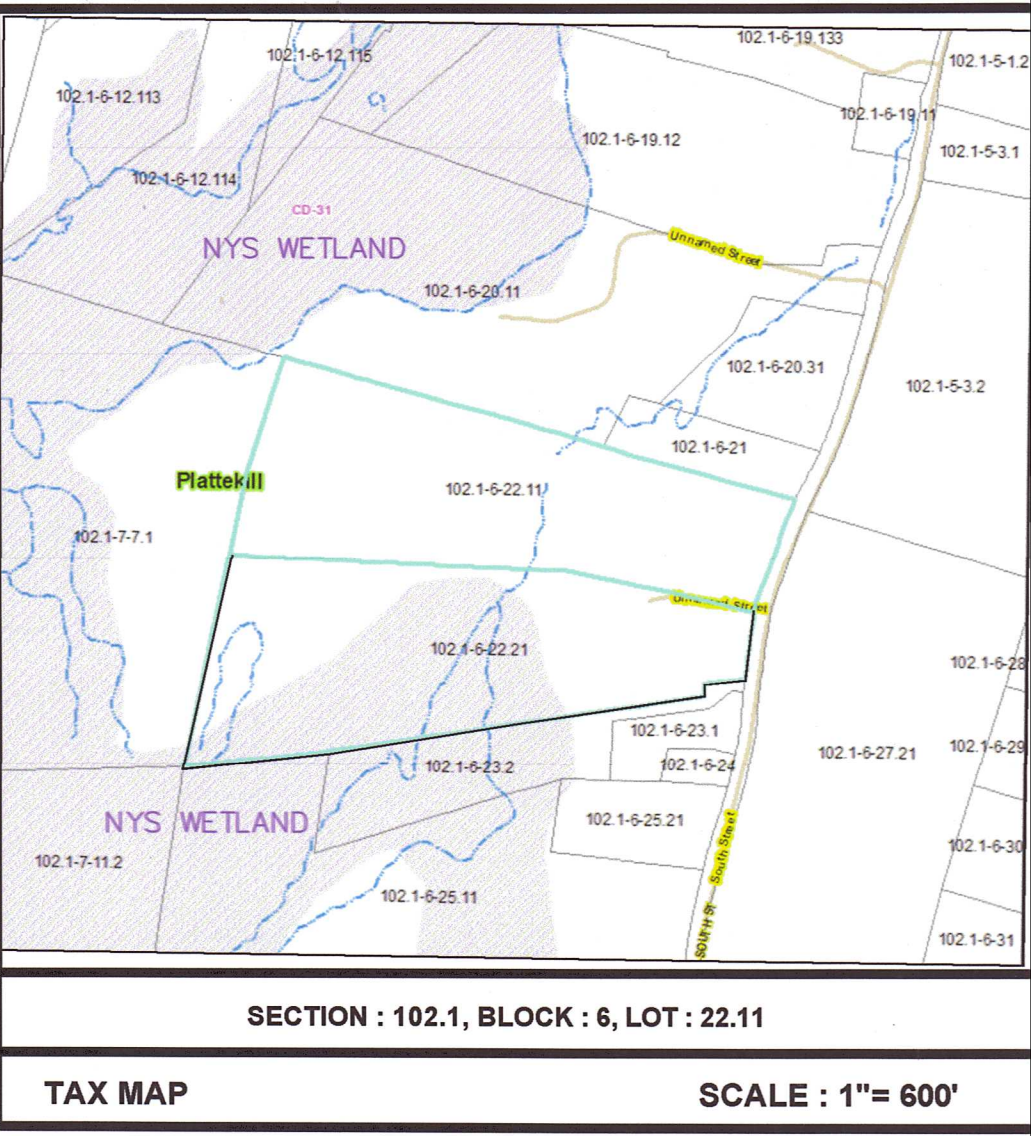
