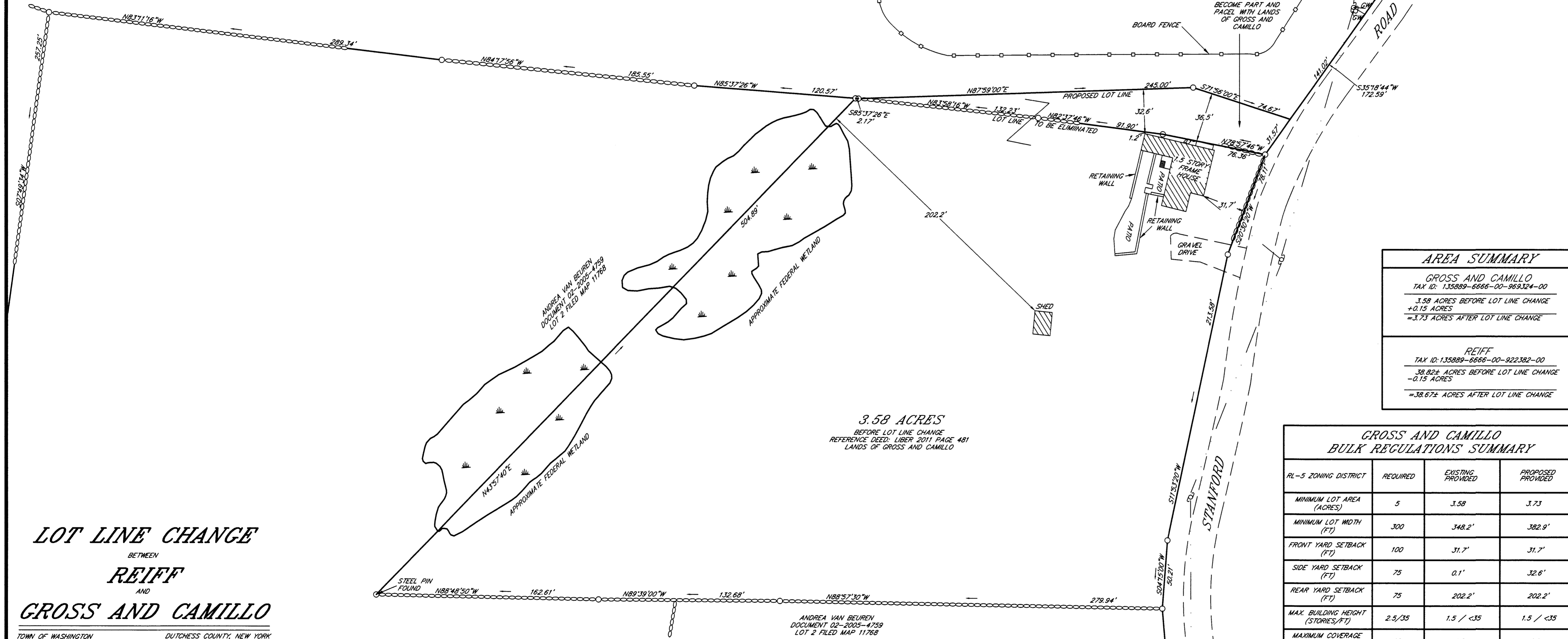


**LEGEND**

NO PHYSICAL BOUNDS  
 STONE WALL  
 OVERHEAD WIRES  
 WETLAND AREA  
 BOARD FENCE  
 UTILITY POLE

**38.82 ACRES**  
 BEFORE LOT LINE CHANGE  
 REFERENCE DEED:  
 DOCUMENT 02-2005-2079  
 DOCUMENT 02-2019-2483  
 LANDS OF REIFF

**AREA MAP**  
 SCALE: 1" = 1000'



**AREA SUMMARY**

**GROSS AND CAMILLO**  
 TAX ID: 135889-6666-00-969324-00  
 3.58 ACRES BEFORE LOT LINE CHANGE  
 +0.15 ACRES  
 =3.73 ACRES AFTER LOT LINE CHANGE

