

Tax Map ID: 45-1-10  
 DEED REFERENCE:  
 Liber 1791 Page 437  
 Recorded: December 12, 2007  
 Grantee: U-F Property Corp.  
 Grantor: The Town of Southeast

Tax Map ID: 45-1-11  
 DEED REFERENCE:  
 Liber 1791 Page 437  
 Recorded: December 12, 2007  
 Grantee: U-F Property Corp.  
 Grantor: The Town of Southeast

Tax ID: 45-1-60  
 DEED REFERENCE:  
 Liber 1871 Page 291  
 Recorded: March 3, 2011  
 Grantee: The Town of Southeast  
 Grantor: The County of Putnam

**MAP REFERENCE:**  
 Map showing parcels to be exchanged for the improvement of Pugsley Road, Zimmer Road, Barrett Road and Fields Corner Road, Sheet 2 of 2 prepared by Bady and Watson Surveyors dated: July 8, 2004 and revised January 11, 2008.

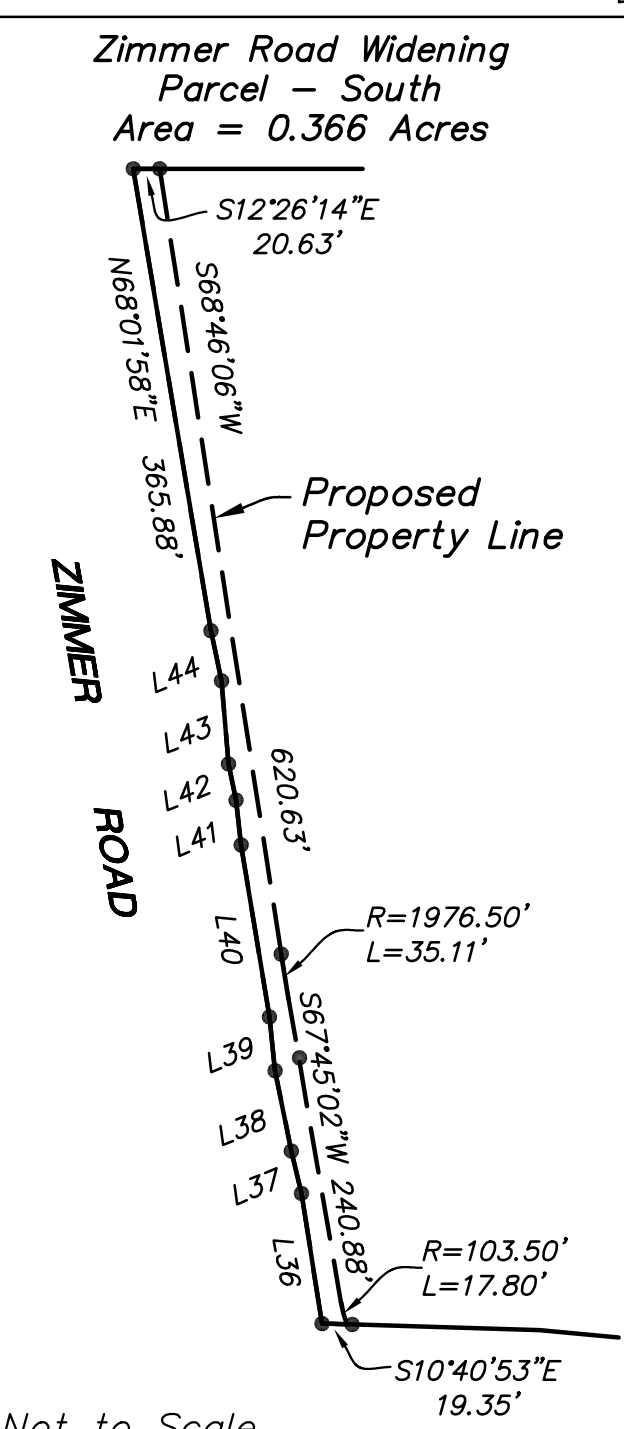
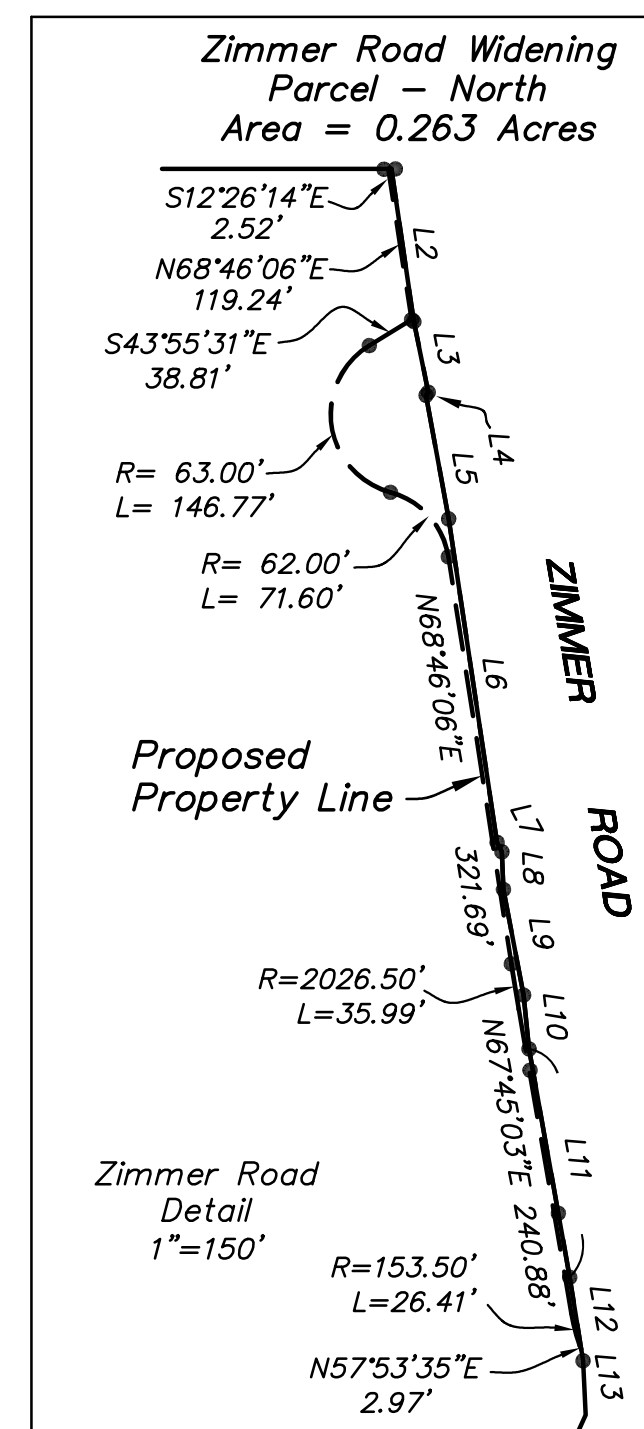
Bearings shown on this Map refer to Grid North on the New York State Plane Coordinate System, East Zone, Central Meridian 74°30'00" West Longitude.

