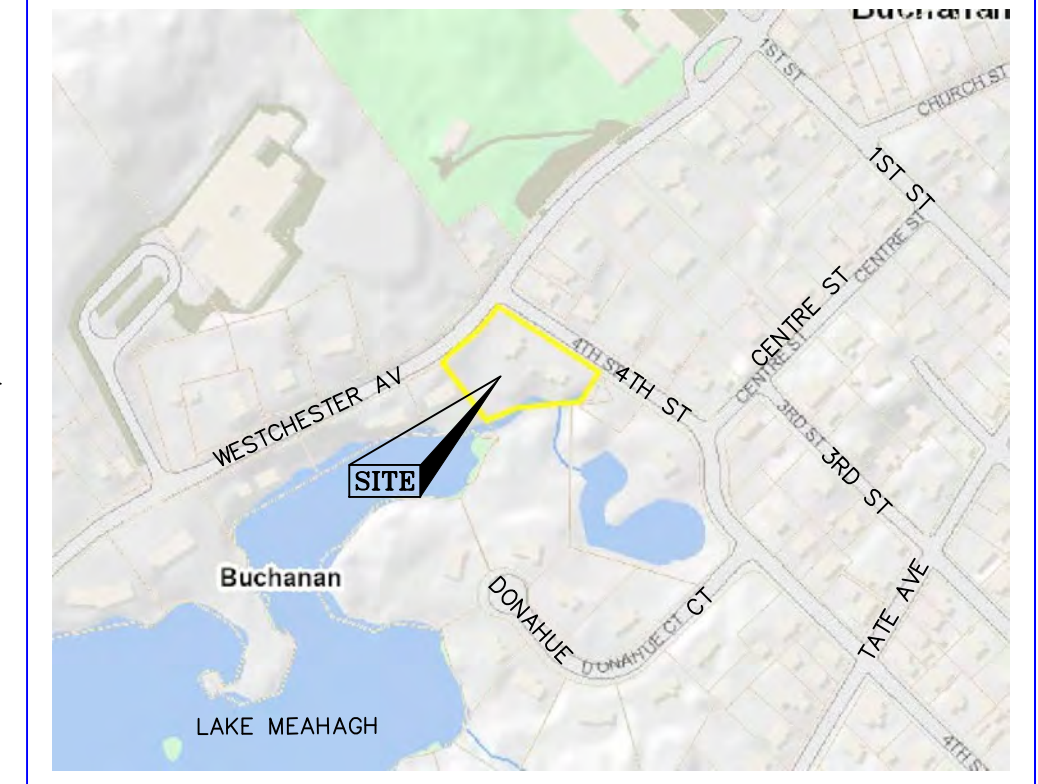
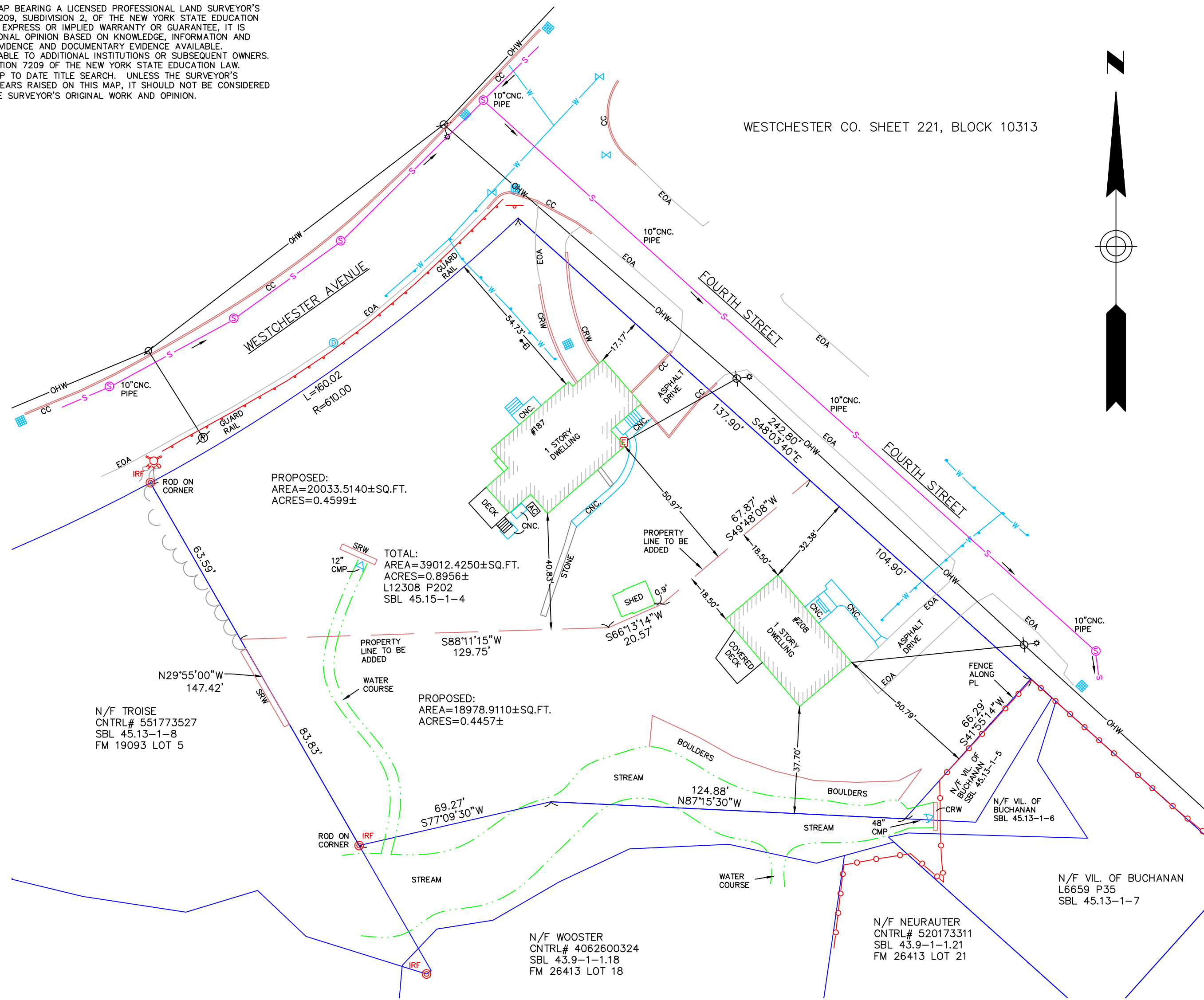


UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH. UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

WESTCHESTER CO. SHEET 221, BLOCK 10313



LOCUS MAP (N.T.S.)

SURVEY NOTES

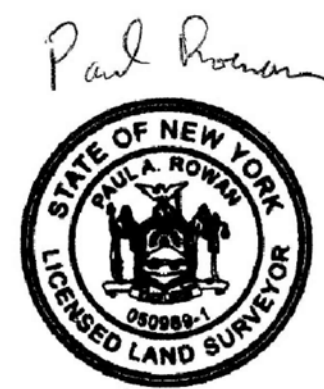
- THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON NOVEMBER 1, 2023 AND ON THE FOLLOWING DATUM—
MERIDIAN: FM 19093
HORIZONTAL: ASSUMED
- REFERENCES
STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS—
A. LAND CONVEYED TO RICHARD & GAIL WADE BY DEED BOOK 12308 PAGE 202, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON APRIL 29, 1999.
B. MAP 19093 ENTITLED, "AMENDED MAP OF SUBDIVISION OF PROPERTY BELONGING TO FRANK SANTULLI", PREPARED BY VINCENT BURRUANO AND FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON APRIL 1, 1977.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
- THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.
- 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.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

LEGEND

- | | |
|---------------------------|-----------------------------|
| ● IRON ROD | — PROPERTY LINE |
| ■ CATCH BASIN | — PROPOSED PROPERTY LINE |
| ◁ OUTLET | — CHAIN LINK FENCE |
| ⊙ DRAIN MANHOLE | — WATER LINE |
| ⊙ SEWER MANHOLE | — GAS LINE |
| ⊙ ELECTRIC METER | — SANITARY LINE |
| ⊙ WATER VALVE | — OVERHEAD WIRES |
| ⊙ FIRE HYDRANT | — TREE LINE |
| ⊙ UTILITY POLE WITH RISER | POB POINT OF BEGINNING |
| ⊙ UTILITY POLE | PL PROPERTY LINE |
| ⊙ UTILITY POLE WITH LIGHT | EOA EDGE OF ASPHALT |
| — SIGN | CNC CONCRETE |
| ⊙ AIR CONDITIONER | SRW STONE RETAINING WALL |
| ⊙ FLAG POLE | CRW CONCRETE RETAINING WALL |
| ⊙ VENT & OIL FILL | WRW WOOD RETAINING WALL |
| | CC CONCRETE CURB |
| | CMP CORRUGATED METAL PIPE |

DIMENSIONAL REQUIREMENTS (ZONE R-20):

- MIN. LOT AREA: 20,000 SQ.FT. #187- 20033.5140 SQ.FT. #208- 18978.9110 SQ.FT.
- MIN. LOT WIDTH: 100' #187- 137.90' (FRONT) 63.59' (BACK) #208 104.90' (FRONT) 83.83' (BACK)
- MIN. LOT FRONTAGE: 100' #187- 137.90' #208- 104.90'
- MIN. LOT DEPTH: 150' #187- 160.02' #208- 150'+
- MIN. FRONT YARD: 30' #187- 54.73'/17.17' #208-32.38'
- MIN. SIDE YARD: 15'/40' #187-50.97'/54.73' #208-18.5'/50.79'
- MIN. REAR YARD: 25% DEPTH NOT TO EXCEED 30' #187- 40.83' #208-37.70'
- MAX. BUILDING HT: 2 1/2 STORIES #187- 1 STORY #208- 1 STORY
- MAX. LOT COVERAGE: 40% #187- 14% #208- 8%



PROPOSED SUBDIVISION
208 FOURTH STREET
VIL. OF BUCHANAN, NEW YORK
PREPARED FOR
WILL RICHARD

ROWAN LAND SURVEYING, PLLC

330 OLD ALBANY POST ROAD
GARRISON, NY 10524
914 815 3986
rowanlandsurveying@outlook.com

Drawn By PR	Date JUNE 12, 2024	Job No. 023-100
Surveyed By PR	Scale 1" = 30'	Sheet No. 1 OF 1