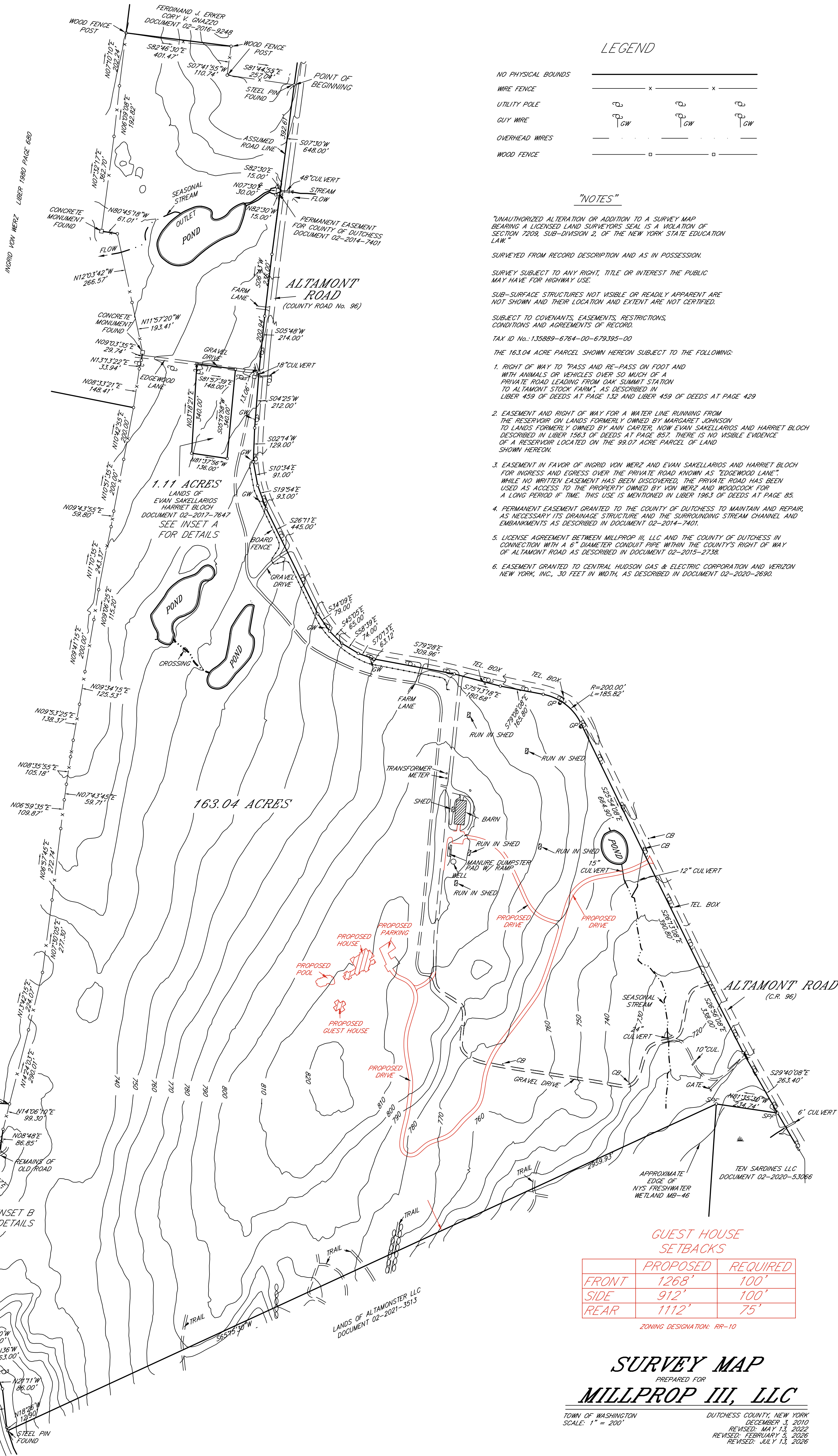