+11° 11' 32" Rotation to Deed Meridian Liber 1791 Page 437 Parcels 1A, 2A, 3A

+0° 06' 25" Rotation to Deed Meridian Liber 1791 Page 437 Parcel 1B & 2B, Exclusion 7

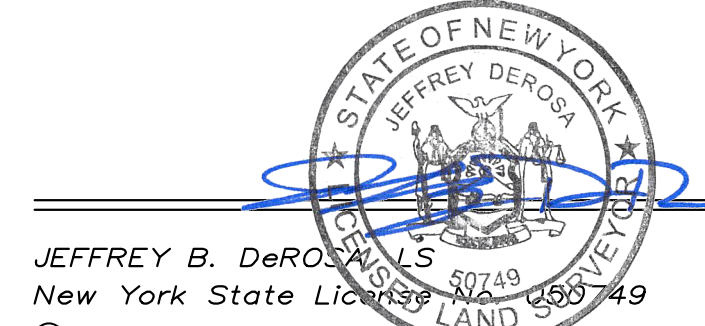
+0° 05' 52" Rotation to Deed Meridian Liber 1791 Page 437 Exclusion 1,2,3,4,5,6

AREA TABLE	
<b>Tax Lot 45-1-10</b>	
Lot 1	Area = 26.834 Acres
Lot 2	Remainder of Lot 45-1-10 (66.177 Acres) + Parcel 1B (0.041 Acres) + Abandonment Parcels W (0.106 Acres) T (0.000 Acres) R (0.003 Acres) P (0.001 Acres) N (0.012 Acres) - Road Widening Fields Corner Road (0.502 Acres) Zimmer Road - North (0.263 Acres)
Total Area = 65.575 Acres	
<b>Tax Lot 45-1-11</b>	
Lot 3	Remainder of Lot 45-1-11 (15.605 Acres) + Parcel 2B (0.347 Acres) + Abandonment Parcel X (0.427 Acres) - Road Widening Zimmer Road - South (0.366 Acres)
Total Area = 16.013 Acres	
Lot 4	Area = 44.845 Acres



**Land Surveyor's Certification**

We hereby certify that the survey shown hereon was completed by us on that this map was completed August 4, 2023; and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveyors as adopted by the New York State Association of Professional Land Surveyors, Inc.

