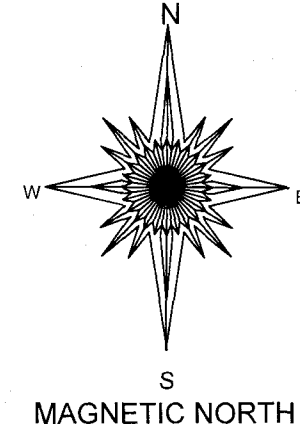


Location Map
 NYSDOT Planimetric & Topographic Images
 USGS Quadrangle 'HYDE PARK'
 Scale: 1" = 2000'

Zoning Information

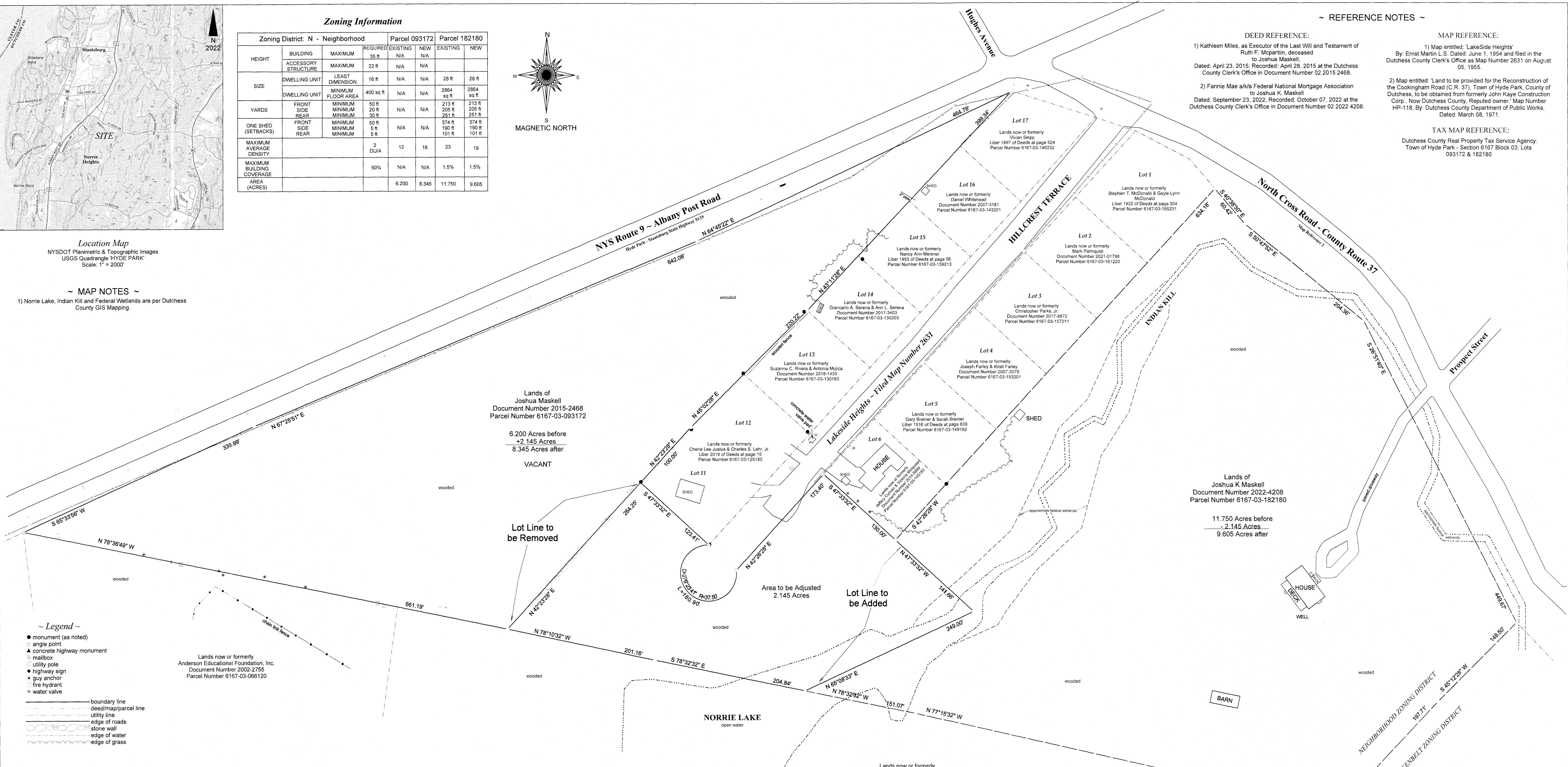
Zoning District: N - Neighborhood		Parcel 093172		Parcel 182180		
HEIGHT	BUILDING ACCESSORY STRUCTURE	REQUIRED	EXISTING	NEW	EXISTING	NEW
		35 ft	N/A	N/A		
SIZE	DWELLING UNIT	MAXIMUM	22 ft	N/A	N/A	28 ft
		LEAST DIMENSION	16 ft	N/A	N/A	28 ft
YARDS	DWELLING UNIT	MINIMUM FLOOR AREA	400 sq ft	N/A	N/A	2864 sq ft
ONE SHED (SETBACKS)	FRONT	MINIMUM	50 ft	N/A	N/A	374 ft
	REAR	MINIMUM	5 ft	N/A	N/A	190 ft
MAXIMUM AVERAGE DENSITY	FRONT	MINIMUM	5 ft	N/A	N/A	190 ft
	SIDE	MINIMUM	5 ft	N/A	N/A	190 ft
MAXIMUM BUILDING COVERAGE AREA (ACRES)	REAR	MINIMUM	5 ft	N/A	N/A	190 ft
		2 DU/A	12	16	23	19
		50%	N/A	N/A	1.5%	1.5%
			6.200	8.345	11.750	9.605