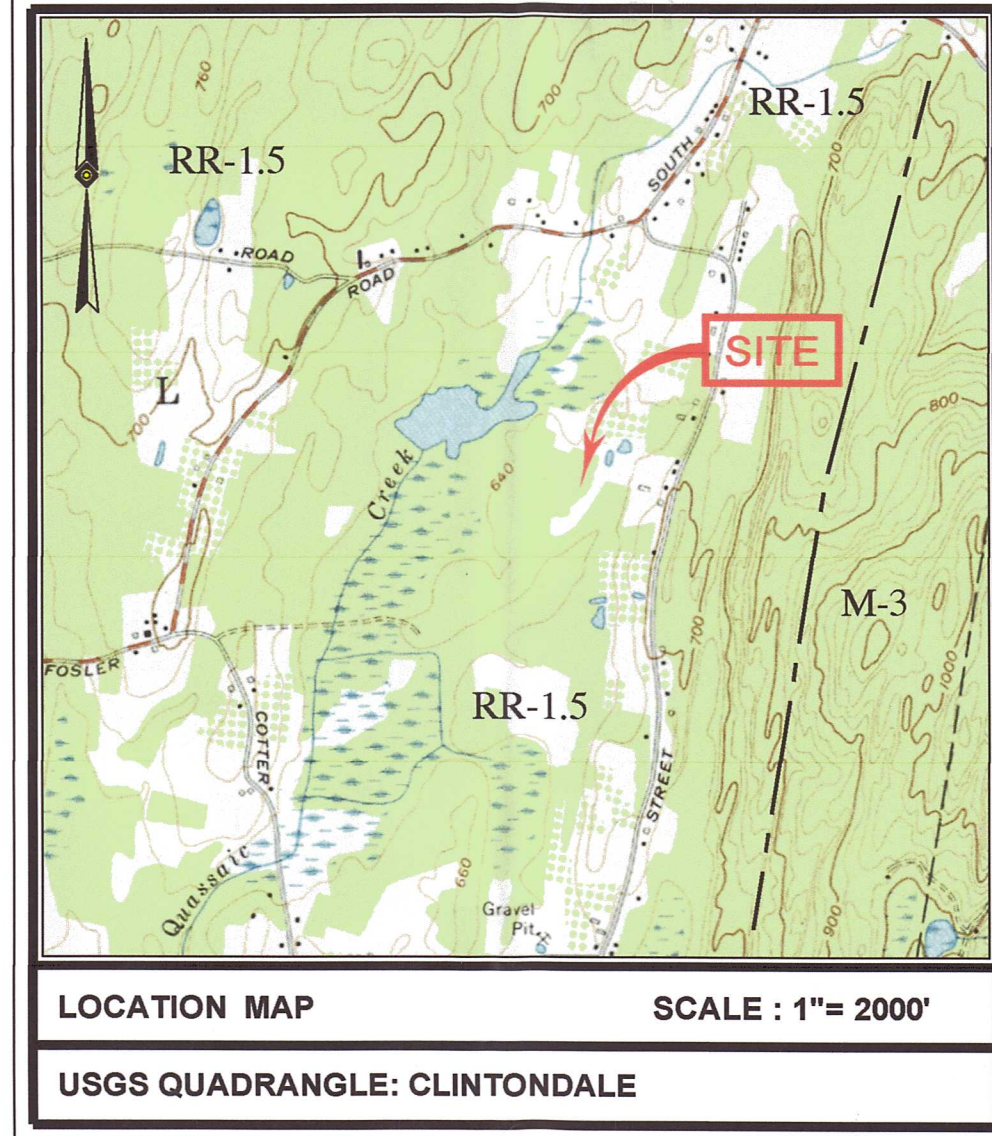
