

LOCATION MAP (NOT TO SCALE)

CHIEVE DATA TABLE

No.	Order	Point	Arc Length	Chord Length	Chord Bearing
01	2812.02	482.75	235.71	227.39	N41°20'17"W
02	3203.72	282.04	187.80	150.02	S48°05'43"E
03	8200.29	273.17	247.88	239.53	N41°06'58"W
04	3844.18	436.48	287.13	281.50	S83°19'22"E
05	18702.25	260.35	235.38	223.14	N88°13'31"E
06	7133.11	247.16	308.88	288.30	S89°17'28"E
07	17072.28	252.55	232.08	231.17	S66°13'31"E
08	1703.41	624.10	236.44	238.08	S73°28'29"E
09	2621.37	71.25	84.86	88.06	N73°38'45"W
10	2471.00	171.77	132.81	129.83	N73°08'10"E
11	1871.20	701.34	200.20	199.83	N73°08'10"E
12	1700.41	1070.87	281.84	281.10	S21°30'24"E
13	2453.17	428.14	368.32	256.35	S71°07'00"W
14	1807.11	132.48	148.72	148.04	S70°28'15"E
15	2743.58	183.17	171.3	171.17	S84°10'23"E
16	3008.22	354.48	189.28	184.15	S85°05'38"E
17	8803.77	817.96	127.58	115.03	S42°08'38"E
18	1911.58	388.84	222.15	207.84	S83°37'23"W
19	3349.15	428.44	251.72	238.08	S89°20'18"E

