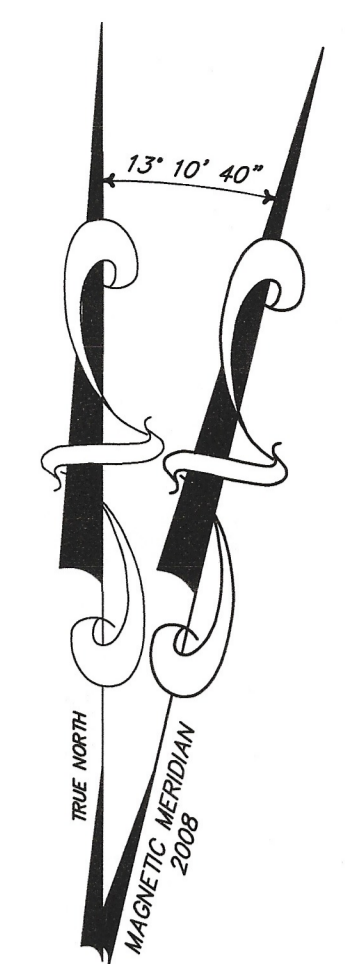
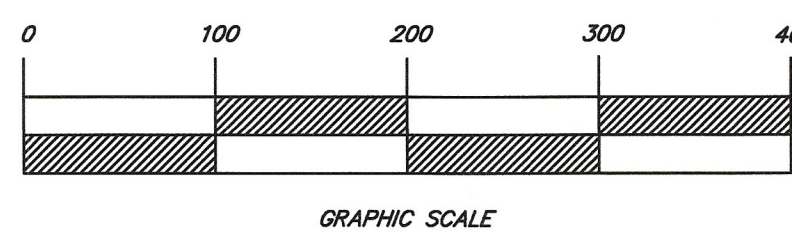
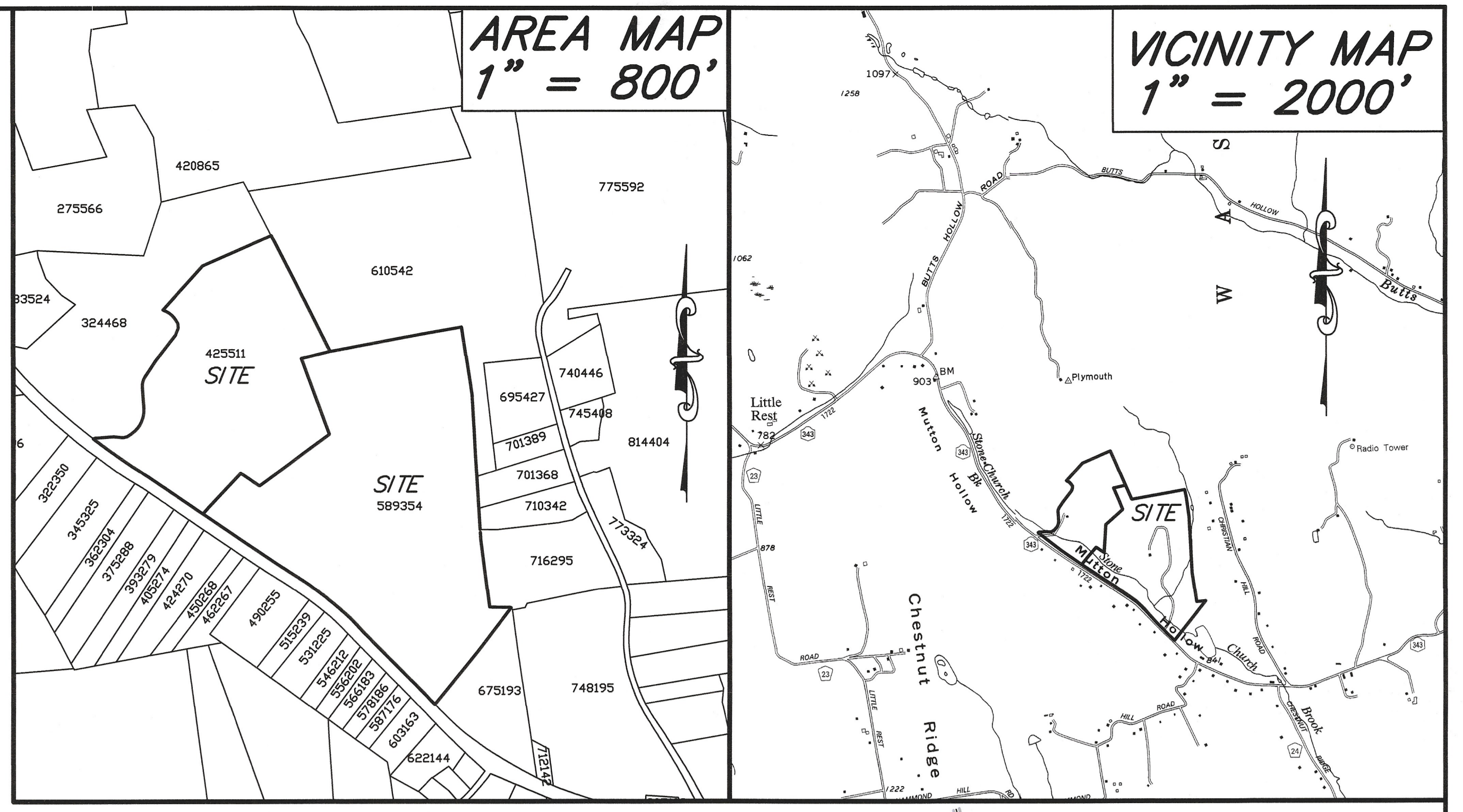