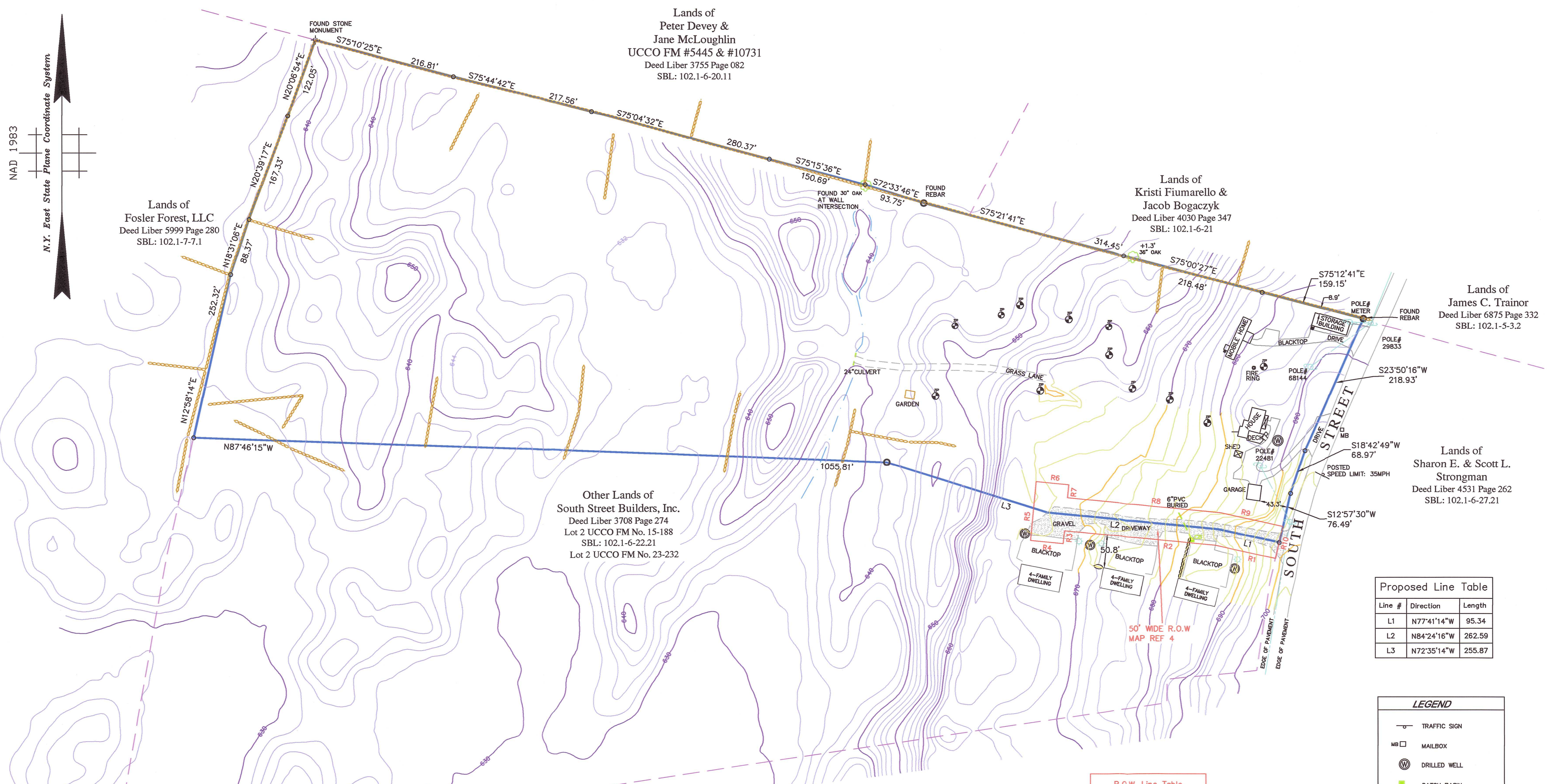




