

NOT TO SCALE

GENERAL NOTES:

1. AREA OF SBL 4-1-50.32 IS 507974.82 SQUARE FEET OR 11.66 ACRES.
2. AREA OF SBL 6-1-90.1 IS 87089.31 SQUARE FEET OR 1.99 ACRES.
3. AREA OF SBL 6-1-90.22 IS 132505.37 SQUARE FEET OR 3.04 ACRES.
4. AREA OF SBL 6-1-90.24 IS 40128.27 SQUARE FEET OR 0.92 ACRES.
5. AREA OF SBL 6-1-107 IS 3013915.09 SQUARE FEET OR 69.18 ACRES.
6. AREA OF PROPOSED LOT 1 IS 2908661.80 SQUARE FEET OR 66.77 ACRES.
7. AREA OF PROPOSED LOT 2 IS 878681.55 SQUARE FEET OR 20.17 ACRES.

DESCRIPTION:
BEING KNOWN AS SECTION 6, BLOCK 1, LOTS 90.1, 90.22, 90.24 & 107 AND SECTION 4, BLOCK 1, LOT 50.32 AS SHOWN ON THE OFFICIAL TAX MAPS FOR THE TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK.

NOTES:

1. EXISTING STRUCTURES AND IMPROVEMENTS ON LOTS ARE TO BE REMOVED.

MAP REFERENCES:

1. SHOWN ON A MAP ENTITLED "CLEMSON BROTHERS, TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK" - 2 LOT SUBDIVISION PLAN, SECTION 4 BLOCK 1 LOT 50.32, FILED ON APRIL 28, 2014 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 114-2014 SHEET 1 OF 1.
2. SHOWN ON A MAP ENTITLED "SUBDIVISION PLAN AND LOT LINE CHANGE", FILED ON FEBRUARY 18, 1998 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 25-98, PREPARED BY CLARK PATTERSON ASSOCIATES

RECORD OWNERS:

SECTION 4, BLOCK 1, LOT 50.32
DEWPOINT DEVELOPMENT LLC
1 INTERNATIONAL BLVD, STE 410
WAWAYANDA, NY 10940

SIGNATURE _____ SIGNATURE DATE _____

SECTION 6, BLOCK 1, LOT 107
MID DOLSONTOWN LLC
1 INTERNATIONAL BLVD, STE 410
WAWAYANDA, NY 10940

SIGNATURE _____ SIGNATURE DATE _____

SECTION 6, BLOCK 1, LOT 90.1
MID DOLSONTOWN LLC
1 INTERNATIONAL BLVD, STE 410
WAWAYANDA, NY 10940

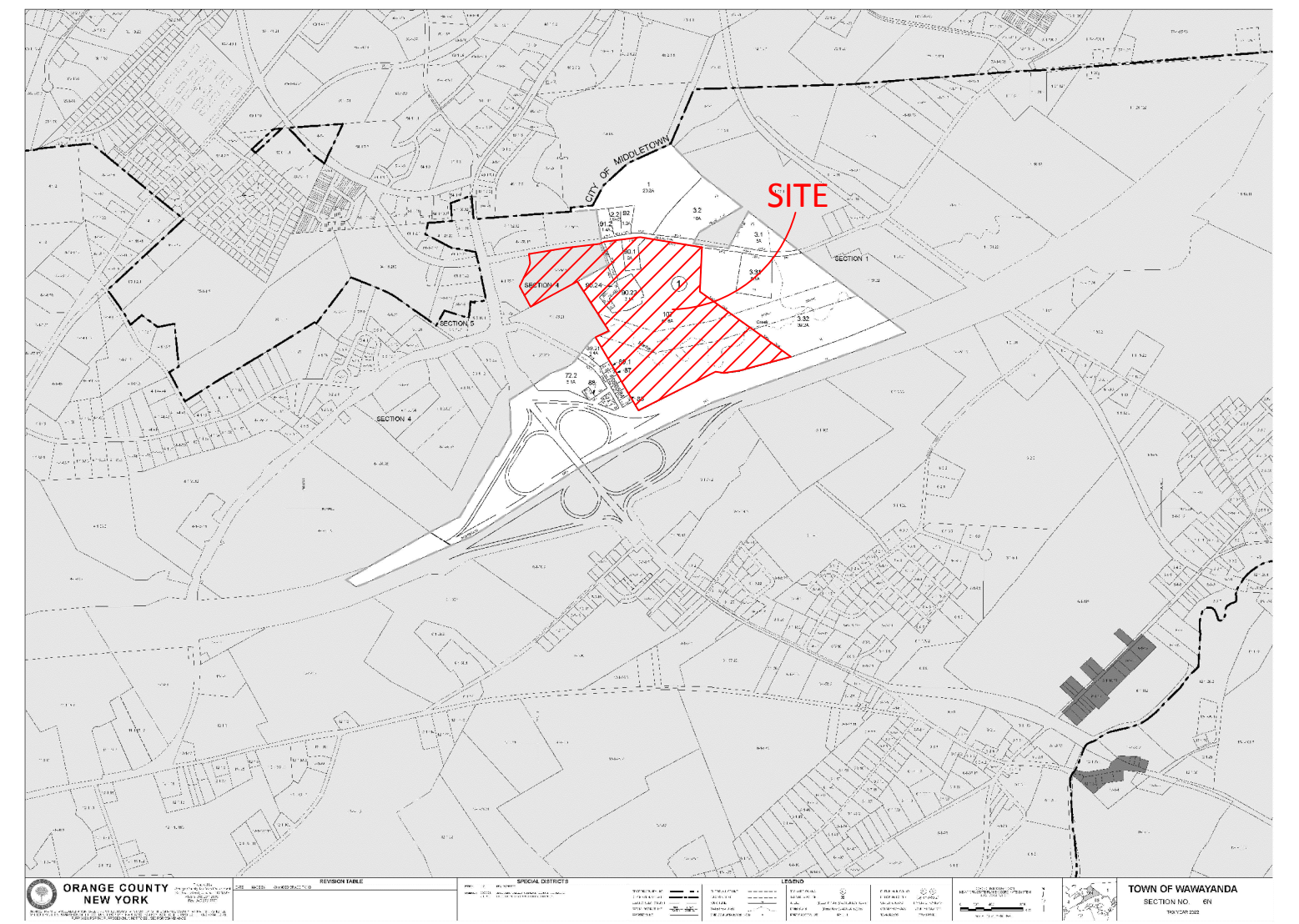
SIGNATURE _____ SIGNATURE DATE _____

SECTION 6, BLOCK 1, LOT 90.22
GREITZER, DEEVEY-JANE
27 CASKEY LANE,
WAWAYANDA, NY 10940

SIGNATURE _____ SIGNATURE DATE _____

SECTION 6, BLOCK 1, LOT 90.24
DEVITO, SAL
24 CASKEY LANE,
WAWAYANDA, NY 10940

SIGNATURE _____ SIGNATURE DATE _____



VICINITY MAP
N.T.S.

