

AREA MAP SCALE: 1" = 1000'

LEGEND

- NO PHYSICAL BOUNDS
- WIRE FENCE
- OVERHEAD WIRES
- UTILITY POLE
- EDGE OF FIELD

- "NOTES"**
- REFERENCE IS HEREBY MADE TO:
 - MAP ENTITLED "FINAL PLAT PARC BROOK FARM" FILED MAP No. 9220 RECORDED APRIL 29, 1991.
 - MAP ENTITLED "BOUNDARY LINE CHANGE BETWEEN CYNTHIA C. COGSMELL & JESSE M. BONTECOU" FILED MAP No. 11143 RECORDED FEBRUARY 16, 2001.
 - MAP ENTITLED "FINAL PLAT OF ESTATE OF BONTECOU SUBDIVISION" FILED MAP No. 12803 RECORDED SEPTEMBER 6, 2018.
 - MAP ENTITLED "LOT LINE CHANGE BETWEEN RALLY FARM II, LLC AND STALLION PARK, LLC" FILED MAP No. 12603A RECORDED DECEMBER 6, 2023.
 - "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS 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.

OWNERS OF RECORD: RALLY FARM II, LLC
C/O TM BONTECOU
4324 ROUTE 44
MILLBROOK, NY 12545

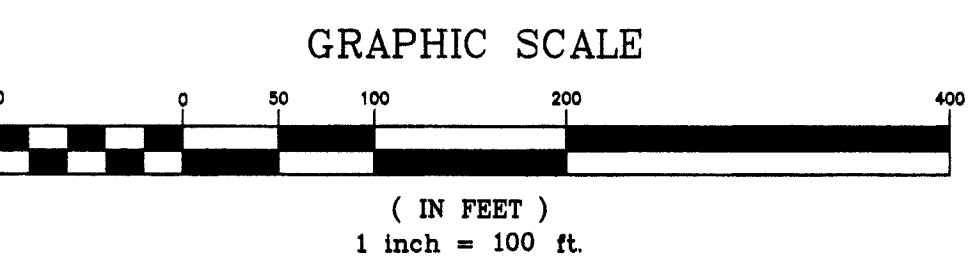
MIMAS FARM LLC
50 WATLY STREET, SUITE 2003
NEW YORK, NY 10036

TAX ID No.: 135889-6966-00-507045 (RALLY FARM II, LLC)
135889-6966-00-575147 (MIMAS FARM LLC)

REFERENCE DEEDS: DOCUMENT 02-2023-52938 (RALLY FARM II, LLC)
DOCUMENT 02-2021-4278 (MIMAS FARM LLC)

ZONING DESIGNATION: RR-10

TOPOGRAPHY SHOWN HEREON TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS, 10' CONTOUR INTERVAL.



EXISTING COMMON DRIVE EASEMENT

LINE	BEARING	LENGTH
L1	N87°04'24"E	414.02
L2	S72°52'16"E	118.81
L3	S49°51'52"E	158.13
L4	S89°17'38"E	21.30
L5	S81°38'02"E	108.95
L6	S21°46'30"E	11.34
L7	S21°46'30"E	11.34
L8	N81°38'02"W	123.37
L9	N82°35'36"W	216.61
L10	N49°51'52"W	158.27
L11	N72°58'16"W	111.00
L12	S87°04'24"W	410.51
L13	N02°55'36"W	10.00
L14	N02°55'36"W	10.00

30' WIDE EASEMENT FOR RALLY FARM II, LLC

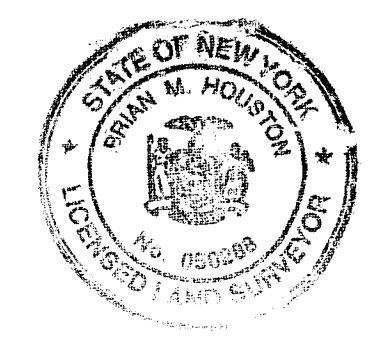
LINE	BEARING	LENGTH
L15	S78°24'00"W	144.54
L16	N75°51'00"W	159.91
L17	S89°17'38"W	21.30
L18	N88°16'00"W	81.11
L19	S21°11'00"W	49.61
L20	N89°45'21"W	34.28
L21	N28°11'00"E	85.14
L22	S86°16'00"E	98.90
L23	N89°17'38"E	24.05
L24	S75°51'00"E	156.96
L25	N78°24'00"E	128.46
L26	S33°14'00"E	32.40

RALLY FARM II, LLC
LOT 2
F.M.No. 12603A
248± ACRES
BEFORE LOT LINE CHANGE
REFERENCE DEED
DOCUMENT 02-2023-52938

LOT LINE CHANGE
BETWEEN
RALLY FARM II, LLC
AND
MIMAS FARM LLC

TOWN OF WASHINGTON DUTCHESS COUNTY, NEW YORK
SCALE: 1" = 100' MARCH 20, 2024

I HEREBY CERTIFY THAT THIS SURVEY MAP WAS COMPLETED ON MARCH 20, 2024 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION.
Bryan M. Houston
BRYAN M. HOUSTON L.S. No. 50288



AREA SUMMARY

RALLY FARM II, LLC TAX ID: 135889-6966-00-507045 248± ACRES BEFORE LOT LINE CHANGE -11.34 ACRES 237± ACRES AFTER LOT LINE CHANGE	MIMAS FARM LLC TAX ID: 135889-6966-00-575147 15.00 ACRES BEFORE LOT LINE CHANGE +11.34 ACRES 26.34 ACRES AFTER LOT LINE CHANGE
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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 _____

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 _____

BLY AND HOUSTON INC.
LAND SURVEYORS
PO BOX 829
9 ELM DRIVE
MILLBROOK, NEW YORK 12545
PHONE 845-677-5619