SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE.

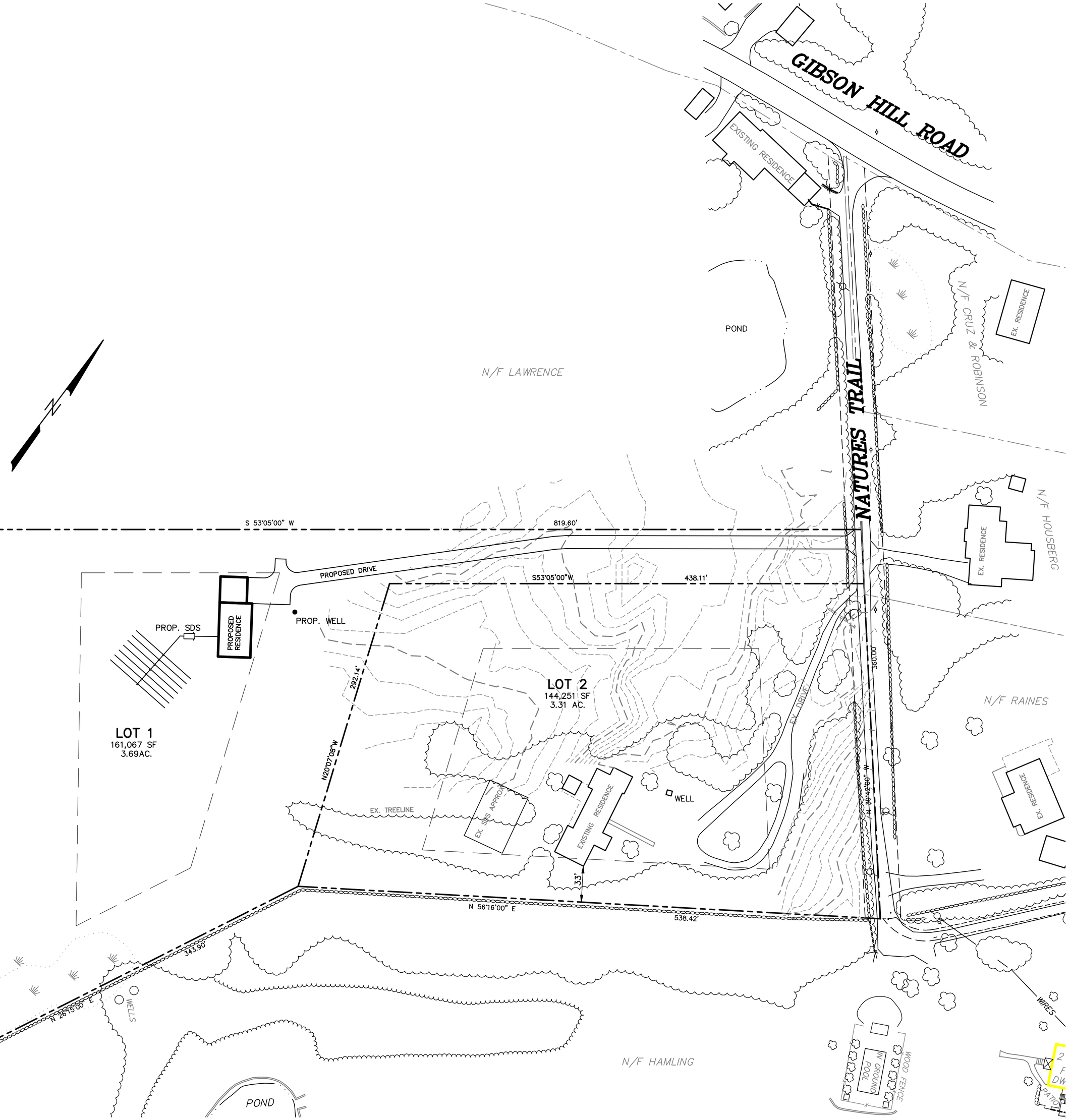
OFFSETS SHOWN ARE CORRECT BUT SHOULD NOT BE USED AS A BASIS FOR THE ERECTION OF FENCES OR OTHER STRUCTURES.

