



**SURVEY NOTES:**

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCES:
  - MAP ENTITLED "LOT LINE CHANGE, GSA STAM SOUTH, INC., COUNTY HIGHWAY 12, TOWN OF WAWANKANDA, ORANGE COUNTY, NEW YORK," DATED DECEMBER 7, 1987 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 9, 1987 AS MAP NO. 8523.
  - MAP ENTITLED "FINAL PLAN MAJOR SUBDIVISION OF PROPERTY FOR CONVEY AND JOHN VAN DERBERG, TOWN OF WAWANKANDA, ORANGE COUNTY, NEW YORK," DATED DECEMBER 7, 1987 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 9, 1987 AS MAP NO. 8523.
  - MAP ENTITLED "MAP OF LANDS IN THE TOWN OF WAWANKANDA OF W. J. CLARK AND OF S. F. VAN DERBERG, TOWN OF WAWANKANDA, ORANGE COUNTY, NEW YORK," DATED 1898 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 7, 1903.
  - GROUND WAS COVERED WITH 24x INCHES OF SNOW AT THE TIME OF SURVEY.
  - TOPOGRAPHY SHOWN IS THE RESULT OF AERIAL PHOTOGRAPHY PERFORMED BY LOCKWOOD U.S.G.S. DATUM.

**CERTIFICATION:**

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 7, 2003.

LANC & TULLY  
COMMUNITY BUILDERS, LLC

BRONX, N.Y. 10470  
NEW YORK STATE LICENSE NO. 50278

**APPLICANT:**  
WALDEN REALTY, LLC  
1093532E AC.  
WALDEN, NEW YORK 12586

**RECORD OWNER:**  
LANC & TULLY, P.C.  
99 GLENVIEW AVENUE  
FLORIDA, NEW YORK 10921  
LIBER 4317 OF DEEDS AT PAGE 206  
TAX LOT 17-1-351

**AREA:**  
1093532E AC.

**TABLE OF ZONING REQUIREMENTS**  
TOWN OF WAWANKANDA - AB ZONE  
(AGRICULTURAL BUSINESS)

MINIMUM	REQUIRED
LOT AREA	2 ACRES
LOT WIDTH	100 FT.
FRONT YARD	40 FT.
ONE SIDE YARD/BOTH	20/35 FT.
REAR YARD	20 FT.
MAXIMUM	ALLOWED
LOT COVERAGE	20%
BUILDING HEIGHT	35 FT.

**NOTES:**

1. TAX MAP DESIGNATION: SECTION 17, BLOCK 1, LOT 35.1
2. TOTAL AREA: 109.836+ ACRES
3. TOTAL NUMBER OF PROPOSED LOTS: 1
4. ZONING DISTRICT: AB - AGRICULTURAL BUSINESS
5. SUBDIVISION WILL BE SERVED BY BOTH MUNICIPAL WATER AND SEWER SYSTEMS.

**LOCATION PLAN**  
1 INCH = 2000 FEET

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.  
P.O. BOX 897, BRONX, NY 10470  
(914) 294-2100

**SUBDIVISION PREPARED FOR**  
SHIRE MEADOWS  
TOWN OF WAWANKANDA  
ORANGE COUNTY, NEW YORK

**DATE:** APRIL 28, 2003

**SCALE:** 1" = 100'

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	04-28-03	1 OF 1