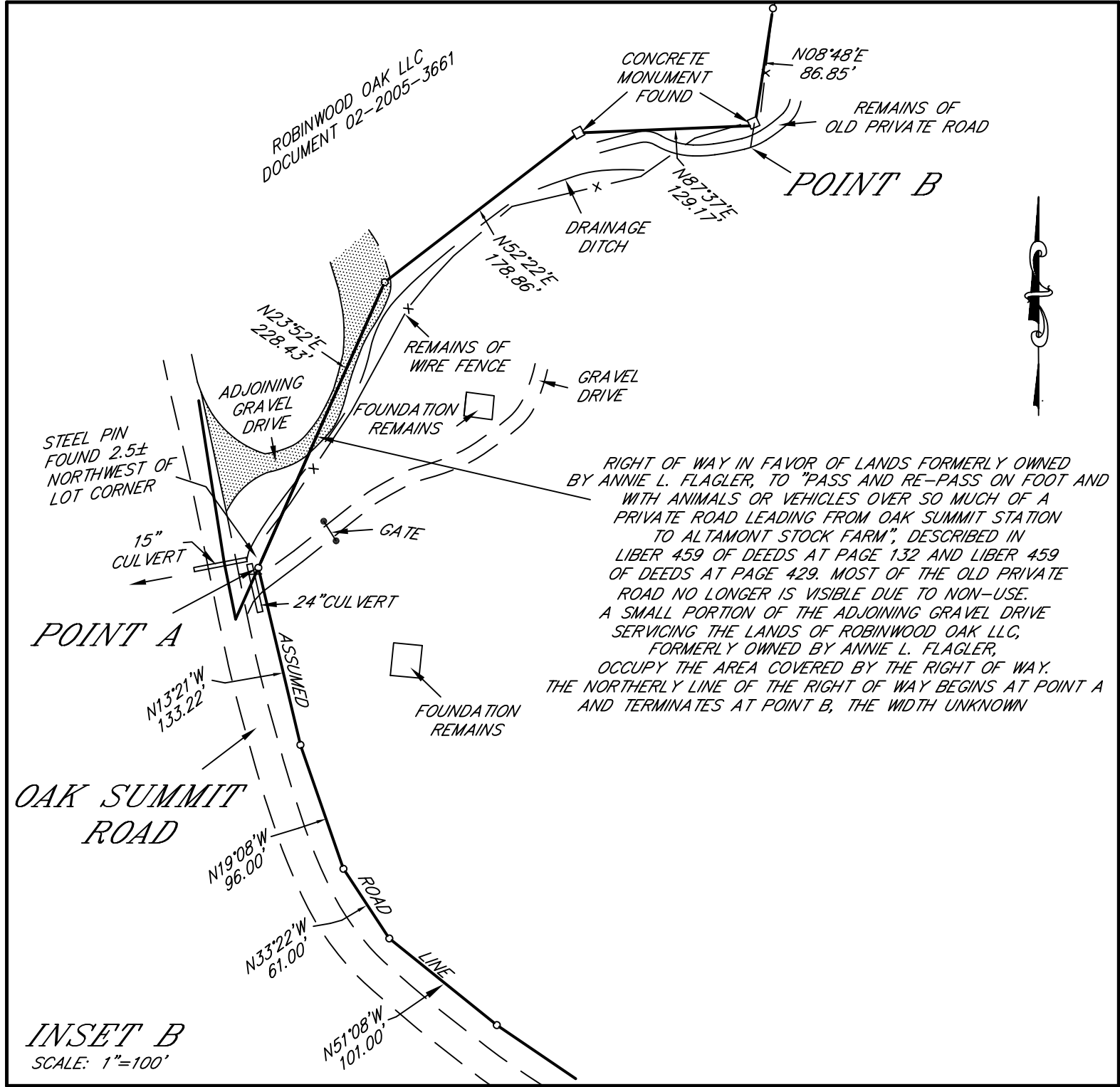
