

SURVEY NOTES

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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 Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to 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 hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.
11. Contour interval is two foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

FILED MAP REFERENCE

Map entitled "Subdivision Plat of Migdale" filed in the Dutchess County Clerks office on December 19, 1984 as Map No. 709B

DEED REFERENCE

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

TAX PARCEL NUMBER

Town of Washington, Dutchess County, New York
6965-00-004125

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

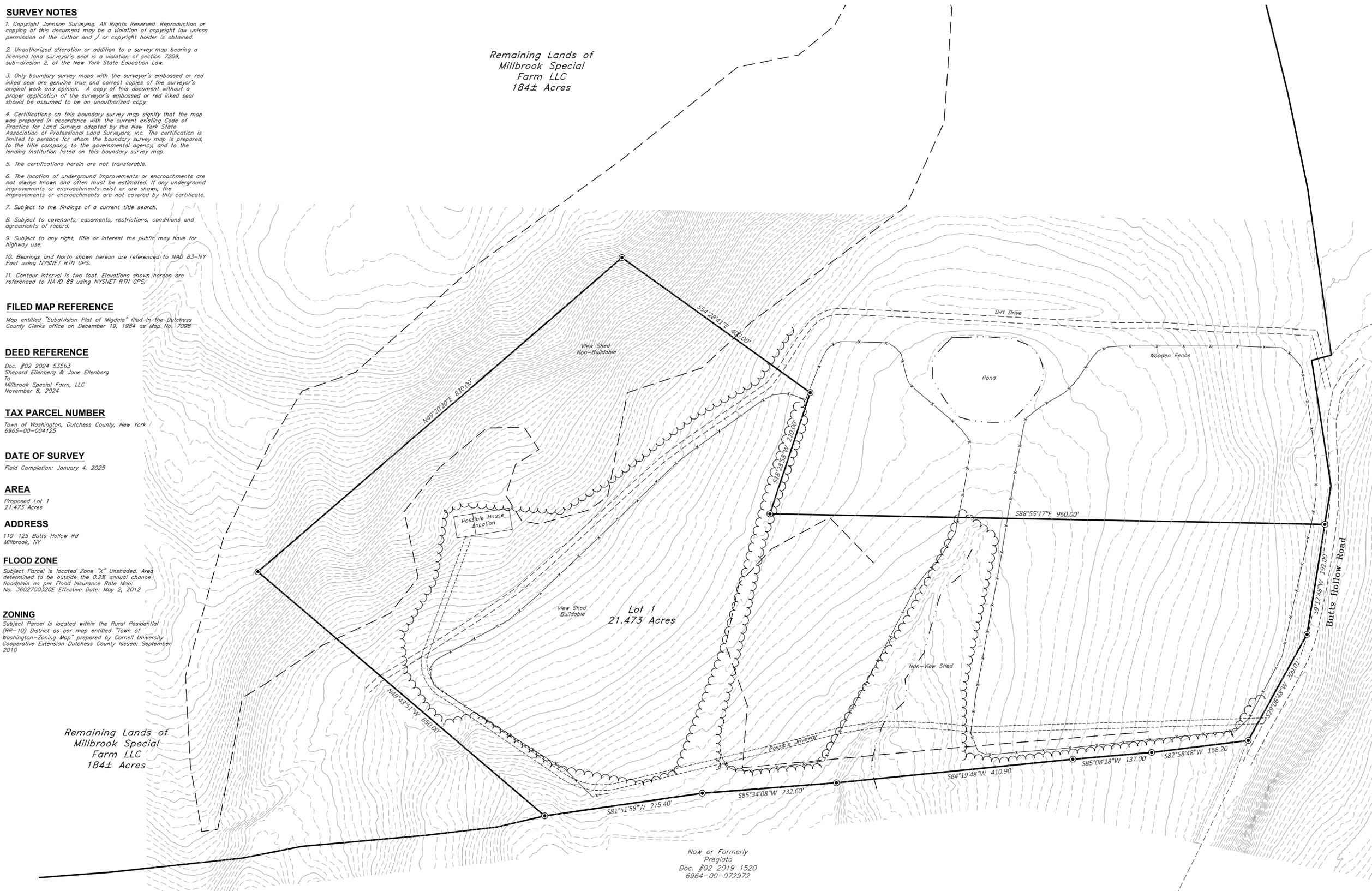
Subject Parcel is located Zone "X" Unshaded. Area determined to be outside the 0.2% annual chance floodplain as per Flood Insurance Rate Map No. 36027C0320E Effective Date: May 2, 2012

ZONING

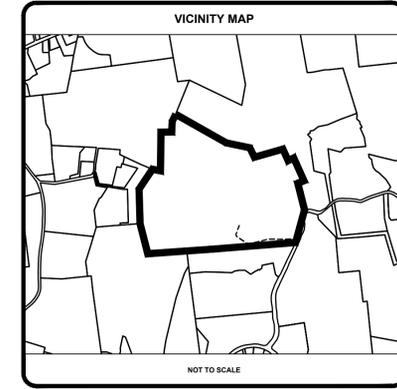
Subject Parcel is located within the Rural Residential (RR-10) District as per map entitled "Town of Washington-Zoning Map" prepared by Cornell University Cooperative Extension Dutchess County issued: September 2010

Remaining Lands of
Millbrook Special
Farm LLC
184± Acres

Remaining Lands of
Millbrook Special
Farm LLC
184± Acres



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



**TOWN OF WASHINGTON PLANNING BOARD
SUBDIVISION APPROVAL**

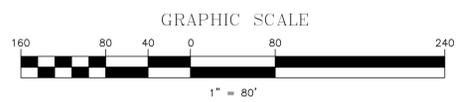
The Plan of the development for the property as depicted hereon was approved by a majority of the members of the Town of Washington Planning Board at a meeting held on _____ and after a public hearing held on _____. By signature of the chairperson as set forth below, the Planning Board certifies that 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.

Chair _____
Date _____

**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 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 the office of the Dutchess County Clerk.

Owner _____ Date _____
Owner _____ Date _____
Applicant _____ Date _____



rev.	date	description

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BUTTS HOLLOW RD
SUBDIVISION PLAT
PREPARED FOR
MILLBROOK SPECIAL FARM LLC
TOWN OF WASHINGTON, COUNTY OF DUTCHESS, STATE OF NEW YORK
BRENDA JOHNSON, P.L.S.
P.L.S. No. 50919

tax id	6965-00-004125
address	119-125 BUTTS HOLLOW RD
date	1/16/2024
scale	1"=80'
project no.	24-181
project name	BUTTS HOLLOW RD
sheet	1 OF 1