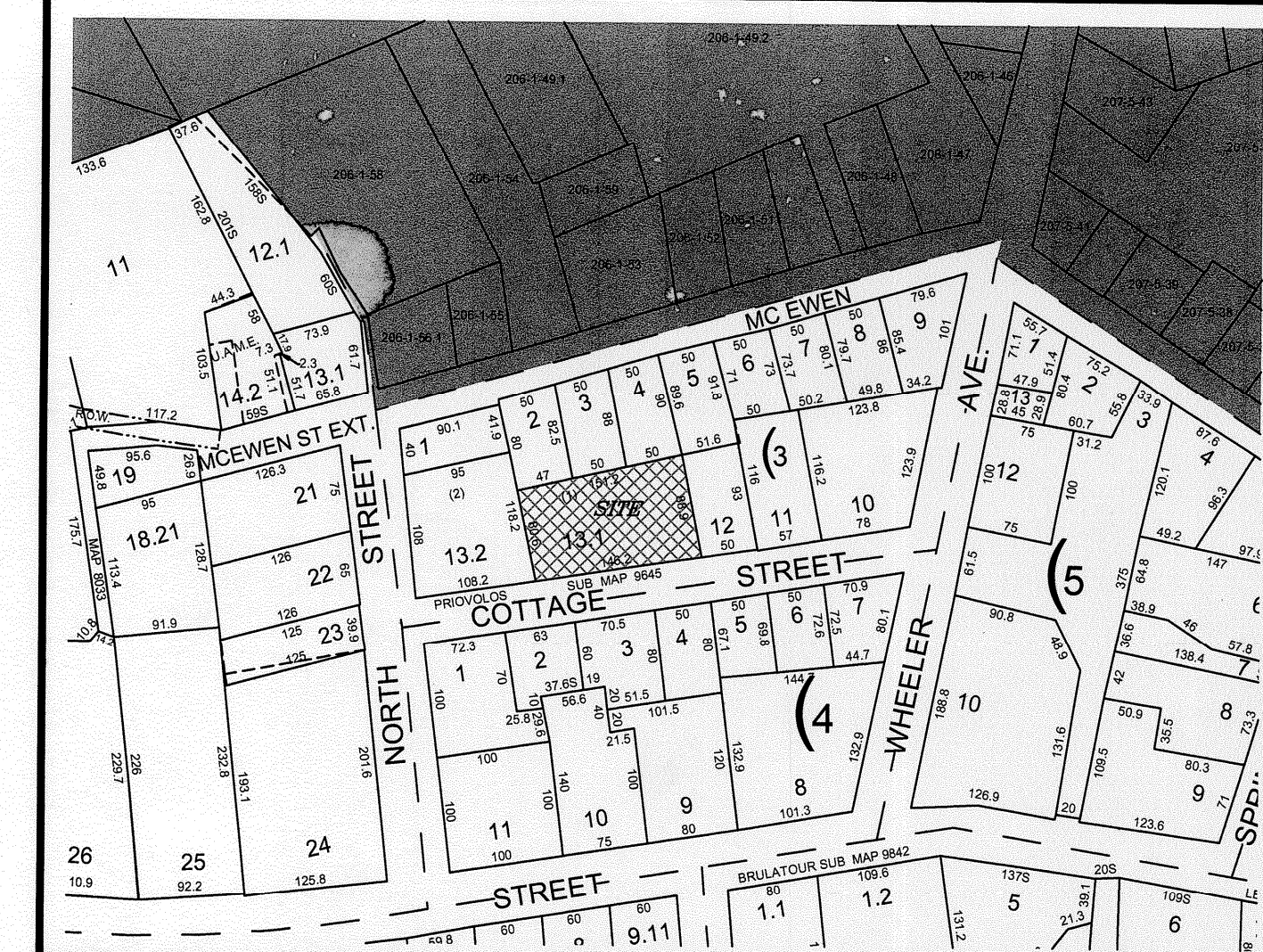
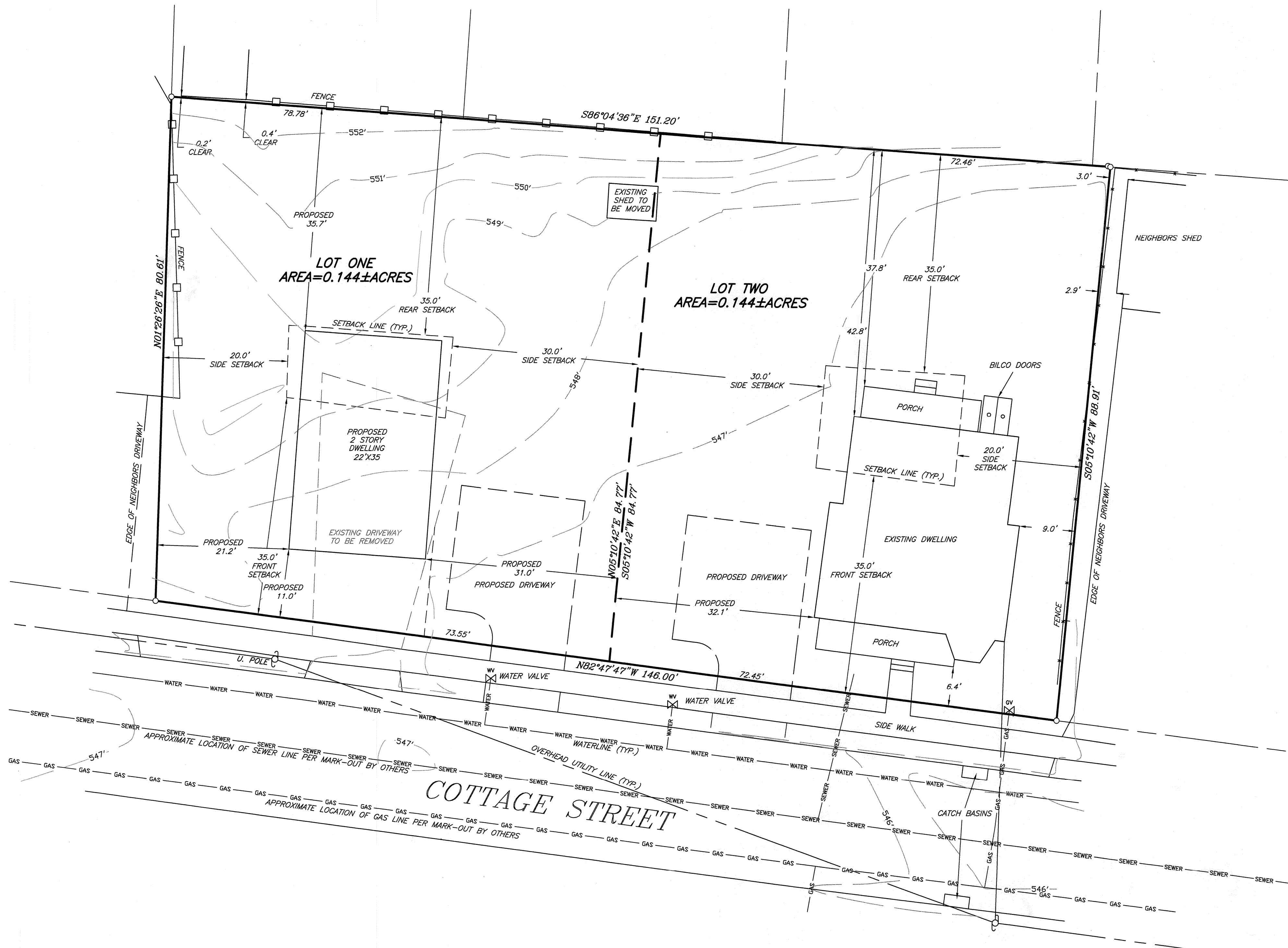
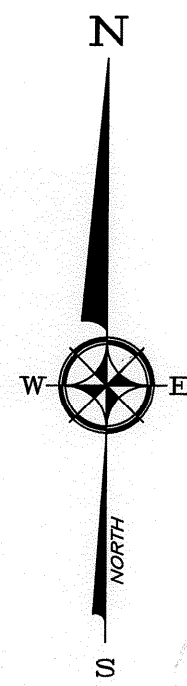