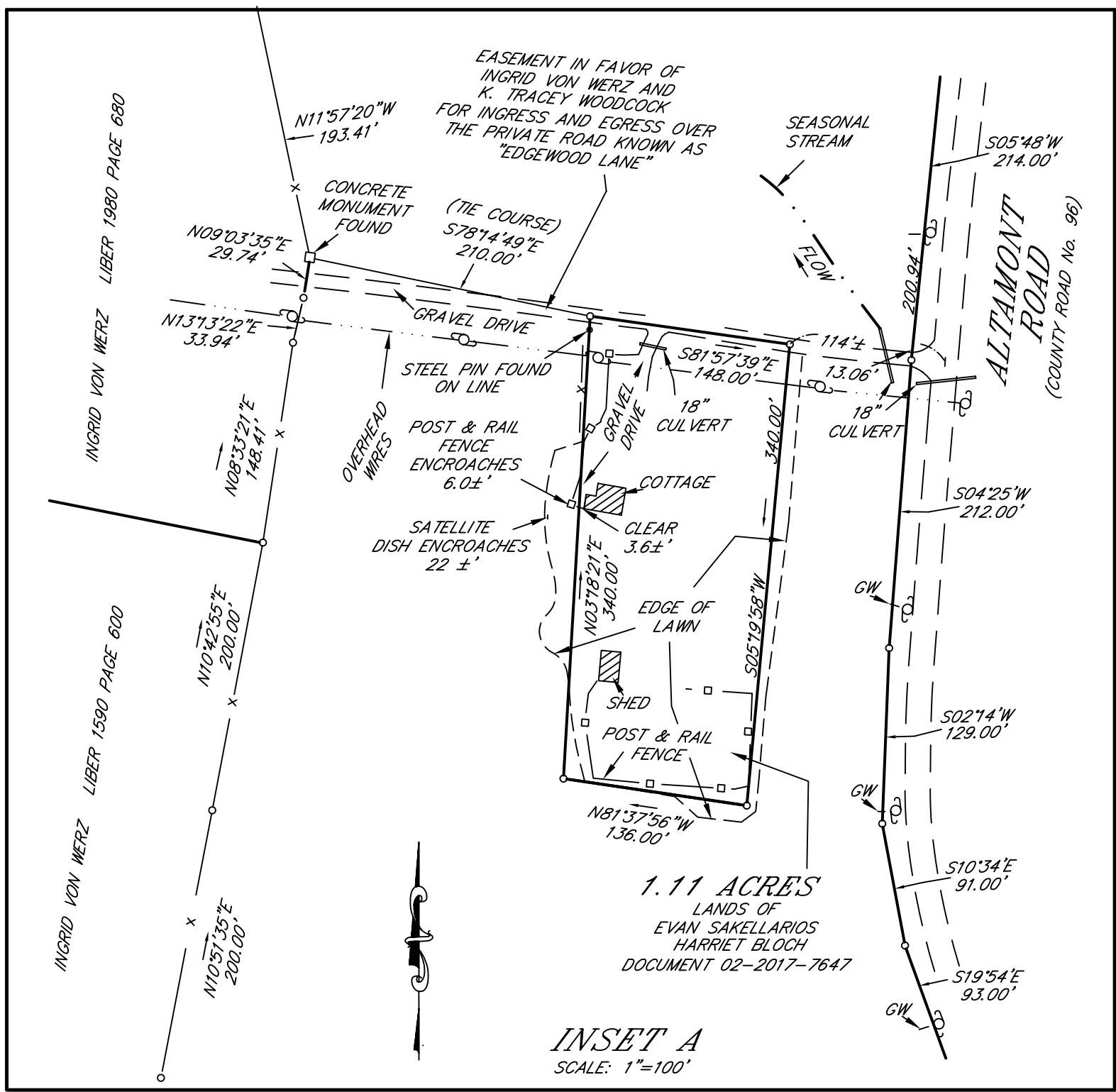