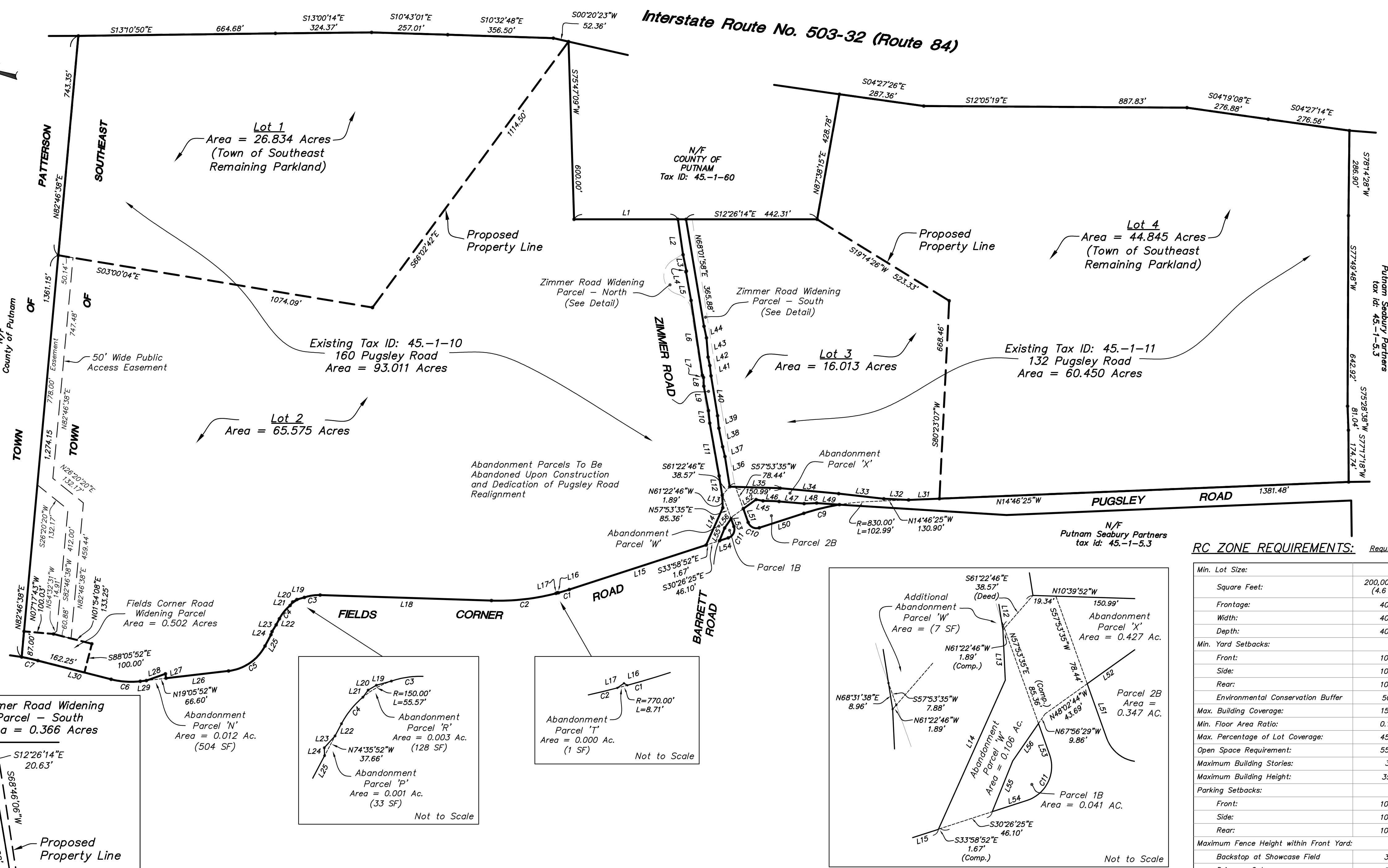


**INSITE**  
 ENGINEERING, SURVEYING &  
 LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place  
 Carmel, NY 10512  
 (845) 225-9690  
 (845) 225-9717 fax  
 www.insite-eng.com

Lot No.	E911 Address
10.1	TBD
10.2	TBD
11.1	TBD
11.2	TBD

E911 Coordinator Southeast



Line Table Tax ID: 45-1-10

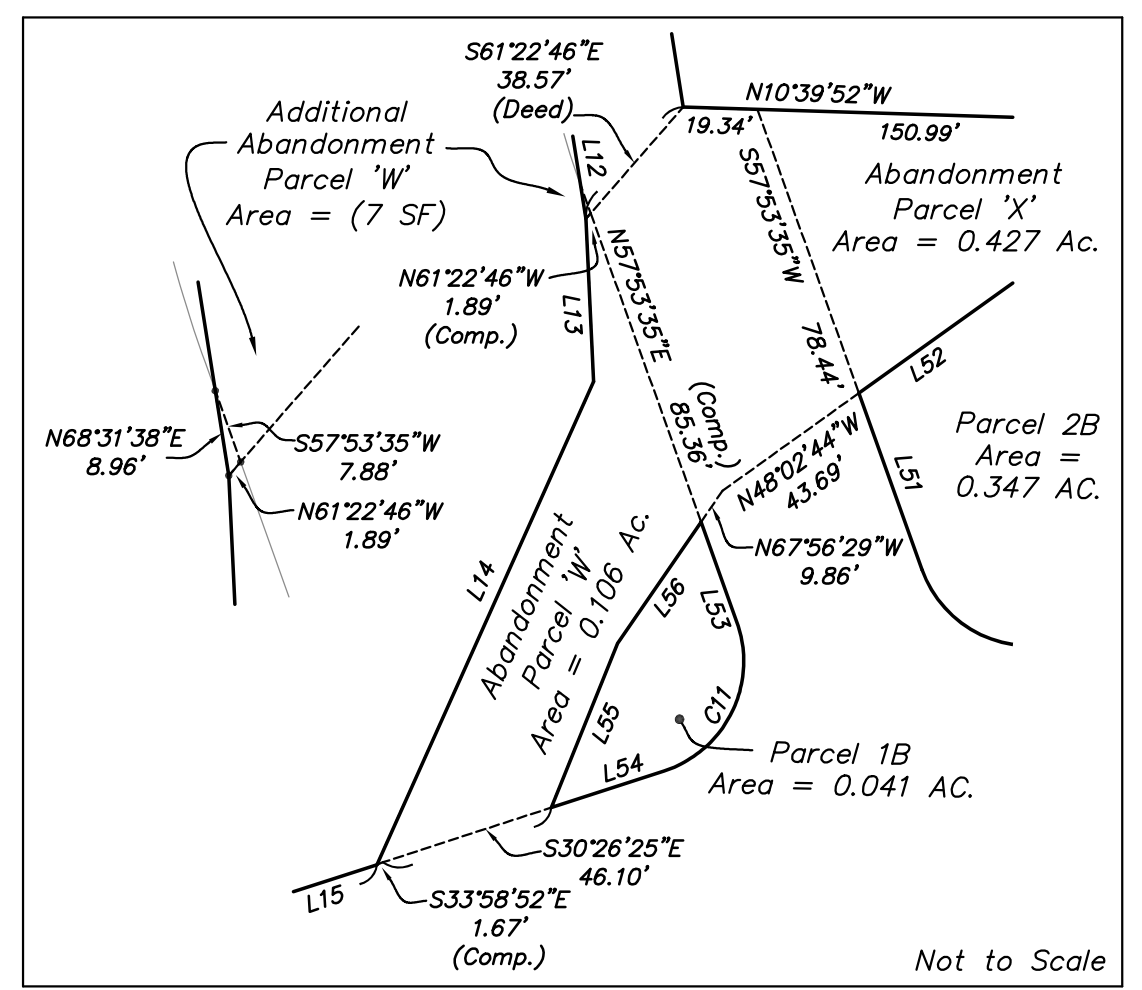
Line	Bearing	Distance	Line	Bearing	Distance
L1	S12°26'14"E	350.36'	C2	R=770.00'	L=219.77'
L2	S89°15'28"W	120.68'	L18	N10°35'52"W	578.00'
L3	S66°02'18"W	56.25'	C3	R=150.00'	L=54.17'
L4	N68°10'32"W	2.97'	L19	N27°53'52"W	26.24'
L5	S67°14'28"W	98.15'	L20	N42°51'02"W	16.20'
L6	S69°02'08"W	255.42'	L21	N65°59'32"W	14.90'
L7	S50°17'38"W	8.30'	C4	R=150.00'	L=57.81'
L8	S75°15'38"W	29.41'	L22	N74°35'52"W	23.27'
L9	S66°45'48"W	84.02'	L23	N70°49'52"W	26.67'
L10	S71°47'18"W	42.24'	L24	N83°36'32"W	11.19'
L11	S67°28'28"W	181.09'	L25	N74°35'52"W	43.06'
L12	S68°31'38"W	66.08'	C5	R=160.00'	L=154.99'
L13	S74°50'48"W	42.45'	L26	N19°05'52"W	212.47'
L14	N78°16'12"W	137.86'	L27	N70°17'58"W	15.12'
L15	N30°25'52"W	485.20'	L28	N31°55'23"W	68.14'
C1	R=770.00'	L=38.05'	L29	N19°05'52"W	20.92'
L16	N16°05'52"W	0.85'	C6	R=270.00'	L=98.96'
L17	N28°28'12"W	7.88'	L30	N01°54'08"E	255.00'
			C7	R=830.00'	L=55.99'

