



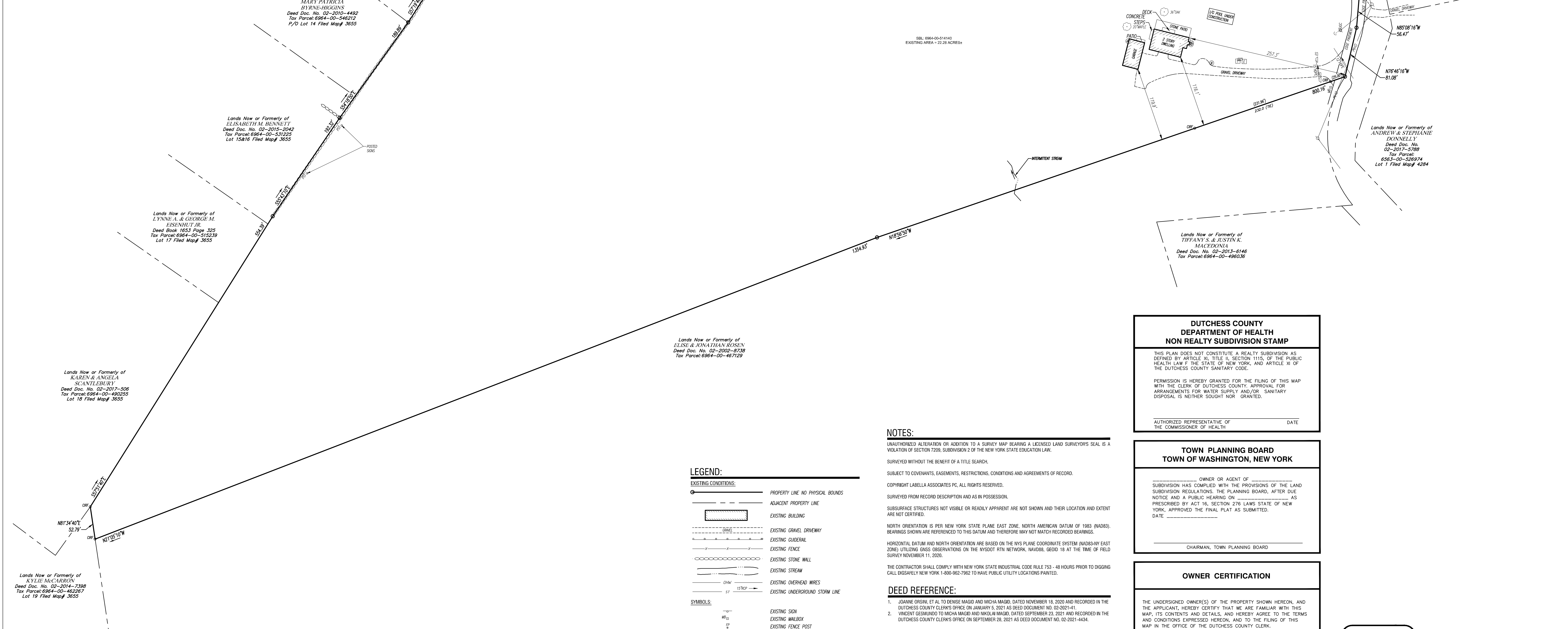
**3 LOCATION PLAN**  
SCALE: 1" = 500'

**ZONING TABLE: DISTRICT RS-10 RURAL RESIDENTIAL**

MINIMUM LOT SIZE	CURRENT		PROPOSED	
	REQUIRED	514140	574095	574095
AREA (AC)	10	22.3	13	35.3
WIDTH (FT)	400	400+	400+	4000
MINIMUM SETBACK				
FRONT (FT)	100	100+	100+	100+
SIDE (FT)	100	100+	100+	100+
REAR (FT)	75	75+	75+	75+
MAX BLDG HEIGH				
STORIES	2.5	<2.5	N/A	<2.5
FEET	35	<35	N/A	<35
MAX COVERAGE PERCENT	10	<10	N/A	<10
MIN ROAD FRONTAGE FEET	400	350	520	870

