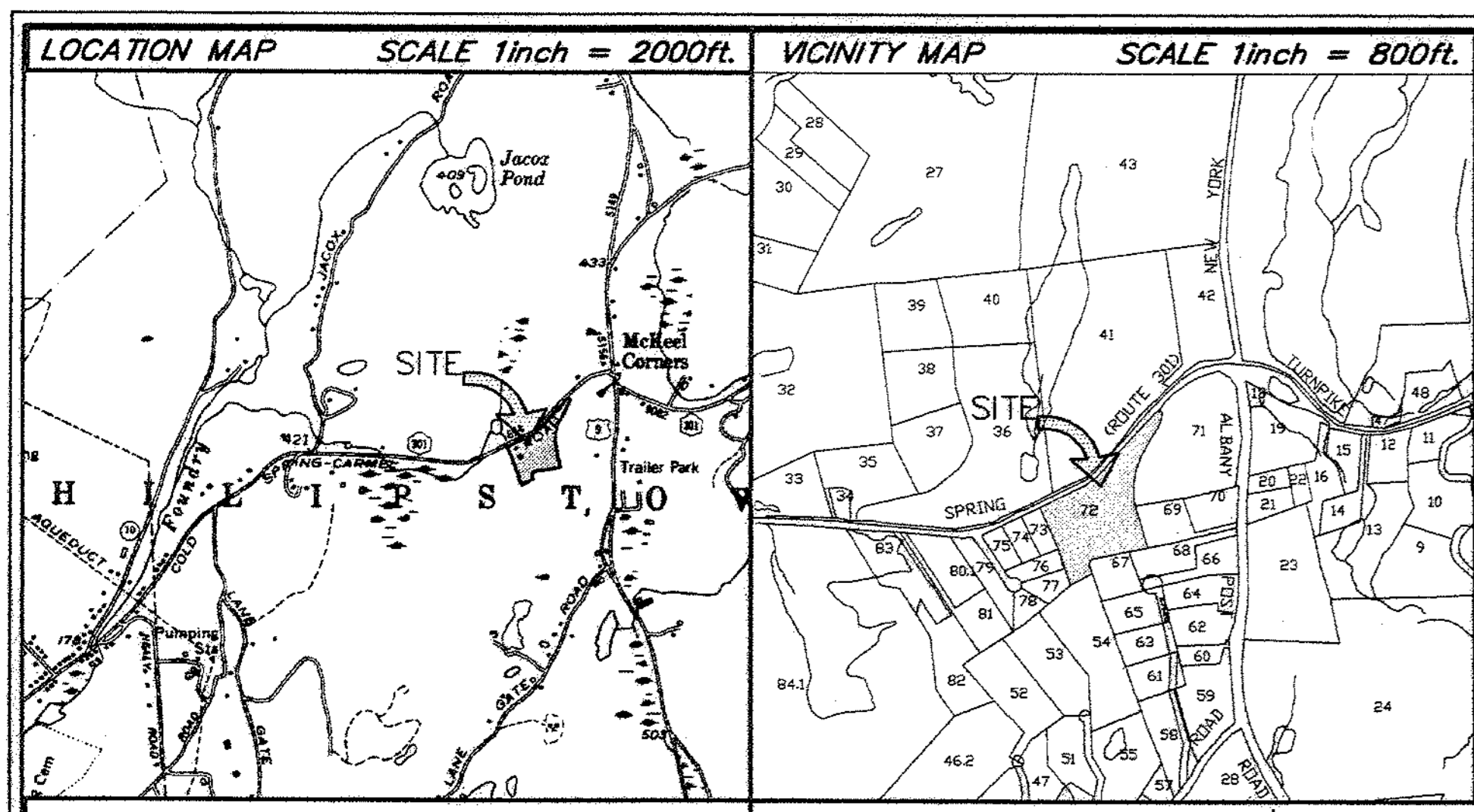


Checked by G.W. Spell checked by J.S. W.C.O. No. 16008 Layout: Plot Drawing Name: SP16008\_004



