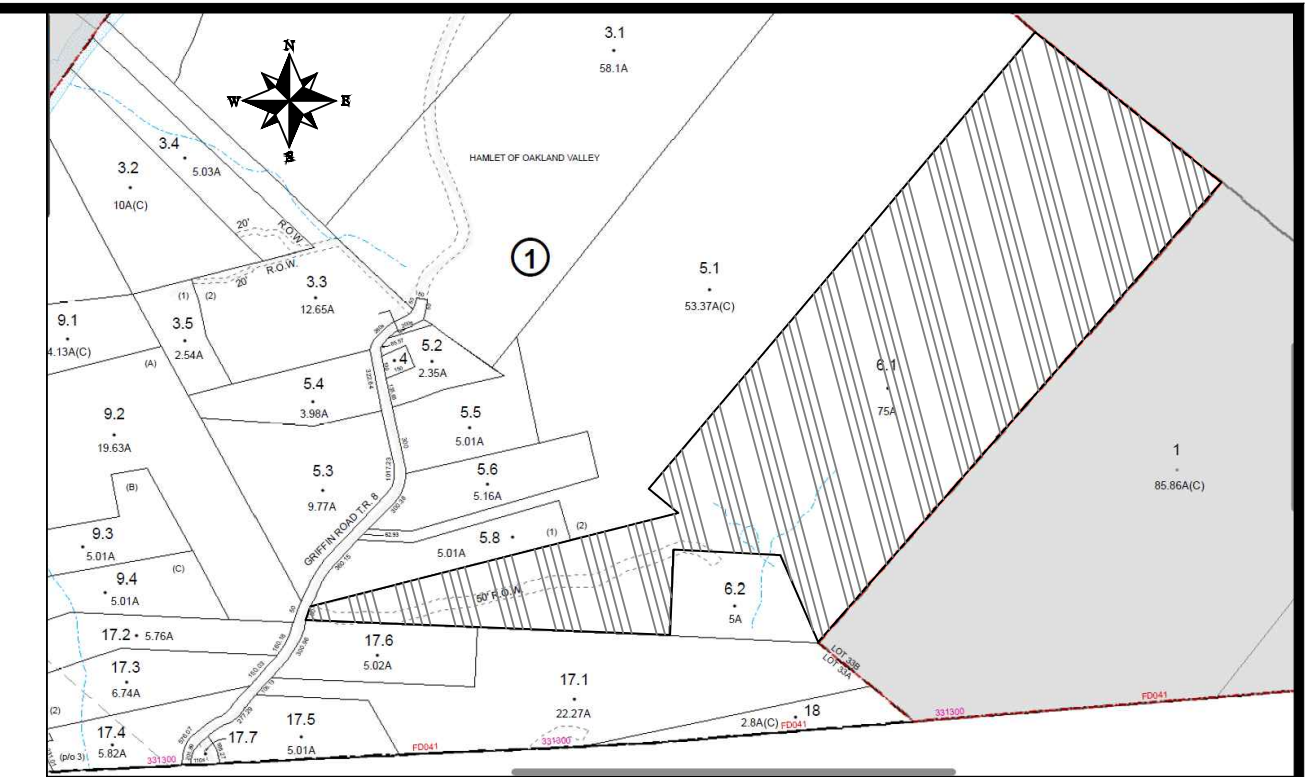


BULK TABLE REQUIREMENTS:

RC (RESIDENTIAL CONSERVATION DISTRICT)

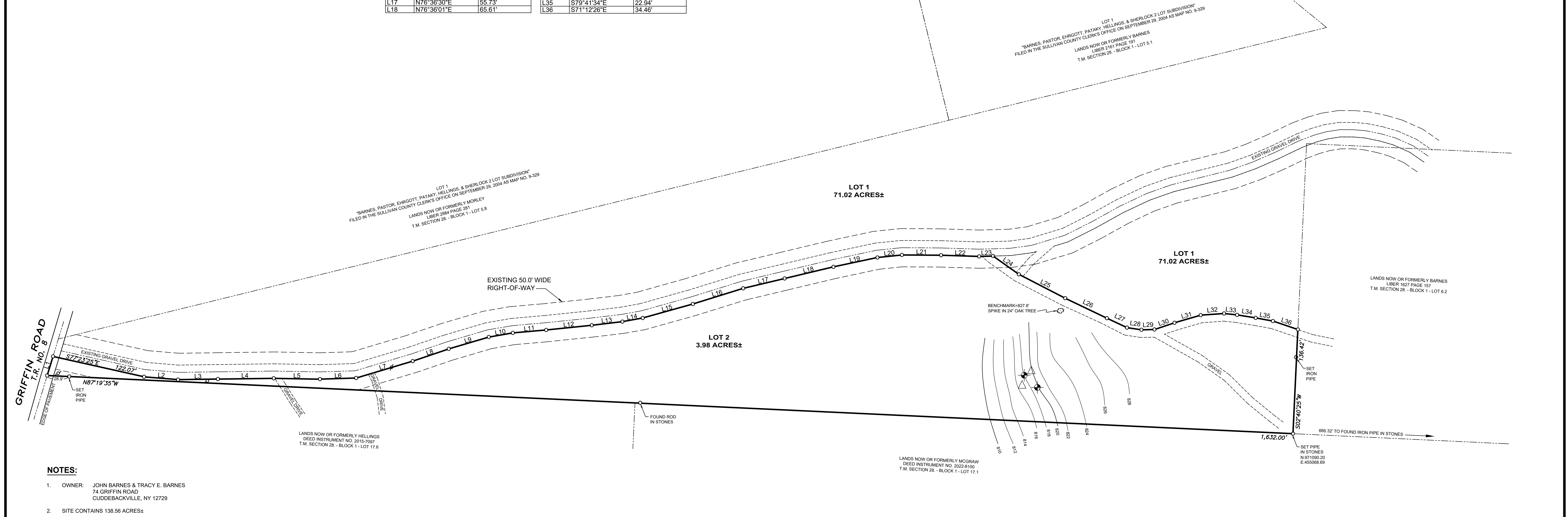
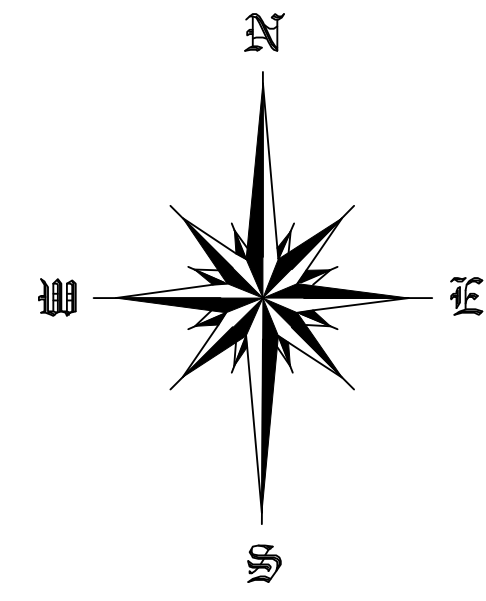
MINIMUM REQUIRED	LOT 1	LOT 2
LOT AREA:	5 ACRES	3.98 ACRES
LOT WIDTH:	300 FEET	70.17 ACRES
FRONT YARD:	150 FEET	1,056 FEET
REAR YARD:	150 FEET	N/A
SIDE YARD:	50 FEET	N/A
MAXIMUM PERMITTED		
BLDG. COVERAGE:	15 %	<15 %
BLDG. HEIGHT:	30 FEET	<30 FEET
		N/A



