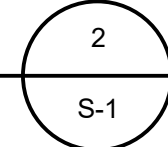


REF. ORANGE COUNTY TAX MAP

**VICINITY MAP**

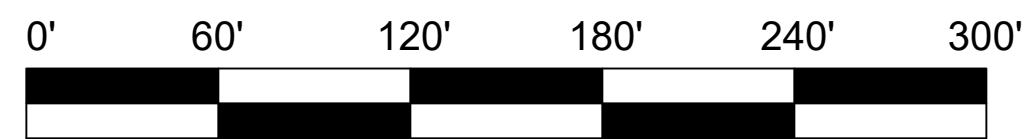
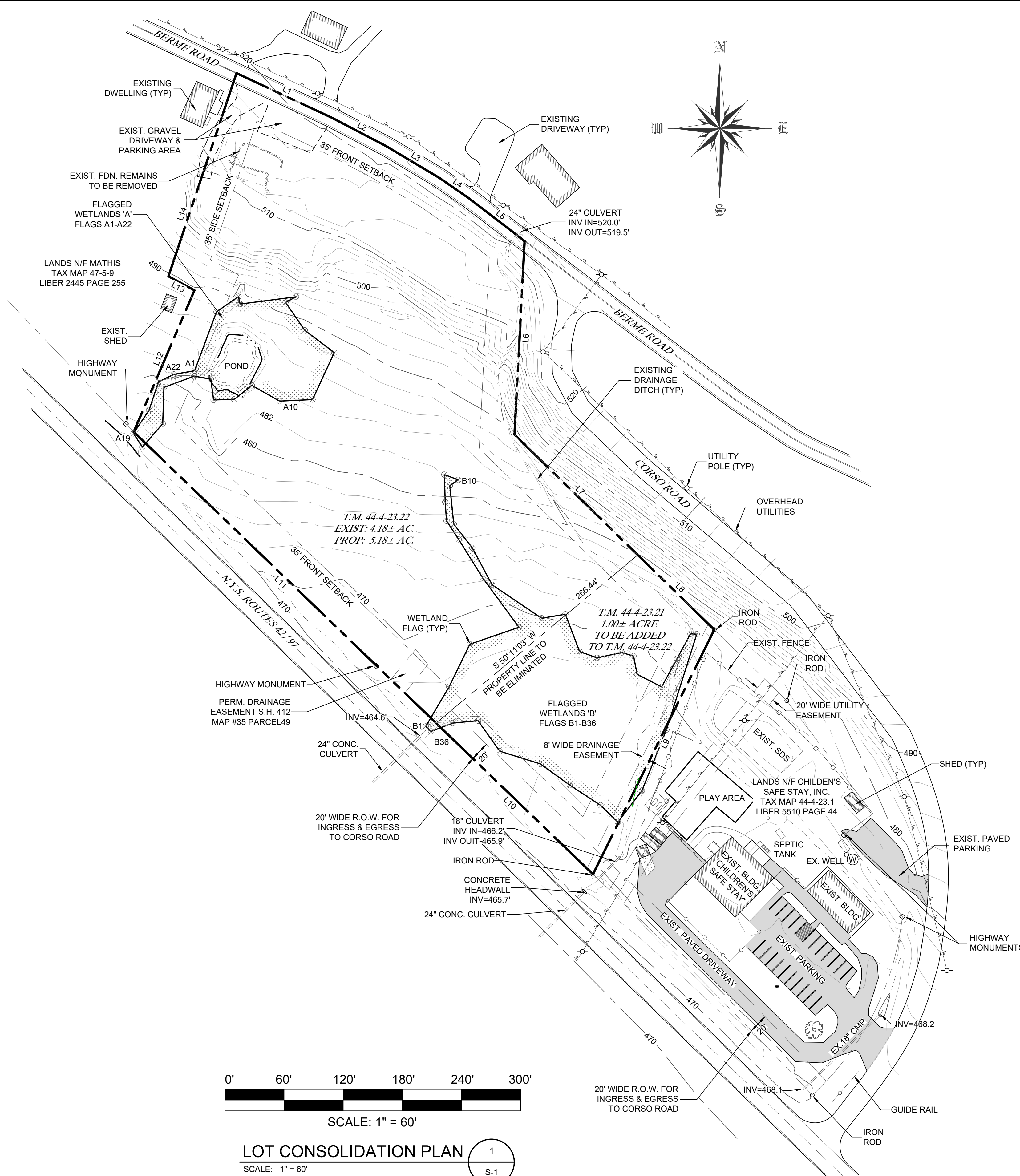
SCALE 1" = 600'



**REFERENCE MAP:**

MAP ENTITLED, "TOPOGRAPHICAL SURVEY PREPARED FOR REX, LLC", BY CONRAD, CLOSE & EWALD, PROFESSIONAL LAND SURVEYORS, P.C., DATED JANUARY 5, 2006, AS DRAWING NO. 9721.

