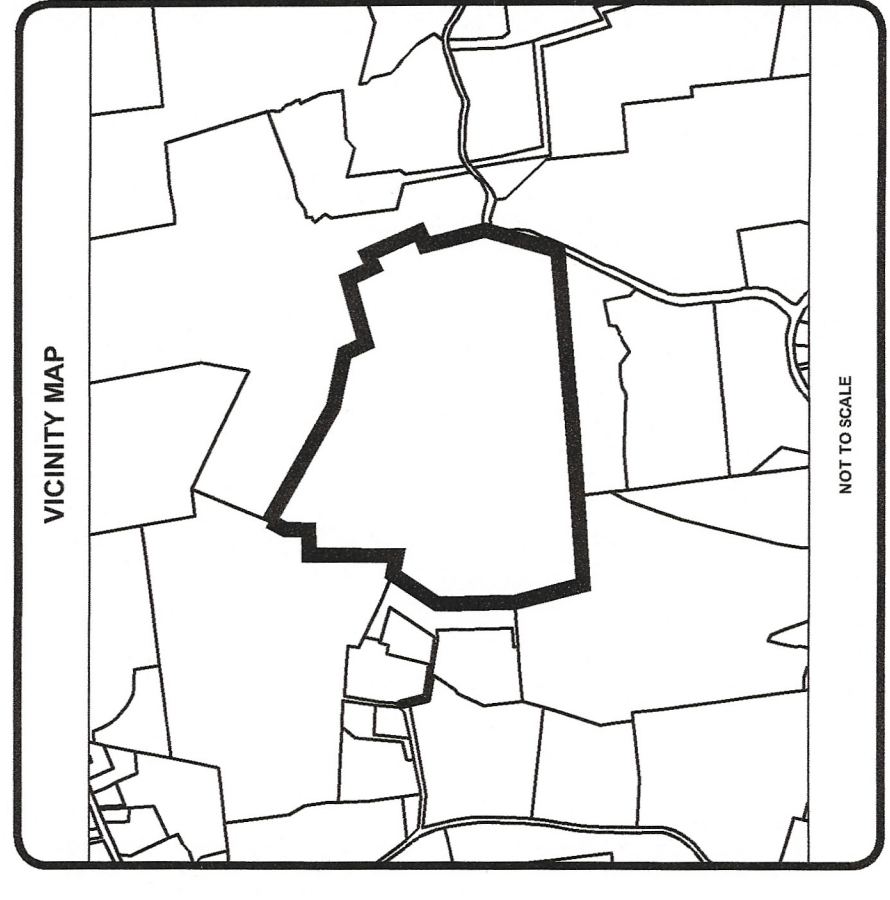


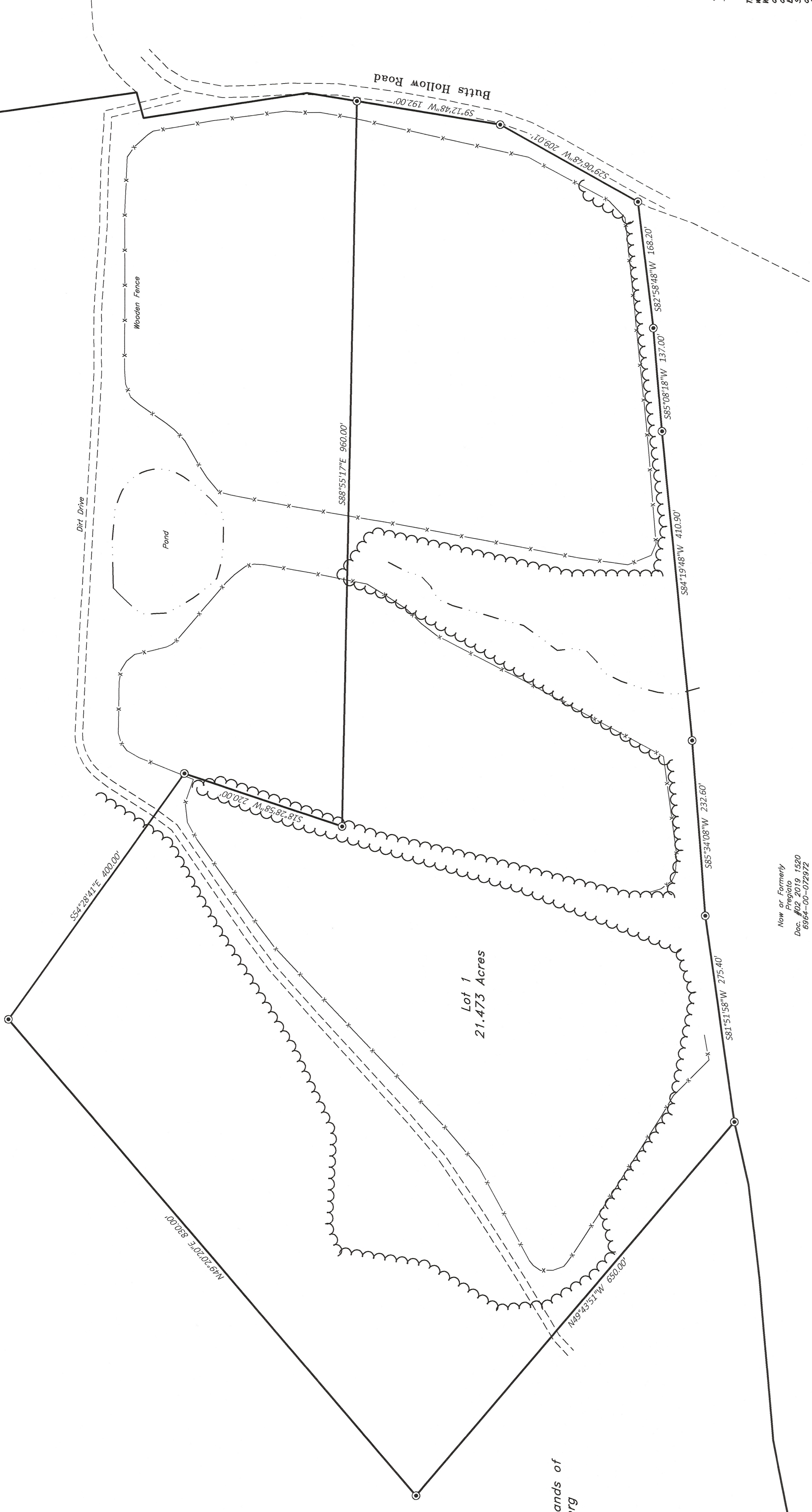
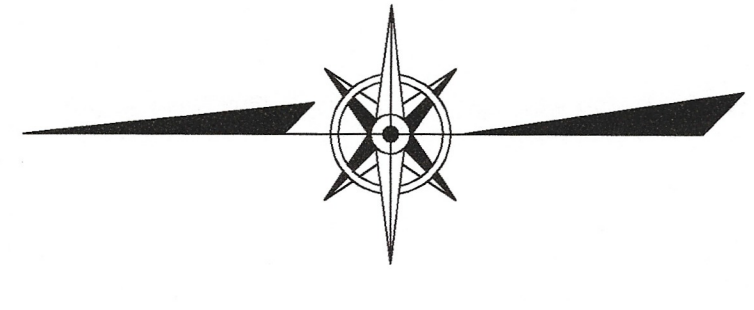
SURVEY NOTES