**AREA TABLE**

	CURRENT		PROPOSED	
	ACRES	SQ. FT.	ACRES	SQ. FT.
514140	22.28	970,620	34.97	1,523,275
574095	12.69	552,655	0.0	0.0



**1 LOT CONSOLIDATION MAP**  
SCALE: 1" = 60'

**LEGEND:**

**EXISTING CONDITIONS:**

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING BUILDING
- EXISTING DRIVEWAY
- EXISTING SUBDRIVE
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING STREAM
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND STORM LINE

**SYMBOLS:**

- EXISTING SIGN
- EXISTING MANHOLE
- EXISTING FENCE POST
- EXISTING POST
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING CONDUIT TO/PROM UNDERGROUND
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING AIR CONDITION COMPRESSOR
- EXISTING PANEL/SWITCH BOX
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING CHIPPED IRON ROD SET

**NOTES:**

UNAUTHORISED 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.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.

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

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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.

NORTH ORIENTATION IS PER NEW YORK STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.

HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE NYS PLANE COORDINATE SYSTEM (NAD83-NY EAST ZONE) UTILIZING GNSS OBSERVATIONS ON THE NYSDOT RTN NETWORK, NAVD83, GRID 18 AT THE TIME OF FIELD SURVEY NOVEMBER 11, 2020.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE T53 - 48 HOURS PRIOR TO DIGGING CALL DISSEMINATE NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

**DEED REFERENCE:**

- JOANNE ORSHI ET AL TO DENISE MAGID AND MICHA MAGID, DATED NOVEMBER 18, 2020 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JANUARY 6, 2021 AS DEED DOCUMENT NO. 02-2021-41.
- VINCENT DESMUNDO TO MICHA MAGID AND ROSALIND MAGID, DATED SEPTEMBER 23, 2021 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON SEPTEMBER 28, 2021 AS DEED DOCUMENT NO. 02-2021-4434.

**TAX PARCEL DESIGNATION:**

TOWN OF WASHINGTON, DUTCHESS COUNTY, NEW YORK  
6964-00-514140  
6964-00-574095

**AREA:**

TAX PARCEL 514140 = 22.28 ACRES ±  
TAX PARCEL 574095 = 12.69 ACRES ±

PROPOSED COMBINED & REVISED TAX PARCEL 514140 = 34.97 ACRES ±.

**FLOOD ZONE NOTE:**

PARCELS ARE SHOWN TO LIE WITHIN OTHER AREAS "ZONE X" AREAS SHOWN TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WASHINGTON, IDENTIFIED AS MAP NUMBER 36027C03E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

**DUTCHESS COUNTY DEPARTMENT OF HEALTH NON REALTY SUBDIVISION STAMP**

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE 9, 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 NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

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

OWNER OR AGENT OF SUBDIVISION HAS COMPLIED WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS, THE PLANNING BOARD, AFTER DUE NOTICE AND A PUBLIC HEARING ON \_\_\_\_\_ AS PRESCRIBED BY ACT 16, SECTION 276 LAWS STATE OF NEW YORK, APPROVED THE FINAL PLAT AS SUBMITTED.

DATE \_\_\_\_\_

CHAIRMAN, TOWN PLANNING BOARD \_\_\_\_\_

**OWNER CERTIFICATION**

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, AND THE APPLICANT, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS, AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON, AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER (PRINT) \_\_\_\_\_  
OWNER ADDRESS (PRINT) \_\_\_\_\_  
OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT (PRINT) \_\_\_\_\_  
APPLICANT ADDRESS (PRINT) \_\_\_\_\_  
APPLICANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 23, 2023 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.

David H. Digger, L.S. NYS #050677  
EXP. 03/31/2025

**LOT LINE ADJUSTMENT FOR MICHA MAGID**  
245 HAMMOND HILL ROAD  
TOWN OF WASHINGTON, DUTCHESS COUNTY  
NEW YORK

NO.	DATE	DESCRIPTION
1		Revisions

PROJECT NUMBER: CZ52079.00

DRAWN BY: MTH  
REVIEWED BY: DHD  
ISSUED FOR: PRELIMINARY APPROVAL  
DATE: 02/28/2023  
DRAWING NAME:

**MAP OF LOT LINE ADJUSTMENT**

DRAWING NUMBER: