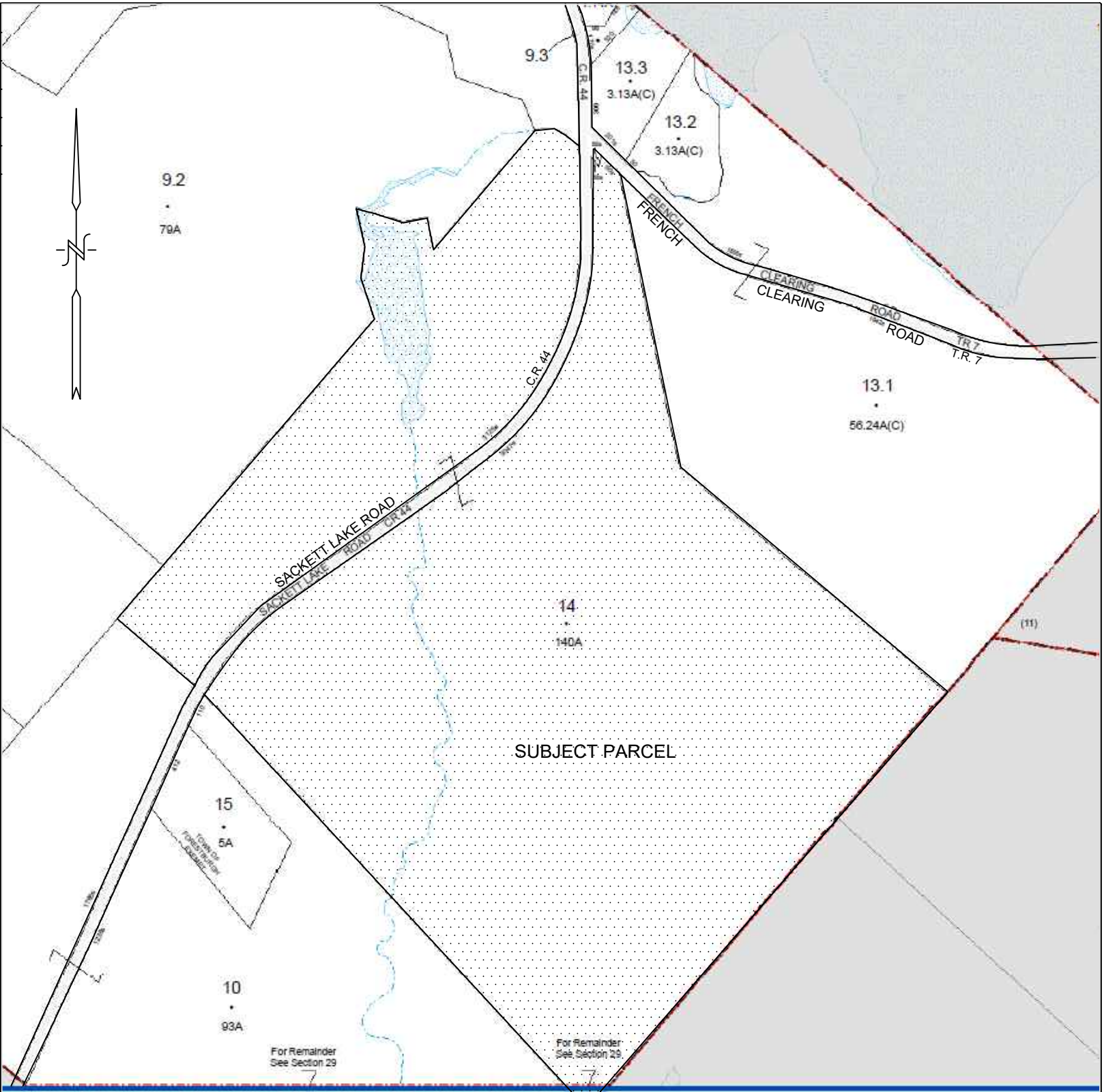


REVISION	DATE	DESCRIPTION
A	05-07-2025	PROPOSED LOT
B	06-30-2025	ADDED PROPOSED LOT 3
C	09-04-2025	REVISED LAYPOT

COURSES & DISTANCES

LINE	BEARING	DISTANCE
L1	N35°43'25"E	234.80'
L2	N44°35'14"E	209.88'
L3	N56°05'11"E	207.85'
L4	N56°05'31"E	27.42'
L5	S30°19'03"E	139.16'
L6	N44°04'58"W	60.39'
L7	N15°55'02"W	126.72'
L8	N1°04'58"E	158.40'
L9	N0°49'58"E	161.04'
L10	S66°25'02"E	174.24'
L11	S80°10'02"E	102.30'
L12	S02°34'58"W	138.60'
L13	S85°21'04"E	95.04'
L14	S32°08'04"E	73.96'
L15	S45°21'04"E	35.22'
L16	S39°44'21"W	175.93'
L17	S51°38'33"W	47.00'
L18	S59°08'34"W	42.61'
L19	S76°18'18"W	57.61'
L20	S66°55'40"W	43.33'
L21	S59°33'14"W	96.16'
L22	S64°25'41"W	62.01'
L23	S63°35'27"W	180.22'
L24	S56°00'52"W	213.46'
L25	S4°28'59"W	177.07'
L26	S36°01'03"W	105.28'
L27	S24°44'19"W	134.95'



VICINITY MAP
NOT TO SCALE

BULK TABLE REQUIREMENTS:

RR-1 (RESIDENTIAL RECREATION DISTRICT)

	MINIMUM REQUIRED	LOT 1	LOT 2	LOT 3
LOT AREA:	2.3 ACRES	63.39 ACRES	70.17 ACRES	5.00 ACRES
LOT WIDTH:	200 FEET	1160 FEET	1922 FEET	416 FEET
FRONT YARD:	75 FEET	123.2 FEET	N/A	N/A
REAR YARD:	100 FEET	460 FEET	N/A	N/A
SIDE YARD:	50 FEET	1140 FEET	N/A	N/A
MAXIMUM PERMITTED				
BLDG. COVERAGE:	15 %	<15 %	N/A	N/A
BLDG. HEIGHT:	30 FEET	<30 FEET	N/A	N/A

LEGEND

	UTILITY POLE
	OVERHEAD UTILITY LINES
	STONE WALL/ROW
	FENCE
	GUARDRAIL
	NOW OR FORMERLY
	SULLIVAN COUNTY TAX MAP
	DRAINAGE EASEMENT
	BRIDGE
	CONTOUR LINE AND ELEVATION

NOTES:

- OWNER: PATRICIA LEE CRONIN
1303 HEMLOCK DRIVE
BASKING RIDGE, NJ 07920
- SITE CONTAINS 138.56 ACRES±
- DEED INSTRUMENT NO. 2022-9904
- TAX MAP DESIGNATION: SECTION 23 - BLOCK 1 - LOT 14
- PARCEL IS ZONED "RR- RESIDENTIAL RECREATION DISTRICT"
- EXISTING NUMBER OF LOTS: 1
PROPOSED NUMBER OF LOTS: 2
- THE APPROVED PLAT MUST BE FILED IN THE SULLIVAN COUNTY CLERK'S OFFICE WITHIN 62 DAYS OF FINAL APPROVAL.
- SURVEY SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY AS SHOWN ON FILED SUBDIVISION MAP AND CONTAINED IN DEEDS OF RECORD.
- CONTOURS AND ELEVATIONS ARE APPROXIMATE AND BASED ON U.S.G.S. DATUM.
- WETLANDS SHOWN ARE APPROXIMATE AS TAKEN FROM THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY. THIS PLAN IS SUBJECT TO ANY OTHER STATE OR FEDERAL WETLANDS THAT MAY EXIST ON THIS PARCEL.
- NO VISIBLE SEPTIC OR WELLS WITHIN 200 FEET OF THE SUBJECT PROPERTY EXCEPT WHAT IS SHOWN ON THIS PLAN.

THIS SURVEY MAY NOT DEPICT ALL STATE OR FEDERAL PROTECTED WETLANDS THAT MAY EXIST ON THE PARCEL SHOWN HEREON. A WETLAND SPECIALIST SHOULD BE CONSULTED TO DETERMINE THE EXISTENCE OF THE SAME PRIOR TO ANY SOIL DISTURBANCE OR CONSTRUCTION.

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 NEW YORK STATE EDUCATION LAW.

I HEREBY CERTIFY THAT THIS LAND DIVISION MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED BY THE UNDERSIGNED ON NOVEMBER 25, 2024.

© 09-04-2025
© 06-10-2025
© 05-07-2025
DATE: 01-03-2025

NEW YORK STATE P.L.S. LICENSE NO. 49808



GRAPHIC SCALE
1"=200'

LAND DIVISION MAP

PREPARED FOR

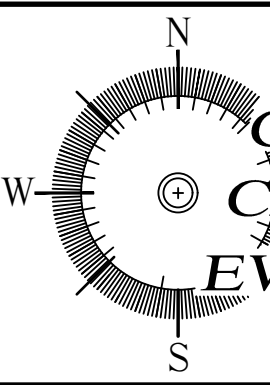
CRONIN

TOWN OF FORESTBURGH, SULLIVAN COUNTY, NEW YORK

SCALE: 1" = 200'

JANUARY 3, 2025

TOWN OF FORESTBURGH PLANNING BOARD APPROVAL



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