

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.

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.

OWNERS OF RECORD: RODERICK W. CIFERRI TRUST
C/O RODERICK W. CIFERRI III
PO BOX 750
MILLBROOK, N.Y. 12545

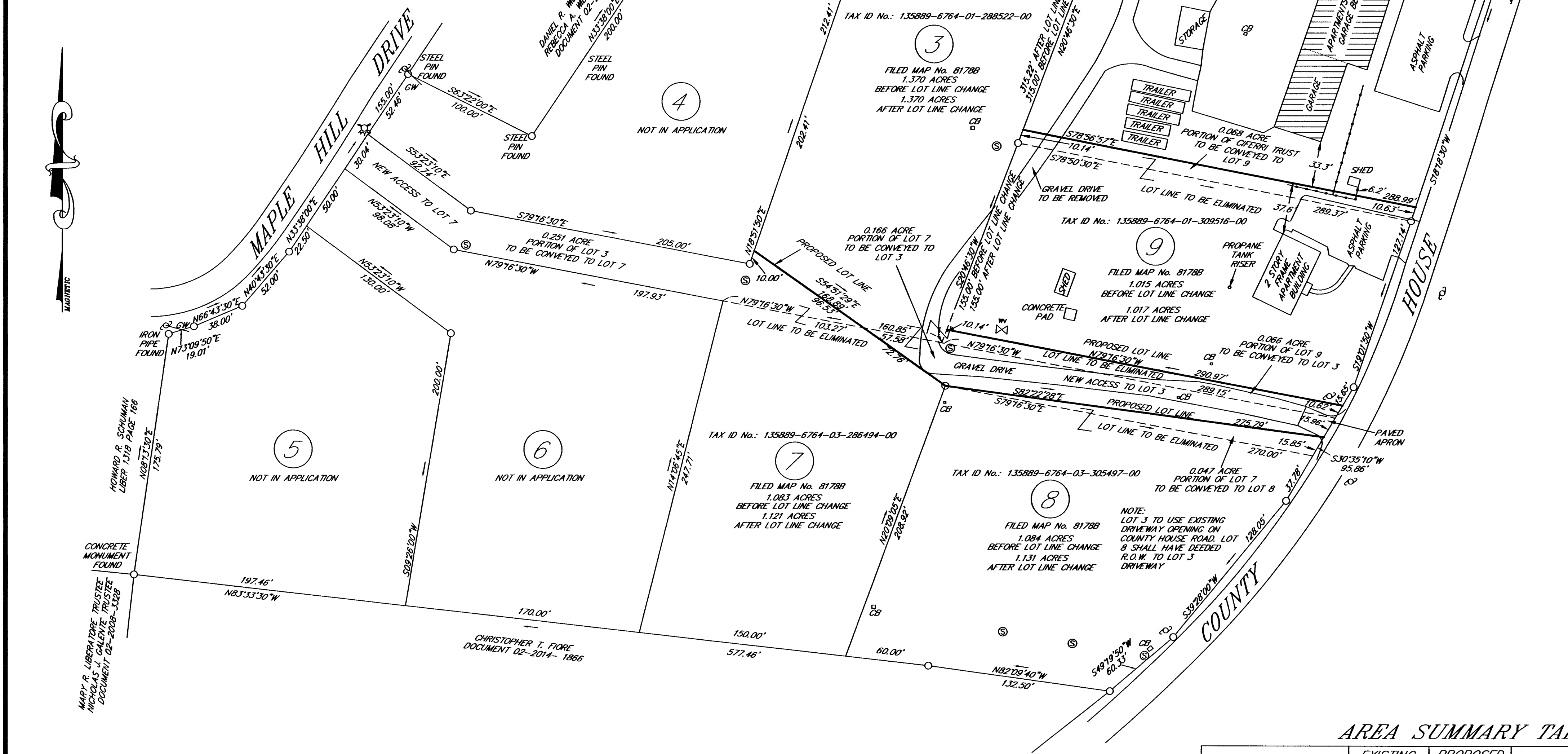
ZONING DESIGNATION: RH-1

REFERENCE IS HEREBY MADE TO A MAP ENTITLED: "PROVISIONS TO MAPLE HILL SUBDIVISION" FILED MAP No. 81788 FILED MAP No. 81788 RECORDED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JULY 18, 1988.

