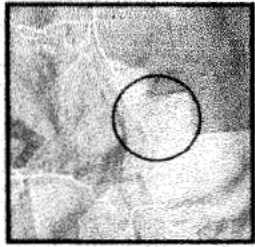


UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7009(d) OF THE NEW YORK STATE EDUCATION LAW.

Magnetic North
September 2023



LOCATION MAP - NOT TO SCALE

Zoning District			Minimum Lot Requirements		
R1.5 Moderate-Density Residential			Area	Width	
			1.5 acres	200 feet	
Minimum Yard Requirements					
Max. Structure Coverage	Min. Open Space	Max. Structure Height (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
10%	60%	35	50	25	50

DEED REFERENCE (1) Ralph Combe & Ursula Combe to Linda Rapin dated 10/15/2019 and filed in the Ulster County Clerk's Office 02/09/2020 in Liber 6344 of deeds page 195.
DEED REFERENCE (2) Ralph and Ursula Combe to Ralph H. Combe, Jr. and Daniela Krasic Combe dated 03/01/1993 and filed in the Ulster County Clerk's Office 03/22/1993 in Liber 2063 of deeds page 278.
DEED REFERENCE (3) State Mountain Forest House, LLC and Ralph H. Combe, Jr. and Daniela Krasic Combe to Ralph H. Combe, Jr. and Daniela Krasic Combe dated 06/13/2014 and filed in the Ulster County Clerk's Office 06/25/2014 in Liber 7369 of deeds page 48.

MAP REFERENCE (1) Map of Boundary Line Adjustment Between Ralph H. Combe, Jr. & Daniela Krasic Combe and State Mountain Forest House, LLC. Filed 02/26/2024 in the Ulster County Clerk's Office as map # 24-25.
MAP REFERENCE (2) Map Showing Survey of Lots for Ralph H. Combe, Jr. and Daniela Krasic Combe by Robert G. Cross, P.L.S. (1998).

* Liber 2062 page 636 calls for a 30' wide R.O.W. Right of Way by Robert G. Cross, P.L.S. (1998) show this to be a 25' wide R.O.W.

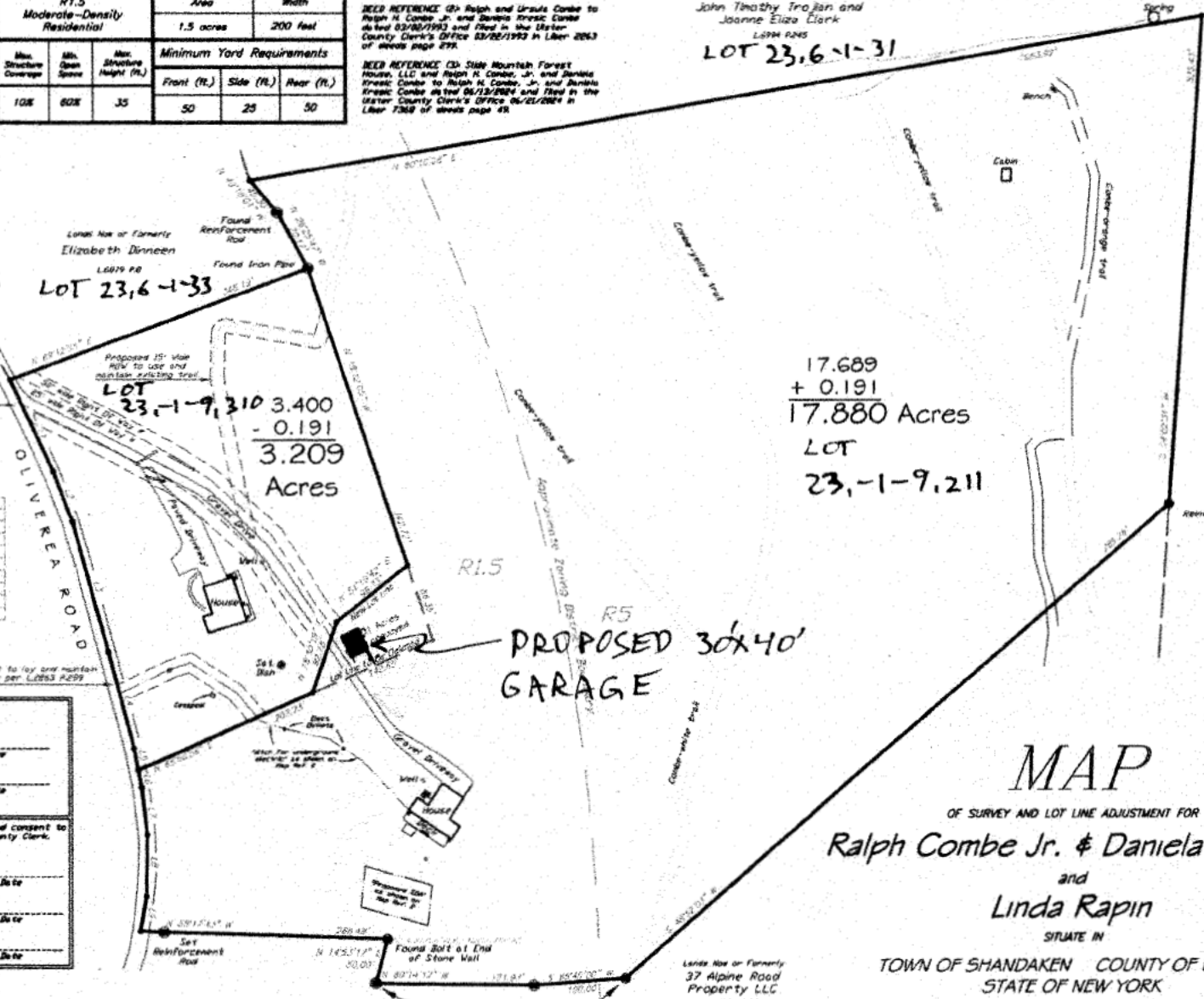
Lot	Area	Acres
1	17.689	0.400
2	17.880	0.407
3	17.880	0.407
4	17.880	0.407
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97	17.880	0.407
98	17.880	0.407
99	17.880	0.407
100	17.880	0.407

20' was expended to lay and install utility lines as per L1053 A299

TOWN OF SHANDAKEN PLANNING BOARD APPROVAL

Number	Date
Number	Date
I HEREBY GRANT my approval to this plan and consent to the filing of it in the Office of the County Clerk.	
Done	Date
Done	Date
Done	Date

Map Completed 08/13/2023



LOT 23,6-1-31

17.689
+ 0.191
17.880 Acres
LOT
23,1-9,211

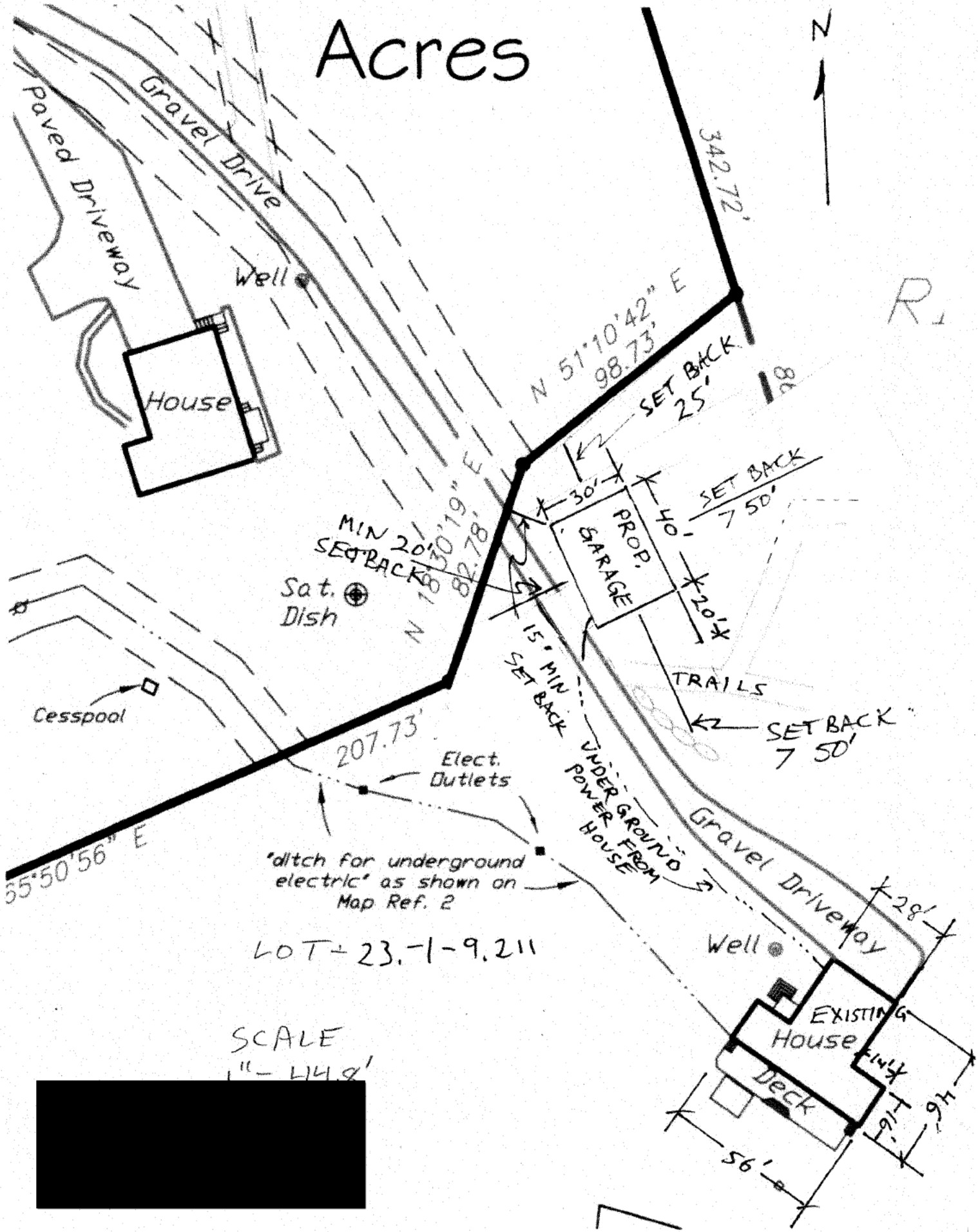
PROPOSED 30'x40' GARAGE

MAP
OF SURVEY AND LOT LINE ADJUSTMENT FOR
Ralph Combe Jr. & Daniela Combe
and
Linda Rapin
SITuate IN
TOWN OF SHANDAKEN COUNTY OF ULSTER
STATE OF NEW YORK

LOT 23,1-9,110

SCALE: 1 inch = 100 feet
TAX MAP: 23,1-9,300
23,1-9,210

Acres



SCALE
1" = 44.9'

