

LINE #	DIRECTION	LENGTH
L1	N 75° 56' 07" W	43.38'
L2	N 65° 09' 24" W	56.88'
L3	N 62° 38' 25" W	69.81'
L4	N 60° 34' 45" W	71.62'
L5	N 58° 41' 28" W	55.02'
L6	N 62° 14' 24" W	139.62'
L7	N 62° 33' 10" W	47.68'
L8	N 71° 42' 58" W	43.57'
L9	N 80° 32' 29" W	36.12'
L10	N 75° 33' 38" W	24.90'
L11	N 83° 35' 55" W	29.95'
L12	N 63° 08' 25" W	6.35'
L13	N 79° 04' 55" W	17.00'
L14	N 32° 10' 16" W	130.11'
L15	N 20° 43' 52" W	88.54'
L16	N 28° 18' 36" W	72.80'
L17	N 44° 24' 43" W	103.43'
L18	N 70° 09' 45" W	70.98'
L19	N 38° 19' 40" W	80.04'
L20	N 61° 32' 43" W	63.09'
L21	S 73° 21' 11" W	54.41'
L22	S 53° 32' 29" W	112.24'
L23	S 01° 48' 07" E	54.16'
L24	S 44° 31' 39" W	77.59'
L25	S 26° 11' 28" E	63.94'
L26	S 58° 42' 24" E	52.90'
L27	S 74° 41' 21" E	71.83'
L28	S 02° 53' 48" E	30.82'
L29	S 21° 06' 31" W	131.22'
L30	S 15° 49' 06" E	28.88'
L31	S 25° 56' 16" W	49.87'
L32	S 44° 08' 08" W	45.14'
L33	S 31° 02' 46" W	39.43'
L34	N 59° 55' 22" W	112.84'
L35	N 08° 52' 49" W	280.98'
L36	N 07° 27' 28" E	69.64'
L37	N 01° 36' 05" W	153.44'
L38	N 15° 43' 10" E	42.34'
L39	N 28° 03' 15" E	77.47'
L40	N 80° 13' 47" E	77.26'
L41	S 75° 48' 36" E	101.74'
L42	N 85° 32' 16" E	90.68'
L43	N 61° 25' 25" E	64.66'
L44	N 42° 55' 35" E	65.76'
L45	N 14° 07' 08" E	59.12'
L46	N 12° 22' 19" E	71.83'
L47	N 03° 43' 00" E	82.21'
L48	N 06° 32' 52" E	59.59'
L49	N 05° 03' 27" E	60.47'
L50	N 10° 28' 14" E	90.45'



NOTE: THE METES & BOUNDS ASSOCIATED WITH THIS SITE PLAN FOR PARCEL-I WERE TAKEN FROM A SURVEY MAP PREPARED BY MICHAEL DALBO, LAND SURVEYOR, P.C., DATED JANUARY 3, 1989 AND LAST REVISED JULY 31, 1990, AND ARE REFERENCED ON FILED MAP # 1706B FILED 10/09/1990

NOTE: THE METES & BOUNDS ASSOCIATED WITH THIS SITE PLAN FOR PARCEL-II WERE TAKEN FROM A SURVEY MAP PREPARED BY THE CHAZEN ENGINEERING & LAND SURVEYING CO., P.C. ON MAY 29, 2002, AND ARE REFERENCED ON FILED MAP # 12047A FILED 04/25/2007

OWNER'S NOTE AND AGREEMENT:  
 THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

"PARCEL I" HAS DIRECT ACCESS TO PUBLIC ROAD.  
 LONG CHORD 508'32"5.7" W 33.46'  
 R=2889.93 L=33.46

\*Approved by Resolution of the Planning Board of the Town of Clinton, New York. On the \_\_\_\_\_ day of \_\_\_\_\_, 2022 subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this Plat, as approved, shall void this approval.\*  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_  
 Chairman  
 Secretary

SITE PLAN PARCELS I & II  
 SCALE 1" = 100'

NO.	DESCRIPTION

CUMMINGS ENGINEERING, P.C.  
 148 HOLLOW ROAD, STAATSBURG, NY 12580  
 PHONE/FAX : (845) 869-8199  
 DATE: MARCH 14, 2022  
 DRAWN BY: TPC/CVJ  
 SCALE: 1"=80'  
 JOB # 22011

OVERALL SITE PLAN & SPECIAL USE PERMIT  
 FOR  
 PARCELS I & II  
 CORNERSTONE OF RHINEBECK  
 91 SERENITY HILL RD. RHINEBECK, NEW YORK

OVERALL  
 SITE  
 PLAN  
 S-1