

Property Survey

SURVEY PLAT LANDS TO BE CONVEYED TO: **DEAN VanTASSELL**

152 ROUTE 32 NORTH
VILLAGE OF NEW PALTZ AND TOWN OF NEW PALTZ,
COUNTY OF ULSTER, STATE OF NEW YORK

SCALE: 1" = 30 FEET

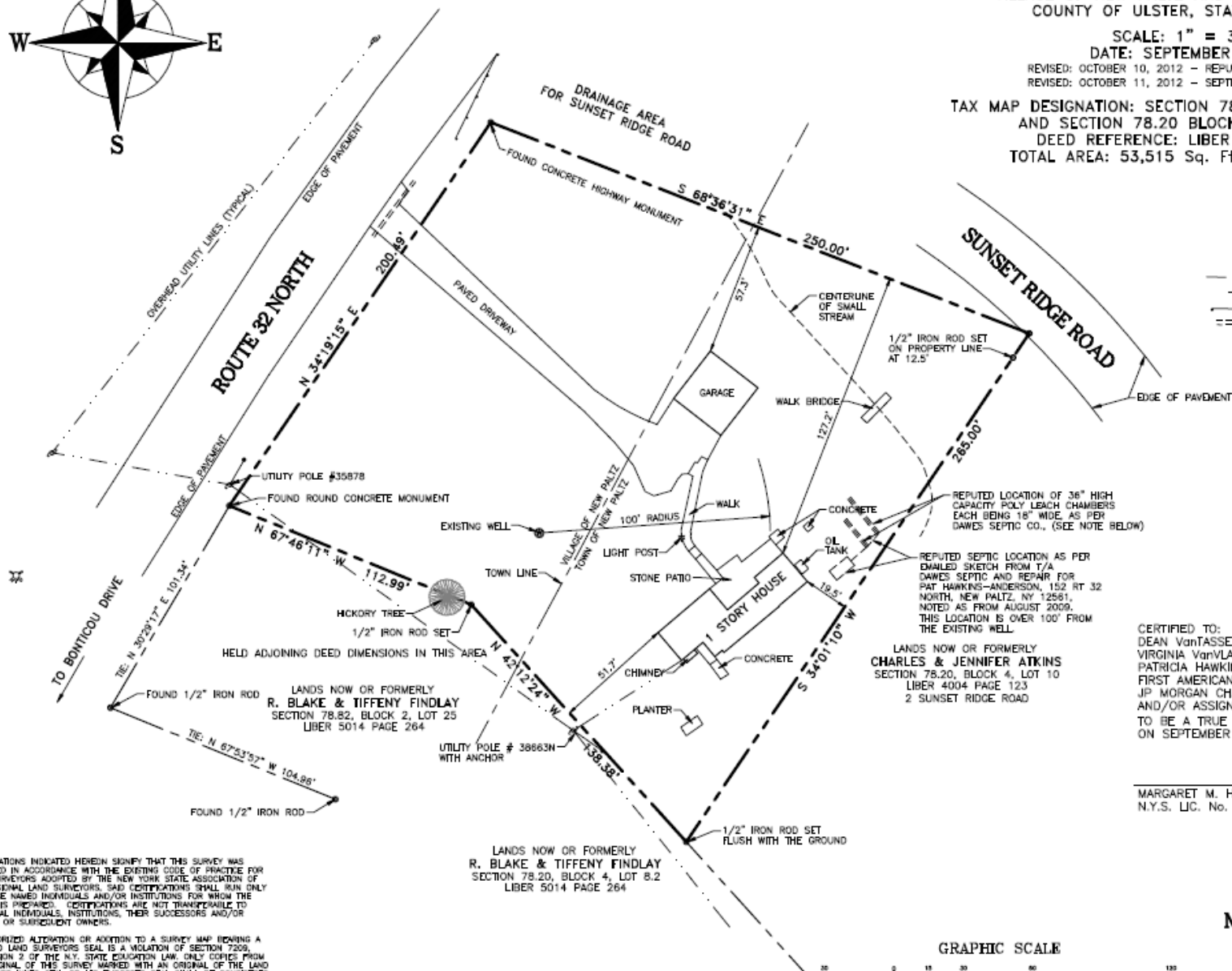
DATE: SEPTEMBER 29, 2012

REVISED: OCTOBER 10, 2012 - REPUTED SEPTIC LOCATION SHOWN
REVISED: OCTOBER 11, 2012 - SEPTIC AREA ADDITIONALLY DETAILED

TAX MAP DESIGNATION: SECTION 78.82, BLOCK 2, LOT 25 (V)
AND SECTION 78.20 BLOCK 4, LOT 7 (TOWN)
DEED REFERENCE: LIBER 1321 PAGE 893
TOTAL AREA: 53,515 Sq. Ft. or 1.229 ± Acres

LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- GUIDE RAIL
- CULVERT
- FIRE HYDRANT



REPUTED LOCATION OF 36" HIGH CAPACITY POLY LEACH CHAMBERS EACH BEING 18" WIDE AS PER DAWES SEPTIC CO., (SEE NOTE BELOW)

REPUTED SEPTIC LOCATION AS PER DETAILED SKETCH FROM T/A DAWES SEPTIC AND REPAIR FOR PAT HAWKINS-ANDERSON, 152 RT 32 NORTH, NEW PALTZ, NY 12561. NOTED AS FROM AUGUST 2009. THIS LOCATION IS OVER 100' FROM THE EXISTING WELL.

LANDS NOW OR FORMERLY CHARLES & JENNIFER ATKINS SECTION 78.20, BLOCK 4, LOT 10 LIBER 4004 PAGE 123 2 SUNSET RIDGE ROAD

CERTIFIED TO:
DEAN VanTASSELL,
VIRGINIA VanVLACK, AS EXECUTRIX OF THE ESTATE OF PATRICIA HAWKINS-ANDERSON,
FIRST AMERICAN TITLE INSURANCE COMPANY,
JP MORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS FOR THIS MORTGAGE ONLY,
TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON SEPTEMBER 27, 2012.

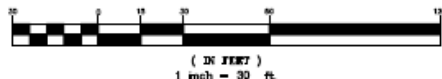
MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. No. 50253

CERTIFICATIONS INDICATED HEREIN SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

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 INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE
SUBJECT TO UNDERGROUND UTILITIES AND ENCUMBRANCES NOT RECORDED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY

