

MAP LEGEND:

- IRON PIPE FOUND AND LOCATED AS INDICATED
- IRON ROD FOUND AND LOCATED AS INDICATED
- UNSTATED PROPERTY CORNER
- PROPERTY LINE
- ROAD BOUNDARY
- TREE WITH WIRE FENCE REMNANTS
- RECORD INFORMATION
- NOW OR FORMERLY (REPUTED OWNER)
- DUTCHESS COUNTY DOCUMENT NUMBER (DCCO)
- LIBER (BOOK) AND PAGE NUMBER (DCCO)
- DUTCHESS COUNTY TAX MAP PARCEL NUMBER
- UTILITY POLE
- OVERHEAD UTILITY LINE

GRAPHIC SCALE
0 25 50 100 150
1 INCH = 100 FEET

RECORD NORTH
See Map Note No. 6.A.

ZONING DISTRICT INFORMATION:

LOT NUMBER	ZONING DISTRICT
718984	RR10
735907	RR10

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 DUTCHESS COUNTY CLERK. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

DATE

PROJECT NOTE:
THE PURPOSE OF THIS SURVEY IS TO CONVEY A PORTION OF KELLER, LLC PROPERTY TO DEBARTOLO, AND SUBSEQUENTLY TO COMBINE THE NEWLY ACQUIRED PROPERTY FROM KELLER, LLC AND THE TWO EXISTING TAX LOTS (6963-00-718984 & 735907) OWNED BY DEBARTOLO, INTO ONE 29.5± ACRE TAX LOT.

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 herein 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 the Office of the Dutchess County Clerk.

Owner(s) _____
Date _____

Applicant(s) _____
Date _____

TOWN OF WASHINGTON PLANNING BOARD
LOT LINE REVISION 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 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 _____