**PARTIALS TABLE**

CURVE-EXPRESSED COUNTERCLOCKWISE

DESC.	RADIAL IN	DELTA-(Δ)	RADIUS	LENGTH	RADIAL OUT
A	N82°20'00"W	Δ=234°00'	R=578.00'	L=238.16'	S50°00'00"E
A2	N82°20'00"W	Δ=711°00'	R=578.00'	L=72.89'	S33°31'00"E
A3	N33°31'00"W	Δ=122°00'	R=578.00'	L=165.57'	S50°00'00"E
A3a	N33°31'00"W	Δ=130°11'	R=578.00'	L=131.57'	S46°32'11"E
A3b	N46°32'11"W	Δ=2°58'09"	R=578.00'	L=30.00'	S49°30'20"E
A3c	N49°30'20"W	Δ=0°29'40"	R=578.00'	L=5.00'	S50°00'00"E
A4	N47°34'00"W	Δ=90°00'00"	R=55.00'	L=39.27'	N42°25'00"E
A5	N47°34'00"W	Δ=90°00'00"	R=55.00'	L=86.39'	N42°26'00"E
A6	S47°34'00"E	Δ=50°36'00"	R=30.00'	L=31.73'	S71°50'00"W

**EASEMENT AREAS**

Lot 2 2,570 Sq. Ft.  
Lot 3 14,775 Sq. Ft.  
Total 17,345 Sq. Ft.

**PUTNAM COUNTY DEPARTMENT OF HEALTH REALTY SUBDIVISION GENERAL NOTES**

- The Putnam County Department of Health requires a Construction Permit Application be submitted for approval for each individual subsurface sewage treatment system (SSTS) prior to the issuance of building permits by the local municipality.
- All individual water supplies shall be drilled wells.
- All drilled wells shall be constructed in accordance with the New York State Health Department Bulletin entitled, "Rural Water Supply".
- All wells shall be pump tested to a minimum of 6 hours and have a minimum safe yield of 5 gallons per minute.
- The Putnam County Department of Health approval is based on locations of SSTS, wells, houses and driveway locations being maintained as shown. All modifications to have prior Putnam County Department of Health approval.
- Unauthorized modifications made to this drawing after the date of Putnam County Health Department approval voids said approval.
- No cut or fill is permitted in the SSTS area, except if so specified on the approved plan.
- All stone walls in and within 10 feet of the SSTS area shall be replaced to their entire depth and the resulting void removed with similar on site soil.
- Purchasers of lots to be furnished with a true copy of this plan as approved by the Putnam County Department of Health together with a copy of the Certificate of Approval. The conditions noted on the Putnam County Department of Health.
- Certificate of Approval are an integral part of this subdivision approval and compliance is required.
- The areas delineated for primary and reserve SSTS areas are to be physically marked on the ground and no earth moving or construct-ion equipment, building equipment or excavated earth is to be allowed in these areas except as required for construction of the system.
- It is the intention of this plan that wells to be a minimum of 100 feet from absorption trenches, except when a well is downhill and in direct line of drainage with the SSTS, then the minimum distance shall be 200 feet.
- Flow from all proposed dwellings to the SSTS areas to be by gravity except if so noted in the SSTS Schedule. The SSTS designs do not provide for the installation of garbage grinders. Such installations require additional design and the approval of the Putnam County Health Department.
- Approval is herewith granted for a total of 3 lots only, namely lots Lot 1, Lot 2, Lot 3, and these lots only.

**ADDITIONAL NOTES**

- No cut is permitted within 10 feet of a sewage disposal area.
- No absorption trench to be less than 100 feet from any lake, stream or well.
- All existing and/or proposed Subsurface Sewage Treatment Systems and Wells on neighboring properties within 200 feet of the proposed SSTS and Wells are shown on this Plat.

**PUTNAM COUNTY DEPARTMENT OF HEALTH "MUNICIPAL" APPROVAL STATEMENT**

Approved subject to the provision of a private water supply and private sewage treatment system for each habitable lot in accordance with the Putnam County Sanitary Code and as shown on the Realty Subdivision Plan as filed with the Putnam County Department of Health. Consent is hereby given for the filing of this map in the Office of the County Clerk in accordance with the provisions of Sections 1116 & 1117 of the Public Health Law.

BY: *Melissa J. Dunne* DATE: 1-13-06  
Environmental Health Services

Expiration Date: 1-13-11

**PLANNING BOARD APPROVAL**

Approved by the Planning Board of the Town of Philipstown, Putnam County, N.Y. by resolution dated 16 16, 2005.

Any change, errata, modification or revision to this Plat as approved, shall void this approval.

Signed this 16 day of February, 2005.

