



LOCATION MAP

ZEN
CONSULTANTS, INC.
1862 ROUTE 300, SUITE 138
NEWBURGH, NEW YORK 12550
(845) 629-1567 (phone)

TOWN: NEWBURGH ZONE: R2					
SINGLE FAMILY W/ WATER					
	REQUIRED	39-1-23		39-1-24	
		EXISTING	PROPOSED	EXISTING	PROPOSED
MINIMUM LOT AREA	17,500sf	12,720sf	19,369sf	93,876sf	87,227sf
MINIMUM YARDS					
FRONT	40'	51.0'±	51.0'±	92.3'±	92.3'±
REAR	40'	26.6'±	26.6'±	306.0'±	306.0'±
SIDE 1	15'	13.3'±	13.3'±	31.2'±	31.2'±
SIDE, BOTH	30'	41.7'±	41.7'±	88.4'±	88.4'±
MINIMUM LOT WIDTH	100'	110.5'±	110.5'±	137.0'±	137.0'±
DEPTH	125'	115.0'±	175.0'±	422.0'±	422.0'±

OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

GUELBERG	McGOWAN
APPLICANT/OWNER	APPLICANT/OWNER
JESSICA GUELBERG 259 FOSTERTOWN ROAD NEWBURGH, NY 12550	CHRISTOPHER & KARI MCGOWAN 255 FOSTERTOWN ROAD NEWBURGH, NY 12550

CERTIFICATION:
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED IN THE FIELD ON AUGUST 31, 2021 BY ANTHONY D. VALDINA, L.S.

WATER NOTE:
LOT 39-1-23 IS CONNECTED TO TOWN WATER
39-1-24 UTILIZES PRIVATE WELL, AS SHOWN ON PLAN

SEWER NOTE:
PRIVATE SEPTIC SYSTEM

SURVEY NOTES:

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- SURVEYED IN ACCORDANCE WITH FILED MAPS, DEEDS, AND PHYSICAL MONUMENTATION FOUND AT THE TIME OF SURVEY.
- SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN UP TO DATE TITLE ABSTRACT REPORT.

MAP REFERENCES:

- MAP ENTITLED "PROPOSED SUBDIVISION, LANDS OF DAVID L. HAWKINS ENTERPRISES, INC.," FILED IN THE ORANGE COUNTY CLERK'S OFFICE 04/23/1975 AS MAP #3441.
- MAP ENTITLED "SUBDIVISION PLAN, LANDS OF VINCENT J. CERTO & JAMES RAAB" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 04/26/1989 AS MAP #9459.
- MAP ENTITLED "SUBDIVISION PLAN, LANDS OF DEBRA L. RICHARD" FILED IN THE ORANGE COUNTY CLERK'S OFFICE 05/05/1986 AS MAP #7616.
- MAP ENTITLED "SUBDIVISION PLAN, LANDS OF LAND INVESTMENT GROUP," FILED IN THE ORANGE COUNTY CLERK'S OFFICE 01/23/1985 AS MAP #6880.

	GUELBERG & MCGOWAN		
	LOT LINE CHANGE SURVEY PLAT		
FOSTERTOWN ROAD, SBL: 39-1-(23&24)			
TOWN OF NEWBURGH, ORANGE COUNTY, NY			
DATE	SCALE	JOB NUMBER	SHEET NUMBER
10/20/2021	1" = 30'	21-046-JDU	1 OF 1