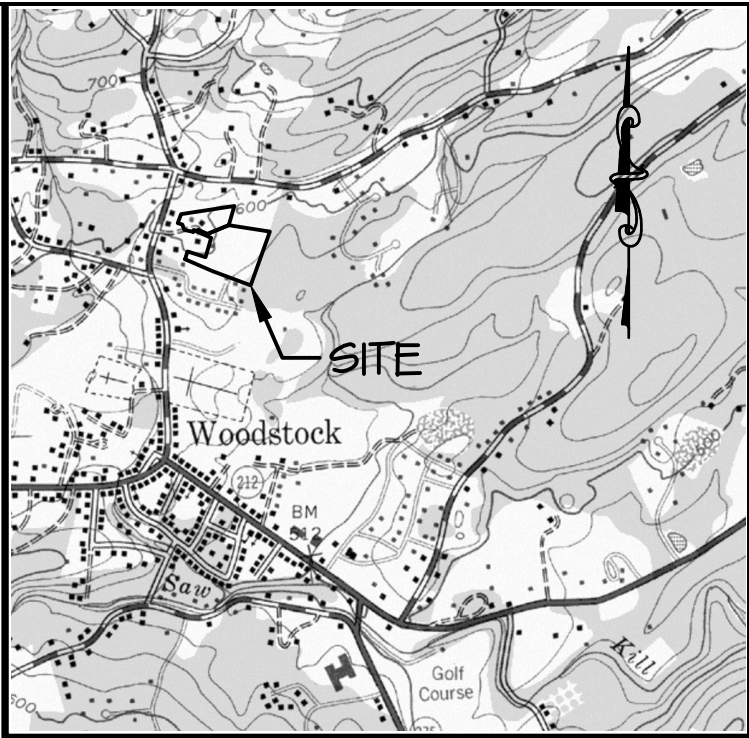


20' DRIVEWAY RIGHT-OF-WAY TABLE

LINE NO.	BEARING	DISTANCE
L1	S85°38'55"E	112.02'
L2	S89°36'47"E	49.27'
L3	S82°18'57"E	30.00'
L4	S89°34'04"E	88.89'
L5	N80°26'31"E	38.74'
L6	N89°25'42"E	54.67'
L7	S63°16'57"E	40.20'
L8	S41°00'22"E	40.14'
L9	S03°46'03"W	33.64'



LOCATION MAP
SCALE: 1" = 2,000'

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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.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent owner or future grantees.

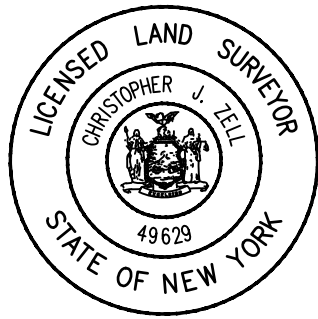
Only copies from the original of this survey marked with an original of the surveyor's seal shall be considered valid true copies.

The location of underground improvements or encroachments, if any exist or are shown hereon, are not certified.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

TAX MAP REFERENCE
Town of Woodstock, Section No. 27.10
Block 2, Lots 11.110

DEED REFERENCE
Liber 5328 of Deeds at Page 341



ENDORSEMENT OF OWNER

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND CONSENT TO THE FILING OF IT IN THE OFFICE OF THE ULSTER COUNTY CLERK

OWNER'S SIGNATURE DATE

OWNER'S SIGNATURE DATE

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWN OF WOODSTOCK, PB CASE # _____

MEMBER DATE

Planning Board approval of this Plat does not waive any zoning violations which may exist with respect to this lot (or these lots).

TOWN ZONING INFORMATION

DISTRICT: RESIDENTIAL (R1.5) (CENTRAL WATER OR SEWER)			
	REQUIRED	PROVIDED (LOT 1)	PROVIDED (LOT 2)
MINIMUM LOT AREA:	40000 SF	108,687.74 SF	313,090.66 SF
MAXIMUM STRUCTURE COVERAGE:	10 %	3 %	TBD %
MINIMUM OPEN SPACE:	60 %	94 %	TBD %
MINIMUM LOT WIDTH:	100 FEET	509.98 FEET	506.45 FEET
FRONT YARD:	25 FEET	52.89 FEET	TBD FEET
SIDE YARD:	25 FEET	80.13 FEET	TBD FEET
REAR YARD:	50 FEET	56.52 FEET	TBD FEET
MINIMUM SETBACKS:	0.25 FEET	N/A	N/A
FLOOR AREA RATIO	35 FEET	N/A	N/A
MAXIMUM STRUCTURE HEIGHT:	2 1/2	1	TBD
MAXIMUM STORIES:			

AREA SUMMARY

LOT 1	2.495 ACRES
LOT 2	7.188 ACRES
TOTAL	= 9.683 ACRES

- NOTES:
1. PROPOSED LOT LINE TO SUPERSEDE PREVIOUS CONFIGURATIONS OF LOTS: PREVIOUSLY APPROVED LOT LINES TO BECOME NULL AND VOID.
 2. MAP REFERENCE: MAP OF PROPOSED SUBDIVISION OF LAND OF ROBERT J. & MARION B. GORDON, PREPARED BY WEST AND BURGER, P.C., DATED DECEMBER 27, 1982 AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE JANUARY 23, 1983 AS MAP NO. 4761; MAP REVISED NOVEMBER 11, 1986.
 3. MAP REFERENCE: MAP OF LOT LINE ADJUSTMENT ON LANDS OF ROBERT J. GORDON SR. AS TRUSTEE OF THE ROBERT J. GORDON, SR. LIVING TRUST FILED ON THE ULSTER COUNTY CLERK'S OFFICE FEBRUARY 22, 2012 AS MAP NO. 12-41.
 4. FEDERAL WETLANDS ARE INTERPOLATED FROM THE ULSTER COUNTY PARCEL VIEWER AND ARE APPROXIMATE.
<https://ulstercountyny.gov/maps/parcel-viewer/>

PRELIMINARY

MAP OF PROPOSED SUBDIVISION
OF LANDS OF

ROBERT J. GORDON, JR.

11 MARION'S WAY

TOWN OF WOODSTOCK ULSTER COUNTY NEW YORK

MARCH 20, 2026 SCALE: 1" = 50'