- The location of underground improvements or encroachments are not always known and must often be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- Only copies from the original of this survey marked with both an original of the land surveyor's seal, and the surveyor's embossed seal are genuine, true, and valid copies of the surveyor's original work.
- Unauthorized alteration or addition to a survey map bearing a license land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law. The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing, and not in the general welfare and benefit of the public.



AREA MAP
1" = 800'

VICINITY MAP
1" = 2000'



OWNERS OF RECORD

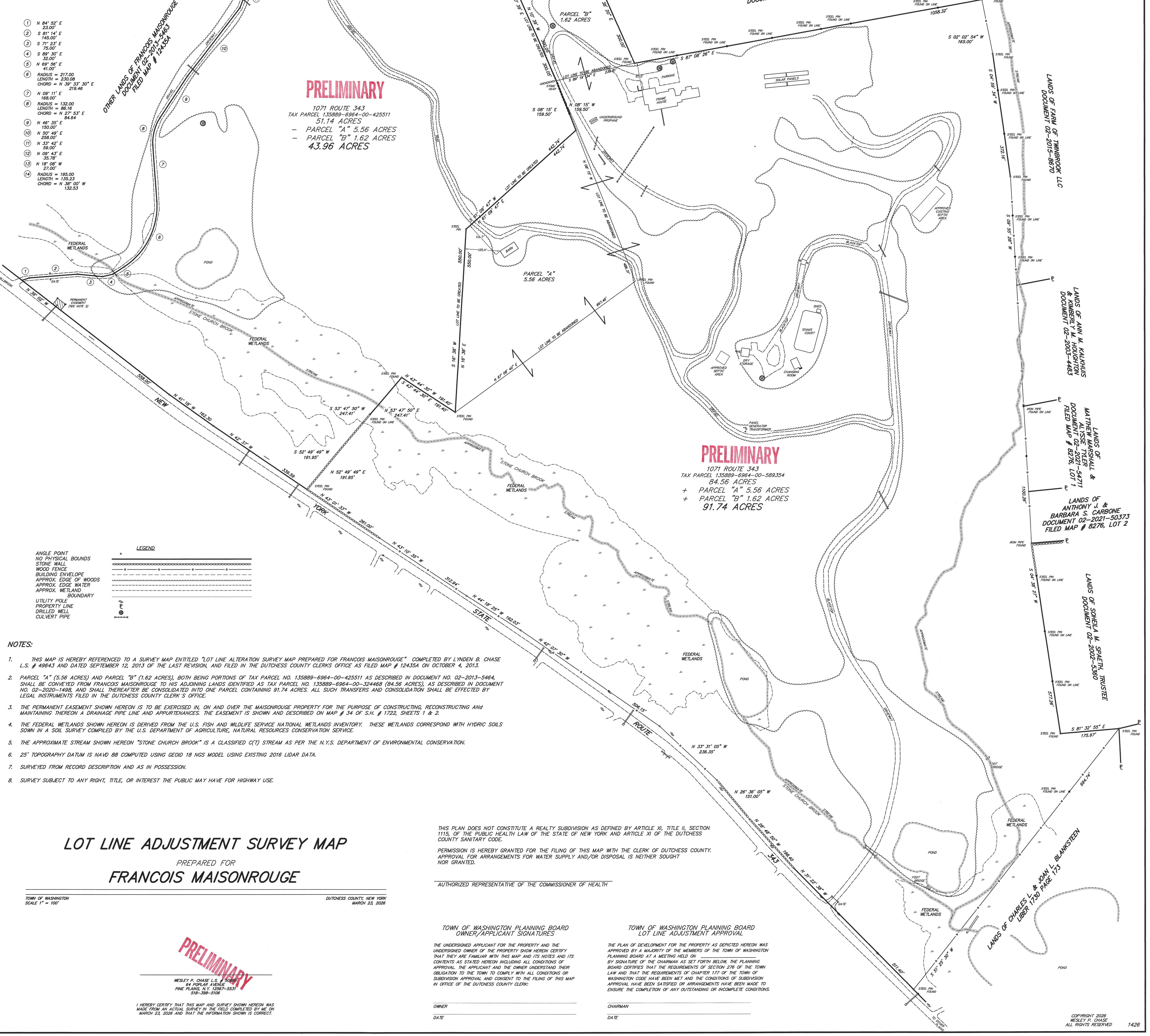
TAX MAP PARCEL
135889-6964-00-425511
FRANCOIS MAISONROUGE
907 FIFTH AVENUE
NEW YORK, NY 10021
DOCUMENT # 02-2013-5463
