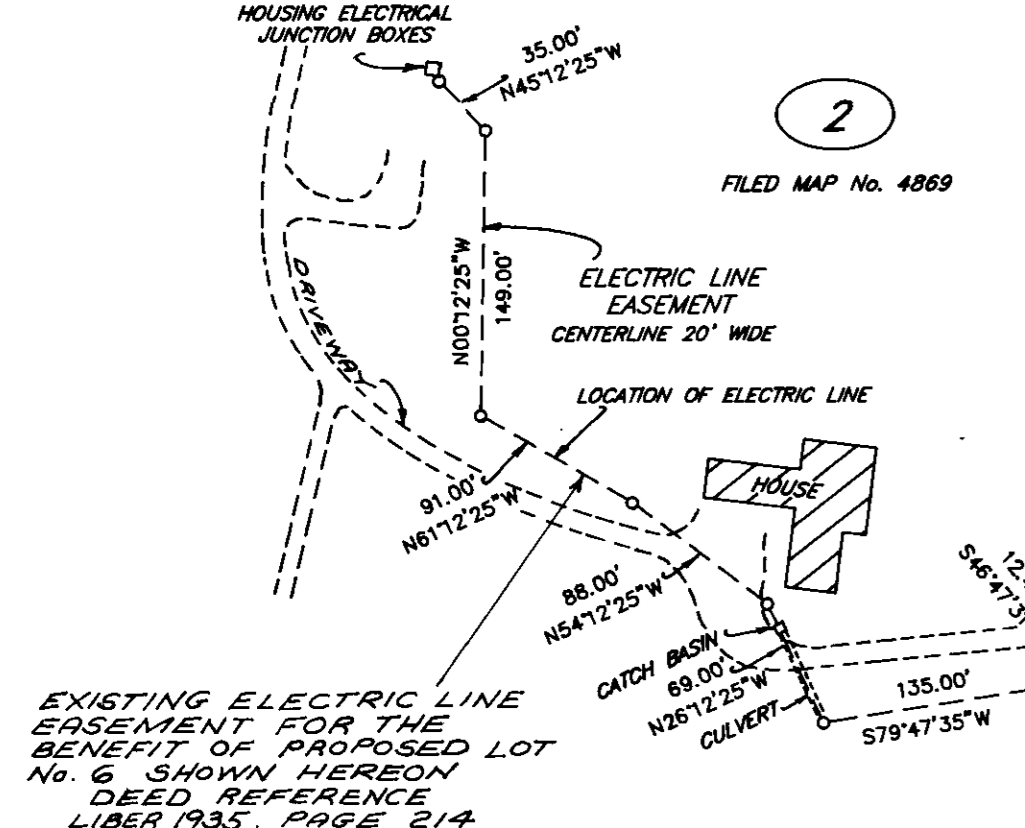
NATIONAL WETLANDS AS PER MAP FROM U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICES, DATED 1991.

ISSUANCE OF A BUILDING PERMIT FOR ANY LOT SHALL BE SUBJECT TO REVIEW BY THE PLANNING BOARD'S ENGINEER OF A DRIVEWAY PLAN DETAILING THE MATERIALS AND CONSTRUCTION OF THE ACCESS DRIVE TO THE BUILDING SITE, AND AN EROSION CONTROL PLAN DETAILING THE MANNER IN WHICH RUN-OFF AND DUST SHALL BE MANAGED DURING AND AFTER CONSTRUCTION OF THE DRIVEWAY AND BUILDING SITE TO PREVENT SILTATION AND SEDIMENTATION OF ON-SITE AND OFF-SITE WATER BODIES AND STREAMS. SUCH PLANS SHALL INCLUDE:

1. STREAM CROSSING DETAILS INCLUDING CULVERT SIZES AND CALCULATION OF STORM WATER CAPACITIES FOR THE STREAM CROSSING.
2. DRIVEWAY PROFILES, DRIVEWAY GRADES SHALL NOT EXCEED TWELVE (12) PERCENT.
3. CALCULATION OF THE AMOUNT OF ON-SITE FEDERAL WETLANDS TO BE FILLED AS A RESULT OF DRIVEWAY AND BUILDING CONSTRUCTION.
4. EROSION AND SEDIMENTATION CONTROL PLANS PREPARED IN ACCORDANCE WITH SECTION 48.3(10) OF THE TOWN ZONING LAW.
5. PAYMENT OF THE CONSULTING ENGINEER'S REVIEW FEES TO BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. THE LOCATION OF ON-SITE WATER SUPPLY & SEWAGE DISPOSAL FACILITIES APPROVED BY DUT. CO. HEALTH DEPT.