~ REFERENCE NOTES ~

- DEED REFERENCE:**
- Kathleen Miles, as Executor of the Last Will and Testament of Ruth F. Mopartin, deceased to Joshua Maskell. Dated: April 23, 2015; Recorded: April 28, 2015 at the Dutchess County Clerk's Office in Document Number 02 2015 2468.
 - Fannie Mae a/k/a Federal National Mortgage Association to Joshua K. Maskell. Dated: September 23, 2022; Recorded: October 07, 2022 at the Dutchess County Clerk's Office in Document Number 02 2022 4208.
- MAP REFERENCE:**
- Map entitled: 'LakeSide Heights' By: Ernst Martin L.S. Office as Map Number 2631 on August 05, 1955.
 - Map entitled: 'Land to be provided for the Reconstruction of the Cookingham Road (C.R. 37), Town of Hyde Park, County of Dutchess, to be obtained from formerly John Kaye Construction Corp., Now Dutchess County, Reputed owner' Map Number HP-118, By: Dutchess County Department of Public Works, Dated: March 08, 1971.
- TAX MAP REFERENCE:**
 Dutchess County Real Property Tax Service Agency
 Town of Hyde Park - Section 6167 Block 03, Lots 093172 & 182180

~ MAP NOTES ~
 1) Norrie Lake, Indian Kill and Federal Wetlands are per Dutchess County GIS Mapping.



- ~ Legend ~
- monument (as noted)
 - angle point
 - ▲ concrete highway monument
 - mailbox
 - utility pole
 - ◆ highway sign
 - guy anchor
 - fire hydrant
 - water valve
- boundary line
 - - - deed/map/parcel line
 - - - utility line
 - - - edge of roads
 - - - stone wall
 - - - edge of water
 - - - edge of grass

PREPARED BY:
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 E-mail - pjmgio@gmail.com

Field Survey Completed: October 16, 2022
 Map Dated: October 17, 2022

BY: *Patrick J. Miglio*
 Patrick John Miglio, Land Surveyor
 N.Y.S. L.S. Reg. No. 30945

NO.	DATED	BY	REVISION DESCRIPTION
1.			
2.			
3.			
4.			

- ~ Standard Map Notes ~
- Copyright 2022 Patrick John Miglio, L.S. All Rights Reserved.
 - 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 State of New York Education Law.
 - Only survey maps with the surveyor's embossed seal are genuine and correct copies of the surveyor's original work and opinion.
 - Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the persons for whom the survey map is prepared, the title company, to the governmental agency, and to the lending institution listed on this survey map.
 - The certifications herein are not transferable.
 - The location of underground improvements or encroachments are not always known and other must be estimated. Underground improvements or encroachments are not covered by this certification.

Town of Hyde Park Planning Board

SUBDIVISION APPROVED BY RESOLUTION # _____ OF THE PLANNING BOARD OF THE TOWN OF HYDE PARK, NEW YORK, ON THE _____ DAY OF _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED, SHALL VOID THIS APPROVAL. THE APPROVAL OF THE FINAL PLAT MUST BE FILED WITH THE DUTCHESS COUNTY CLERK WITHIN 62 DAYS OF THE CHAIRPERSON'S OR ACTING CHAIRPERSON OF THE PLANNING BOARD'S SIGNATURE. UNLESS THE PLAT HAS, WITHIN SUCH 62-DAY PERIOD, BEEN FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK, APPROVAL SHALL BE NULL AND VOID. EXPIRATION OF AN APPROVAL SHALL MEAN THAT ANY FURTHER ACTION WILL REQUIRE A NEW FILING FEE, AS WELL AS A REVIEW OF ALL PREVIOUS FINDINGS.

THE APPLICANT SHALL SUBMIT TO THE PLANNING BOARD, WITHIN 30 DAYS OF THE FILING, 10 COPIES OF THE FINAL PLAT, WHICH BEARS THE FILE MAP NUMBER ASSIGNED TO IT BY THE OFFICE OF THE DUTCHESS COUNTY CLERK.

Owner/Applicant Consent

THE UNDERSIGNED APPLICANT(S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO COMPLY WITH ALL CONDITIONS OF SUBDIVISION APPROVAL AND CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

Health Department Note

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

SIGNED THIS _____ DAY OF _____

 HYDE PARK PLANNING BOARD CHAIR

OWNER _____ Dated _____
 APPLICANT _____ Dated _____

AUTHORIZED REPRESENTATIVE OF THE DEPARTMENT OF HEALTH

 DATED _____

Preliminary Lot Line Adjustment Map
 prepared for
Joshua Maskell
 situate
 Town of Hyde Park ~ County of Dutchess
 State of New York

Scale: 1 inch = 60 feet