**REIFF**  
 TAX ID: 135889-6666-00-922382-00  
 38.82+ ACRES BEFORE LOT LINE CHANGE  
 -0.15 ACRES  
 =38.67± ACRES AFTER LOT LINE CHANGE

**GROSS AND CAMILLO BULK REGULATIONS SUMMARY**

RL-5 ZONING DISTRICT	REQUIRED	EXISTING PROVIDED	PROPOSED PROVIDED
MINIMUM LOT AREA (ACRES)	5	3.58	3.73
MINIMUM LOT WIDTH (FT)	300	348.2'	382.9'
FRONT YARD SETBACK (FT)	100	31.7'	31.7'
SIDE YARD SETBACK (FT)	75	0.1'	32.6'
REAR YARD SETBACK (FT)	75	202.2'	202.2'
MAX. BUILDING HEIGHT (STORIES/FT)	2.5/35	1.5 / <35	1.5 / <35
MAXIMUM COVERAGE (%)	10	1.2	1.1
MINIMUM ROAD FRONTAGE (FT)	300	341.9'	373.5'

**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.: 135889-6666-00-969324-00 (GROSS AND CAMILLO)  
 135889-6666-00-922382-00 (REIFF)

OWNER OF RECORD: RONALD S. GROSS AND ADELAIDE CAMILLO  
 307 STANFORD ROAD  
 MILLBROOK, NY 12545

RANDY S. REIFF  
 527 STANFORD ROAD  
 MILLBROOK, NY 12545

ZONING DESIGNATION: RL-5

REFERENCE IS HEREBY MADE TO FILED MAP No. 10626A, RECORDED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON APRIL 12, 2019.

**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 COVENANTS 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**

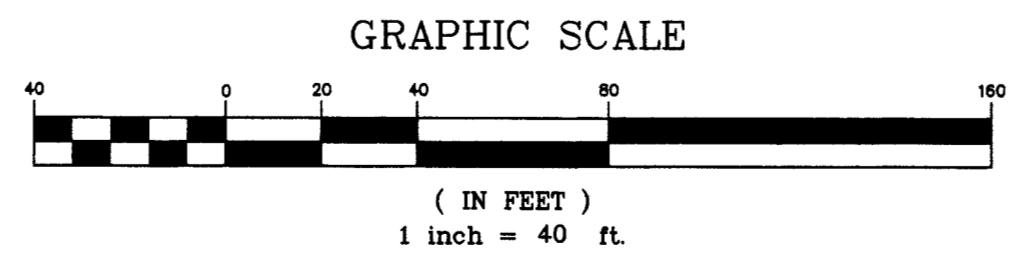
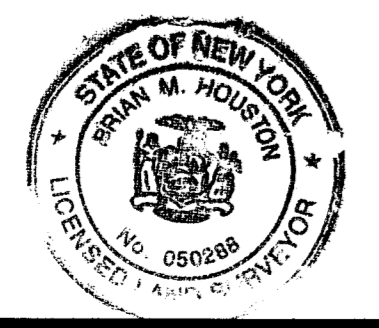
THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DEPICTED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF WASHINGTON PLANNING BOARD AT A MEETING HELD ON \_\_\_\_\_ AND AFTER A PUBLIC HEARING HELD ON \_\_\_\_\_ BY SIGNATURE OF THE CHAIRMAN AS SET FORTH FORTH BELOW. THE PLANNING BOARD CERTIFIES THAT THE REQUIREMENTS OF SECTION 278 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 \_\_\_\_\_

**LOT LINE CHANGE**  
 BETWEEN  
**REIFF**  
 AND  
**GROSS AND CAMILLO**  
 TOWN OF WASHINGTON DUTCHESS COUNTY, NEW YORK  
 SCALE: 1" = 40' NOVEMBER 17, 2022

I HEREBY CERTIFY THAT THIS SURVEY MAP WAS COMPLETED ON NOVEMBER 17, 2022 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION.

*Brian M. Houston*  
 BRIAN M. HOUSTON L.S. No. 30288



BLY AND HOUSTON INC.  
 LAND SURVEYORS  
 PO BOX 629  
 9 ELM DRIVE  
 MILLBROOK, NEW YORK 12545  
 PHONE: 845-677-3619