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6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

**FILED MAP REFERENCE**

Map entitled "Final Plat Nieters-Kershow Subdivision" prepared by Michael A. Dalbo and filed in the Dutchess County Clerk's office on March 12, 2008 as Map No. 12141.

**TAX PARCEL NUMBER**

Town of Poughkeepsie, Dutchess County, New York  
6262-02-830983 - Lot 1  
6262-02-844986 - Lot 2

**ADDRESS**

Lot 1  
14 Cotton Way  
Poughkeepsie, NY  
12603

Lot 2  
11 Cotton Way  
Poughkeepsie, NY  
12603

**DATE OF SURVEY**

Field Completion: April 19, 2022

**DEED REFERENCE**

Liber 1306, Page 176  
Robert Freeman  
To  
Johannie Lee Cotton  
April 21, 1971

Doc. #02 2018 3288  
Evelyn Cotton  
To  
Lloyd Cotton  
May 4, 2018

**AREA**

Existing Parcel 1 - 6262-02-830983  
15,070 Square Feet  
0.346 Acres

Existing Parcel 2 - 6262-02-844986  
33,030 Square Feet  
0.758 Acres

Proposed Parcel 1 - 6262-02-830983  
15,536 Square Feet  
0.357 Acres

Proposed Parcel 2 - 6262-02-844986  
32,564 Square Feet  
0.748 Acres

**FLOOD ZONE**

Subject Parcel is located Zone "X" Unshaded as per Flood Insurance Rate Map: No. 26027C0376E Effective Date: May 2, 2012

**ZONING**

Subject Parcel is located within the Residebco, Single Family (R-4A) District as per map entitled "Town of Poughkeepsie Zoning Map" Last Revised January 31, 2020.

**PLANNING BOARD**

Approved by resolution of the Planning Board of the Town of Poughkeepsie, New York, on the \_\_\_\_\_ day, of the month of \_\_\_\_\_ of year 2022 Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat as approved shall void the approval. Signed this \_\_\_\_\_ day, of the month \_\_\_\_\_ and of the year 2022.

By: \_\_\_\_\_ Chairman

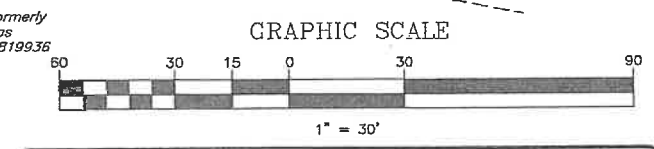
**DCDCBH Permission To File**

This plan does not constitute a Realty Subdivision as defined by Article XI, Title II, Section 1115 of the Public Health Law of the State of New York, and Article XI of the Dutchess County Sanitary Code. Permission is hereby granted for the filing of this map with the Clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Representative of the Commissioner of Health

