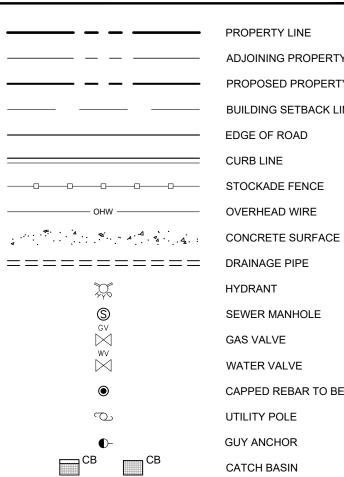


I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW;

EROL CICHOWSKI; VILLAGE OF MONTGOMERY;

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON AUGUST 26, 2023.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.



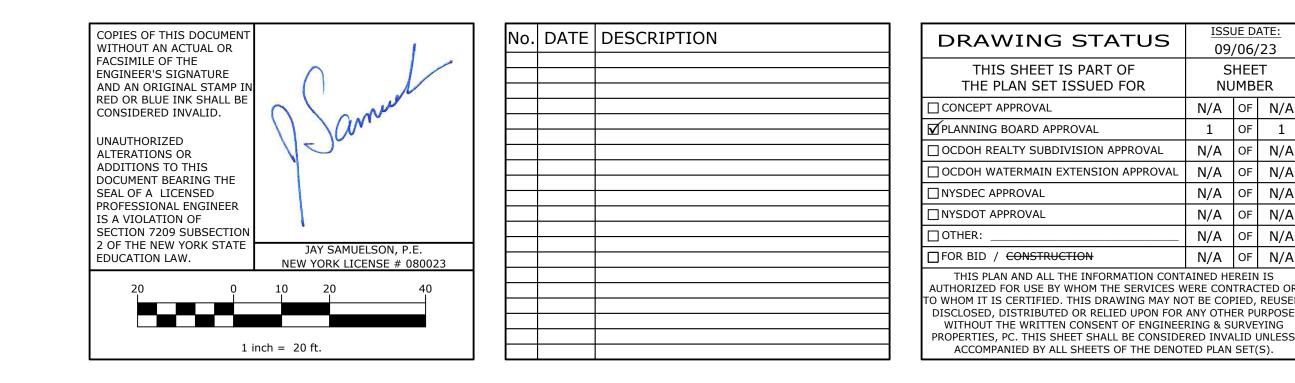
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## PROPERTY LINE ADJOINING PROPERTY LINE PROPOSED PROPERTY LINE BUILDING SETBACK LINE EDGE OF ROAD CURB LINE OVERHEAD WIRE HYDRANT SEWER MANHOLE GAS VALVE WATER VALVE CAPPED REBAR TO BE SET UTILITY POLE GUY ANCHOR CATCH BASIN SIGN (TYPE NOTED)

MINIMUM BUILDING REQUIRE LOT AREA

LOT WIDTH FRONT YARD REAR YARD SIDE YARD (ONE / BOTH) \* VARIANCE REQUIRED

MAXIMUM ALLOWABLE BUILDING HEIGHT LOT COVERAGE (BUILDING

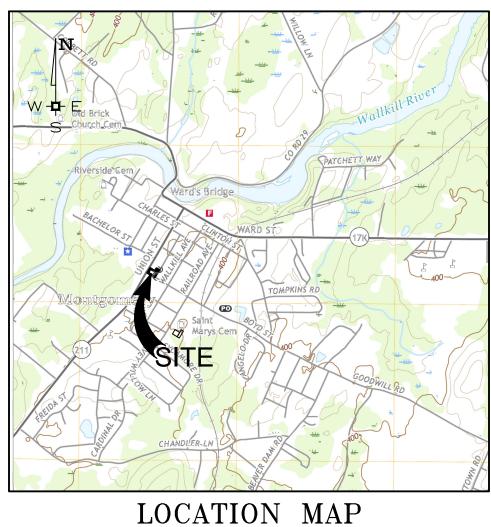


## BULK REQUIREMENTS

VILLAGE OF MONTGOMERY - ZONING DISTRICT R5 PROPOSED USE: ONE FAMILY DWELLING

REMENTS	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	
	5,000 SF	11,960 SF	8,704 SF	
	50 FEET	104 FEET	169 FEET	
	25 FEET	47.5 FEET	0.80 FEET*	
	25 FEET	16.8± FEET*	26.3± FEET	
	10/25 FEET (CORNER LOT)	13.8/63.1 FEET	10/102± FEET	

	35 FT	< 35 FT	< 35 FT	
GS)	35 %	10.78 %	15.85 %	



USGS WALDEN QUADRANGLE MAP SCALE: 1"=2000'

## **GENERAL NOTES:**

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 206, BLOCK 1, LOT 9
- 2. TOTAL AREA OF SUBJECT PARCEL: 0.475± ACRES
- 3. DEED REFERENCE:
- DEED LIBER 15218, PAGE 1974
- 4. OWNER/APPLICANT. EROL CICHOWSKI 81 UNION STREET MONTGOMERY NY 12549
- 5. PROPOSED TOTAL NUMBER OF LOTS: 2
- 6. MAP REFERENCES:
- A. A MAP ENTITLED, "PROPERTY LINCE CHANGE MAP" DATED AUGUST 1992 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON AUGUST 21, 1992 AS MAP NUMBER 171-92.
- 7. THIS SURVEY IS BASED ON NEW YORK STATE PLANE NAD 83 (2011), ZONE 3101 DATUM (USFT) DERIVED FROM GPS OBSERVATIONS.
- 8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATEMENT OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
- 9. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD
- 10. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- 11. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- 12. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
- 13. ISUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
- 14 UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
- 15. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.