1. Copyright Johnson Surveying, All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-section 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine, true and correct copies of the surveyor's original work. Any other copies, including those prepared by a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Education Law and that the surveyor's professional liability insurance is limited to persons for whom the boundary survey map is prepared, the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown herein are referenced to MAD 83-NY Least using NAD83 using NAD83/ETRS 89.
11. Contour interval is two feet. Elevation shown herein are referenced to NAVD 88 using NAD83/ETRS 89.



Now or Formerly
 Wertheimer
 Doc. #02 2019 1520
 6964-00-072972

Remaining Lands of
 Eilenberg
 184± Acres



Lot 1
 21.473 Acres

FILED MAP REFERENCE

Map entitled "Subdivision Plat of Magdale" filed in the Dutchess County Clerk's office on December 15, 1984 as Map No. 7588

DEED REFERENCE

Doc. #02 2024 53563
 Shepard Eilenberg & Jane Eilenberg
 Millbrook Special Farm, LLC
 November 8, 2024

TAX PARCEL NUMBER

Town of Washington, Dutchess County, New York
 6885-00-001125

DATE OF SURVEY

Field Completion: January 4, 2025

AREA

Proposed Lot 1
 21.473 Acres

ADDRESS

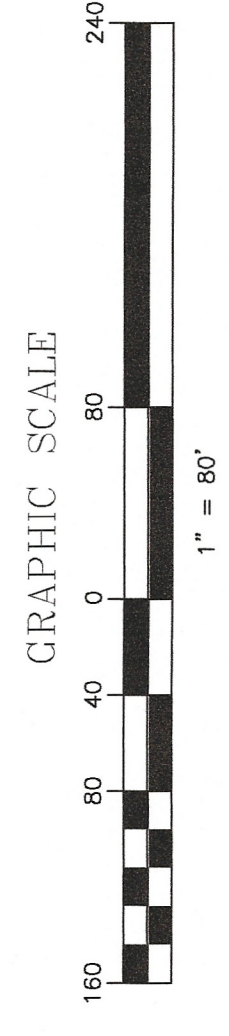
119-125 Butts Hollow Rd
 Millbrook, NY

FLOOD ZONE

Subject Parcel is located Zone "X" Unshaded Area determined to be outside the 0.2% annual chance floodplain as per Flood Insurance Rate Map No. 360270030E Effective Date: May 2, 2012

ZONING

Subject Parcel is located within the Rural Residential (RS-10) District as per map entitled "Town of Washington-Zoning Map" prepared by Cornell University Cooperative Extension Dutchess County issued September 2010



rev.	date	description

JOHNSON SURVEYING
 BRENDAN JOHNSON, PLS
 10 Meadow Lane
 Pleasant Valley, NY 12569
 Phone No. (845) 380-0528
 johnsonbrendan@icloud.com
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TOWN OF WASHINGTON PLANNING BOARD
 OWNER/APPLICANT SIGNATURES

The undersigned application 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 and that they 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 _____ Date _____
 Owner _____ Date _____
 Applicant _____ Date _____

Now or Formerly
 Preposito
 Doc. #02 2019 1520
 6964-00-072972

TOWN OF WASHINGTON PLANNING BOARD
 SUBDIVISION APPROVAL

The Plan of the development for the property as depicted hereon was presented to the Planning Board of the Town of Washington on _____ and after a public hearing held on _____ and after the signature of the chairperson as set forth in the Planning Code, the Planning Board of the Town of Washington, 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 made to ensure the completion of any outstanding or incomplete conditions.

Chair _____
 Date _____

Case No.	6965-00-001125
Map No.	119-125 BUTTS HOLLOW RD
Date	8/11/2025
Project No.	1-2025
Project Name	MILLBROOK SPECIAL FARM LLC
Sheet	1 OF 1

BUTTS HOLLOW RD
 SUBDIVISION PLAT
 PREPARED FOR
 MILLBROOK SPECIAL FARM LLC
 TOWN OF WASHINGTON, COUNTY OF DUTCHESS, STATE OF NEW YORK