PLANNING BOARD SIGNATURE _____

PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

THIS IS TO CERTIFY THAT THIS SITE PLAN DATED _____ HAS BEEN APPROVED BY THE PLANNING BOARD BY A RESOLUTION OF APPROVAL DATED:

HEREBY CONSENT TO THE FILING OF THIS SITE PLAN, INCLUDING ALL DESIGN CONCEPTS, NOTES, STIPULATIONS AND OTHER INFORMATION INDICATED THEREON.

CERTIFICATION:

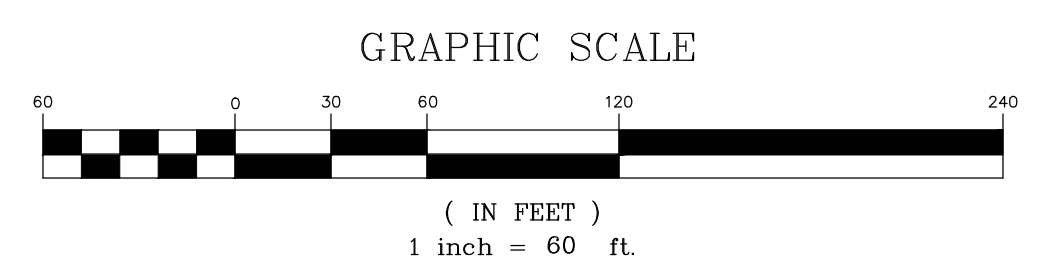
I HEREBY CERTIFY TO THE PARTIES OF INTEREST BELOW THAT THIS MAP IS BASED ON SURVEYS AND MAPS OF RECORD ON FILE WITH CLEARPOINT SURVEYING, DPC (UNDER THE DIRECTION OF JOHN W. McCORD, Sr., P.L.S.) AND ON ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 19, 2022.

John W. McCord, Sr.

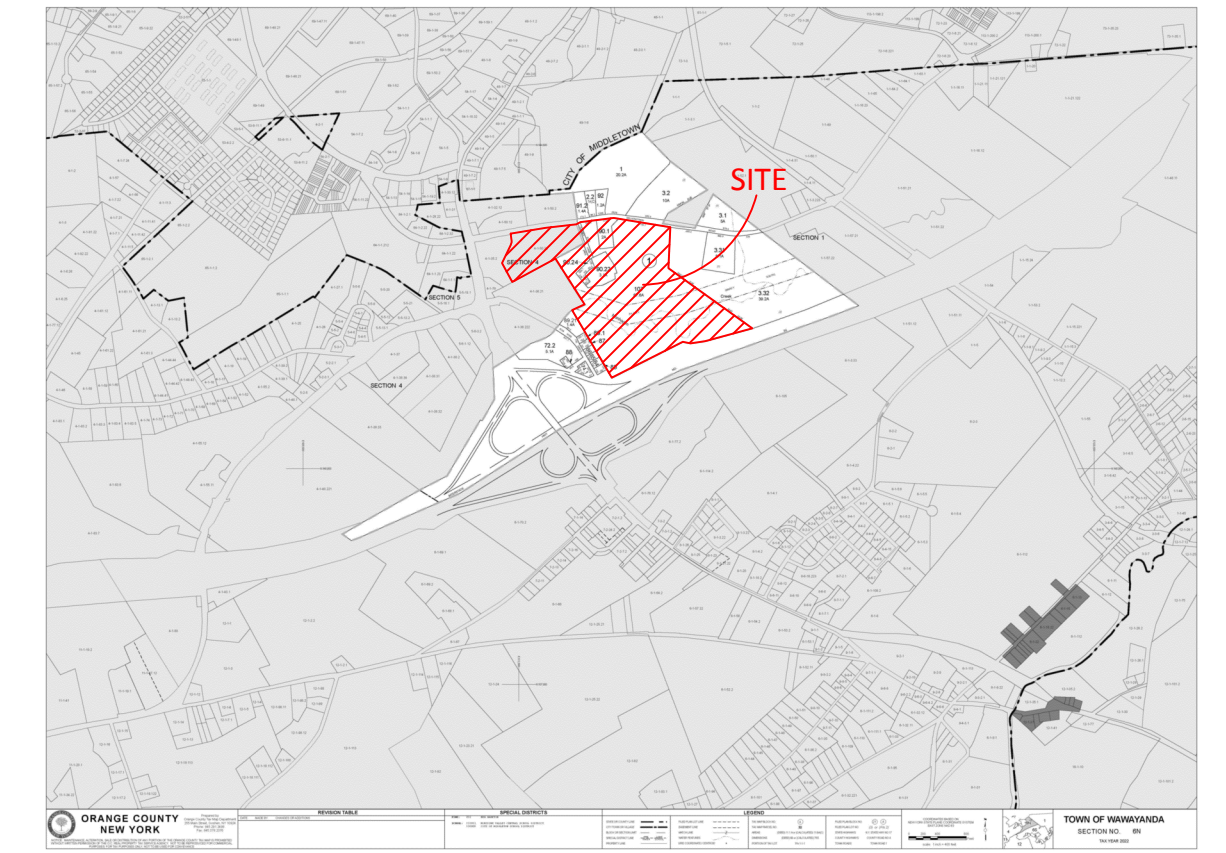
04-05-2024

JOHN W. McCORD, Sr. PLS,
NY LICENSE NO. 050904

DATE



JOHN W. McCORD, Sr. <i>John W. McCord, Sr.</i> PROFESSIONAL LAND SURVEYOR NEW YORK LICENSE NO. 050904	CLEARPOINT SURVEYING, DPC Professional Land Surveyors <small>Headquarters: 640 Sherman Road (Unit 1) Jackson, NJ 08527 New York Office: 125 Dallas Avenue Suite 201 Middletown, NY 10940 Florida Office: 1515 Bay Avenue Suite 101 Bradenton, FL 34211 732-955-5443 www.clearpointny.com</small>	COVER PAGE PREPARED FOR SUBDIVISION MAP (LOT CONSOLIDATION/LOT LINE CHANGE) SECTION 4 - BLOCK 1 - LOT 50.32 - SECTION 6 - BLOCK 1 - LOTS 90.1, 90.22, 90.24 & 107 - SITUATED IN THE TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK
		CERTIFICATE OF AUTHORIZATION No. 0019218 JOB NO. 24-35802 DATE: 04-05-2024 SCALE 1"=60' STARS NO. 24-35802 SHEET 1 OF 6 PM - RG