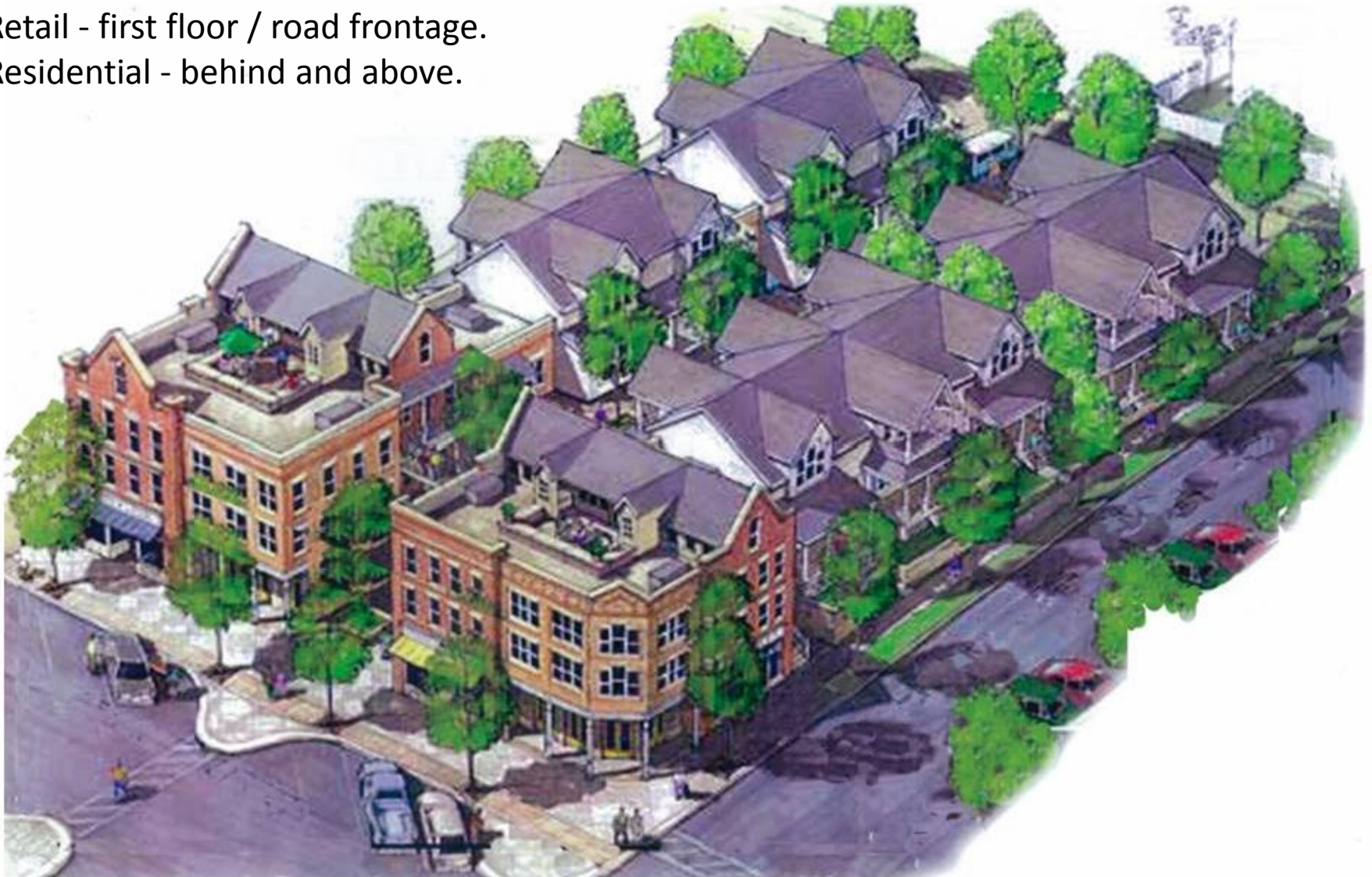
GRAPHIC SCALE



PREPARED BY:
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LICENSED
LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
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Mixed-Use Concept
Promoted by North Chestnut Gateway District Zoning

Retail - first floor / road frontage.
Residential - behind and above.



Mixed -Use development on front (Village) piece of 152 Rout 32 Only
1st Level



Ground Floor
152 Route 32 New Paltz, N.Y.

- Commercial
- Residential
- Stairs / Corridors
- Non Impervious Surface

Mixed -Use development on front (Village) piece of 152 Route 32 Only
2nd , 3rd & 4th Levels



2nd, 3rd & 4th Floors
152 Route 32 New Paltz, N.Y.

Residential
Stairs / Corridors

Mixed -Use development on full parcel (Village & Town) of 152 Route 32
1st Level



Ground Floor
152 Route 32 New Paltz, N.Y.

- Commercial
- Residential
- Stairs / Corridors
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Mixed -Use development on full parcel (Village & Town) of 152 Rout 32
2nd , 3rd & 4th Levels



2nd, 3rd & 4th Floors

152 Route 32 New Paltz, N.Y.

- Residential
- Stairs / Corridors

Property Line

Neighborhood Overview

Village / Town Border

North Chestnut Gateway District Border

