



North
Basis of Bearings
Deed Liber 14599 - page 679

Line/Curve Table
Hemlock Street Extension
50' Right of Way
Area: 54,936.4 s.f. - 1.261 Acres

LINE	BEARING	DISTANCE
L1	N 46°24'25" W	40.20'
L2	N 30°17'34" W	52.67'
L3	S 60°35'11" W	290.20'
L4	N 43°43'54" W	140.94'
L5	N 66°34'24" W	212.14'
L6	N 33°37'17" W	304.52'
L7	N 59°27'19" W	80.02'
L8	N 82°47'20" E	59.65'
L9	S 39°27'19" E	29.73'
L10	S 33°37'17" E	301.20'
L11	S 66°34'24" E	207.45'
L12	S 43°43'54" E	112.20'
L13	N 60°35'11" E	300.60'
L14	S 30°17'34" E	94.83'
L15	N 46°24'25" E	33.00'
L16	S 43°27'11" W	50.00'
CURVE	RADIUS	ARC LENGTH
CI	113.30'	19.88'

Subject Property
Tax Map ID: 11-1-1.52
apo Deed: Liber 14599 at Page 679

Note:
Septic Design as per a plan entitled, "Plot Plan For Tonneson" dated August 27, prepared by Talcott Engineering Design, Charles T. Brown, P.E. Please refer to said plan for specifics on all septic related design elements & associated details.

Building/Garage Footprint and related improvements are as per a plan entitled, "Tonneson Modular Foundation", dated August 30, 2019, prepared by Talcott Engineering Design, Charles T. Brown, P.E. Please refer to said plan for all building related design elements, misc. improvements, & associated details.

Hemlock Street 50' Wide Right of Way extension for the purpose of ingress and egress, running over, on, and through a future roadway beginning at the intersection of Hemlock Street and Poplar Street thence running through the lands of Tonneson (aka Feith Realty as Grantor to Kopald as per Liber 1893 at Page 512) and as per Liber 1714 at Page 924).

Note:
R.O.W. for all utilities to be provided to Orange & Rockland Utilities, Inc.
The final location for all proposed utilities are to be field verified and the limits of said R.O.W. will be determined after construction.

Zoning District Line Res 1 - Code R-1
Zoning District Line Res 1 - Code R-5

unimproved road from a map entitled, "Property of Feith Realty, Inc." last revised October 1, 1947 as shown in 1971 per Item 16 in Refs. remnants of which were field verified

proposed overhead utility lines for new service

proposed utility pole

proposed underground utility lines for new service (typ)

proposed new service electric transformer

proposed stone wall (typ)

proposed utility pole

proposed overhead utility lines (typ)

proposed utility pole

Site Plan & Hemlock Street ROW
(see Sheet 1 for Lot Line Revision Survey Metes & Bounds)