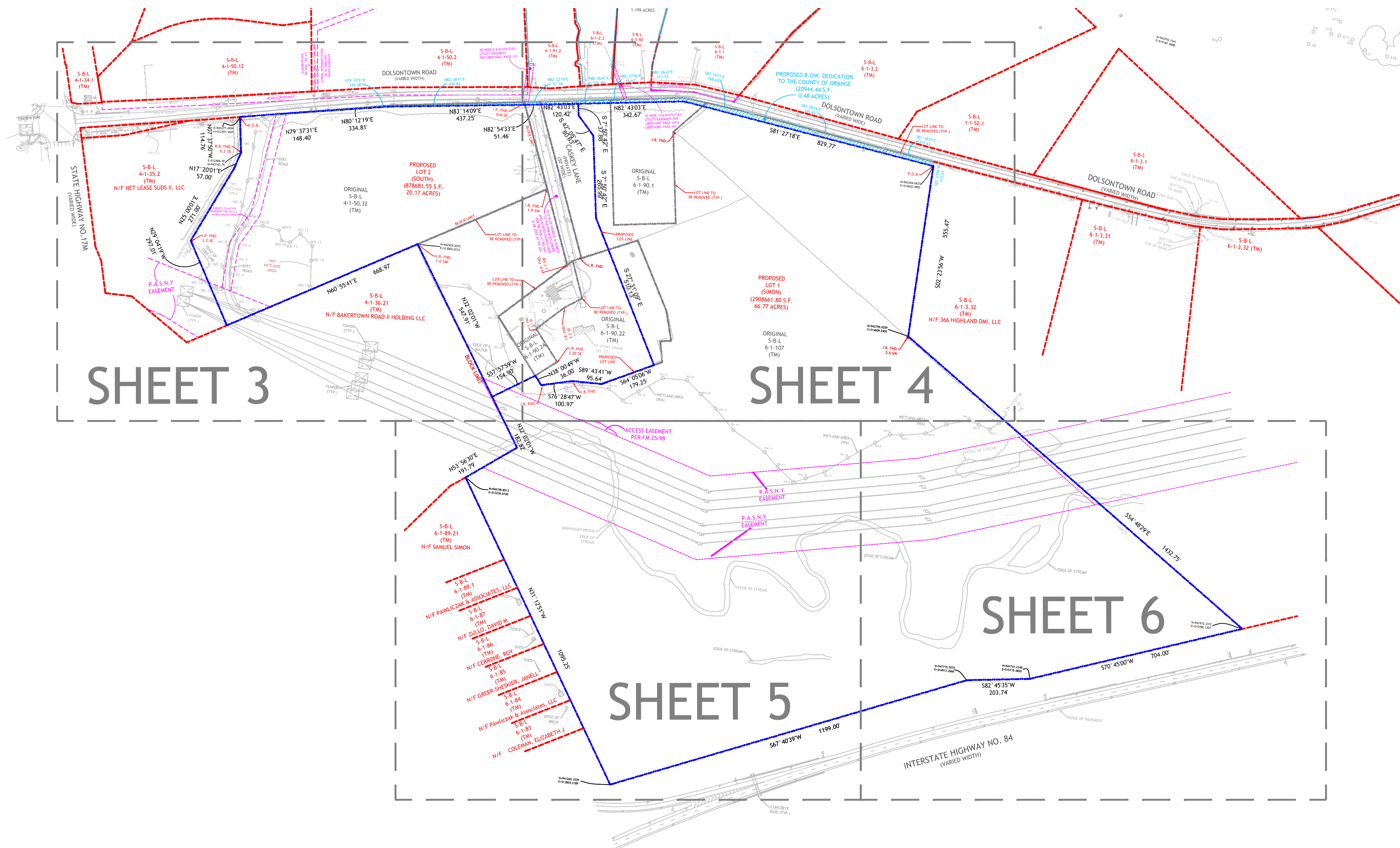


VICINITY MAP
N.T.S.



LEGEND:

- LOT LINE
- - - ADJ. LOT LINE
- - - EASEMENT LINE
- MATCH LINE

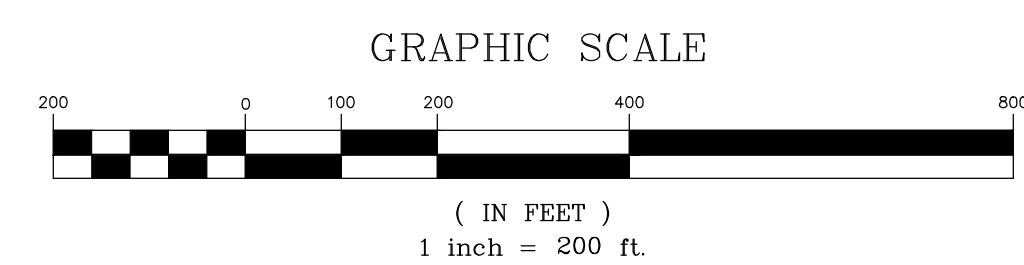


SHEET 3

SHEET 4

SHEET 5

SHEET 6

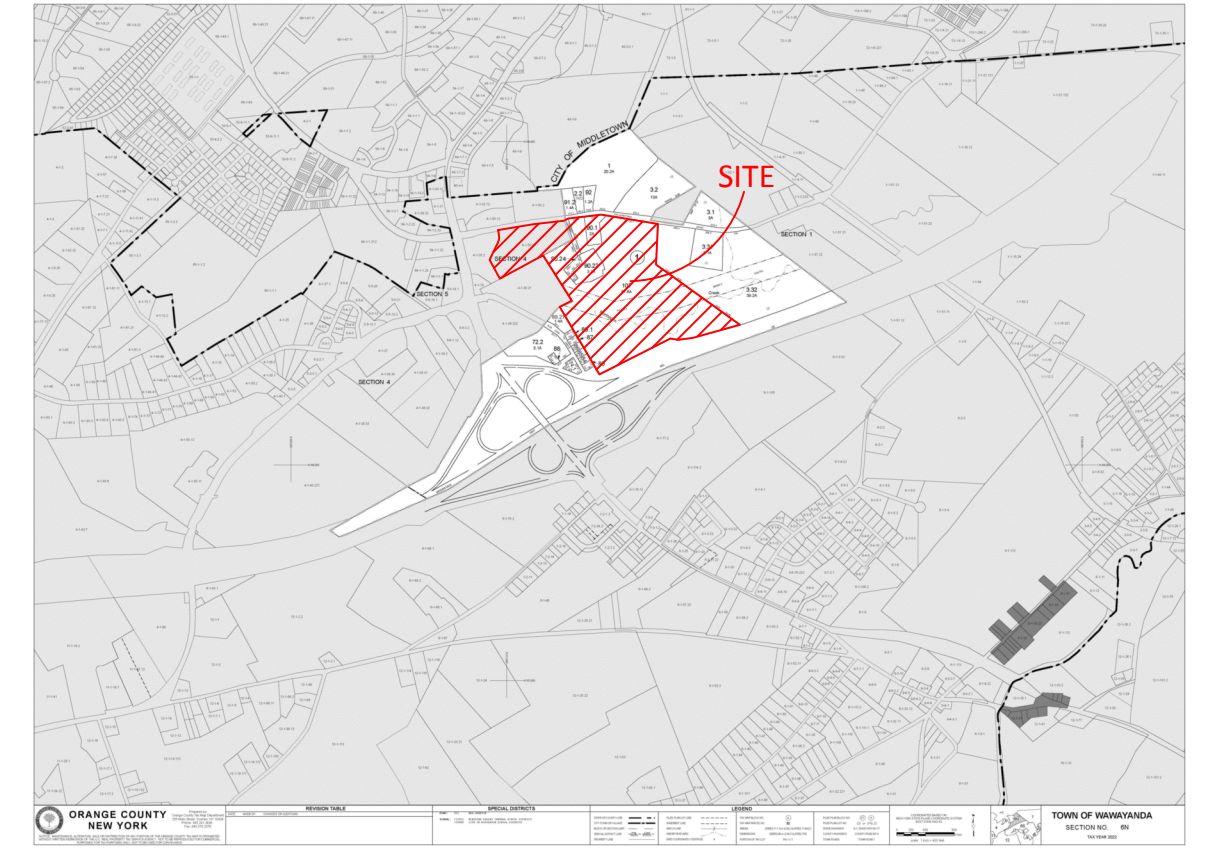
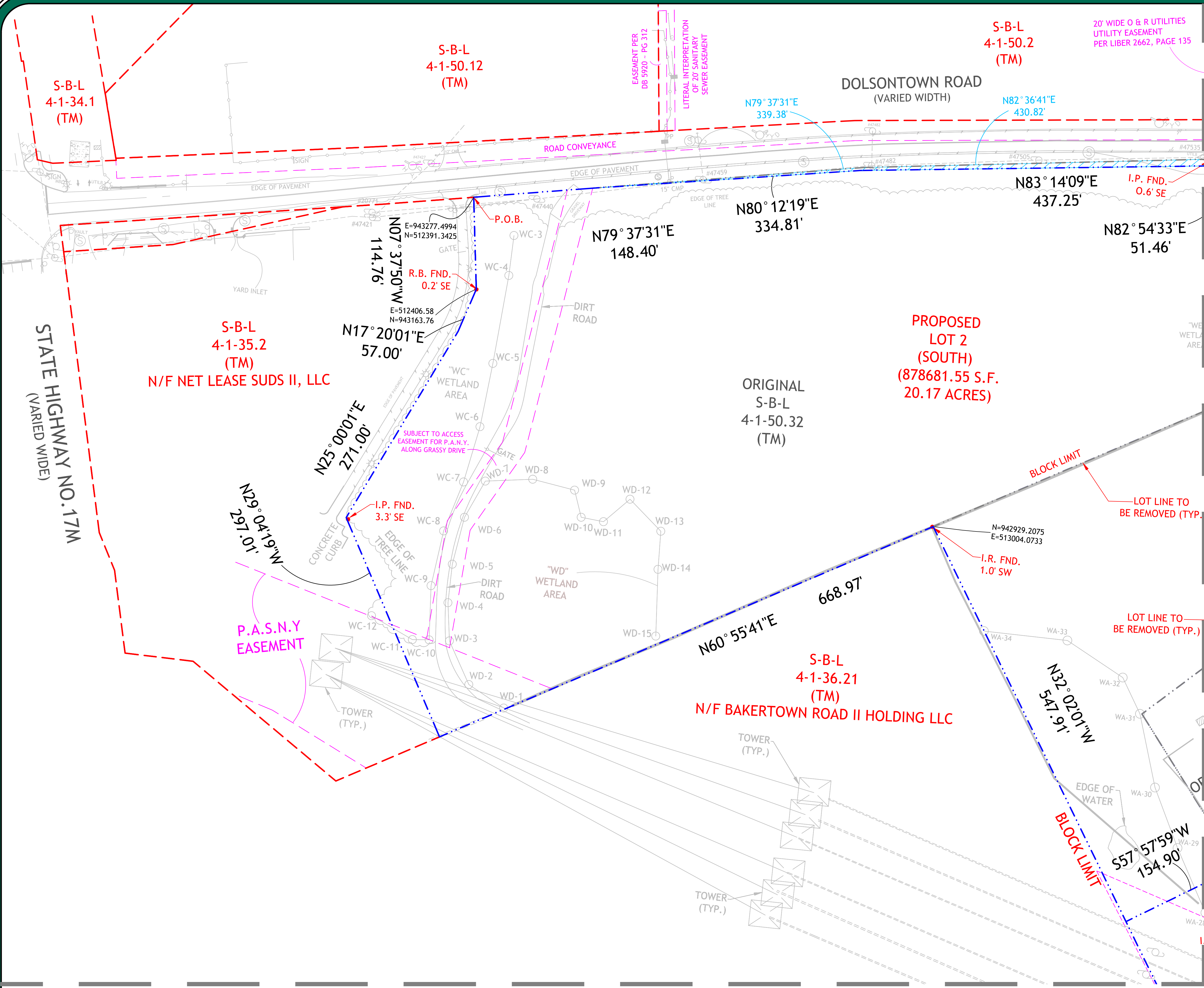


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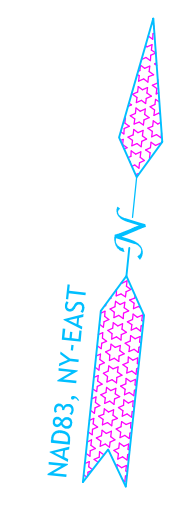
CLEARPOINT SURVEYING, DPC
Professional Land Surveyors
Headquarters: 1445 Sherman Road (Unit 1), Jackson, NJ 08527
New York Office: 1225 DeLoe Avenue, Suite 201, Middletown, NY 10940
Florida Office: 1311 Bay Avenue, Suite 101, Bradenton, FL 34211
732-995-5443
www.clearpointsurveying.com

KEY MAP
PREPARED FOR
SUBDIVISION MAP
(LOT CONSOLIDATION/LOT LINE CHANGE)
SECTION 6 - BLOCK 1 - LOT 50.32 -
SECTION 6 - BLOCK 1 - LOTS 90.1, 90.22, 90.24 & 107 -
SITUATED IN THE
TOWN OF WAWAYANDA,
ORANGE COUNTY, NEW YORK

CERTIFICATE OF AUTHORIZATION No. 0019218
JOB NO. 24-35802 DATE: 04-05-2024 SCALE 1"=200' STARS NO. 24-35802 SHEET 2 OF 6 PM - RG



VICINITY MAP
N.T.S.



