



BULK REQUIREMENT TABLE

R-1 DISTRICT (RURAL RESIDENTIAL)

MINIMUM REQUIREMENT:

LOT AREA:	3 ACRE
LOT WIDTH:	300 FEET
FRONT YARD:	50 FEET
SIDE YARD:	35 FEET
REAR YARD:	50 FEET

MAXIMUM PERMITTED:

BUILDING HEIGHT:	28 FEET
LOT COVERAGE:	10%

LEGEND

	UTILITY POLE
	OVERHEAD UTILITY LINES
	STONE WALL/ROW
	NOW OR FORMERLY
	SULLIVAN COUNTY TAX MAP
	TREE

- NOTE:**
- TOTAL AREA= 73.92±
 - TAX MAP DESIGNATIONS: SECTION 24 - BLOCK 1 - LOT 12
SECTION 24 - BLOCK 1 - LOT 19.2
 - ZONED "R-1" - RURAL RESIDENTIAL
 - T.M. 24-1-12 (LOT 2A) AS SHOWN WAS TAKEN FROM A SURVEY MAP PREPARED BY M. GRANT DECKER DATED MARCH 8, 2018 AND WAS NOT SURVEYED FOR THIS SUBMISSION.

SURVEY SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY AS SHOWN ON FILED SUBDIVISION MAP AND CONTAINED IN DEEDS OF RECORD.

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

I HEREBY CERTIFY THAT LOTS 1 AND 1A ARE FROM AN ACTUAL FIELD SURVEY PERFORMED BY THE UNDERSIGNED ON JANUARY 25, 2018 AND JULY 14, 2021.

DATE: 07/14/2021
NEW YORK STATE P.L.S. LICENSE NO. 49808

COURSES & DISTANCES

LINE	BEARING	DISTANCE
L1	N45°22'00"E	85.13
L2	N46°52'29"E	98.21
L3	N49°32'41"E	67.76
L4	N49°27'45"E	100.27
L5	N50°13'55"E	37.36
L6	N50°13'55"E	51.77
L7	N53°24'32"E	77.32
L8	N53°25'37"E	99.45
L9	N51°34'46"E	115.11
L10	N50°09'52"E	83.25
L11	N49°59'25"E	75.50
L12	N48°41'48"E	16.68

LOT LINE ADJUSTMENT
PREPARED FOR
GOLLER
TOWN OF TUSTEN, SULLIVAN COUNTY, NEW YORK
SCALE: 1" = 100'
JULY 14, 2021

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