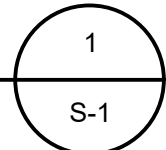
BEARING / DIST. CHART	REF.	BEARING	DIST.
L1	S 64°56'10" E	107.14'	
L2	S 62°23'03" E	62.11'	
L3	S 59°09'50" E	62.73'	
L4	S 55°22'29" E	37.09'	
L5	S 52°25'08" E	70.51'	
L6	S 03°00'00" W	198.68'	
L7	S 45°41'00" E	174.83'	
L8	S 45°41'00" E	108.50'	
L9	S 26°23'00" W	277.02'	
L10	N 46°04'00" W	221.04'	
L11	N 46°04'00" W	426.00'	
L12	N 23°14'00" E	156.30'	
L13	N 61°41'00" W	30.00'	
L14	N 18°31'00" E	217.40'	



SCALE: 1" = 60'

**LOT CONSOLIDATION PLAN**

SCALE: 1" = 60'



**LEGEND**

N/F	NOW OR FORMERLY	EXISTING BUILDING
---	PROPERTY LINE	EXISTING FENCE
---	SETBACK LINE	EXISTING WELL
---	OVERHEAD UTILITIES	EXISTING PAVEMENT
---	UTILITY POLE	
---	EXISTING CULVERT	
---	DRAINAGE DITCH	
---	EXISTING SDS	
---	CONTOUR LINES	
---	WETLAND BOUNDARY	
---	WETLAND FLAGS	

**GENERAL NOTES**

- OWNER OF RECORD: DELACORE, INC. P.O. BOX 94 PORT JERVIS, NY 12771
- TAX MAP DESIGNATIONS: SECTION 44 BLOCK 4 LOT 23.22 SECTION 44 BLOCK 4 LOT 23.21
- PARCEL ZONED: HM-U (HAMLET MIXED-USE DISTRICT)
- TOTAL AREA: 5.18± ACRES  
TAX LOT 44-4-23.22: 4.18± ACRES  
TAX LOT 44-4-23.21: 1.00± ACRES
- EXISTING NO. LOTS: 2  
PROPOSED NO. LOTS: 1

**BULK TABLE REQUIREMENTS:**

	ZONED DISTRICT: HM-U (HAMLET MIXED USE DISTRICT)		
	MINIMUM REQUIREMENTS	EXISTING T.M. 44-4-23.22	EXISTING T.M. 44-4-23.21
LOT AREA:	1.0 ACRES	4.18 ACRES	1.00 ACRE
LOT WIDTH:	100 FEET	443.1± FEET	206.1± FEET
LOT DEPTH:	200 FEET	414.6± FEET	264.5± FEET
FRONT YARD:	35 FEET	NA	NA
REAR YARD:	35 FEET	NA	NA
SIDE YARD:	35 FEET	NA	NA
FLOOR AREA:	1,000 S.F.	NA	NA
MAXIMUM PERMITTED			
BLDG. COVERAGE:	20 %	0 %	0 %
BLDG. HEIGHT:	35 FEET	NA	NA

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

REVISIONS				
DWN BY	REV	DESCRIPTION	DATE	APPROVED
DO	0	FOR APPROVAL	01/14/25	

**JOHN D. FULLER, P.E., P.C.**  
4 SOUTH STREET  
PORT JERVIS, NY 12771  
(845) 856-1536

**ROUTE 97 SELF-STORAGE**  
122 & 126 N.Y.S. ROUTES 42 & 97  
SECTION 44 BLOCK 4 LOTS 23.22 & 23.21  
TOWN OF DEERPARK, NY

DWG TITLE: **LOT CONSOLIDATION PLAN** DWG NO.: **S-1**

SCALE: AS NOTED JOB NO.: 1100.007