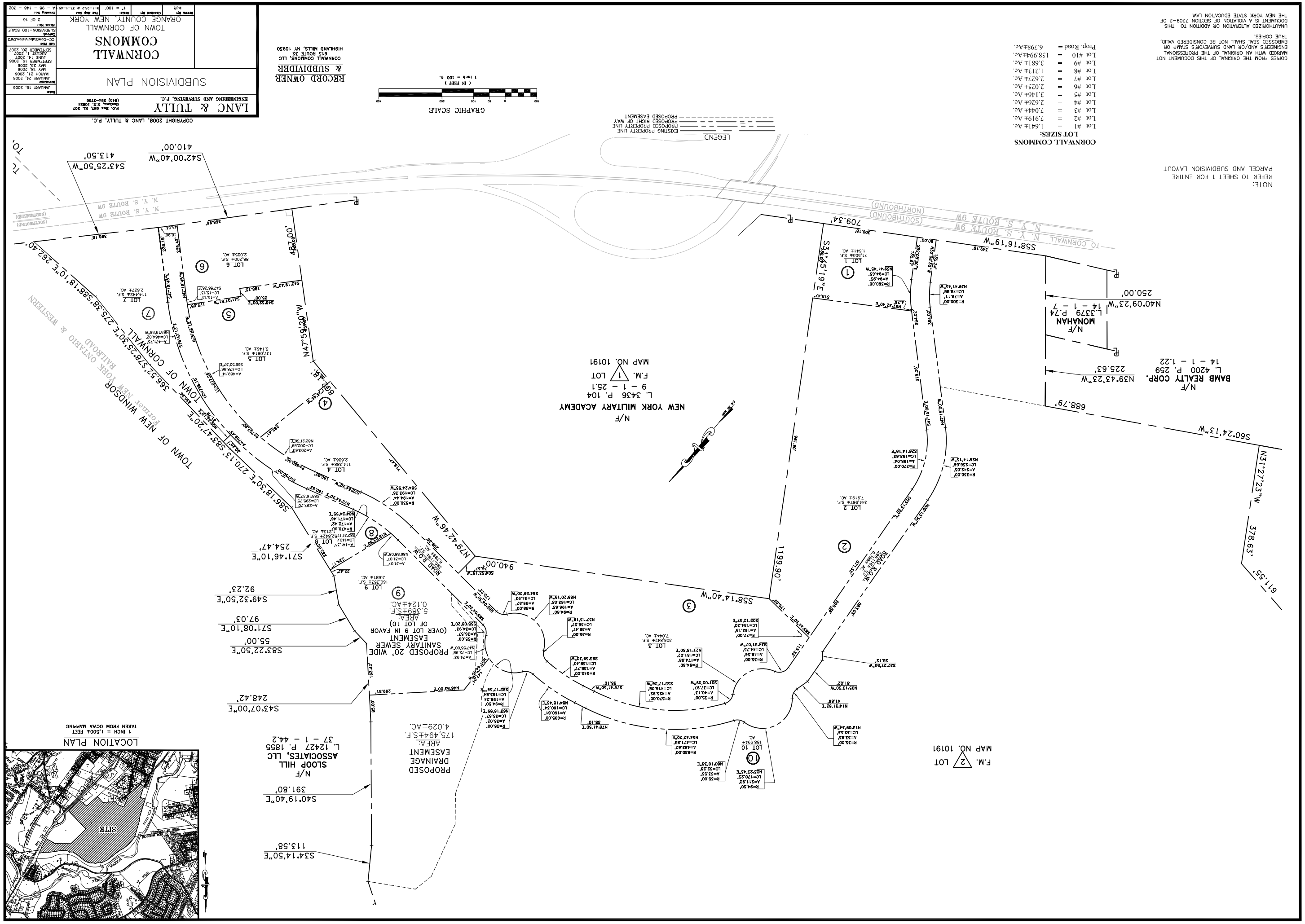

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
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(845) 294-3700
SUBDIVISION PLAN
CORNWALL COMMONS
TOWN OF CORNWALL
ORANGE COUNTY, NEW YORK
Drawn By: MJR
Checked By:
Scale: 1" = 100'
Test Map No.: 9-1-25.2 & 37-1-45
Drawing No.: A - 98 - 148 - 302
Revisions: JANUARY 18, 2006
JANUARY 24, 2006
MARCH 21, 2006
MAY 18, 2006
MAY 23, 2006
JUNE 14, 2007
SEPTEMBER 19, 2006
AUGUST 1, 2007
SEPTEMBER 20, 2007
CC-CornwSubdivision.DWG
Layout: SUBDIVISION-100 SCALE
Sheet No.: 2 OF 16
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RECORD OWNER & SUBDIVIDER
CORNWALL COMMONS, LLC
615 ROUTE 32
HIGHLAND MILLS, NY 10930
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
LEGEND
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED RIGHT OF WAY
PROPOSED EASEMENT
CORNWALL COMMONS
LOT SIZES:
Lot #1 = 1.641± Ac.
Lot #2 = 7.919± Ac.
Lot #3 = 7.044± Ac.
Lot #4 = 2.626± Ac.
Lot #5 = 3.146± Ac.
Lot #6 = 2.025± Ac.
Lot #7 = 2.627± Ac.
Lot #8 = 1.213± Ac.
Lot #9 = 3.681± Ac.
Lot #10 = 158.994± Ac.
Prop. Road = 6.798± Ac.
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NOTE:
REFER TO SHEET 1 FOR ENTIRE PARCEL AND SUBDIVISION LAYOUT
TO CORNWALL
N. Y. S. ROUTE 9W
(SOUTHBOUND)
(NORTHBOUND)
S58°16'19"W
709.34'
S34°45'19"E
N40°09'23"W
250.00'
N/F
MONAHAN
L.3379 P.74
14 - 1 - 7
N/F
BAMB REALTY CORP.
L. 4200 P. 259
14 - 1 - 1.22
N39°43'23"W
225.63'
688.79'
S60°24'13"W
N31°27'23"W
378.63'
611.55'
N/F
NEW YORK MILITARY ACADEMY
L. 3436 P. 104
9 - 1 - 25.1
F.M. 1 LOT
MAP NO. 10191
1199.90'
S58°14'40"W
N79°42'46"W
940.00'
S86°18'30"E 270.13' S83°47'20"E
TOWN OF NEW WINDSOR
366.52'S78°25'30"E 275.38'S88°18'10"E 262.40'
TOWN OF CORNWALL
N47°59'20"W
487.00'
S43°25'50"W
413.50'
S42°00'40"W
410.00'
S71°46'10"E
254.47'
S49°32'50"E
92.23'
S71°08'10"E
97.03'
S83°22'50"E
55.00'
S43°07'00"E
248.42'
S40°19'40"E
391.80'
S34°14'50"E
113.58'
PROPOSED 20' WIDE SANITARY SEWER EASEMENT (OVER LOT 9 IN FAVOR OF LOT 10)
AREA: 5,389±S.F. 0.124±AC.
PROPOSED DRAINAGE EASEMENT
AREA: 175,494±S.F. 4.029±AC.
N/F
SLOOP HILL ASSOCIATES, LLC
L. 12427 P. 1855
37 - 1 - 44.2
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
F.M. 2 LOT
MAP NO. 10191
LOCATION PLAN
1 INCH = 1,500± FEET
TAKEN FROM OCWA MAPPING
SITE