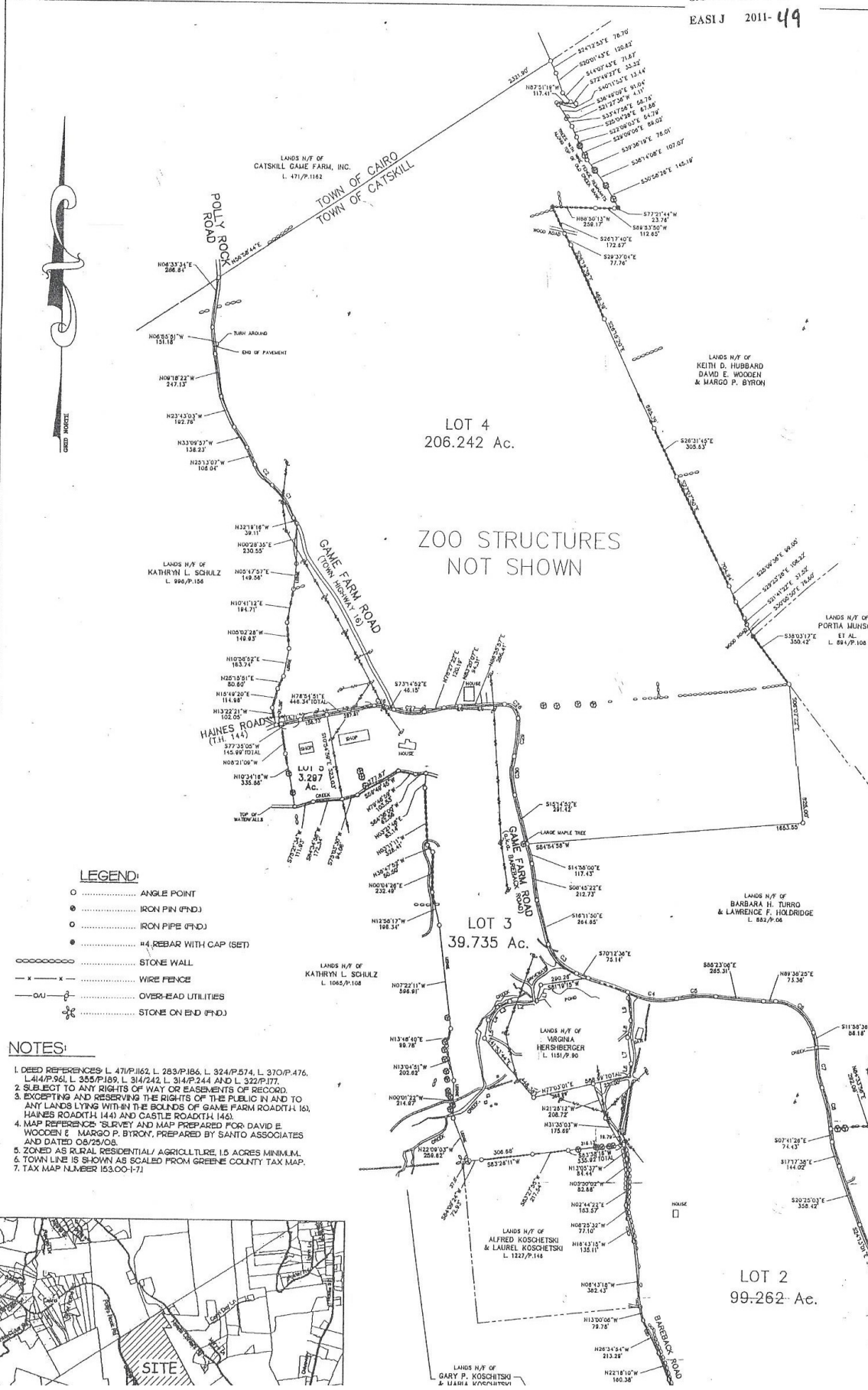
TOTAL AREA=  
391.198 Acres

BRANCH DATA TABLE

11	104183.37	46.54
12	82830.10	180.71
13	88902.42	82.88
14	52533.28	72.49
15	81048.27	104.25
16	80844.27	70.28
17	80838.27	148.00
18	81025.48	99.88
19	80707.09	183.18
20	85434.28	125.10
21	35724.14	89.88
22	84133.50	80.81
23	84444.48	80.81
24	85434.28	107.37

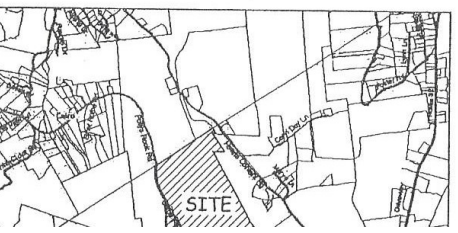
Greene County Clerk  
Document Number: 334384  
Revd 06/06/2011 12:31:11

See File Number  
2011-49



- LEGEND:**
- ..... ANGLE POINT
  - ..... IRON PIN (PHD.)
  - ..... IRON PIPE (PHD.)
  - ..... H4 REBAR WITH CAP (SET)
  - STONE WALL
  - x-x- WIRE FENCE
  - o-o- OVERHEAD UTILITIES
  - STONE ON END (PHD.)

- NOTES:**
1. DEED REFERENCES L. 47/P.162, L. 283/P.186, L. 324/P.574, L. 370/P.476, L. 414/P.961, L. 355/P.189, L. 314/242, L. 314/P.244 AND L. 322/P.177.
  2. SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OF RECORD.
  3. EXCEPTING AND RESERVING THE RIGHTS OF THE PUBLIC IN AND TO ANY LANDS LYING WITHIN THE BOUNDS OF GAME FARM ROAD (TH. 16), HAINES ROAD (TH. 144) AND CASTLE ROAD (TH. 146).
  4. MAP REFERENCE IS SURVEY AND MAP PREPARED FOR DAVID E. WOODS & MARGO P. BYRON, PREPARED BY SANTO ASSOCIATES AND DATED 08/25/08.
  5. ZONED AS RURAL RESIDENTIAL/AGRICULTURE, 15 ACRES MINIMUM.
  6. TOWN LINE IS SHOWN AS SCALED FROM GREENE COUNTY TAX MAP.
  7. TAX MAP NUMBER 183.00-171



LANDS N/E OF  
CATSKILL GAME FARM, INC.  
L. 471/P.1162

TOWN OF CAIRO  
TOWN OF CATSKILL

LOT 4  
206.242 Ac.

ZOO STRUCTURES  
NOT SHOWN

LOT 3  
39.735 Ac.

LOT 2  
99-262- Ac.

LOT 1  
42.662 Ac.

