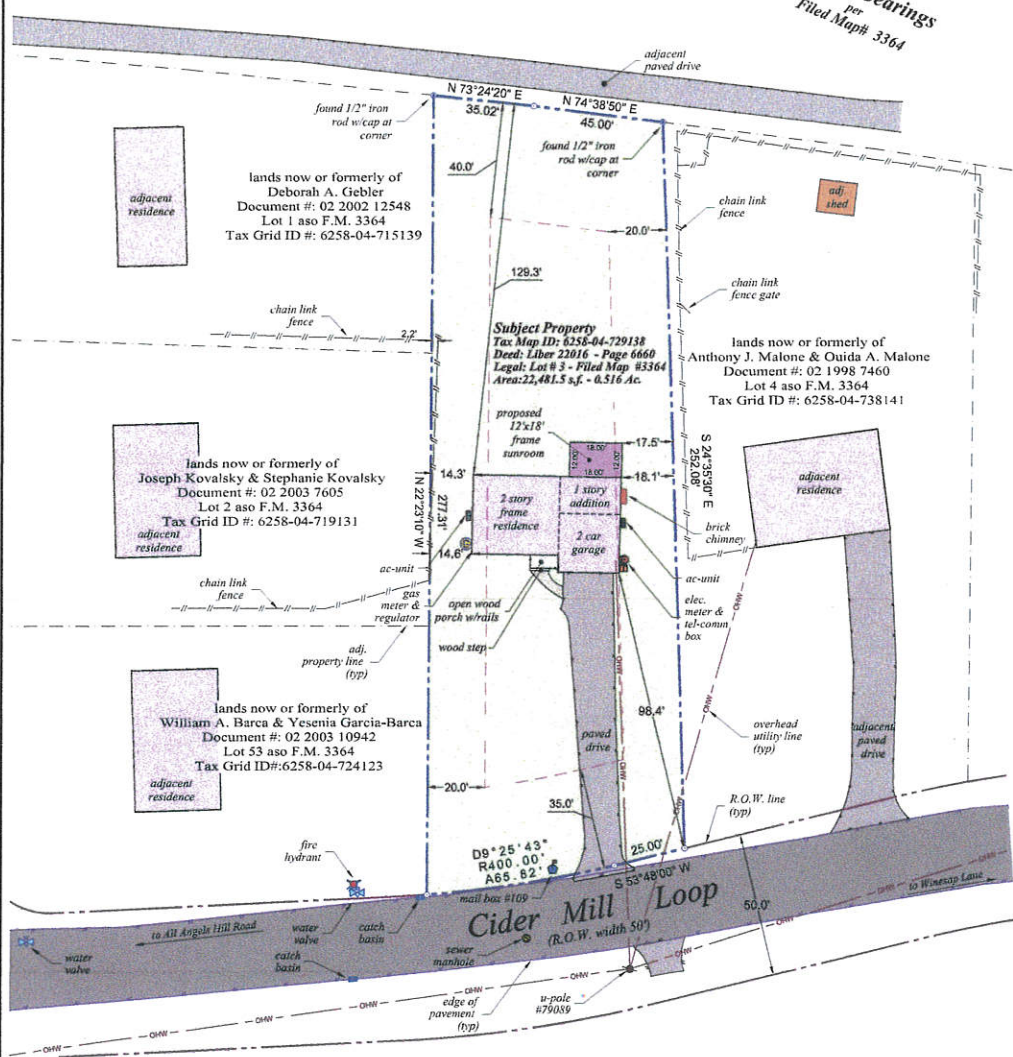


RECEIVED  
AUG 21 2020  
PLANNING DEPARTMENT  
TOWN OF WAPPINGER

lands now or formerly of  
Mid-Hudson Development Corporation  
Document #: 02 2018 1495  
Tax Grid ID #: 6258-04-713166

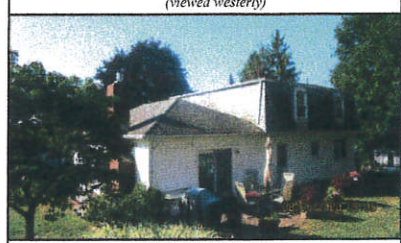
North  
Basis of Bearings  
per  
Filed Map# 3364