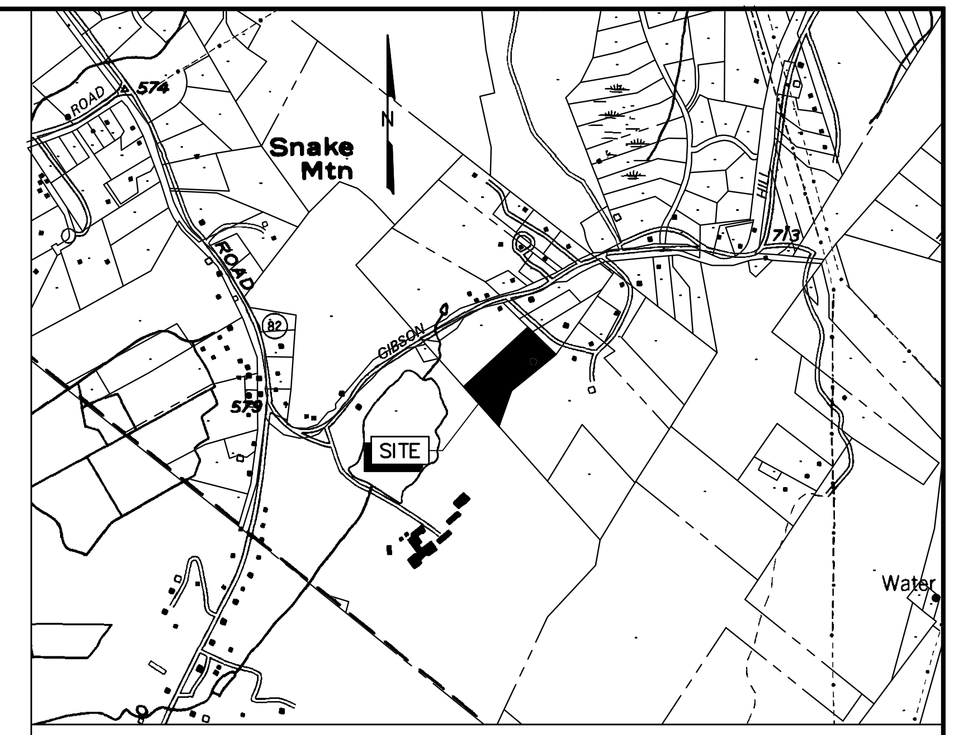
SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE AND EASEMENTS UNDISCLOSED TO MJS ENGINEERING AND LAND SURVEYING, PC AT THE TIME OF THE FIELD SURVEY.

CERTIFICATIONS HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE-HUDSON LAND SURVEYORS ASSOCIATION. 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.

ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.





VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES:

1. RECORD OWNER:
   PAUL GUANERI
   18 NATURES TRAIL
   CHESTER, NY

2. AREA: 7.01 ACRES OR 305,311SQ.FT.

3. TAX MAP NUMBER: SECTION 18, BLOCK 1, LOT 25

4. DEED REFERENCE: LIBER 4576, PAGE 220

5. ZONING DISTRICT: AR-.3
   LOT AREA: 3 AC.
   LOT WIDTH: 250' MIN.
   FRONT YARD: 100' MIN.
   SIDE YARD: 40' MIN.
   BOTH SIDE YARDS: 100' MIN.
   REAR YARD: 100' MIN.
   BUILDING HEIGHT: 35' MAX.
   BUILDING COVERAGE: 10%

6. MAP REFERENCES:
   "BOUNDARY AND TOPOGRAPHY, GAURNERI, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK." DATED 1/15/2015 AS PREPARED BY MJS ENGINEERING AND LAND SURVEYING, P.C.

   "BOUNDARY AND TOPOGRAPHIC SURVEY FOR DAVID AND CAROLINE HAMLING, TOWN OF CHESTER, ORANGE COUNTY, NEW YORK" DATED DECEMBER 31, 2013, PREPARED BY JOHN ROBERT NELTING SURVEYING AND MAPPING, PLLC

7. CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.

8. SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE OR DISCLOSED TO MJS ENGINEERING & LAND SURVEYING, PC. A SUBSURFACE UTILITY SURVEY WAS NOT CONTRACTED FOR OR PERFORMED AS PART OF THIS APPLICATION. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TWO (2) FULL WORKING DAYS BEFORE YOU DIG. CALL 1-800-962-7962.

9. IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NO.	DATE	REVISION	BY	CK.
B	4/08/15	SUBMITTED TO ZBA	JCC	M.S.
A	2/23/15	SUBMITTED FOR REVIEW	P.H.	M.S.

MICHAEL J. SANDOR PE
NY PROFESSIONAL ENGINEER NO. 60445

DRAWN BY:	P HUTTON
DEPT. CK.	M. SANDOR
DEP. APPR.	
COORD. CK.	
P.M. APPR.	
CLIENT APPR.	

MJS ENGINEERING & LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:

SKETCH PLAN

JOB NAME:

GUANERI

TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

DATE: 2/23/2015	REV. NO. B
JOB NO. 140162	DWG. NO. SK-1
SCALE: 1" = 50'	SHEET 1 OF 1

P:\140162\dwg\140162sk.dwg Layout1