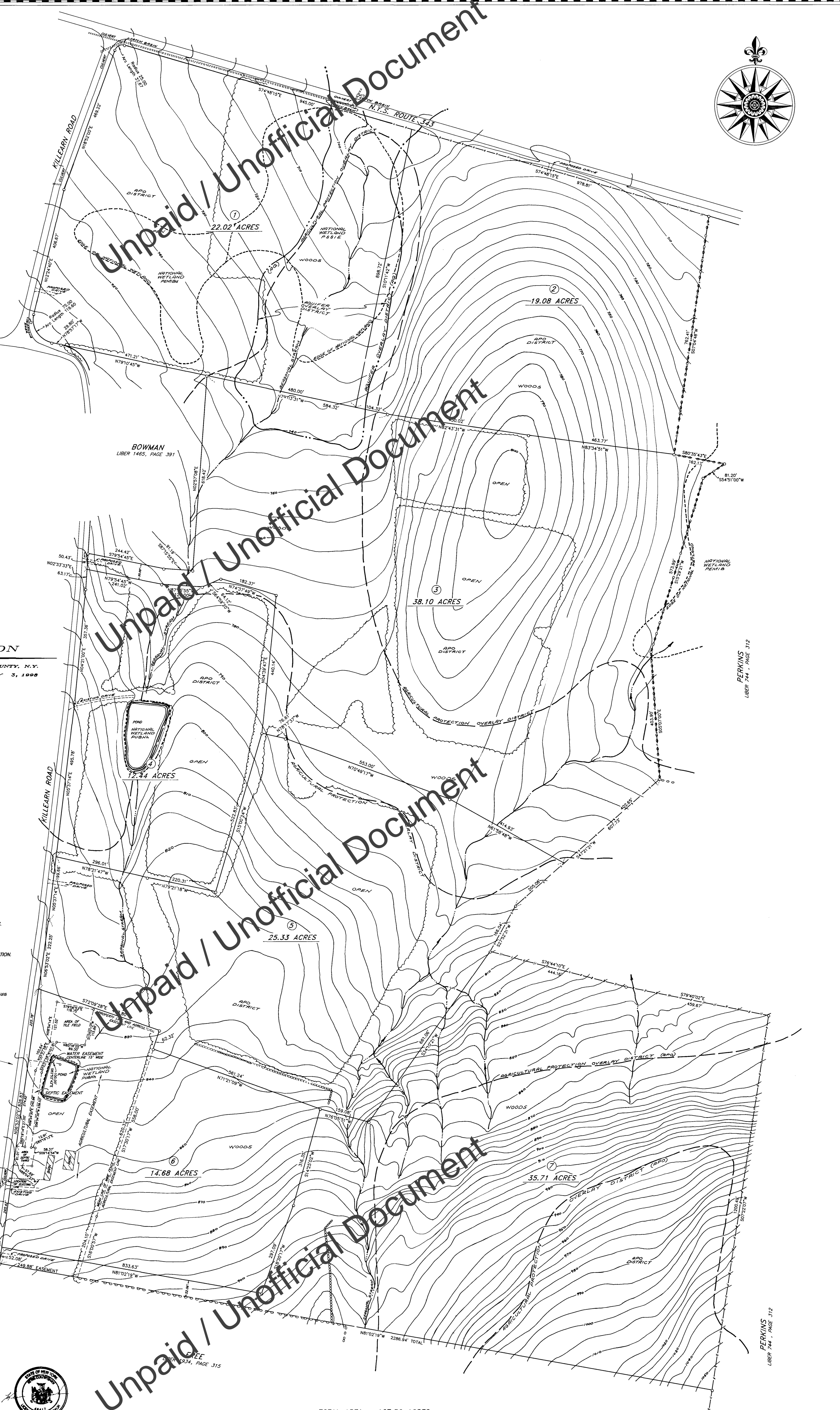
NO BUILDING PERMIT MAY BE ISSUED PRIOR TO THE APPROVAL OF PROPOSED INDIVIDUAL ON-SITE WATER SUPPLY AND SEWAGE DISPOSAL ARRANGEMENTS BY THE DUTCHESS COUNTY HEALTH DEPARTMENT.

EXISTING AGRICULTURAL EASEMENTS SHOWN HEREON WERE TAKEN FROM MAP NO. 4899 DATED REFERENCE LIBER 1355 PAGE 615



LEGEND

NO. PHYSICAL BOUNDS	-----
WOOD FENCE	-----
WIRE FENCE	-----
WIRE FENCE REMAINS	-----
CELESTIAL	-----
STREAM	-----
EDGE OF WOODS	-----



TOTAL AREA = 167.36 ACRES