FILED MAP # 12435A
ZONING DISTRICT RS-10

TAX MAP PARCEL
135889-6964-00-589354
FRANCOIS MAISONROUGE
907 FIFTH AVENUE
NEW YORK, NY 10021
DOCUMENT # 02-2020-1498
ZONING DISTRICT RS-10
FILED MAP # 12435

CURRENT ZONING DESIGNATION:
RS-10 (RURAL RESIDENTIAL)

ZONING DISTRICT INFORMATION:
POTENTIAL AQUIFER SOILS: YES
CERTIFIED AGRICULTURAL DISTRICT: NO
PRIME AGRICULTURAL SOILS: NO
AGRICULTURAL SOILS OF STATE-WIDE IMPORTANCE: NO

- N 84° 32' E 23.00'
- S 81° 14' E 145.00'
- S 71° 23' E 75.00'
- S 89° 30' E 32.00'
- N 62° 38' E 41.00'
- RADIUS = 217.00
LENGTH = 230.08
CHORD = N 35° 33' 30" E 516.46
- N 09° 11' E 168.00'
RADIUS = 132.00
LENGTH = 86.18
CHORD = N 27° 53' E 84.64
- N 48° 35' E 150.00'
- N 50° 48' E 258.00'
- N 33° 42' E 59.00'
- N 09° 43' E 35.70'
- N 18° 08' W 27.00'
- RADIUS = 195.00
LENGTH = 135.23
CHORD = N 35° 00' W 132.25



