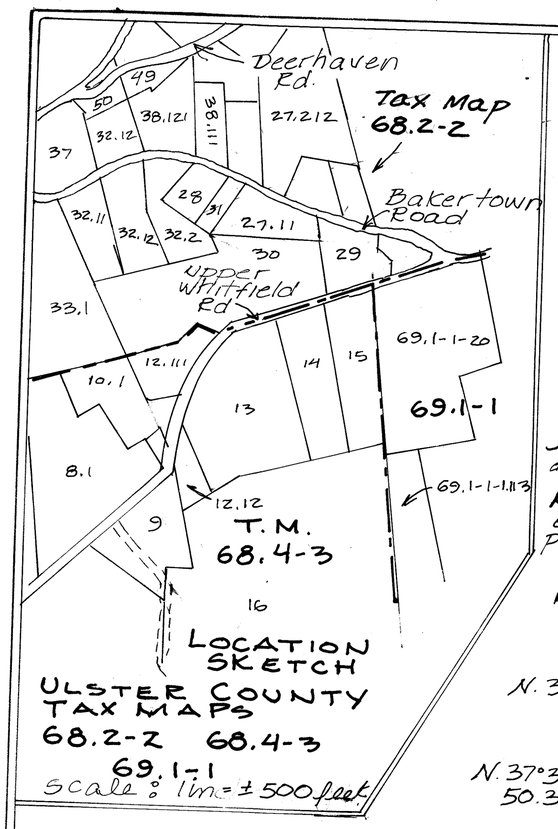
Unauthorized alteration or addition to this survey is a violation of section 7209 (2) of the New York State education law.

Subject to the rights of the public in and to the bed of Upper Whitfield Road.

Subject to any grants, easements or rights-of-way as the same may appear of record.

Underground structures or easements, if any, are not shown hereon.



Now or formerly lands of
Ronald Richard & Margaret Zuk
Liber 2989, page 075

N. 83°07'04"E.
N. 75°57'45"E. 89.68'
70.37'
N. 84°37'23"E. 122.25'
To Old Mill Rd
8 pole
S. 84°41'04"W. 292.28'
Found 2"-3-foot high iron pipe
+17.45' set rebar in found 1½" iron pip
N.Y. Tel box
844.93' from centerline

Now or formerly lands of
James Anderson & Michael Kratzner
Liber 5782, p. 142

N. 58°03'09"E. 76.33'
N. 47°00'31"E. 40.47'
N. 42°52'44"E. 82.09'
43.98'
26.39'
Rebar to be set 25.00' from E Rd.
proposed drive
proposed well
proposed house
proposed septic
N. 03°17'41"W. 583.05'
S. 03°17'41"E. 583.05'

N. 39°29'00"E. 76.41'
pole
N. 37°39'57"E. 50.34'
N. 31°53'41"E. 36.17'
N. 27°44'54"E. 49.57'
House
patio
Garage
pole
Driveway

+264.32'
Found 1" iron pipe 1.34' west

Now or formerly lands of
Leroy & Judy Seals
Liber 2461, page 074

Magnetic North
August 1993

Now or formerly lands of
Lawrence & Carol Kalvar
Liber 5433, page 284

LOT ①
3.607 Acres

LOT ②
3.892 Acres

N. 24°00'34"E. 168.06'
pole
Rebar to be set 25.00' from E Rd.
N. 21°06'12"E. 218.14'
S. 21°06'12"W. 218.14'
Proposed drive
To Methacahonts
Set rebar
N. 10°27'40"W. 424.97'
to E road
S. 88°46'28"W. 301.82'
N. 88°46'28"E. 301.82'
Rebar to be set
Rebar to be set
N. 46°55'34"W.
S. 46°55'34"E.
341.13'
341.13'
583.05'
+489.71' Set rebar
S. 03°12'30"E.
Stone

Now or formerly lands of
Nicole Bouchard
Liber 5872, page 055

proposed well
proposed house
proposed septic

LOT ③
3.093 Acres

Set rebar
S. 88°58'34"W.
wall
+313.45 Set rebar
+175.73' Set rebar
439.20'
wall
Found 1" iron pip in wall corner
Stone
Found 1" iron pipe in wall corner
S. 67°50'40"W.
161.01' stone
185.99'
N. 67°40'20"E.
not to scale
Found 1" iron pipe

Now or formerly lands of
Edward & Deborah Tricomi
Liber 2933, page 163

Map

of survey of subdivision of lands of

Marie-Christine Hellin

situate at

90 UPPER WHITFIELD RD.

TOWN of ROCHESTER ÷ COUNTY of ULSTER ÷ STATE of NEW YORK

Ulster County Tax Map No.: 68.004-03-13
Deed of record: 1393, page 827

Scale: 1 inch = 50 feet

I hereby cerify to the parties listed below that the lands shown hereon were surveyed by me and meets or exceeds the minimum standards adopted by the New York state Association of Land Surveyors. Said certifications are not transferable to subsequent owners and shall only to the parties for whom the survey was prepared and on their behalf to the lending institution and title company, if any, listed hereon. Map and survey completed 24, November 2015

1) Marie-Christine Hellin

Bert C. Winne III, L.L.S. Reg. No. 49627
P.O. Box 15, Shokan N.Y. 12481
Tele: 845-532-1880
Email: bertcwinne3e@gmail.com

ZONING REQUIREMENTS					
ZONE	MIN. LOT SIZE	MIN. STRUCTURE COVERAGE	MIN OPEN SPACE	MIN LOT WIDTH	
AR-3	3 AC.				
MINIMUM YARD REQUIREMENTS					
FRONT	SIDE	REAR			
75-feet	50-feet	50-feet			

Approved by the Planning Board of the Town of Rochester

member date member date

Indorsment of owner:
I hereby grant my approval to this plat and consent to the filing of it with the Ulster County Clerk.

owner date

MAP No. E-180