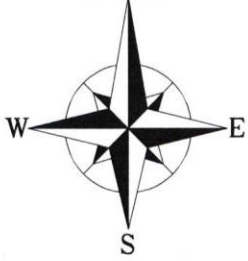


DEED
NORTH



SURVEY PLAT

WITH SITE PLAN FOR PROPOSED ADDITION ON LANDS OF:

GLEN E. GARRISON
715 PLAINS ROAD,
TOWN OF SHAWANGUNK,
COUNTY OF ULSTER, STATE OF NEW YORK

SCALE: 1" = 30 FEET
DATE: JUNE 9, 2026

TAX MAP DESIGNATION: SECTION 106.2, BLOCK 2, LOT 13
DEED REFERENCE: LIBER 6579 PAGE 33
TOTAL AREA: 43,476 Sq. Ft. or 0.998 ± Acres

NOTE:
SUBJECT TO THE RIGHTS OF OTHERS IN AND TO PLAINS ROAD AND TO HIGHWAY
TAKINGS ON RECORD, IF ANY.

LANDS NOW OR FORMERLY
GARRISON TRUST
SECTION 106.2, BLOCK 2, LOT 12
LIBER 7519 PAGE 272
739 PLAINS ROAD

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LANDS NOW OR FORMERLY
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LEGEND

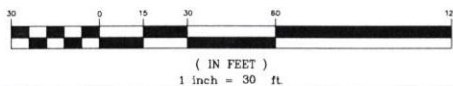
- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- STONEWALL
- FENCE LINE

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

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 N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE
SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED
AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

GRAPHIC SCALE



PROJECT #: 26-047

ZONING REGULATIONS:

ZONE: R-Ag2		EXISTING/PROPOSED
MINIMUM REQUIREMENTS:		
LOT AREA	2 Acres	0.998 Acres*
LOT WIDTH	200 FT.	173.50 FT.
LOT DEPTH	200 FT.	247.01 FT.
FRONT YARD	35 FT.	55.8 FT.
REAR YARD	50 FT.	145.0 FT.
SIDE YARD	35 FT.	23.7 FT.*
BOTH SIDE YARDS	70 FT.	70.5 FT.
MAXIMUM ALLOWED:		
BUILDING HEIGHT	35 FT.	30 ± FT.
(N. STORIES)	3 STORIES	2 STORY
IMPERVIOUS COVERAGE	15 %	18.9 %**
*PRE-EXISTING, NON CONFORMING CONDITION		
**VARIANCE OF 3.9% REQUESTED		

CERTIFIED TO:
GLEN E. GARRISON,
THE TOWN OF SHAWANGUNK,

TO BE A TRUE SURVEY PERFORMED IN THE FIELD
ON JUNE 8, 2026.

MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. No. 50253



PREPARED BY:
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