



N.Y. 13. LAND SURVEYOR  
191 NORTON ROAD  
RED HOOK, N.Y. 12571  
PHONE (845)-758-4177  
LEGENDLANDSURVEYING.COM  
HANBACK@FRONTIERNET.NET

APPROVED BY RESOLUTION OF THE PLAN  
OF THE TOWN OF MARLBOROUGH, NEW  
YORK, THE 20 DAY OF 20,  
REQUIRING AND CONDITIONS OF SAME  
ANY CHANGE, ERASURE, MODIFICATION OR  
THIS PLAN AS APPROVED SHALL VOID  
SIGNED THIS 20 DAY OF 20.

\_\_\_\_\_  
CHAIRPERSON

<b>OWNER'S CONSENT NOTE</b>																																								
<p>1, (WE), THE UNDERSIGNED OWNER(S) OF THIS "SUBDIVISION" / "SITE PLAN" SHOWN HEREIN, DO HEREBY STATE THAT 1, (WE), HAVE REVIEWED THIS MAP, CONTENTS, LEGENDS AND DATA AND AM FAMILIAR WITH SAME, AND DO HEREBY CONSENT TO ALL ILLUSTRATIONS, TERMS AND CONDITIONS NOTED ON THE DRAWING.</p>																																								
OWNER _____	DATE _____																																							
<b>SITE NOTES</b>																																								
<p>TOWN OF MARLBOROUGH SCHOOL DISTRICT TOWN OF MARLBOROUGH FIRE DISTRICT TOWN OF MARLBOROUGH WATER DISTRICT NO NEW LOTS ARE BEING CREATED. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED. NO GRADING OR EARTHWORK IS PROPOSED. ENTIRE PARCEL HAS BEEN APPROVED FOR INCLUSION IN THE BUSINESS CORRIDOR OVERLAY DISTRICT.</p>																																								
<b>LIST OF ABBREVIATIONS</b>																																								
<p>CONC. = CONCRETE DIAM. = DIAMETER S.F. = SQUARE FEET C.O. = CLEAN OUT RD. = ROAD EMPL. = EMPLOYEE</p>																																								
<b>ZONING DATA</b>																																								
<p>TOWN OF MARLBOROUGH ZONING DISTRICT RURAL AGRICULTURAL (R-AG-1)</p>																																								
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<p>WIRE FENCE STONEWALL REMAINS WIRE FENCE REMAINS STOCKADE FENCE UTILITY POLE OVERHEAD UTILITY WIRES CULVERT EXTERIOR LIGHT</p>																																								
<p>C.B. = CATCH BASIN APPROX. = APPROXIMATE FT. = FEET I.R.F. = IRON ROD FOU LN. = LANE</p>																																								

THIS MAP IS CERTIFIED TO:  
EIGHTY SIX WASHINGTON LLC  
SALISBURY BANK AND TRUST COMPANY /S/A/O/A  
FIRST AMERICAN TITLE INSURANCE COMPANY

TAX I.D. #103.3-4-19

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST  
BY THE PUBLIC MAY HAVE FOR HIGHWAY USE.

REFERENCE DEED  
LIBER 5257, PAGE 72

TOTAL AREA = 3.28 ACRES  
142673.19 SQUARE FEET

NOT ALL TREES ARE SHOWN HEREON.

I HEREBY CERTIFY THAT THIS SURVEY MAP WAS  
PREPARED BY ME AND WAS MADE FROM AN ACTUAL  
FIELD SURVEY COMPLETED BY ME ON MAY 16, 2016.

SURVEYED FROM RECORD DESCRIPTIONS AND AS IN  
POSSESSION.

ACCEPTANCE BY ANY CODE ENFORCEMENT OFFICER OF  
ANY COPIES OF THIS SURVEY MAP THAT DO NOT CONTAIN  
THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL IS A  
VIOLATION OF ARTICLE 145 – SECTION 7209, 1., A. OF  
THE NEW YORK STATE EDUCATION LAW.

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

ONLY SURVEY MAPS WITH THE LAND SURVEYOR'S  
EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT  
COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

CERTIFICATIONS ON THIS SURVEY MAP SIGNIFY THAT THE  
MAP WAS PREPARED IN ACCORDANCE WITH CURRENT OR  
EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED  
BY THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND  
SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO  
PERSONS FOR WHOM THE SURVEY MAP IS PREPARED, OR  
CERTIFIED TO ON THIS SURVEY MAP.

THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

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 CERTIFICATION.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT  
SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE  
COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER  
FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH  
MAY DISCLOSE.

REFERENCE IS HEREBY MADE TO "CERTIFICATE OF TITLE"  
PREPARED BY POUGHKEEPSIE ABSTRACT COMPANY, INC.  
AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY  
TITLE NUMBER: PA-11676/756U=04676

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RESERVED. DUPLICATION OF THIS DOCUMENT IS A

## VICINITY MAP

ARE NO WETLANDS OR AREAS OF FLOODING TO SHOW.

**AREA MAP**

SCALE 1" = 400'

N

S

E

R-AG-1 ZONE

OVERLAY DISTRICT

**FISHER-CAPPILLINO TRUST**  
1625 ROUTE 9W  
MILTON, N.Y. 12547  
TAX I.D. 103-3-4-16

**ANN LIEFER**  
1617 ROUTE 9W  
MILTON, N.Y. 12547  
TAX I.D. 103-3-4-17

**SANDRA BALDING**  
3RD ST. 12547  
MILTON, N.Y. 103-3-63  
TAX I.D. 103-3-3-63

**DAVID ONUSKO**  
P.O. BOX 254  
MILTON, N.Y. 12547  
TAX I.D. 103-3-3-26

**HEPWORTH FARM, LLC**  
506 SOUTH RD.  
MILTON, N.Y. 12547

**KORAN**  
1615

U.S.

LIBER 2967, PAGE 72  
26 LYONS LN.  
MILTON, N.Y. 12547  
TAX I.D. 103.3-4-23

POOL

*JASON SOMA*  
*KARIN SOMA*  
LIBER 4324, PAGE 180  
18 LYONS LN.  
MILTON, N.Y. 12547  
TAX I.D. 103.3-4-22.2

**RALPH S. FLORIO**

LIBER 2751, PAGE 293  
9 OVERLOOK BLUFF  
MARLBORO, N.Y. 12542  
TAX I.D. 103.3-4-22.1

OPEN AREA

SET

HOUSE

**A SITE PLAN**  
**PREPARED FOR**  
**EIGHTY SIX**  
**WASHINGTON LLC**

**SITUATED IN THE**  
**TOWN OF MARLBOROUGH**      **ULSTER COUNTY, N.Y.**  
**SCALE 1" = 50'**      **JUNE 20, 2017**