LEGEND:

- LOT LINE
- ADJ. LOT LINE
- EASEMENT LINE
- MATCH LINE

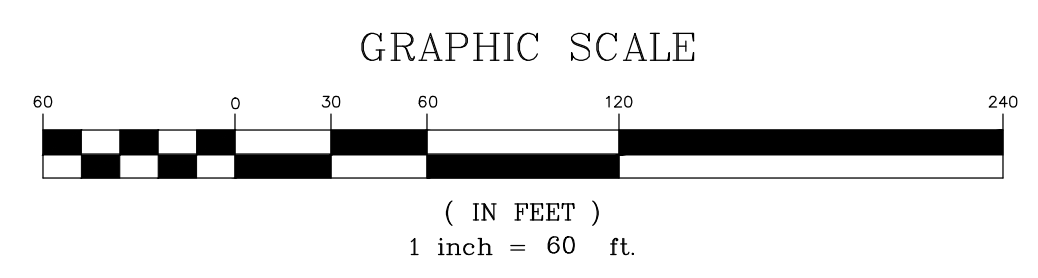
SHEET 4

SHEET 4

SHEET 5

SHEET 5

SHEET 3 OF 6

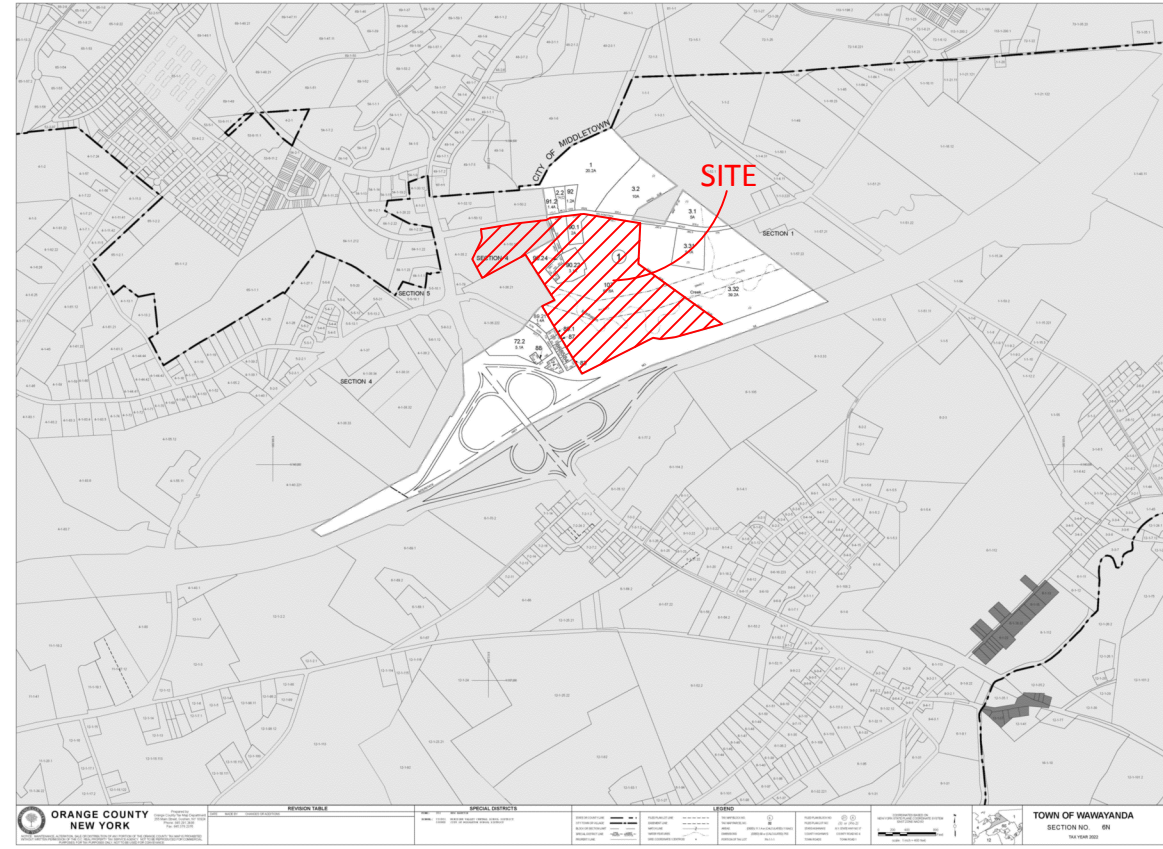


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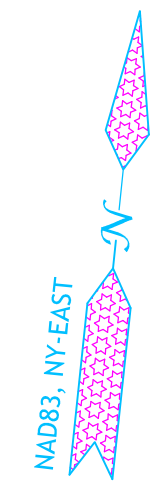
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Florida Office: 1515 Bay Avenue, Suite 101, Maitland, FL 32751
www.clearpointsurveying.com

SHEET 3
PREPARED FOR
SUBDIVISION MAP
(LOT CONSOLIDATION/LOT LINE CHANGE)
SECTION 4 - BLOCK 1 - LOT 50.32 -
SECTION 6 - BLOCK 1 - LOTS 90.1, 90.22, 90.24 & 107 -
SITUATED IN THE
TOWN OF WAWAYANDA,
ORANGE COUNTY, NEW YORK

CERTIFICATE OF AUTHORIZATION No. 0019218
JOB NO. 24-35802 DATE: 04-05-2024 SCALE 1"=60' STARS NO. 24-35802 SHEET 3 OF 6 PM - RG