Line Table Tax ID: 45-1-11

Line	Bearing	Distance	Line	Bearing	Distance
L31	N14°46'25"W	104.23'	L45	S01°56'04"E	23.68'
L32	N09°49'22"W	83.67'	L46	S11°02'24"E	40.04'
L33	N05°56'12"W	153.12'	L47	S07°35'17"E	99.01'
L34	N07°07'02"W	198.06'	L48	S14°57'24"E	42.26'
L35	N10°39'52"W	170.34'	L49	S08°30'54"E	77.15'
L36	N68°34'08"E	102.92'	C9	R=830.00'	L=123.97'
L37	N64°09'18"E	34.01'	L50	N30°26'25"W	157.75'
L38	N66°07'08"E	64.00'	C10	R=30.00'	L=46.25'
L39	N71°31'08"E	42.22'	L51	N57°53'35"E	48.78'
L40	N68°14'28"E	136.14'	L52	S48°02'44"E	53.03'
L41	N71°03'28"E	35.15'			
L42	N65°40'18"E	29.00'			
L43	N72°49'48"E	65.10'			
L44	N65°31'08"E	40.01'			

Line Table Parcel 2B p/o Tax ID: 45-1-5.3

Line	Bearing	Distance
L53	S57°53'35"W	27.81'
C11	R=30.00'	L=48.00'
L54	N30°26'25"W	30.90'
L55	S80°25'33"E	46.13'
L56	S67°56'29"E	38.35'