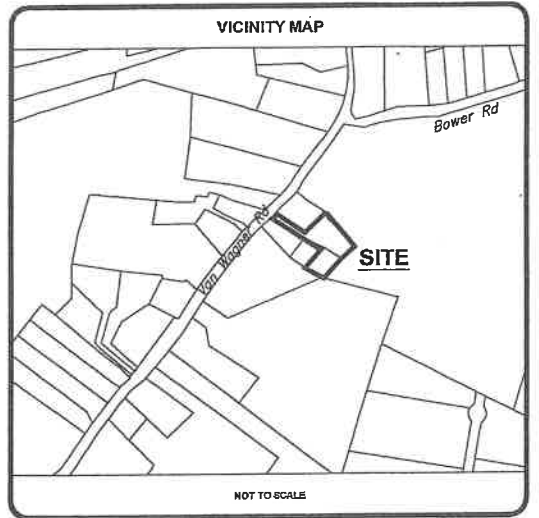
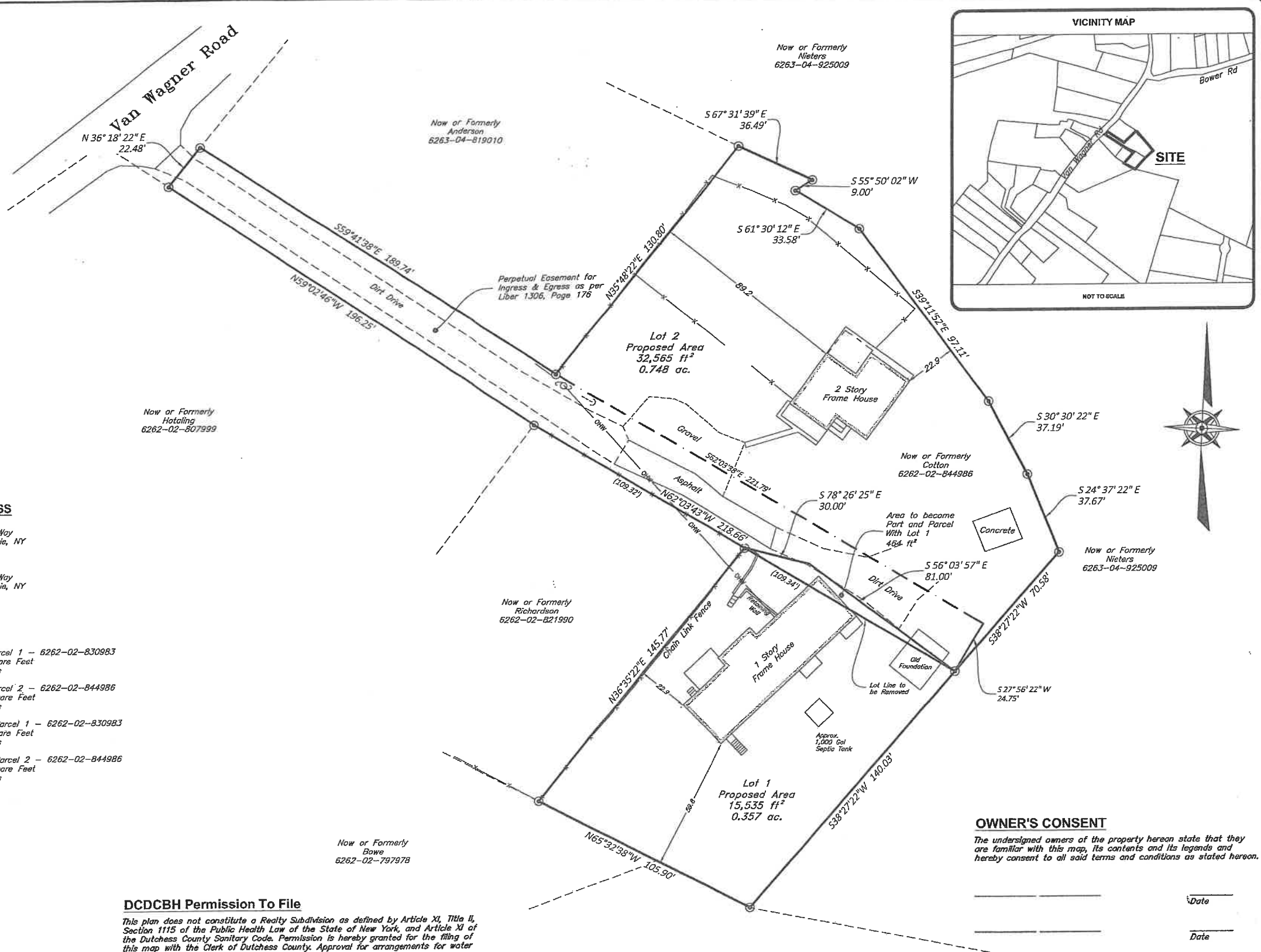
**JOHNSON SURVEYING**  
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Pleasant Valley, NY 12569  
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johnsonboundaries@gmail.com  
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rev.	date	description



14 COTTON WAY  
**LOT LINE ALETERATION BETWEEN PJ ONE ENTERPRISES LLC & COTTON**  
TOWN OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	630983 & 844986
address	14 COTTON WAY
date	4/21/2022
scale	1"=30'
project no.	21-016
project name	14 COTTON WAY
sheet	1 OF 1



**OWNER'S CONSENT**  
The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date