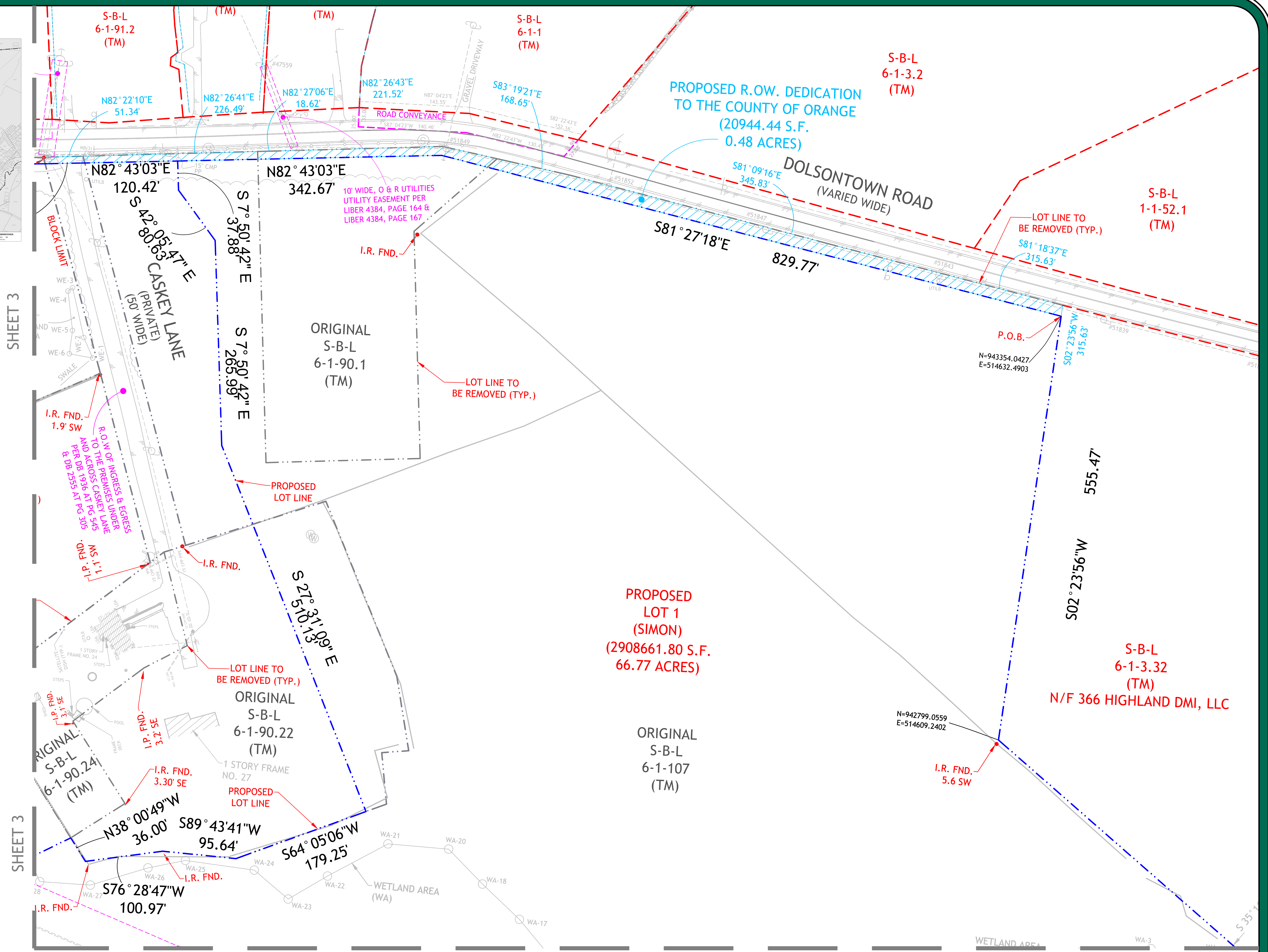


VICINITY MAP
N.T.S.



LEGEND:

- LOT LINE
- ADJ. LOT LINE
- EASEMENT LINE
- MATCH LINE



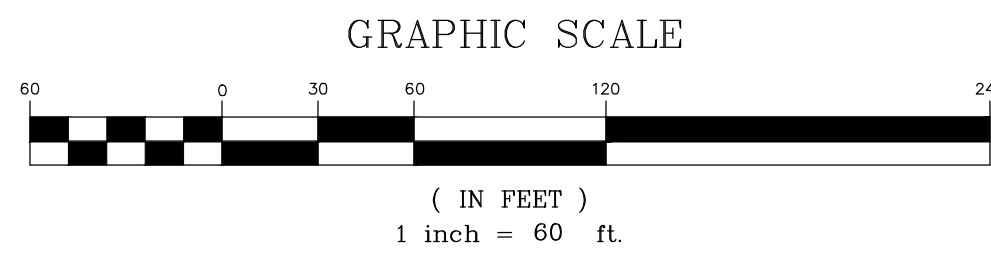
SHEET 3

SHEET 3

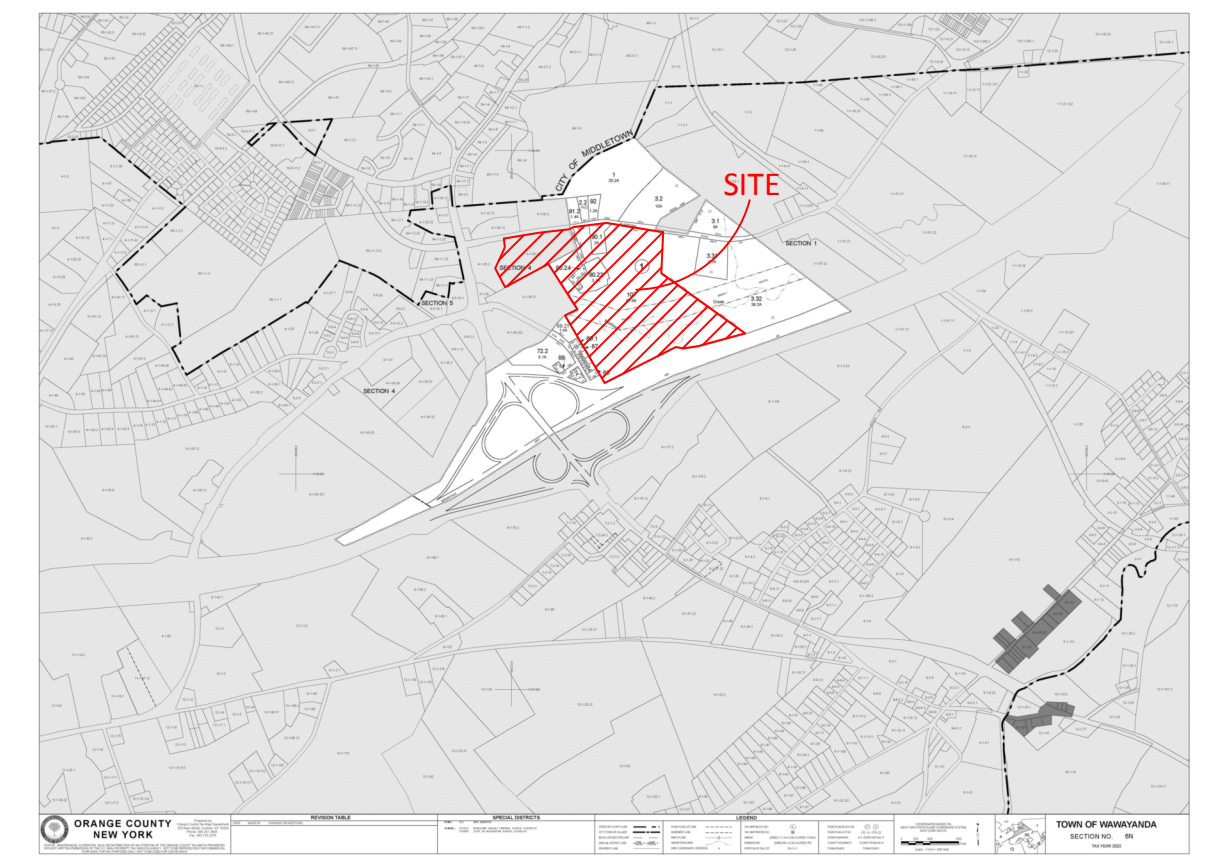
SHEET 5

SHEET 6

SHEET 4 OF 6



<p>JOHN W. McCORD, Sr. <i>John W. McCord</i></p> <p>PROFESSIONAL LAND SURVEYOR NEW YORK LICENSE NO. 050904</p>	<p>CLEARPOINT SURVEYING, DPC Professional Land Surveyors</p> <p>Headquarters: 640 Sherman Road (Unit 1), Jackson, NJ 08527 New York Office: 1225 Dallas Avenue, Suite 201, Middletown, NY 13440 Florida Office: 1311 Bay Avenue, Suite 102, Maitland, FL 32751 www.clearpointny.com</p>	<p>SHEET 4 PREPARED FOR SUBDIVISION MAP (LOT CONSOLIDATION/LOT LINE CHANGE) SECTION 4 - BLOCK 1 - LOT 50.32 - SECTION 6 - BLOCK 1 - LOTS 90.1, 90.22, 90.24 & 107 - SITUATED IN THE TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK</p>		
		<p>CERTIFICATE OF AUTHORIZATION NO. 0019218 JOB NO. 24-35802 DATE: 04-05-2024 SCALE 1"=60' STARS NO. 24-35802 SHEET 4 OF 6 PM - RG</p>		

