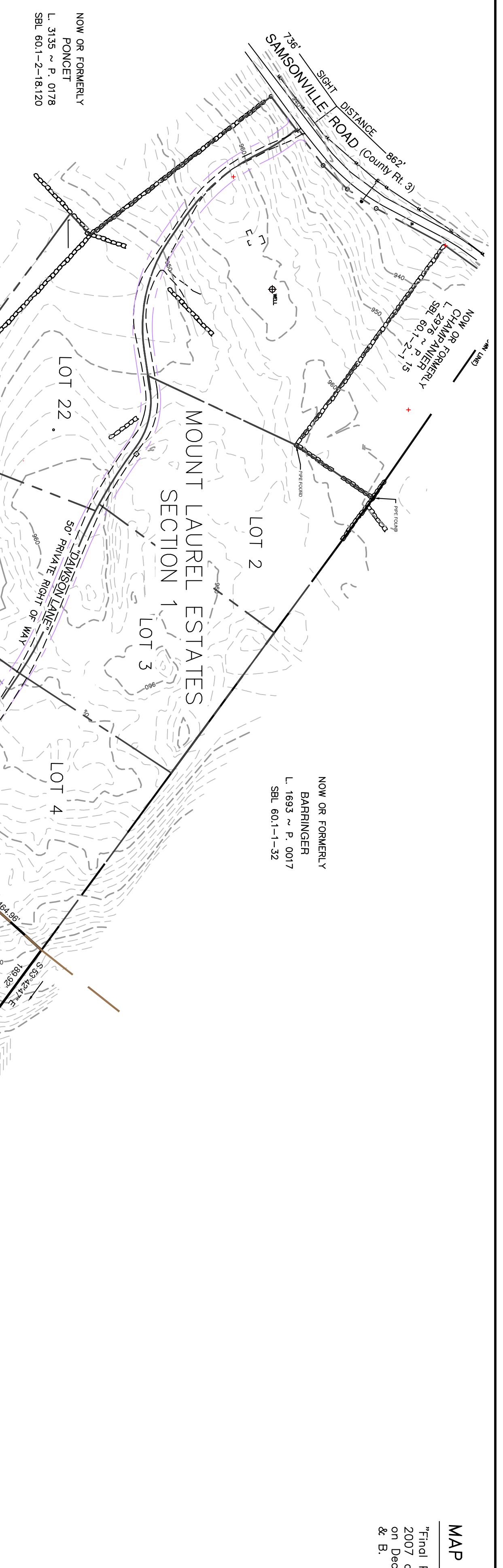


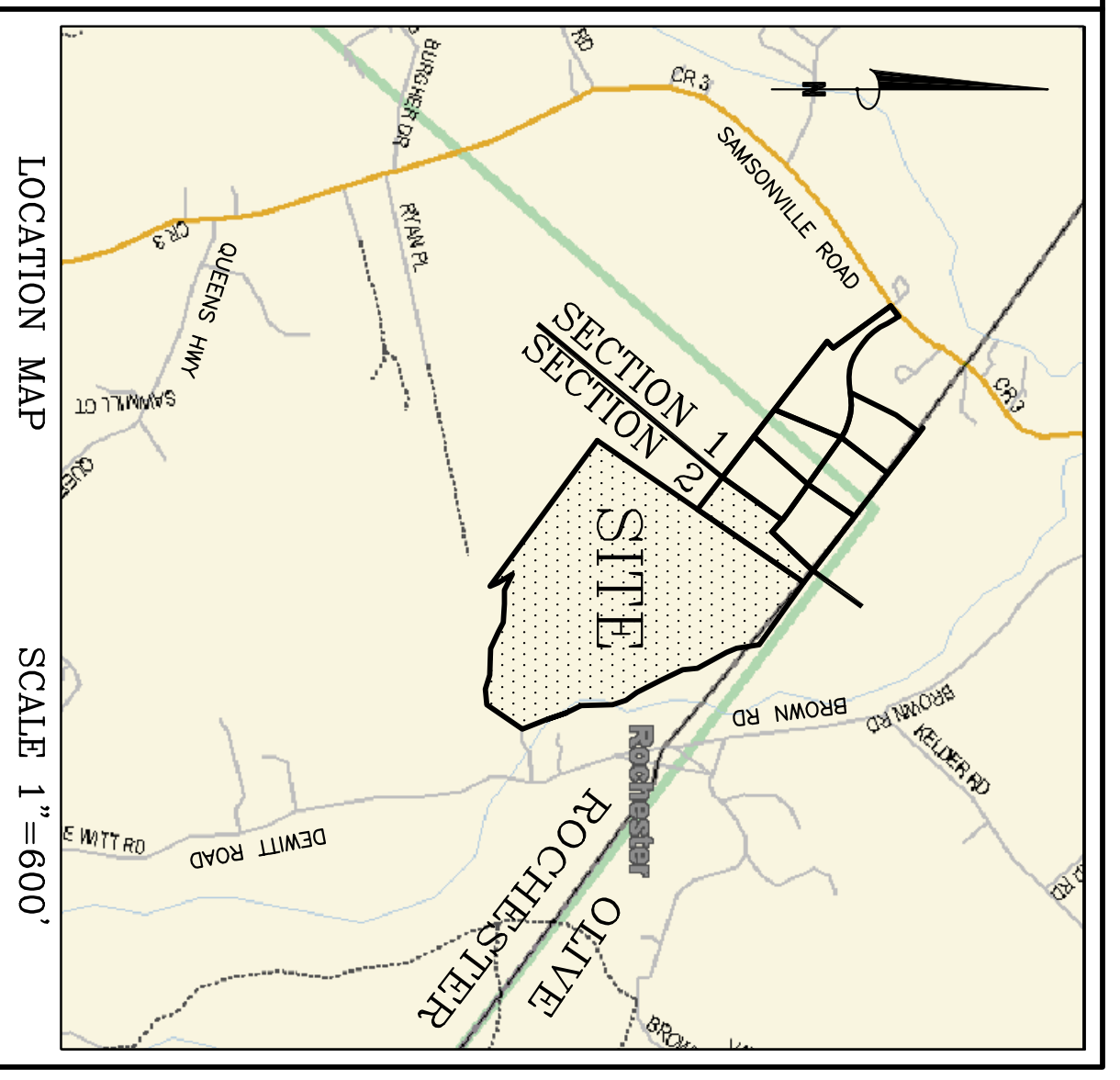
MAP REFERENCE

"Final Plat of Mount Laurel Estates" dated July 3, 2007 and recorded in the Ulster County Clerk's Office on December 19, 2007 as Filed Map No. 07-390 A & B.



LINE	BEARING	DISTANCE
L1	S 85°02'46" W	132.17
L2	N 72°44'4" W	228.86
L3	N 66°19'14" W	150.55
L4	N 66°19'14" W	150.55
L5	N 63°57'14" W	91.65
L6	N 86°00'14" W	159.78
L7	S 82°57'46" W	118.00
L8	S 82°57'46" W	118.00
L9	S 32°48'31" E	135.41
L10	S 22°26'14" E	73.99

LINE	BEARING	DISTANCE
L15	S 10°15'49" E	87.28
L16	S 20°50'14" E	270.72
L17	S 06°14'14" E	119.85
L18	S 06°14'14" E	194.86
L19	S 28°15'14" E	194.86
L20	S 28°25'14" E	223.84
L21	S 28°25'14" E	114.88
L22	S 07°06'14" E	114.88
L23	S 01°19'14" E	255.40
L24	S 27°21'14" E	183.54
L25	S 20°02'14" E	183.54
L26	S 22°50'14" E	193.15



ZONING REQUIREMENTS	
For Town of Rochester	
R-2, Low-Density Residential	
Required	
MINIMUM Lot Area:	2.0 AC