(viewed northerly)



(viewed westerly)



(viewed southwesterly)



(viewed southerly)

Schedule of Dimensional Regulations - Residential Districts

Zoning District: R-20	Required	Existing	Provided
Minimum Lot Area:	20,000 s.f.	22,481.5 s.f.	22,481.5 s.f.
Minimum Lot Width:	100 ft.	89.3 ft.	89.3 ft.
Minimum Lot Depth:	125 ft.	265 ft.	265 ft.
Minimum Lot Frontage:	50 ft.	90.8 ft.	90.8 ft.
Minimum Front Setback:	35 ft.	98.4 ft.	98.4 ft.
Minimum Side Setback:	20 ft.	14.3 ft.	14.3 ft.
Minimum Side Setback:	10 ft. (Acc. bldg.)	10 ft.	10 ft.
Minimum Rear Setback:	40 ft.	129.3 ft.	129.3 ft.
Minimum Rear Setback:	10 ft. (Acc. bldg.)	10 ft.	10 ft.
Maximum Building Coverage:	2.3/35 ft. (sto./ft.)	2/24 ft.	2/24 ft.
Maximum Floor Area Ratio:	0.15	0.11	0.11

Note: Text in color represent non-conforming dimensions.

SURVEYOR'S NOTES:

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- 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 and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's 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.

SURVEYOR'S 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 109 Cider Mill Loop, Town of Wappinger, County of Dutchess, State of New York. Completed on August 5th, 2020, 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 \_\_\_\_\_ Date \_\_\_\_\_

Jonathan N. Millen, LLS  
1229 Route 300 - Suite 3  
Newburgh, NY 12550

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.

CERTIFIED TO:

I hereby certify to:  
Roger M. Eddy & Mary E. Eddy (as Trustees of the Roger M. Eddy and Mary E. Eddy Trust Declaration)  
The Town of Wappinger



Jonathan N. Millen, L.L.S.

PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. LIC. No. 050746

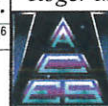


REFERENCES:

- Tax Maps for the Town of Wappinger, Dutchess County, New York.
- Various Deeds of Record - Liber and Page as shown:
- A map entitled, "Subdivision Of Lot 1 Edge Hill Manor 1-A", filed in the Dutchess County Clerk's Office on September 02, 1983 as Filed Map No. 6696.
- A map entitled, "Subdivision Plat of Carmel Heights", filed in the Dutchess County Clerk's Office on May 19, 1983 as Filed Map No. 6611.
- A map entitled, "Map Of Section -1- Ye Olde Apple Orchard", filed in the Dutchess County Clerk's Office on November 18, 1985 as Filed Map No. 3364.
- A map entitled, "Map Of Survey For Maki Entinglin", dated December 31, 1981, prepared by Richard Barger, P.E. & L.S.
- A map entitled, "Land To Be Acquired From L. Cohen For New Hackensack-Swartoutville (C.R. 94) Town Of Wappinger", Map No. W-119, prepared by the Dutchess County Public Works, and dated November 7, 1968.
- A map entitled, "Boundary & Topographic Survey of the lands of The Lucille J. Cohen Revocable Trust", Sheet 1 of 2, prepared by Automated Construction Enhanced Solutions, Inc., dated 11/01/2016 and last revised on 12/28/2017.
- A map entitled, "Title/Boundary Survey of the lands of The Lucille J. Cohen Revocable Trust to be conveyed to Mid Hudson Development Corporation", prepared by Automated Construction Enhanced Solutions, Inc., dated 02/22/2018.

Boundary Survey/Site Plan

of the lands of  
Roger M. Eddy & Mary E. Eddy (as Trustees)



Automated Construction Enhanced Solutions, Inc.  
Professional Land Surveying  
1229 Route 300 - Suite 3 - Newburgh, NY 12550  
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel  
6258-04-729138  
aka 109 Cider Mill Loop  
situated in the  
Town of Wappinger  
County of Dutchess, New York 12590  
DATE: 08/12/20 SCALE: 1"=30' JOB No. 20028EDY DRAWN BY: jnm