- REFERENCES:**
1. Tax Maps for the Town of Highlands, Orange County, New York.
 2. Various Deeds of Record - Liber and Page as shown:
 3. A map entitled, "Map of Sunny Side Park", filed in the Orange County Clerk's Office on May 8, 1930 as Filed Map No. 571.
 4. A map entitled, "Property to be Conveyed by Feith Realty Inc.", filed in the Orange County Clerk's Office on September 25, 1953 as Filed Map No. 1548.
 5. A map entitled, "Subdivision Plan Section 'A' Canterbury Forest, Inc.", filed in the Orange County Clerk's Office on October 21, 1968 as Filed Map No. 2379.
 6. A map entitled, "Survey of Lands Belonging to David McLellan", filed in the Orange County Clerk's Office on September 29, 1982 as Filed Map No. 6032.
 7. A map entitled, "Survey of Lands Belonging to Lois A. Pfeil", filed in the Orange County Clerk's Office on April 18, 1986 as Filed Map No. 7528.
 8. A map entitled, "Subdivision of Corbin Hill", filed in the Orange County Clerk's Office on May 4, 1987 as Filed Map No. 8255.
 9. A map entitled, "Survey and Subdivision Map of Lands of James & Kathy Ripa", filed in the Orange County Clerk's Office on February 25, 2013 as Filed Map No. 27-13.
 10. A map entitled, "Plan Showing Approved Lot Line Changes to Lots 9, 10, 11, & 12 on Filed Map No. 118-00 Corbin Hill Subdivision", filed in the Orange County Clerk's Office on March 10, 2004 as Filed Map No. 173-04.
 11. A map entitled, "Condominium Plan - The Village at Corbin Hill Condominium III", filed in the Orange County Clerk's Office on December 22, 2011 as Filed Map No. 303-11.
 12. A map entitled, "Subdivision Plat - Corbin Hill Commercial Project", filed in the Orange County Clerk's Office on April 8, 2005 as Filed Map No. 333-05.
 13. A map entitled, "Condominium 2 Phase The Village at Corbin Hill Condominium II", filed in the Orange County Clerk's Office on August 9, 2004 as Filed Map No. 529-04.
 14. A map entitled, "Condominium 1 Phase The Village at Corbin Hill Condominium I", filed in the Orange County Clerk's Office on November 5, 2003 as Filed Map No. 551-03.
 15. A map entitled, "Lot Line Change For Ned Kopald & Jonathan R. Kopald", dated December 22, 1997, prepared by Grevas & Hildreth, P.C..
 16. A map entitled, "Canterbury Forest, Inc. Boundary Survey Lands To Be Acquired From Feith Realty, Inc.", dated May 7, 1971, prepared by Kartiganer Engineers, as referenced on map cited in Item 15 in References.
 17. A map entitled, "Plan Showing Approved Lot Line Changes to Lots 9, 10, 11 & 12 on Filed Map #118-00 (filed on June 8, 2000), Corbin Hill Subdivision, US Route 9W, Town of Highlands, Orange County, New York", dated October 31, 2003, last revised February 26, 2004, filed in the Orange County Clerk's Office on March 10, 2004 as Filed Map No. 173-04.
 18. A map entitled, "Subdivision Plat, Corbin Hills L.L.C., Town of Highlands, Orange County, New York", dated July 17, 2017, last revised August 10, 2017, filed in the Orange County Clerk's Office on December 12, 2017 as Filed Map No.336-17.

SURVEYOR'S NOTES:

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6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. This survey is subject to the findings of a title report and or title search.
8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
9. Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

CERTIFIED TO:
I hereby certify to:
David Tonneson, Deborah Tonneson,
& Jaidin Paisley Tonneson
David N. McCutchen
Mary-Mitchell Campbell
Brian D. Crandall & Susan Crandall
The Town of Highlands

SURVEYOR'S CERTIFICATION:
I hereby certify to the hereon listed parties that this map represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at Poplar Street (Proposed), Hemlock Street, and Eagle Crest Road in the Town of Highlands, County of Orange, State of New York. Completed on March 10, 2020, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct.

Signature _____ Date _____ Jonathan N. Millen, L.L.S.
1229 Route 300 - Suite 3
Newburgh, NY 12550



Jonathan N. Millen, L.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 060748



Hemlock Street R.O.W. Extension
Site Plan for Tax ID: 11-1-1.52
Limited Topo & Improvements

Lot Line Revision Plat
of the lands of
David Tonneson, Deborah Tonneson,
& Jaidin Paisley Tonneson

portions as shown to be conveyed to
David N. McCutchen
Mary-Mitchell Campbell
Brian D. Crandall & Susan Crandall

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 3 - Newburgh, NY 12550
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@accessurveying.com

Prepared For Tax Map Parcel
11-1-1.52
aka **Poplar Street (Proposed)**
situated in the
Town of Highlands
County of Orange, New York 10928
DATE: 05/28/2020 SCALE: 1"=60' JOB No.: 19026TON DRAWN BY: jnm