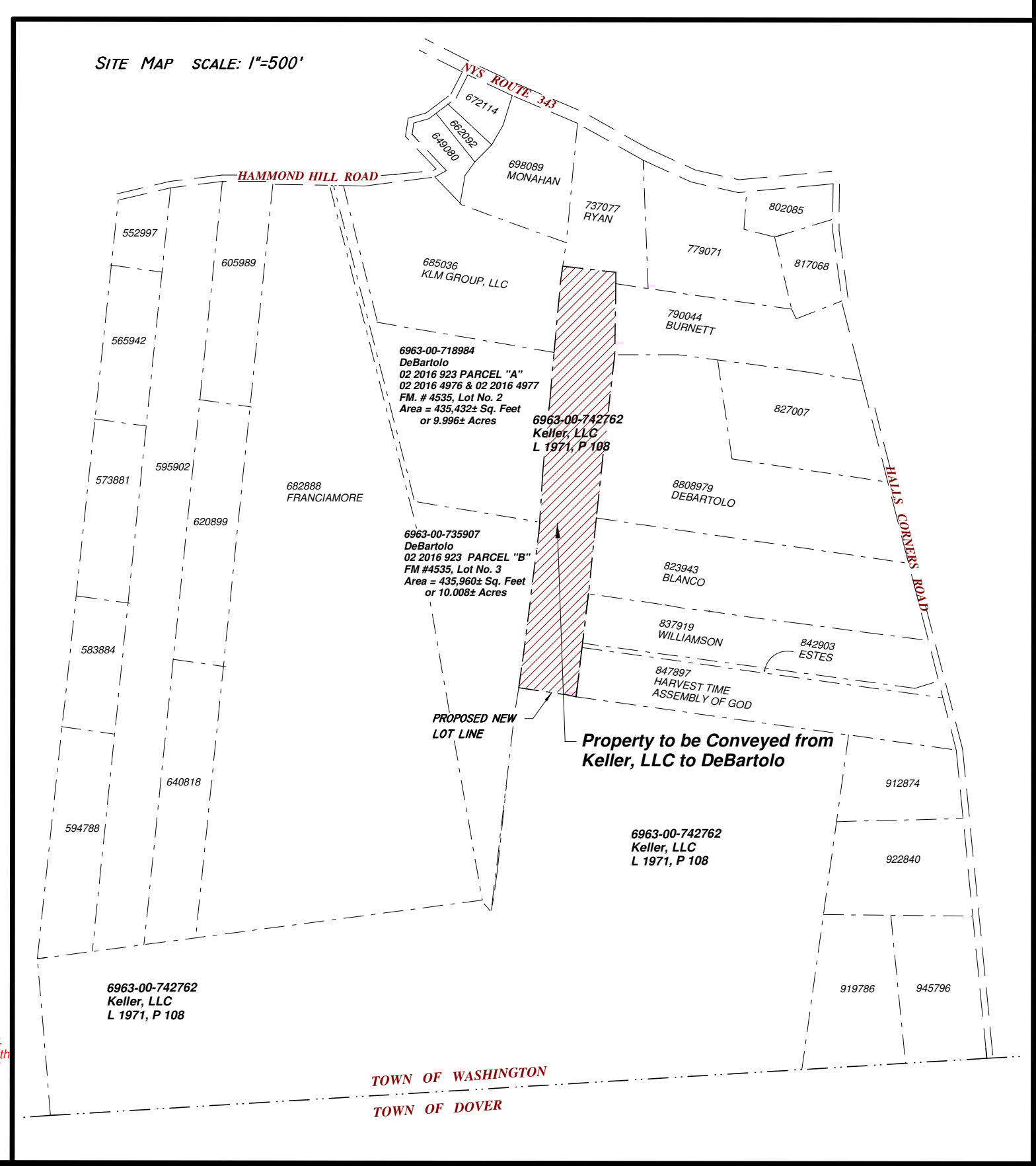
- MAP NOTES:**
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
 - SUBJECT TO ALL RIGHTS, COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
 - SUBJECT DEEDS:
 - PATRICIA B. CASCIO TO MICHAEL S. DEBARTOLO AND NORA LEE DEBARTOLO; RECORDED IN THE D.C.C.O. AS DOCUMENT NO. 02 2016 923 ON FEBRUARY 10, 2016.
 - KLM GROUP, LLC TO MICHAEL S. DEBARTOLO AND NORA LEE DEBARTOLO; RECORDED IN THE D.C.C.O. AS DOCUMENT NO. 02 2016 4976 ON JULY 28, 2016.
 - KLM GROUP, LLC AND MICHAEL S. DEBARTOLO AND NORA LEE DEBARTOLO; BOUNDARY LINE AGREEMENT; RECORDED IN THE D.C.C.O. AS DOCUMENT NO. 02 2016 4977 ON JULY 28, 2016.
 - ROBERT J. KELLER, ETAL TO KELLER, LLC; RECORDED IN THE D.C.C.O. AT LIBER 1971, PAGE 108 ON NOVEMBER 29, 0995.
 - PARCEL GRID IDENTIFICATION NOS.: 135889-6963-00-718984 & 735907 (DEBARTOLO) AND 135889-6963-742762 (KELLER, LLC); MUNICIPALITY: WASHINGTON.
 - NO ABSTRACT OF TITLE WAS PROVIDED AT TIME OF SURVEY - THIS MAP AND SURVEY ARE SUBJECT TO ANY STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE MIGHT DISCLOSE.
 - MAP REFERENCES:
 - FILE MAP NO. 4535; "SUBDIVISION PLAT OF LANDS OF CASCIO & FACCARAZZO"; SUBDIVIDED AND MAPPED MAY 7, 1973; FILED JANUARY 17, 1975.
 - "SURVEY OF PROPERTY PREPARED FOR SALVATORE FRANCIAMORE, JR., ETAL"; SURVEYED BY SHERIDAN LAND SURVEYORS ON MAY 31, 2011; MAPPED JUNE 2, 2011; NOT FILED.
 - FILE MAP NO. 4535A; "LOT LINE CHANGE BETWEEN KLM GROUP, LLC AND DEBARTOLO"; SURVEYED AND MAPPED APRIL 1, 2016; REVISED APRIL 29, 2016; FILED APRIL 12, 2016 (SIC).
 - THIS SURVEY IS BASED IN PART ON RECORD INFORMATION (MAPS AND DEEDS), PHYSICAL FEATURES (STONE WALLS, WIRE FENCE REMNANTS, ETC.) AND FOUND MONUMENTATION (IRON RODS AND PIPES).

Lot Line Revision Survey Prepared For:
MICHAEL S. DEBARTOLO and NORA LEE DEBARTOLO
Situate At:
288 Hammond Hill Road
Town of Washington County of Dutchess
State of New York
Scale: 1" = 100' Survey Completed: March 27, 2020 Map Date: March 30, 2020

I hereby certify to MICHAEL S. DEBARTOLO NORA LEE DEBARTOLO KELLER, LLC that this survey has been prepared in accordance with the existing "CODE OF PRACTICE FOR LAND SURVEYS" adopted by the New York State Association of Professional Land Surveyors.

James A. Sheridan, P.L.S.
N.Y.S. License No. 49721

SHERIDAN LAND SURVEYORS
50 CLOVER HILL DRIVE (845) 849-2217
LAGRANGE, NY 12563 sls@survey50@gmail.com



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