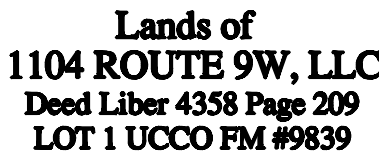


**NORTH**

The basis for North is Grid as derived from RTK GPS observations tied to the NYSNet CORS real-time network. The distances shown hereon are level ground distances. To obtain grid distances apply the scale factor of 0.9999207698.



**Lands of  
STEVEN P. RISI  
Deed Liber 3937 Page 006  
LOT 2 UCCO FM #9839**

**Lands of  
JOSHUA & NATALIYA OGLE  
Deed Liber 5930 Page 154**



## LOCATION MAP

**SCALE : 1"= 2000'**

## USGS QUADRANGLE: WAPPINGERS FALLS

**TOTAL AREA : ±7.8 ACRES**

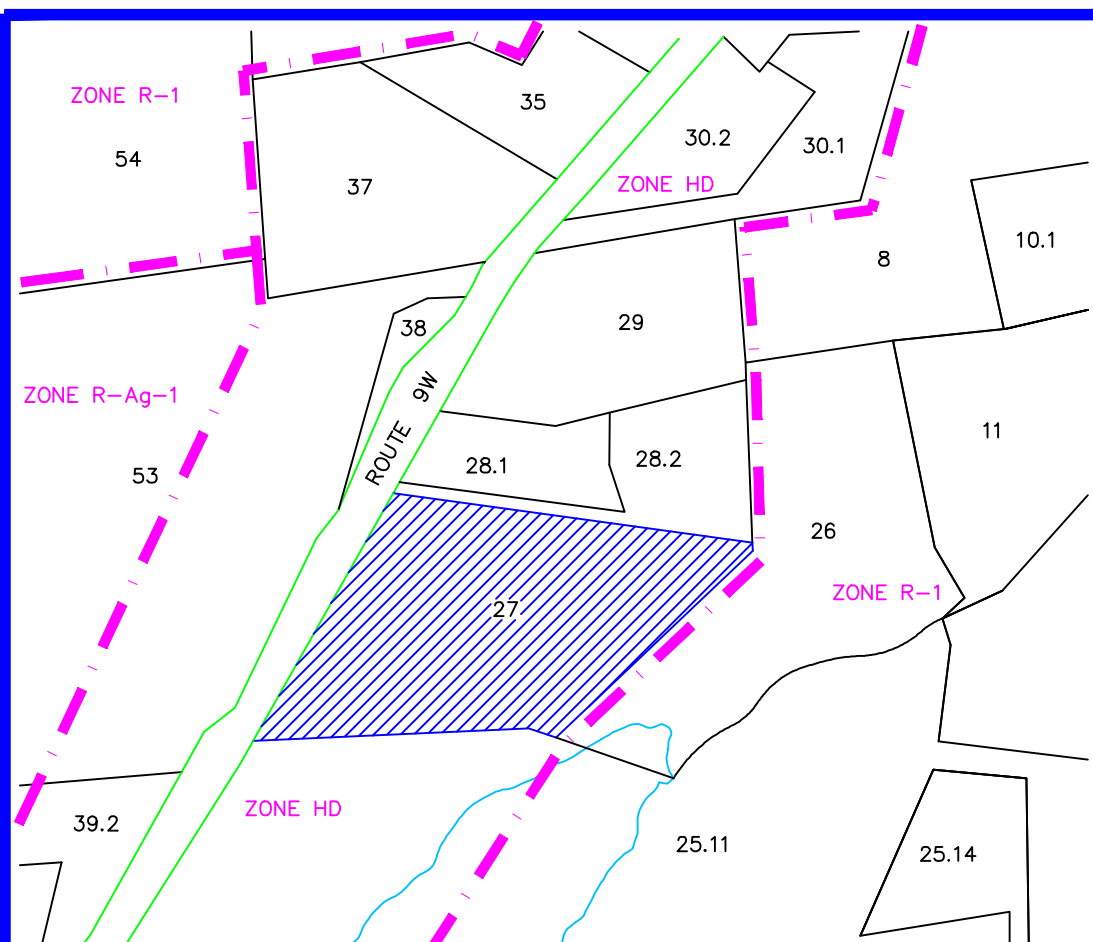
**PROPOSED USE:**

Section 115-12 E Highway Development District  
(2)(a) Wholesale Storage Establishment

HOURS OF OPERATION: Mon-Sat 6:30 am to 7:00 pm  
NUMBER OF EMPLOYEES: 10-12

Storing 10-12 40' Flatbed trucks along the North/East sides of building.

SEE SHEET SP1 FOR SITE PLAN DETAILS



SECTION : 108.004, BLOCK : 5, LOT : 27

## TAX MAP


**SCALE : 1"= 400**

**NOTES :**

- 1) 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.
- 2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
- 3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- 4) Subject to whatever state of facts a complete Search of Title may reveal.
- 5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
- 6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- 7) Survey performed with snow conditions of 10"-12" of cover.
- 8) Contours based on actual field survey. Elevations shown hereon are approximate NAVD88 derived by RTK GPS observations.
- 9) Road line based on DOT S.H. 5176, Map 1, Parcel C.
- 10) Subject to a 10' wide Gas Line Easement and Right of Way being adjacent to and parallel with the easterly boundary line of NYS Route 9W, as described in Deed Liber 1323 Page 709.

**MAP REFERENCE :**

- 1) "Final Map Prepared For Mary LoPresti" filed November 10, 1993 with the Ulster County Clerk's Office as Filed Map No.9839, and is subject to all provisions shown thereon.
- 2) "Map of Lands of Mary LoPresti & Frank Tralongo" dated 22 July, 1975 by Roy H. Pauli LS.



# BROOKS & BROOKS

## Land Surveyors, P.C.

**11 Main Street,**  
**Highland, NY 12528**  
**845-691-7339**

Patricia Paul Brooks, L.S.  
 Registration No. 49795

Richard C. Brooks, L.S.  
 Registration No. 49600

**HEREBY CERTIFY** that this map is a true representation of a survey performed by this office in the field on 08 February, 2017 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors .

**By:**

Patricia Paul Brooks, L.S.

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map sheets 7-12-17  
 planning check  
 closure check

**16 February, 2017**

**JOB#8421, DRAWING#8421.site.DWG**

**DEED REFERENCE :**

Frank J. Tralongo  
- to -  
Magella Levesque  
Deed Liber 2705 Page 137  
Dated 30 July, 1997  
Filed 30 July, 1997

**RECORD OWNER :**

Marlboro Distr Rte9 LLC  
c/o Gary Krupnick  
687 Old Willets Path  
Hauppauge, NY 11788

**RECORD OWNER :**

Magella Levesque  
4 Priscella Court  
Cortlandt Manor, NY 10567

## OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon.

Signature

Date \_\_\_\_\_

## PLANNING BOARD ENDORSEMENT

## SHEET INDEX

**EXISTING CONDITIONS  
SITE PLAN & LANDSCAPING DETAILS  
LIGHTING PLAN**

**EC-1**


**SP-1**

**LP-1**

**EXISTING CONDITIONS**  
**MAP OF SITEPLAN**  
**PREPARED FOR**

**MARLBORO**  
**DISTR RTE9 LLC**

- SITUATE -  
TOWN OF MARLBOROUGH      ULSTER COUNTY, NEW YORK



GRAPHIC SCALE ( IN FEET )  
1 inch = 50 ft.

SHEET EC