**RC ZONE REQUIREMENTS:**

Required:	Tax Map #45-1-10 Existing Lot	Tax Map #45-1-10 Proposed Lot 2	Tax Map #45-1-11 Existing Lot	Tax Map #45-1-11 Proposed Lot 3	
Min. Lot Size:	200,000 S.F. (4.6 AC)	93.0 AC	65.575 AC <sup>1</sup>	60.5 AC	16.013 AC <sup>1</sup>
Square Feet:					
Frontage:	400'	3,609'	3,670'	3,005'	1,716'
Width:	400'	2,660' ±	2,660' ±	2,270' ±	928' ±
Depth:	400'	2,286' ±	1,260' ±	1,294' ±	841' ±
Min. Yard Setbacks:					
Front:	100'	N/A	104.2' ±	N/A	39.2' ± <sup>2</sup>
Side:	100'	N/A	432.7' ±	N/A	368.1' ±
Rear:	100'	N/A	433.5' ±	N/A	478.0' ±
Environmental Conservation Buffer:	50'	> 50'	0' ±	> 50'	0' ±
Max. Building Coverage:	15%	0%	2.4%	0%	0.6%
Min. Floor Area Ratio:	0.15	N/A	0.021	N/A	0.003
Max. Percentage of Lot Coverage:	45%	0%	15% <sup>4</sup>	0%	5% <sup>4</sup>
Open Space Requirement:	55%	> 55%	85% <sup>3</sup>	> 55%	95% <sup>3</sup>
Maximum Building Stories:	3	N/A	< 3 Stories	N/A	< 3 Stories
Maximum Building Height:	35'	N/A	45.0' ±	N/A	< 35'
Parking Setbacks:					
Front:	100'	N/A	23.7' ± <sup>2</sup>	N/A	26.2' ± <sup>2</sup>
Side:	100'	N/A	193.8' ±	N/A	130.3' ±
Rear:	100'	N/A	644.4' ±	N/A	333.0' ±
Maximum Fence Height within Front Yard:					
Backstop at Showcase Field:	3'	N/A	N/A	N/A	30' ±
Driveway Gates:	3'	N/A	6' ±	N/A	6' ±
Entrance Arch:	3'	N/A	20' ±	N/A	N/A
Maximum Manufactured Slope:	30'	N/A	36' ±	N/A	35' ±
Maximum Retaining Wall Height:	10'	N/A	12' ±	N/A	16.1' ±

1 Pending subdivision approval.  
 2 Variance granted by the Town of Southeast Zoning Board of Appeals on July 17, 2023.  
 3 The open space calculation for proposed Lot 2 includes 14.0 acres of pervious synthetic turf. The open space calculation for proposed Lot 3 includes 2.7 acres of synthetic turf.  
 4 The coverage calculation does not include the pervious synthetic turf.

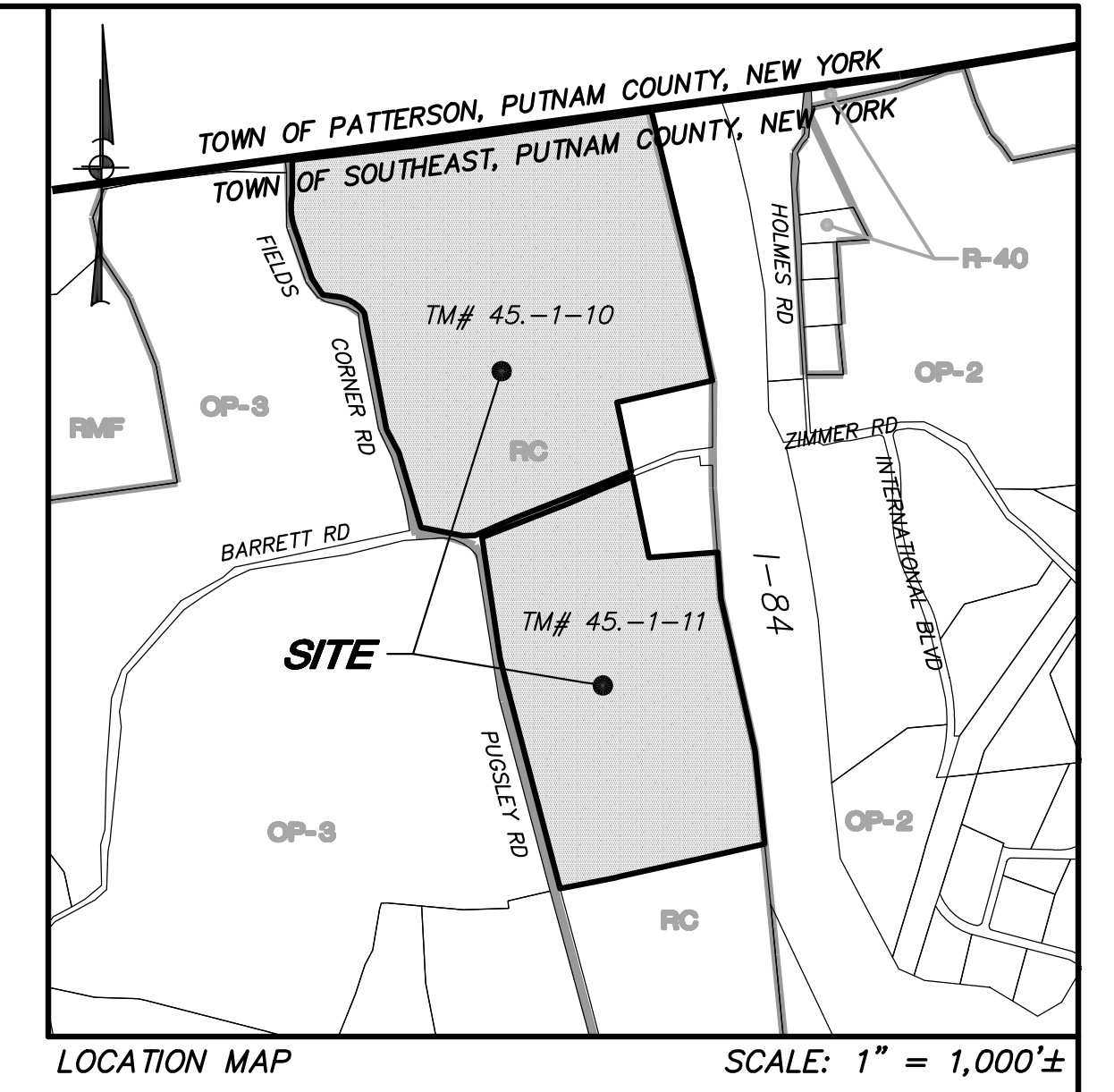
**Certification by Real Property Tax Dept.**  
 To Real Property Tax Department: Please certify that Tax Map Numbers 45-1-10 & 45-1-11 in the Town of Southeast are the correct Tax Map numbers for this subdivision plat.  
 Director of Real Property Taxes