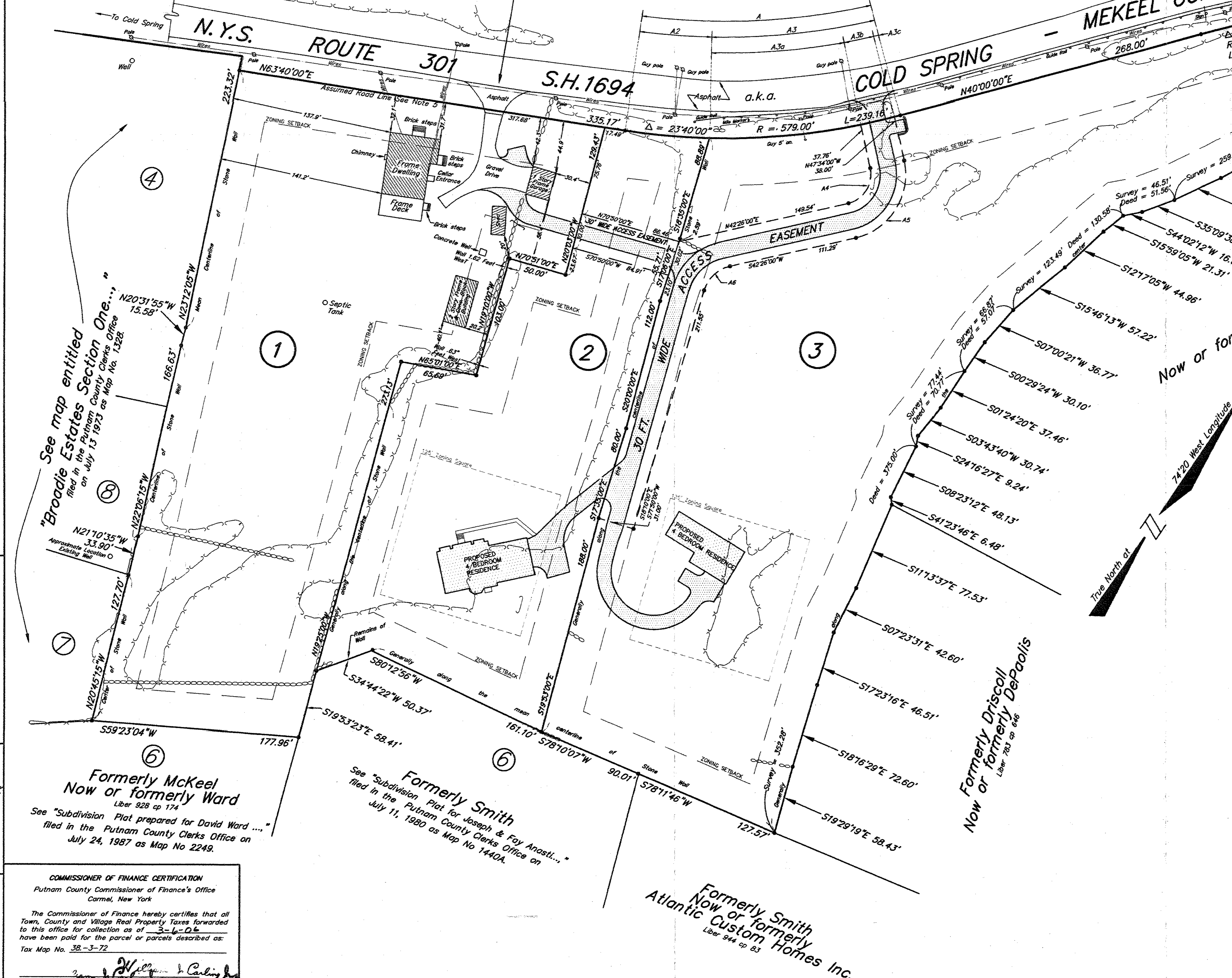
*[Signature]*

**REAL PROPERTY TAX CERTIFICATION**

To Real Property Tax Department:

Please certify that the following Tax Map No. 38-3-72 in the Town of Philipstown is the correct Tax Map Number for the attached subdivision map.