TOTAL AREA : 17.67 ACRES

NOTES:

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- 2) SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
- 4) SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- 5) CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
- 6) SOUTH STREET ROAD BOUNDS COMPUTED AT 25' FROM THE CENTERLINE OF SOUTH STREET. NO STRUCTURES, PLANTINGS, FENCES OR SIGNS MAY BE PLACED WITHIN ROAD BOUNDS.
- 7) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 8) 2' LIDAR CONTOURS AND ELEVATIONS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM.
2' FIELD CONTOURS BASED ON FIELD SURVEY.
ELEVATION DATUM IS APPROXIMATE NAVD88.

REFERENCE MAPS:

- 1) "Sketch Plat Map of Lot Line Revision Prepared for South Street Builders" filed with the Ulster County Clerk's Office on 20 November, 2015 as Filed Map No. 15-188.
- 2) "Minor Subdivision Plat Lands of Constantinos Brakatselos and Geraldine" filed with the Ulster County Clerk's Office on 24 September, 1984 as Filed Map No. 5445.
- 3) "Final Map of Lot Line Revision Between the Lands of Sorbello & Bragg" filed with the Ulster County Clerk's Office on 03 March, 1997 as Filed Map No. 10731.
- 4) Parcel being Lot 1 as shown on a map entitled "Map of Lot Line Revision of Lands of South Street Builders, Inc." filed with the Ulster County Clerk's Office on December 27, 2023 as map #23-232.

REFERENCE DEED :

Patsy J. Paribelli
- to -
South Street Builders, Inc.
Deed Liber 5837 Page 262
Dated 16 November, 2007
Filed 10 February, 2015

& PORTION OF:
Gerald P. Paribelli &
Patrick G. Paribelli
- to -
South Street Builders, Inc.
Deed Liber 3708 Page 274
Dated 09 June, 2003
Filed 08 September, 2003

RECORD OWNER :

South Street Builders, Inc.
c/o Gerry Paribelli
40 Barclay Road
Clintondale, NY 12515

MAP SHEETS:

EXISTING CONDITIONS	S-1
SITE PLAN SURVEY	SP-1
GRADING & UTILITY PLAN	SP-2
DEMOLITION PLAN	SP-3
EROSION & SEDIMENT CONTROL	SP-4
SITE DETAILS	SD-1
EROSION CONTROL DETAILS	SD-2
SANITARY PLAN	SA-1
SANITARY DETAILS	SA-2

1	ADD MAP SHEETS TO LIST	GID	PPB	3/1/2023
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN: APPROVED:	DATE
FIELD DATE	01-24-2023			
FIELD BOOK NO.				
FIELD BOOK PG.				
FIELD CREW	IG/DD			
DRAWN:	GIO			
REVIEWED:	2-28-23	APPROVED:	PPB	DATE
		DATE	02-08-2023	SCALE
				1" = 100'
		FILE NO.	12-220041-00	DWG. NO.
				S-1

MAP OF EXISTING CONDITIONS OF LANDS OF
SOUTH STREET BUILDERS, INC.
SBL: 102.1-6-22.11 TOWN OF PLATTEKILL
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC. P.C.
11 MAIN STREET, HIGHLAND NEW YORK
12528
845.691.7339
WWW.CPASURVEY.COM

WARREN, NY 9066
CHARTERS, NY 9111
MT. LAUREL, NY 9066
MANHATTAN, NY 9111
LONG ISLAND, NY 9111
SOUTHERN BRANCH, NY 9111
ALBANY, NY 9111
ROCHESTER, NY 9111
PHILADELPHIA, PA 9111

OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon.

Gerry Paribelli 8/27/24
Signature Date

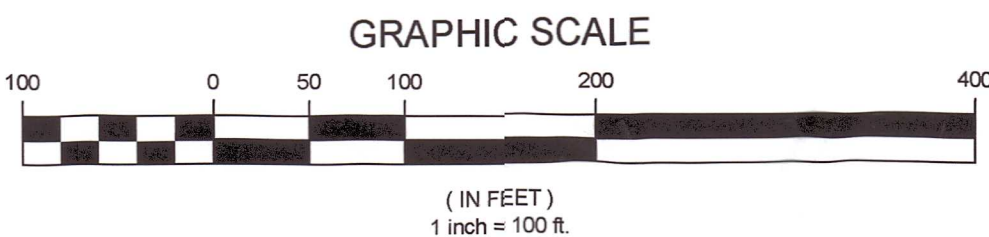
PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of Plattekill, subject to all conditions and requirements of said resolution. Any change, erasure, modification or revision of this plat as approved shall void this approval.

Rachel Gono 10/8/24
Chairperson - Town Planning Board Date



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

Patricia Pauli Brooks 02-23-24
DATE

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49795