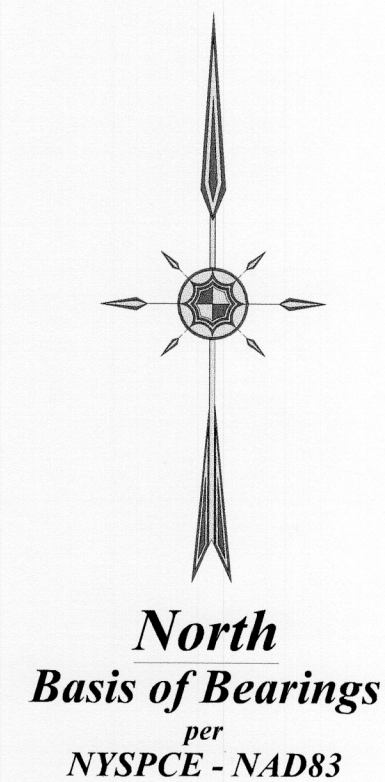
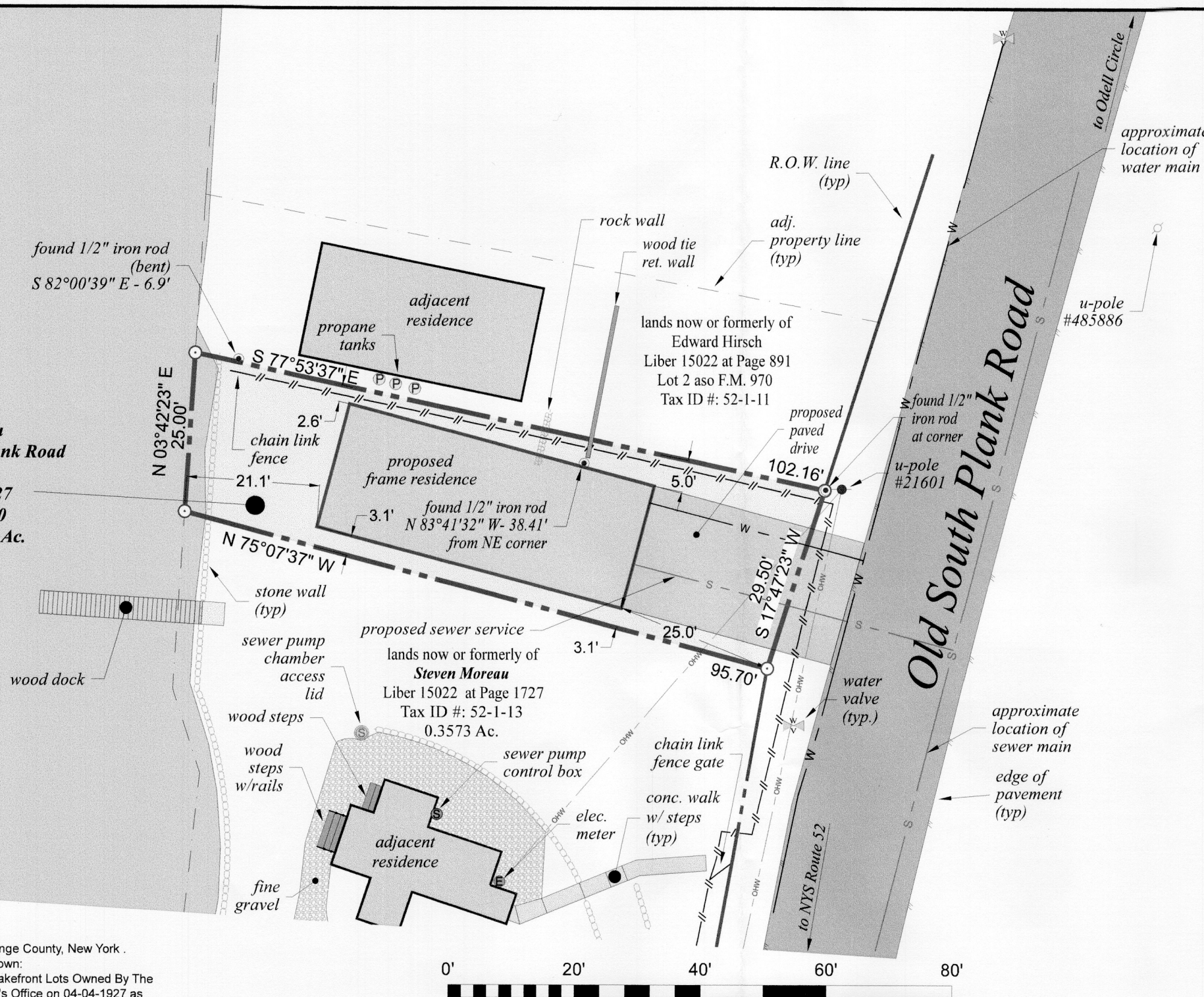