*Annette Brennan*  
Director of Real Property Taxes



Surveyed & Prepared by	Owner & Applicant	OWNER'S APPROVAL	Property Data	Zoning Requirements (R-40)	Table of Areas	ORIGINAL FILED IN THE PUTNAM COUNTY CLERK'S OFFICE																					
BADEY & WATSON, Surveying & Engineering, P.C. 3263 Route 6 Cold Spring, New York 10516 (845) 265-9217 (845) 225-3312 (877) 314-1599 Toll-Free (845) 265-4428 (Fax) (845) 739-3577	James Ely Lori Ely Onufreychuk Cold Spring, N.Y. 10516	The undersigned, owner of the property hereon, states that he is familiar with this map, its contents and its legends and hereby consents to the filing of this map. Signed this <u>12</u> day of <u>January</u> , 2006 <i>[Signature]</i>	Tax Map Designation: 38-3-72 Zoning District: R-40 Total Area: 9.072 Acres	Min. Lot Area : 40,000 Sq.Ft. Min. Dimension of Lot Square : 125 Ft. Min. Lot Frontage : 20 Ft. Min. Setback from Front Yard : 40 Ft. Min. Setback from Rear Yard : 20 Ft. Min. Setback from Side Yard : 20 Ft.	<table border="1"> <thead> <tr> <th>Lot-1</th> <th>Lot-2</th> <th>Lot-3</th> </tr> </thead> <tbody> <tr> <td>125,279 Sq.Ft.</td> <td>77,899 Sq.Ft.</td> <td>192,019 Sq.Ft.</td> </tr> <tr> <td>125 Ft.</td> <td>125 Ft.</td> <td>125 Ft.</td> </tr> <tr> <td>317.7 Ft.</td> <td>90.1 Ft.</td> <td>684.1 Ft.</td> </tr> <tr> <td>31.7 Ft.</td> <td>&gt;40 Ft.</td> <td>&gt;40 Ft.</td> </tr> <tr> <td>137.9 Ft.</td> <td>&gt;30 Ft.</td> <td>&gt;30 Ft.</td> </tr> <tr> <td>391 Ft.</td> <td>&gt;30 Ft.</td> <td>&gt;30 Ft.</td> </tr> </tbody> </table>	Lot-1	Lot-2	Lot-3	125,279 Sq.Ft.	77,899 Sq.Ft.	192,019 Sq.Ft.	125 Ft.	125 Ft.	125 Ft.	317.7 Ft.	90.1 Ft.	684.1 Ft.	31.7 Ft.	>40 Ft.	>40 Ft.	137.9 Ft.	>30 Ft.	>30 Ft.	391 Ft.	>30 Ft.	>30 Ft.	DATE : _____ MAP No. _____
Lot-1	Lot-2	Lot-3																									
125,279 Sq.Ft.	77,899 Sq.Ft.	192,019 Sq.Ft.																									
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137.9 Ft.	>30 Ft.	>30 Ft.																									
391 Ft.	>30 Ft.	>30 Ft.																									

**MEKEEL CORNERS**

**Now or formerly The Estate of Helen Hubbard**  
Liber 391 of 419

**Formerly Driscoll**  
Liber 783 of 846

**Formerly Smith**  
Now or formerly Atlantic Custom Homes Inc.  
Liber 644 of 83

**Notes**

- Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
- If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
- This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with competent title examiners.
- The vertical datum hereon is Mean Sea Level, NAD 1988.
- The line of Route 301, State Highway 1649 has been established 33 feet southeast from the center of the pavement as it existed prior to 1985. This varies from our prior survey of this property because New York State claims a 66 foot width based on this road's prior status as a Turnpike. Prior takings that showed a road line nearer to the pavement are no longer recognized by N.Y.S. Dept. of Transportation.
- Revised on March 21, 2005 as follows:  
(a) added new property line;  
(b) located stone walls;  
(c) added shed to plan;  
(d) redefined access easement and;  
(e) added mile marker;  
(f) prepared N.Y.S.D.O.T. entry and;  
(g) related data.
- Revised on June 1, 2005 as follows:  
(a) field located existing wells on Broadie Estates;  
(b) adjusted S.S.T.S. expansion area on lot 1.
- Revised on September 14, 2005 as follows:  
(a) indicate that plans are for final subdivision;  
(b) add Sheet 2 of final subdivision;  
(c) show new house, well & SSTS location on proposed lot 3.
- Revised on December 2, 2005 as follows:  
(a) Revised SSTS Schedule for Lot 2 (Sheet 2)  
(b) Site grading on Lot 2 (Sheet 2)  
(c) Access Easement through Lot 2 from Lot 3 to Lot 1 and related data added.  
(d) Note to close driveway on Lot 1 added.

**SHEET 1 OF 2**  
**FINAL SUBDIVISION PLAT**  
PREPARED FOR  
**JAMES ELY**  
AND  
**LORI ONUFREYCHUK ELY**  
SITUATE IN THE  
**TOWN OF PHILIPSTOWN**  
**PUTNAM COUNTY**  
**NEW YORK**

SCALE 1inch = 40 feet      MARCH 9, 2005

We hereby certify that this map is based on a survey completed by us on September 22, 1998, that this map was completed on March 9, 2005, and that the survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc. Revised on December 2, 2005. See Note 9.

*[Signature]*  
BADEY & WATSON  
SURVEYING & ENGINEERING, P.C.  
NEW YORK STATE LICENSED LAND SURVEYOR  
LICENSE No. 48167