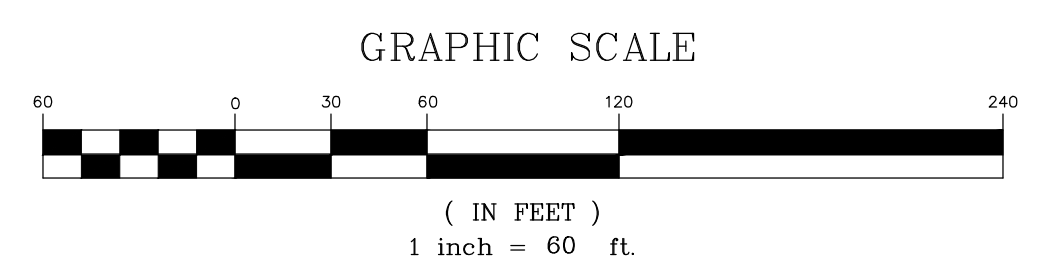
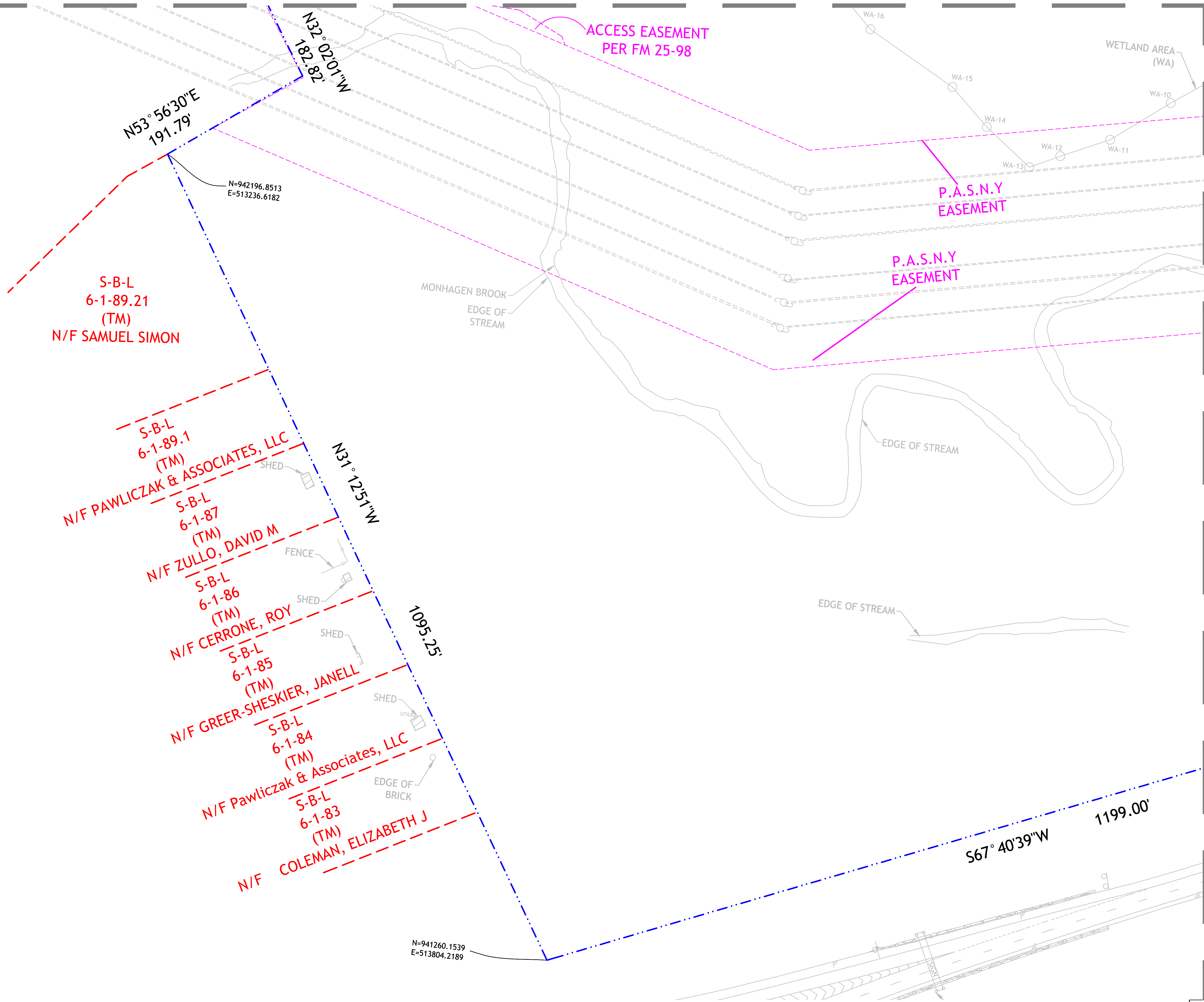


VICINITY MAP
N.T.S.