Orange Lake

Subject Property

Record Owner: Steven Moreau
 911 Address: 50 Old South Plank Road
 Tax Map ID: 52-1-12
 Deed: Liber 15051 at Page 1727
 Legal: Lot #1 - Filed Map #970
 Area: 2,672.9 Sq. Ft. - 0.0614 Ac.



- REFERENCES:**
- The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
 - Various Deeds of Record - Liber and Page or Document ID as shown:
 - Subject parcel being Lot 1 as shown on a map entitled, "Map of Lakefront Lots Owned By The Orange Lake Land Corporation", filed in the Orange County Clerk's Office on 04-04-1927 as Filed Map No. 970.

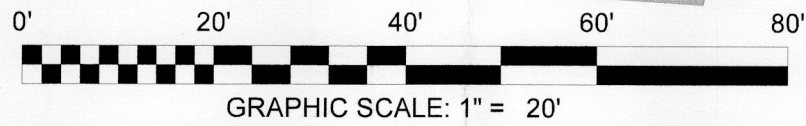
- SURVEYOR'S NOTES:**
- Copyright © 2023, Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holders obtained.
 - Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
 - Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal should be assumed to be an unauthorized copy.
 - Certifications on this 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 map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map. The certifications herein are not transferable.
 - 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.
 - This survey is subject to the findings of a Title Report and or Title Search.
 - Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
 - Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

NOTE:
Basis Of Bearings:
 The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on April 27th, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

CERTIFICATION NOTES:
 This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYORS' CERTIFICATION:
 I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 50 Old South Plank Road in the Town of Newburgh, County of Orange, State of New York. Completed on July 3rd, 2023, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature: Jonathan N. Millen, L.L.S.
 Date: 9/26/23



ZONING SCHEDULE
 ZONE: R-1

	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 s.f.	**2,672.9s.f.
MINIMUM YARDS (feet)		
FRONT	50'	*25'
REAR	40'	*21'
SIDE		
ONE	30'	*2'
BOTH	80'	*5'
MINIMUM LOT WIDTH (feet)	150'	*27'
MINIMUM LOT DEPTH (feet)	150'	*95'
MAXIMUM IMPERVIOUS COVERAGE (%)	20%	*63%
MAXIMUM BUILDING HEIGHT	35'	<35'
MAXIMUM BUILDING SURFACE COVERAGE (%)	10%	*37%
MAXIMUM LOT SURFACE COVERAGE (%)	20%	*56%

**EXISTING NON-COMFORMING
 *NON-COMFORMING

Jonathan N. Millen, LLS
 N.Y. LIC. No. 050746
 NOT VALID WITHOUT EMBOSSED SEAL & SIGNATURE

Site Plan Survey
 of the lands of
Steven Moreau

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
 1229 Route 300 - Suite 4 - Newburgh, NY 12550
 Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@acesurveying.com

Tax ID: 52-1-12 aka 50 Old South Plank Road
 Town of Newburgh, County of Orange, New York 12550

DATE: 09/25/2023 SCALE: 1"=20' JOB No. 23052MOR DRAWN BY: jnm