LANDS N/E OF  
KATHRYN L. SCHULZ  
L. 894/P.156

LANDS N/E OF  
KEITH D. HUBBARD  
DAVID E. WOODEN  
& MARGO P. BYRON

LANDS N/E OF  
PORTIA MUNSON  
ET AL.  
L. 841/P.108

LANDS N/E OF  
BARBARA H. TURRO  
& LAWRENCE F. HOLDRIDGE  
L. 882/P.04

LANDS N/E OF  
KATHRYN L. SCHULZ  
L. 1045/P.108

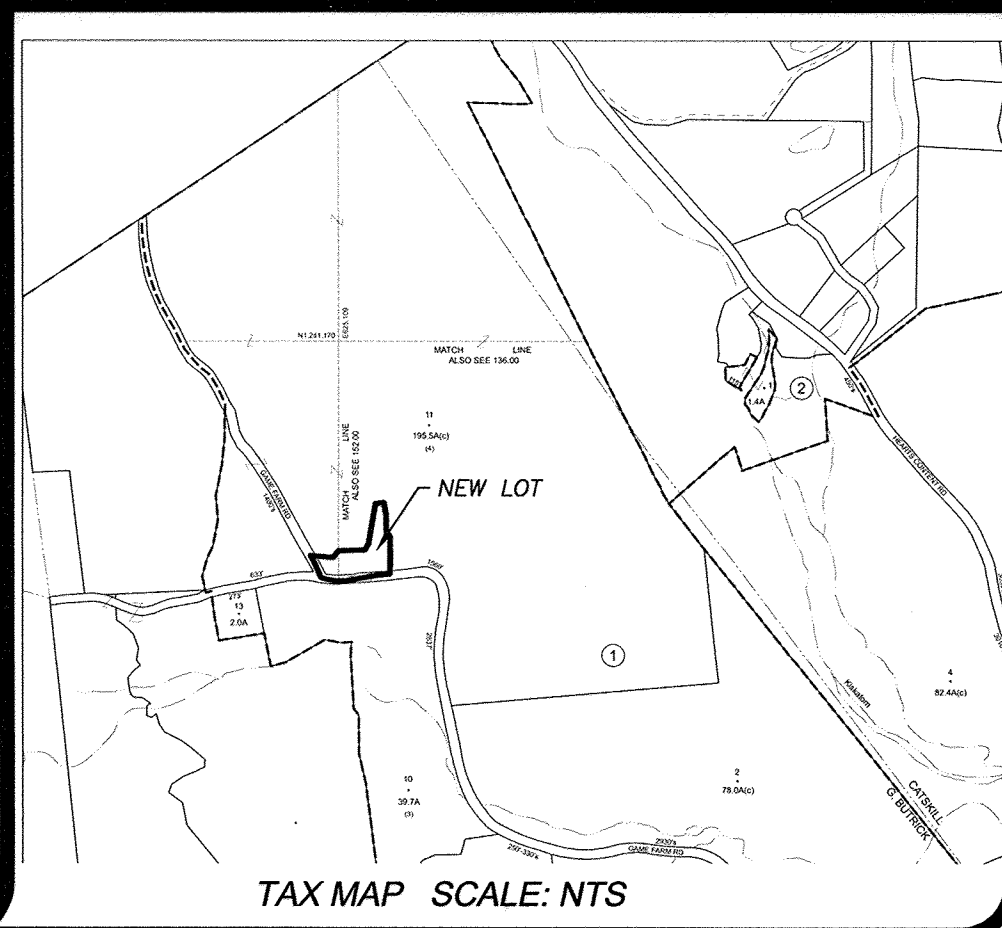
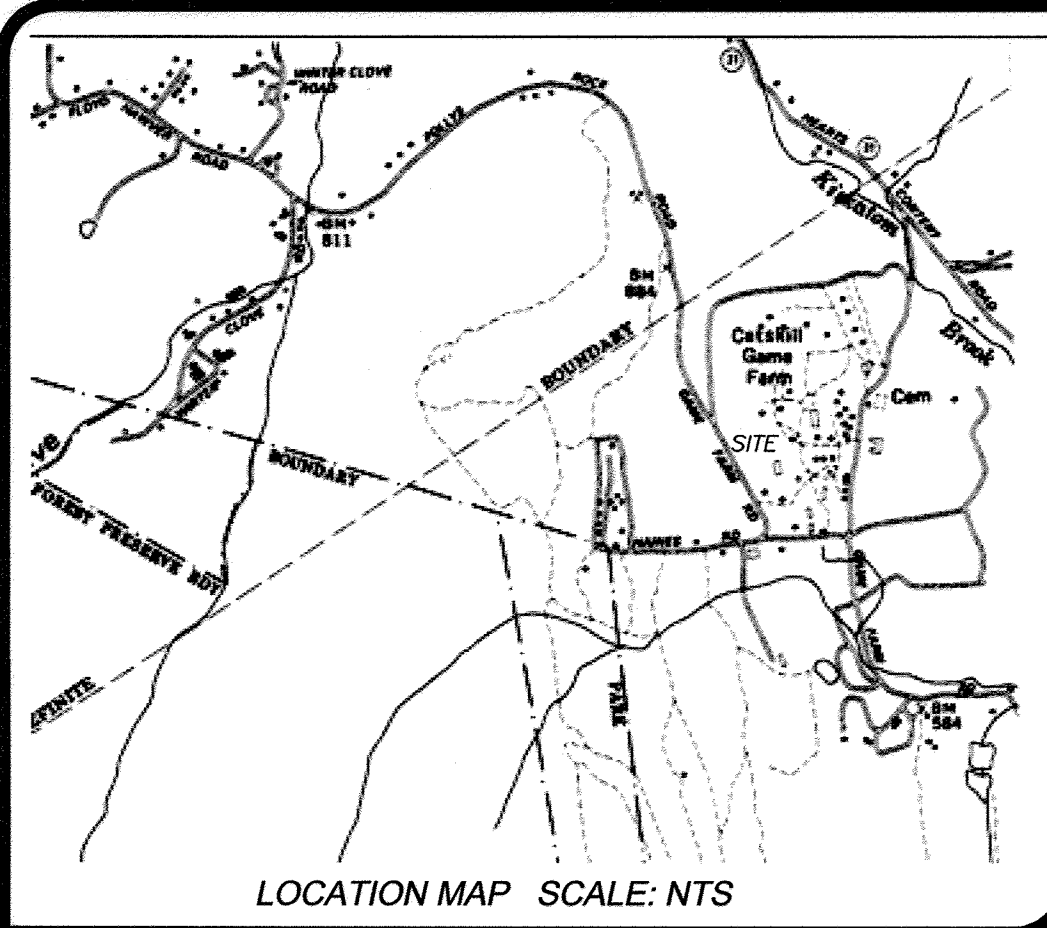
LANDS N/E OF  
HERSBERGER  
L. 1151/P.80