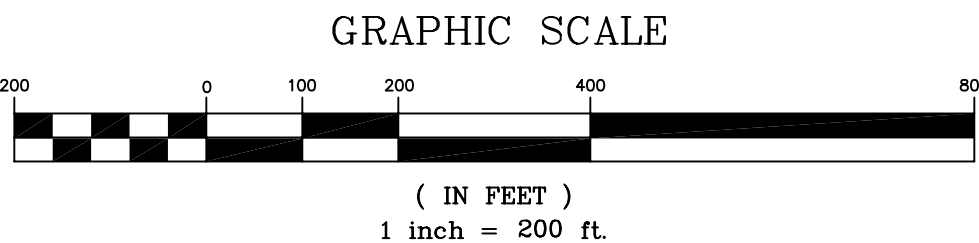


LEGEND

NO PHYSICAL BOUNDS	---
WIRE FENCE	x
UTILITY POLE	o
GUY WIRE	o
OVERHEAD WIRES	---
WOOD FENCE	o

"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.
- 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 COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- TAX ID NO.: 135889-6764-00-679395-00
- THE 163.04 ACRE PARCEL SHOWN HEREON SUBJECT TO THE FOLLOWING:
- RIGHT OF WAY TO "PASS AND RE-PASS ON FOOT AND WITH ANIMALS OR VEHICLES OVER SO MUCH OF A PRIVATE ROAD LEADING FROM OAK SUMMIT STATION TO ALTAMONT STOCK FARM" AS DESCRIBED IN LIBER 459 OF DEEDS AT PAGE 132 AND LIBER 459 OF DEEDS AT PAGE 429
 - EASEMENT AND RIGHT OF WAY FOR A WATER LINE RUNNING FROM THE RESERVOIR ON LANDS FORMERLY OWNED BY MARGARET JOHNSON TO LANDS FORMERLY OWNED BY ANN CARTER, NOW EVAN SAKELLARIOS AND HARRIET BLOCH DESCRIBED IN LIBER 1563 OF DEEDS AT PAGE 857. THERE IS NO VISIBLE EVIDENCE OF A RESERVOIR LOCATED ON THE 99.07 ACRE PARCEL OF LAND SHOWN HEREON.
 - EASEMENT IN FAVOR OF INGRID VON MERZ AND EVAN SAKELLARIOS AND HARRIET BLOCH FOR INGRESS AND EGRESS OVER THE PRIVATE ROAD KNOWN AS "EDGEWOOD LANE". WHILE NO WRITTEN EASEMENT HAS BEEN DISCOVERED, THE PRIVATE ROAD HAS BEEN USED AS ACCESS TO THE PROPERTY OWNED BY VON MERZ AND WOODCOCK FOR A LONG PERIOD OF TIME. THIS USE IS MENTIONED IN LIBER 1963 OF DEEDS AT PAGE 85.
 - PERMANENT EASEMENT GRANTED TO THE COUNTY OF DUTCHESS TO MAINTAIN AND REPAIR, AS NECESSARY ITS DRAINAGE STRUCTURE AND THE SURROUNDING STREAM CHANNEL AND EMBANKMENTS AS DESCRIBED IN DOCUMENT 02-2014-7401.
 - LICENSE AGREEMENT BETWEEN MILLPROP III, LLC AND THE COUNTY OF DUTCHESS IN CONNECTION WITH A 6" DIAMETER CONDUIT PIPE WITHIN THE COUNTY'S RIGHT OF WAY OF ALTAMONT ROAD AS DESCRIBED IN DOCUMENT 02-2015-2738.
 - EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION AND VERIZON NEW YORK, INC., 30 FEET IN WIDTH, AS DESCRIBED IN DOCUMENT 02-2020-2690.



GUEST HOUSE SETBACKS		
	PROPOSED	REQUIRED
FRONT	1268'	100'
SIDE	912'	100'
REAR	1112'	75'

ZONING DESIGNATION: RR-10

SURVEY MAP
PREPARED FOR
MILLPROP III, LLC

TOWN OF WASHINGTON
SCALE: 1" = 200'

DUTCHESS COUNTY, NEW YORK
DECEMBER 3, 2010
REVISED: MAY 13, 2022
REVISED: FEBRUARY 5, 2026
REVISED: JULY 13, 2026