VICINITY MAP
NOT TO SCALE

COURSES & DISTANCES

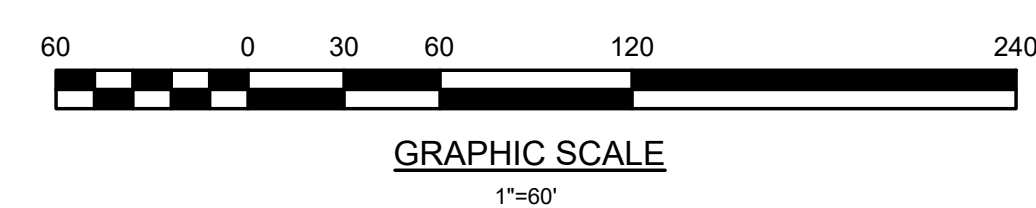
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N16°56'32"E	26.05'	L19	N77°57'52"E	58.85'
L2	S85°15'30"E	44.66'	L20	N84°04'36"E	32.21'
L3	N89°11'29"E	52.17'	L21	S89°36'50"E	51.90'
L4	N89°14'28"E	73.07'	L22	S88°11'20"E	49.84'
L5	S88°58'01"E	60.54'	L23	N88°25'58"E	14.81'
L6	N88°11'38"E	47.48'	L24	S54°37'15"E	41.32'
L7	N73°20'32"E	77.08'	L25	S62°43'47"E	68.25'
L8	N71°15'09"E	49.86'	L26	S84°26'13"E	60.51'
L9	N73°31'16"E	54.57'	L27	S84°46'42"E	29.01'
L10	N80°11'43"E	32.05'	L28	S81°19'52"E	19.13'
L11	N84°58'10"E	43.69'	L29	N88°35'34"E	17.13'
L12	N84°06'37"E	59.98'	L30	N71°23'53"E	27.57'
L13	N83°15'57"E	40.35'	L31	N73°51'11"E	35.90'
L14	N79°47'47"E	27.04'	L32	N85°50'54"E	30.67'
L15	N74°22'56"E	68.07'	L33	S83°52'29"E	17.08'
L16	N72°46'08"E	69.05'	L34	S80°42'53"E	24.66'
L17	N76°36'30"E	55.73'	L35	S79°41'34"E	22.94'
L18	N76°36'01"E	65.61'	L36	S71°12'26"E	34.46'



- NOTES:**
- OWNER: JOHN BARNES & TRACY E. BARNES
74 GRIFFIN ROAD
CUDDEBACKVILLE, NY 12729
 - SITE CONTAINS 138.56 ACRES±
 - DEED LIBER 1059 PAGE 218
 - TAX MAP DESIGNATION: SECTION 28 - BLOCK 1 - LOT 6.1
 - PARCEL IS ZONED "RC- RESIDENTIAL CONSERVATION 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 BASED ON AN ASSUMED DATUM.
 - LOT 1 WAS NOT SURVEYED AND IS BASED ON RECORD INFORMATION.

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 LOT 2 ON THIS SUBDIVISION MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED BY THE UNDERSIGNED ON OCTOBER 9, 2025.



LEGEND

	UTILITY POLE
	OVERHEAD UTILITY LINES
	STONE WALL/ROW
	N/F
	T.M.
	PERC TEST
	PIT TEST

TOWN OF FORESTBURGH PLANNING BOARD APPROVAL

SUBDIVISION MAP
PREPARED FOR
BARNES
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NEW YORK
SCALE: 1" = 60'
NOVEMBER 18, 2025

CONRAD, PROFESSIONAL LAND SURVEYORS, P.C.
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(570) 298-8393
LICENSED IN N.Y., N.J., PA., N.H. & CA.