PRELIMINARY

1071 ROUTE 343
TAX PARCEL 135889-6964-00-425511
51.14 ACRES
- PARCEL "A" 5.56 ACRES
- PARCEL "B" 1.62 ACRES
43.96 ACRES

PRELIMINARY

1071 ROUTE 343
TAX PARCEL 135889-6964-00-589354
84.56 ACRES
+ PARCEL "A" 5.56 ACRES
+ PARCEL "B" 1.62 ACRES
91.74 ACRES

LEGEND

ANGLE POINT	NO PHYSICAL BOUNDS
STONE WALL	WOOD FENCE
BUILDING ENVELOPE	APPROX. EDGE OF WOODS
APPROX. EDGE WATER	APPROX. WETLAND BOUNDARY
UTILITY POLE	PROPERTY LINE
DRILLED WELL	CULVERT PIPE

- NOTES:**
- THIS MAP IS HEREBY REFERENCED TO A SURVEY MAP ENTITLED "LOT LINE ALTERATION SURVEY MAP PREPARED FOR FRANCOIS MAISONROUGE" COMPLETED BY LYNDEE B. CHASE L.S. # 49643 AND DATED SEPTEMBER 12, 2013 OF THE LAST REVISION, AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP # 12435A ON OCTOBER 4, 2013.
 - PARCEL "A" (5.56 ACRES) AND PARCEL "B" (1.62 ACRES), BOTH BEING PORTIONS OF TAX PARCEL NO. 135889-6964-00-425511 AS DESCRIBED IN DOCUMENT NO. 02-2013-5464, SHALL BE CONVEYED FROM FRANCOIS MAISONROUGE TO HIS ADJOINING LANDS IDENTIFIED AS TAX PARCEL NO. 135889-6964-00-324468 (84.56 ACRES), AS DESCRIBED IN DOCUMENT NO. 02-2020-1498, AND SHALL THEREAFTER BE CONSOLIDATED INTO ONE PARCEL CONTAINING 91.74 ACRES. ALL SUCH TRANSFERS AND CONSOLIDATION SHALL BE EFFECTED BY LEGAL INSTRUMENTS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE.
 - THE PERMANENT EASEMENT SHOWN HEREON IS TO BE EXERCISED IN, ON AND OVER THE MAISONROUGE PROPERTY FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING AND MAINTAINING THEREON A DRAINAGE PIPE LINE AND APPURTENANCES. THE EASEMENT IS SHOWN AND DESCRIBED ON MAP # 34 OF S.H. # 1722, SHEETS 1 & 2.
 - THE FEDERAL WETLANDS SHOWN HEREON IS DERIVED FROM THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY. THESE WETLANDS CORRESPOND WITH HYDRIC SOILS SHOWN IN A SOIL SURVEY COMPILED BY THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.
 - THE APPROXIMATE STREAM SHOWN HEREON "STONE CHURCH BROOK" IS A CLASSIFIED C(T) STREAM AS PER THE N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - 25' TOPOGRAPHY DATUM IS NAVD 88 COMPUTED USING GEOID 18 NGS MODEL USING EXISTING 2016 LIDAR DATA.
 - SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
 - SURVEY SUBJECT TO ANY RIGHT, TITLE, OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

LOT LINE ADJUSTMENT SURVEY MAP
PREPARED FOR
FRANCOIS MAISONROUGE

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 DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

TOWN OF WASHINGTON PLANNING BOARD
OWNER/APPLICANT SIGNATURES

TOWN OF WASHINGTON PLANNING BOARD
LOT LINE ADJUSTMENT APPROVAL

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOW 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.

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 _____ BY SIGNATURE OF THE CHAIRMAN AS SET FORTH BELOW. THE PLANNING BOARD CERTIFIES THAT THE REQUIREMENTS OF SECTION 376 OF THE TOWN LAW AND THAT 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.

OWNER _____
DATE _____

CHAIRMAN _____
DATE _____

PRELIMINARY

MESLEY P. CHASE L.S. # 5084
64 POPULAR AVENUE
PINE PLAINS, N.Y. 12567-5531
518-388-5108

I HEREBY CERTIFY THAT THIS MAP AND SURVEY SHOWN HEREON WAS MADE FROM AN ACTUAL SURVEY IN THE FIELD COMPLETED BY ME ON MARCH 23, 2028 AND THAT THE INFORMATION SHOWN IS CORRECT.