NOTES:

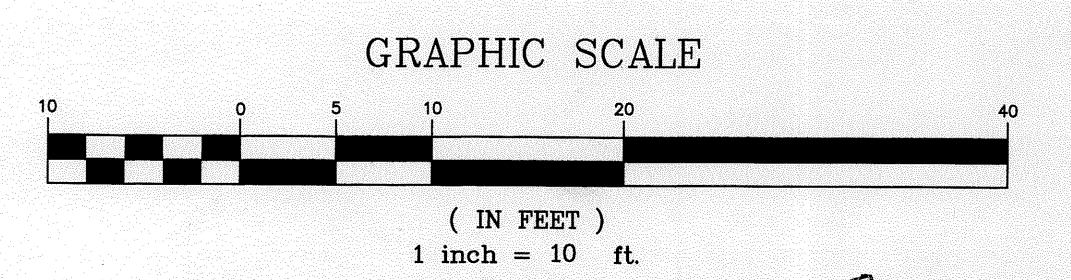
- TAX MAP DESIGNATION AND DEED REFERENCE:
VILLAGE OF WARWICK
SECTION 210 BLOCK 3 LOT 13.1 LIBER 11059 PAGE 1165
- WATER SUPPLY: VILLAGE WATER SUPPLY
- SEWAGE DISPOSAL: VILLAGE SEWER
- ZONING DISTRICT: RESIDENTIAL (R)
- UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- SURVEY SUBJECT TO THE FINDINGS OF AN UP-TO-DATE ABSTRACT OF TITLE.
- MISSING PROPERTY CORNERS WERE NOT PLACED AS PART OF THIS SURVEY.
- RECORDED OWNERS AND APPLICANTS:
• CLEMENT J. TRUITT, II 45 WHEELER AVE WARWICK NY 10990
• HELEN M. TRUITT 45 WHEELER AVE WARWICK NY 10990
- EXISTING UTILITY LINE LOCATIONS MARKED BY OTHERS
- TOPOGRAPHIC DATUM: NAVD 1988

ZONING REQUIREMENTS RESIDENTIAL (R) USE GROUP (B)

	MINIMUM REQUIRED	LOT 1 PROPOSED	LOT 2 PROPOSED
MINIMUM LOT AREA (SQ. FT.) (SEE ALSO NOTE 4)	20,000	6287.70	6287.16
LOT WIDTH (F.T.)	100	73.55	72.45
FRONT SETBACK (F.T.)	35	11	6.4
FRONT YARD (F.T.)	35	11	6.4
SIDE SETBACK (F.T.)	20	21.2	9.0
TOTAL SIDE SETBACK (F.T.)	50	52.2	41.1
SIDE YARD (F.T.)	10		9.0
REAR SETBACK (F.T.)	35	35.7	42.8
REAR YARD (F.T.)	10	35.7	37.8
STREET FRONTAGE (F.T.)	80	73.55	72.4
MAX HEIGHT (F.T.)	35		
DEVELOPMENT COVERAGE (%)	35	20%	27%
LOT DEPTH (F.T.)	125	83.0	87.1

MINOR SUBDIVISION
FOR
CLEMENT J. TRUITT, II
&
HELEN M. TRUITT
VILLAGE OF WARWICK ORANGE COUNTY, N.Y.

NOVEMBER 18, 2024



APPROVED AS A FINAL SUBDIVISION PLAN BY A
RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE
OF WARWICK ON _____

CHAIRMAN _____ DATE _____
VILLAGE ENGINEER _____ DATE _____

APPROVED FOR FILING

OWNER _____ DATE _____

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED
SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
GUARANTEES OF CERTIFICATIONS ARE NOT
TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OF
THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION
OF THE NEW YORK STATE EDUCATION LAW, SECTION
7209, SUB-DIVISION 2.

I HEREBY CERTIFY THAT THIS MAP IS
BASED ON AN ACTUAL FIELD SURVEY
COMPLETED ON APRIL 21, 2021

JOHN A. MCGLOIN, N.Y. L.C. #49689
PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE
WARWICK, NEW YORK 10990

JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE, WARWICK, NEW YORK 10990
(845) 986-1262

FILE No. 24-4153