LANDS N/E OF  
ALFRED KOSCHETSKI  
& LAUREL KOSCHETSKI  
L. 1327/P.144

LANDS N/E OF  
GARY P. KOSCHETSKI  
& LARIA KOSCHETSKI

LANDS N/E OF  
KATHRYN LINDEMANN

EASI-L 2020-98  
BALLONE



NOTE:  
AREA VARIANCE RECEIVED FOR BUILDING SETBACKS BY THE TOWN OF CATSKILL ZONING BOARD OF APPEALS ON OCTOBER 14, 2020 (V-14-2020).

ZONING SCHEDULE OF AREA & BULK REGULATIONS	
ZONING: RA	1.5 ACRES
MINIMUM LOT SIZE	150'
MINIMUM LOT WIDTH	50'
MINIMUM YARD REQUIREMENTS: FRONT	30'
SIDE	30'
REAR	100'

PROPERTY REFERENCES:  
DEED REFERENCE: LIBER 1388, CP 156  
TAX MAP #: 153.00-1-11  
ZONE RA  
OWNERS ADDRESS: CATHY & BEN BALLONE  
GAME FARM RD  
CATSKILL, NY

TOWN OF CATSKILL  
PLANNING BOARD APPROVAL

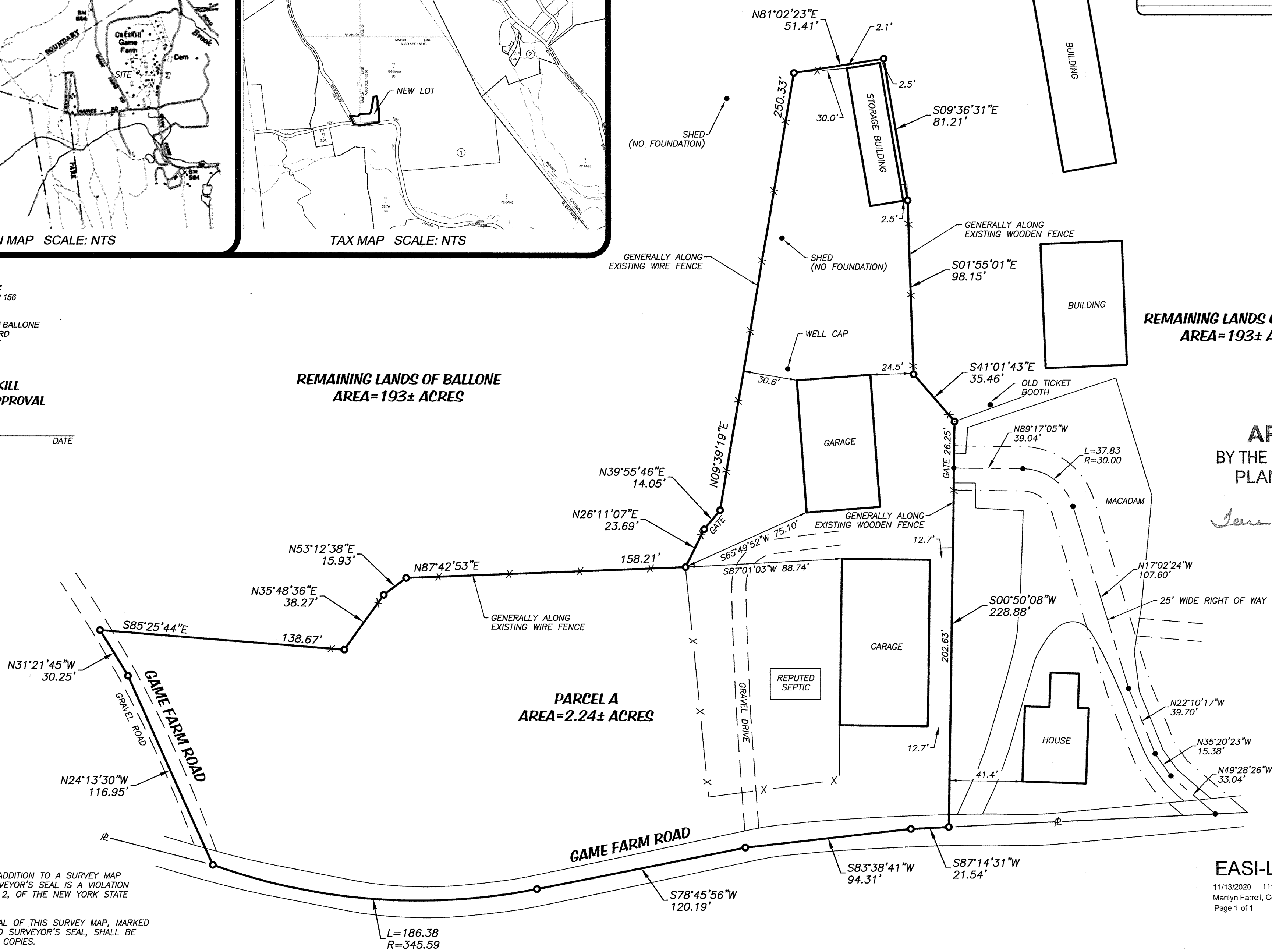
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

REMAINING LANDS OF BALLONE  
AREA=193± ACRES

REMAINING LANDS OF BALLONE  
AREA=193± ACRES

APPROVED  
BY THE TOWN OF CATSKILL  
PLANNING BOARD

*Gene J. Bond 11/13/2020*



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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED AS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY ME ON OR BEFORE THE DATE OF THIS MAP FOLLOWING ACCEPTED PROFESSIONAL STANDARDS.

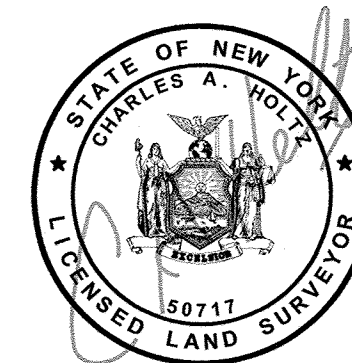
JOB REFERENCE: 18-0106

MAP OF SUBDIVISION PREPARED FOR  
**BALLONE**  
TOWN OF CATSKILL  
GREENE COUNTY, NEW YORK  
MAY 1, 2020  
SCALE: 1" = 40'

REVISED OCTOBER 15, 2020 - REVISED OCTOBER 18, 2020 - REVISED OCTOBER 26, 2020 - NOVEMBER 3, 2020

EASI-L 2020-98

11/13/2020 11:55:09 AM  
Marilyn Farrell, County Clerk  
Page 1 of 1



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679 EMOUGHT ROAD  
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LICENSE NUMBER 50717  
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