REFERENCE DEED: LIBER 1902 PAGE 61

LEGEND

- NO PHYSICAL BOUNDS
- STOCKADE FENCE
- UTILITY POLE
- SEWER MANHOLE
- CATCH BASIN
- WATER VALVE



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 FOR SEWAGE DISPOSAL, IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

**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 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 _____

**TOWN OF WASHINGTON PLANNING BOARD
OWNER / APPLICANT SIGNATURES**

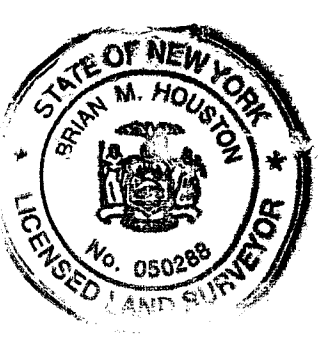
THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO COMPLY 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 _____

LOT LINE CHANGE

PREPARED FOR
CIFERRI

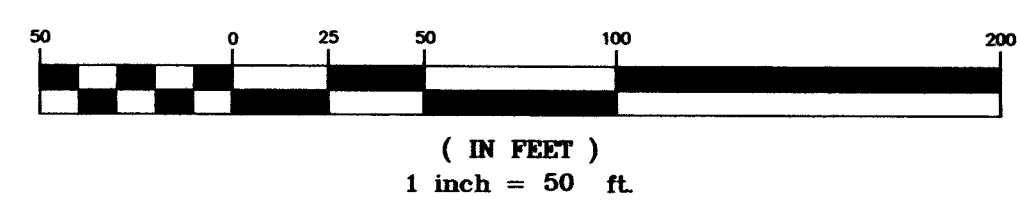
TOWN OF WASHINGTON DUTCHESS COUNTY, NEW YORK
VILLAGE OF MILLBROOK AUGUST 15, 2024
SCALE: 1" = 50' REVISED SEPTEMBER 17, 2024



I HEREBY CERTIFY THAT THIS SURVEY MAP WAS COMPLETED ON SEPTEMBER 17, 2024 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION.

Brian M. Houston
BRIAN M. HOUSTON L.S. No. 50288

GRAPHIC SCALE



AREA SUMMARY TABLE

LOT	EXISTING SIZE (AC)	PROPOSED SIZE (AC)	CHANGE DESCRIPTION
1	1.431	1.431	NOT IN APPLICATION
2	1.718	1.700	388 SQ-FT EQUAL LAND SWAP WITH LANDS OF SMART -0.018 ACRES TO BE CONVEYED TO LOT 3
3	1.370	1.370*	-0.251 ACRES TO BE CONVEYED TO LOT 7 +0.166 ACRES TO BE CONVEYED FROM LOT 7 +0.088 ACRES TO BE CONVEYED FROM LOT 9 +0.018 ACRES TO BE CONVEYED FROM LOT 2
4	1.008	1.008	NOT IN APPLICATION
5	1.015	1.015	NOT IN APPLICATION
6	1.182	1.182	NOT IN APPLICATION
7	1.083	1.121	+0.251 ACRES TO BE CONVEYED FROM LOT 3 -0.166 ACRES TO BE CONVEYED TO LOT 7 -0.047 ACRES TO BE CONVEYED TO LOT 8
8	1.084	1.131	+0.047 ACRES TO BE CONVEYED FROM LOT 7
9	1.015	1.017	-0.066 ACRES TO BE CONVEYED TO LOT 3 +0.068 ACRES TO BE CONVEYED FROM PARCEL 31,353.9
RODERICK W. CIFERRI JR TRUST 31,353.9	1.924	1.856	-0.068 ACRES TO BE CONVEYED TO LOT 9
SMART IRREVOCABLE TRUST 2,745.57	0.30	0.30	388 SQ-FT EQUAL AREA SWAP WITH LOT 2

*DIFFERENCE IN ACREAGE DUE TO ROUNDING

BLI AND HOUSTON INC.
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9 ELM DRIVE
MILLBROOK NEW YORK 12545
PHONE 845-677-5619