

- Legend / Map Key**
- ⊙ = Survey Marker Found
 - IRF = Iron Rebar Found
 - IRS = Iron Rebar Set
 - IPF = Iron Pipe Found
 - = Concrete Monument
 - = Utility Pole
 - = Stone Wall
 - = Wood Fence
 - = Steel Fence
 - x—x— = Steel Fence
 - TE—TE— = Utility Wires
 - ⊕ = Well
 - ⊙ = Sewer Manhole

Town of Hague - Zoning Requirements
 Zoning District: Town Residential 1
 Min. Lot Size: 1.1 acres (10,000 sq.ft. w/sewer)
 Ave. Width: 100 feet
 Min. Front Yard: 25 feet
 Min. Side Yard: 10 feet
 Min. Rear Yard: 25 feet
 Max. Lot Coverage: 30%
 Max. Bldg. Height: 40 feet
 Min. % Landscaping: N/A
 Shoreline Widht: 100 feet
 Setback from Highwater: 50 feet

Surveyors Notes

Plat prepared in accordance with a field survey performed August 2011 by Dippel Land Surveyors. Intended to be the lands of Cape Cod Village Club, Inc. known as Town of Hague, Warren County, New York Tax Id #43.13-1-31. Refer to Deed Book 598 at page 225. This plat is intended for use in an application for subdivision as shown. The intent is to subdivide the 0.37 acre Proposed Lot from the existing 2.93 acre (*) lands of Cape Cod Village Club, Inc. Proposed Lot contains existing improvements as shown.

The proposed lot and all remaining lands are subject to ingress and egress rights of others over and across the private system of road known as Bayberry Lane and Anchor Way. Subject to Sewer Easement - See Deed Liber 1261 at page 1. Subject to any rights granted to public utilities. Subject to any facts a complete search of title may show. Subject to riparian rights of others, if any.

Subject to approvals from the appropriate regulating agencies, including but not necessarily limited to the Town of Hague Planning Board. (LGPC, APA, NYSDEC, etc.)

Proposed Subdivision Plat Prepared For Cape Cod Village Club, Inc.

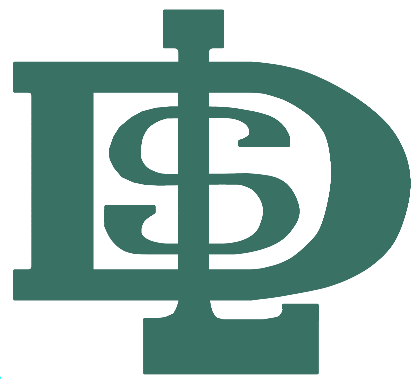
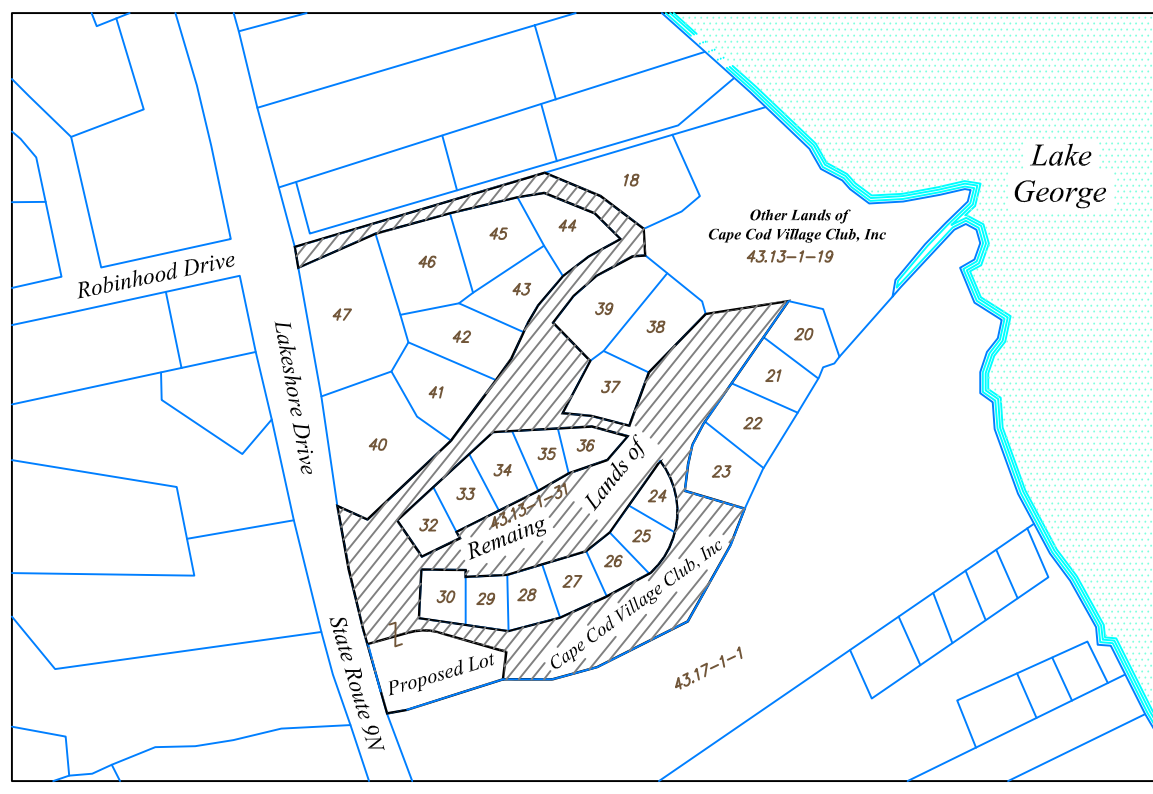
Situate in the Town of Hague
 County of Warren and State of New York
 GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

REFER TO: 3706.DWG
 TILEMODE: 0
 PSPACE VIEW: SUBDIVISION
 Drawing Number 3706-SUBD-01

Vicinity Map ~ Not to Scale



Dippel Land Surveyors
 SURVEYING THE HUDSON VALLEY FOR OVER 35 YEARS
 David H. Dippel, P.L.S.
 John H. Dippel, P.L.S.
 47 Mt. Airy Road
 Saugerties, NY 12477
 845-255-7358
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY PLAT IS A VIOLATION OF SECTION 7209, PARAGRAPH 2, OF THE NEW YORK STATE EDUCATION LAW.
 Copyright 2011, by David Hale Dippel, P.L.S.
 All Rights Reserved.

Only original plats bearing this surveyors seal accompanied by an original signature in red ink shall be considered valid.

September 2, 2011