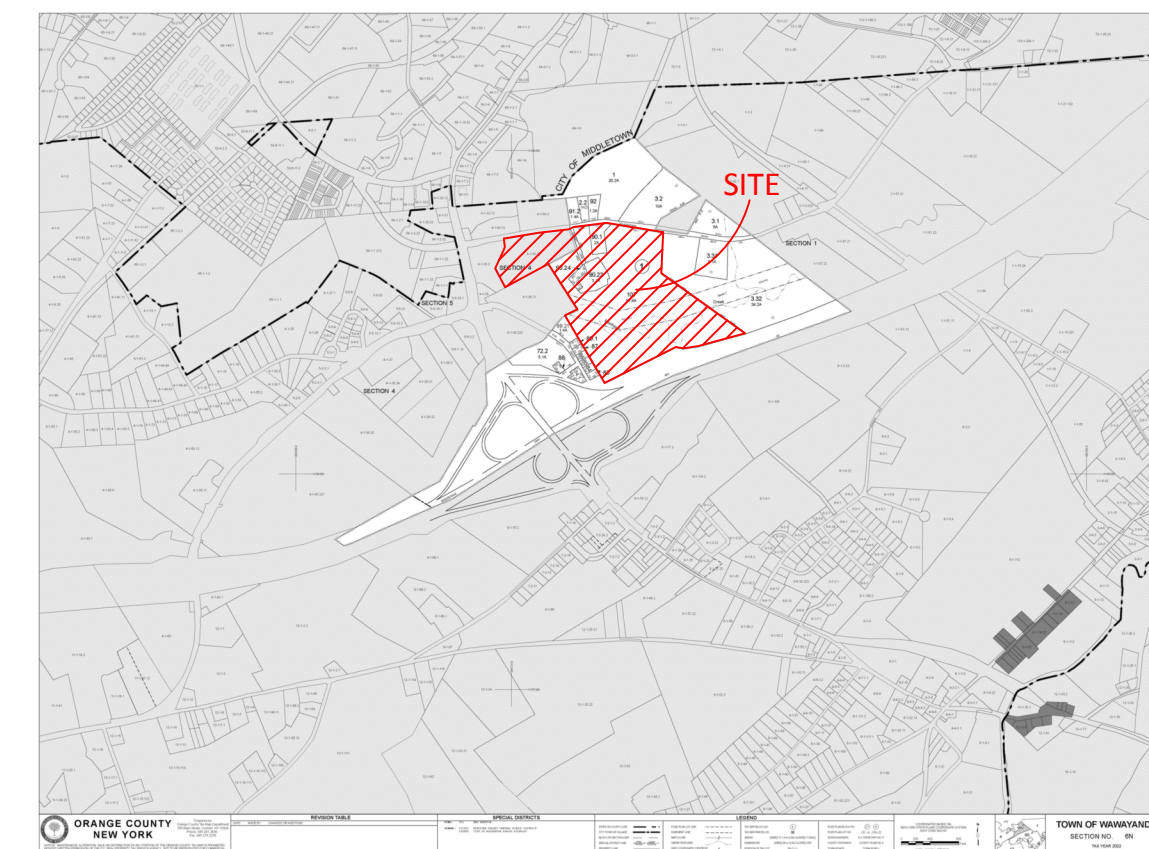


LEGEND:

- - - LOT LINE
- - - ADJ. LOT LINE
- - - EASEMENT LINE
- - - MATCH LINE



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		CERTIFICATE OF AUTHORIZATION No. 0019218 JOB NO. 24-35802 DATE: 04-05-2024 SCALE 1"=60' STARS NO. 24-35802 SHEET 5 OF 6 PM - RG			

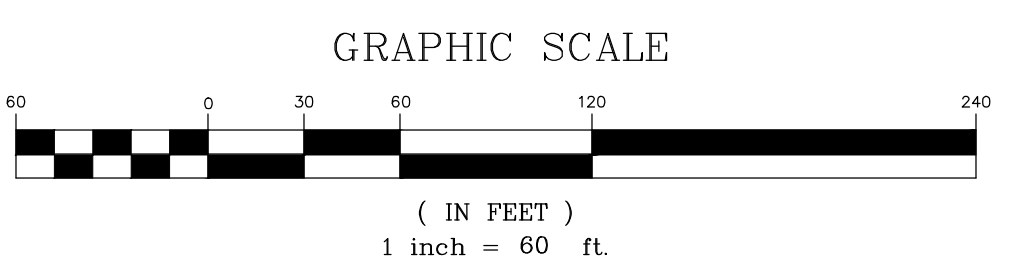
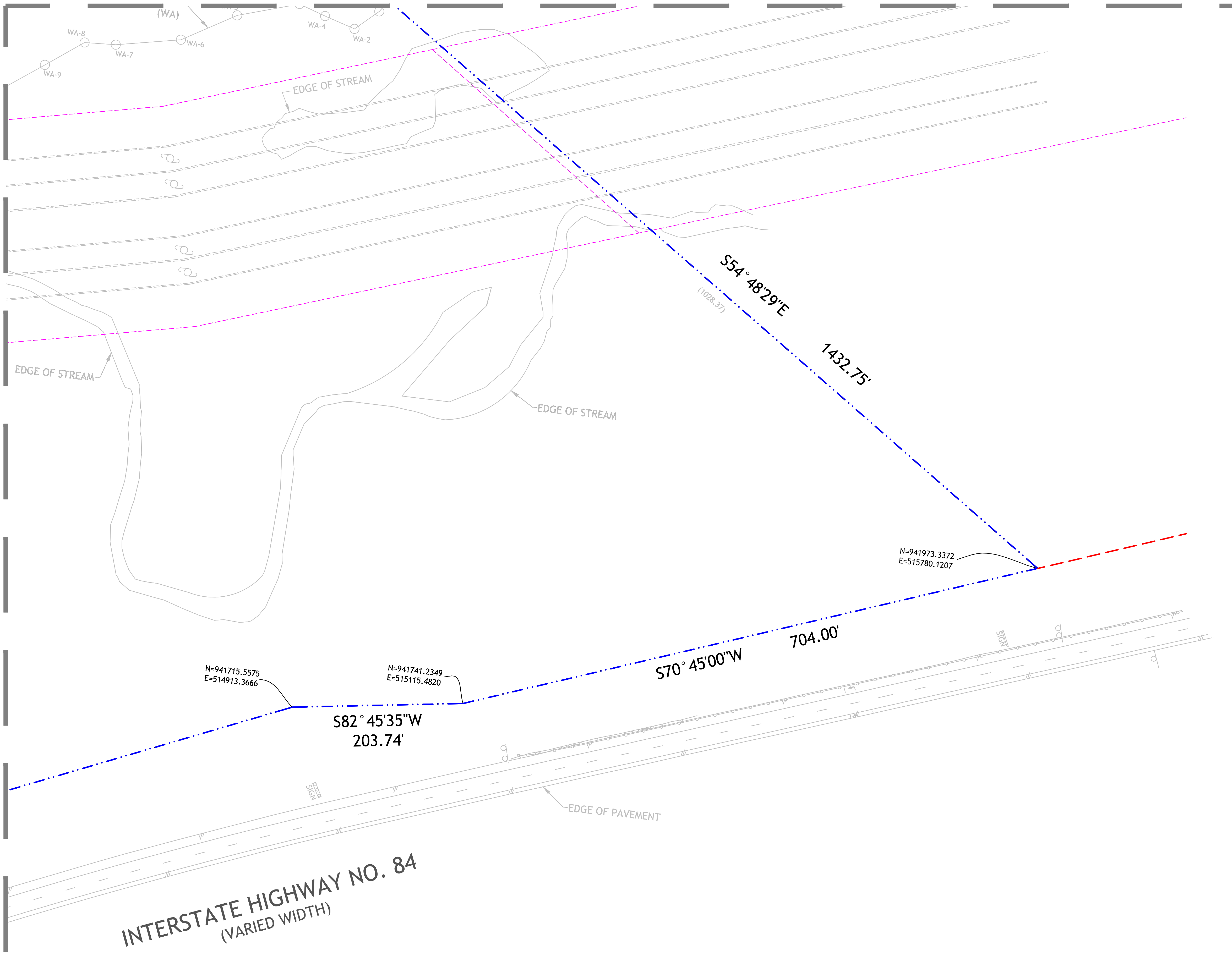


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		CERTIFICATE OF AUTHORIZATION No. 0019218 JOB NO. 24-35802 DATE: 04-05-2024 SCALE 1"=60' STARS NO. 24-35802 SHEET 6 OF 6 PM - RG		