**Certification by Putnam County Commissioner of Finance**  
 The Commissioner of Finance hereby certifies that all town, county and village real property taxes forwarded to this office for collection as of \_\_\_\_\_ have been paid for the parcel or parcels described as:  
 Tax Map No. 45-1-10 & 45-1-11  
 Signed: \_\_\_\_\_  
 Commissioner of Finance

**Putnam County Department of Health Approval "Non-Jurisdictional" Approval Statement**  
 This is to certify that the division of land as represented on this map does not fall within the definition of subdivision as specified in Section 1115 of the Public Health Law, and Section 1117 of the Public Health Law, and therefore, is not applicable. This map in no way, explicit or implied, conveys the approval of the Putnam County Department of Health. Approval of this plat is not required, but all other provisions of the Putnam County Sanitary Code apply.  
 By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Environmental Health Services  
 Expiration Date \_\_\_\_\_

**Town of Southeast Planning Board Approval**  
 Approved by resolution of the Planning Board of the Town of Southeast, Putnam County, New York, on the \_\_\_\_\_ day of \_\_\_\_\_, subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat, as approved shall void this approval.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_  
 By: \_\_\_\_\_  
 Chairman, Southeast Planning Board  
 This plat is valid for filing until \_\_\_\_\_

**Owner Consent to File**  
 The undersigned owner of the property hereon states that he is familiar with this map, its contents and its legends, and hereby consents to all its said terms and conditions as stated hereon, and to the filing of this map in the Office of the Clerk of the County of Putnam.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_  
 By: \_\_\_\_\_  
 Town of Southeast  
 1360 Route 22  
 Brewster, NY 10509



**OWNER / APPLICANT**  
 TOWN OF SOUTHEAST  
 1360 ROUTE 22  
 BREWSTER, NY 10509

**SITE DATA:**  
 Zone: RC  
 Tax Map No.: 45-1-10  
 45-1-11

Lots 1 and 4 are proposed to remain under the Town's ownership, and no improvements are existing or proposed on either Town lot. Therefore, Lots 1 and 4 are not included in the bulk zoning table.

**Final Subdivision Plat**  
 prepared for  
**Town of Southeast**  
 Situate in the  
**Town of Southeast County of Putnam**  
 State of New York  
 Scale: 1" = 200' Date: September 8, 2023  
 0 200 400  
 19249100 Subdivision