Lot Width:	160 FT
Lot Depth:	160 FT
Lot Frontage:	50 FT
Front Yard:	35 FT
Side Yard:	40 FT
Rear Yard:	40 FT
MAXIMUM Lot Coverage:	30%
Bid Height:	35 FT
Bid Stories:	2.5

OWNERS ENDORSEMENT
 I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON

OWNER: _____ DATE: _____

OWNER/DEVELOPER
 CATSKILL FARMS, INC.
 C/O CHARLES BERTERSHEIM
 42 PROCTOR RD
 ELDBRD, NY 12732

TAX MAP ID#
 60.1-2-2.15

LOT AREA
 47.29 ACRES
 482.31 ACRES

TOTAL AREA = 489.60 ACRES

MAP REVISION DATES

DATE	REVISION	BY
03/02/2016	REVISIONS AS PER FB COMMENTS	HG
03/16/2016	REVISED LOTS	HG

REVISED SUBDIVISION
MOUNT LAUREL ESTATES
 SECTION 2

SITUATE: SAMSONVILLE
 TOWN OF ROCHESTER
 ULSTER COUNTY ~ NEW YORK

JANUARY 22, 2016

Scale: 1" = 200'

APPROVED BY THE TOWN OF ROCHESTER PLANNING BOARD

DATE: _____

CHAIRMAN: _____

MEMBER: _____

MEDENBACH & EGGERS
 CIVIL ENGINEERING & LAND SURVEYING, P.C.
 STONE RD., NEW YORK (845) 897-0647

BARRY MEDENBACH, P.E.
 NEW YORK LIC. NO. 60142

SPT1