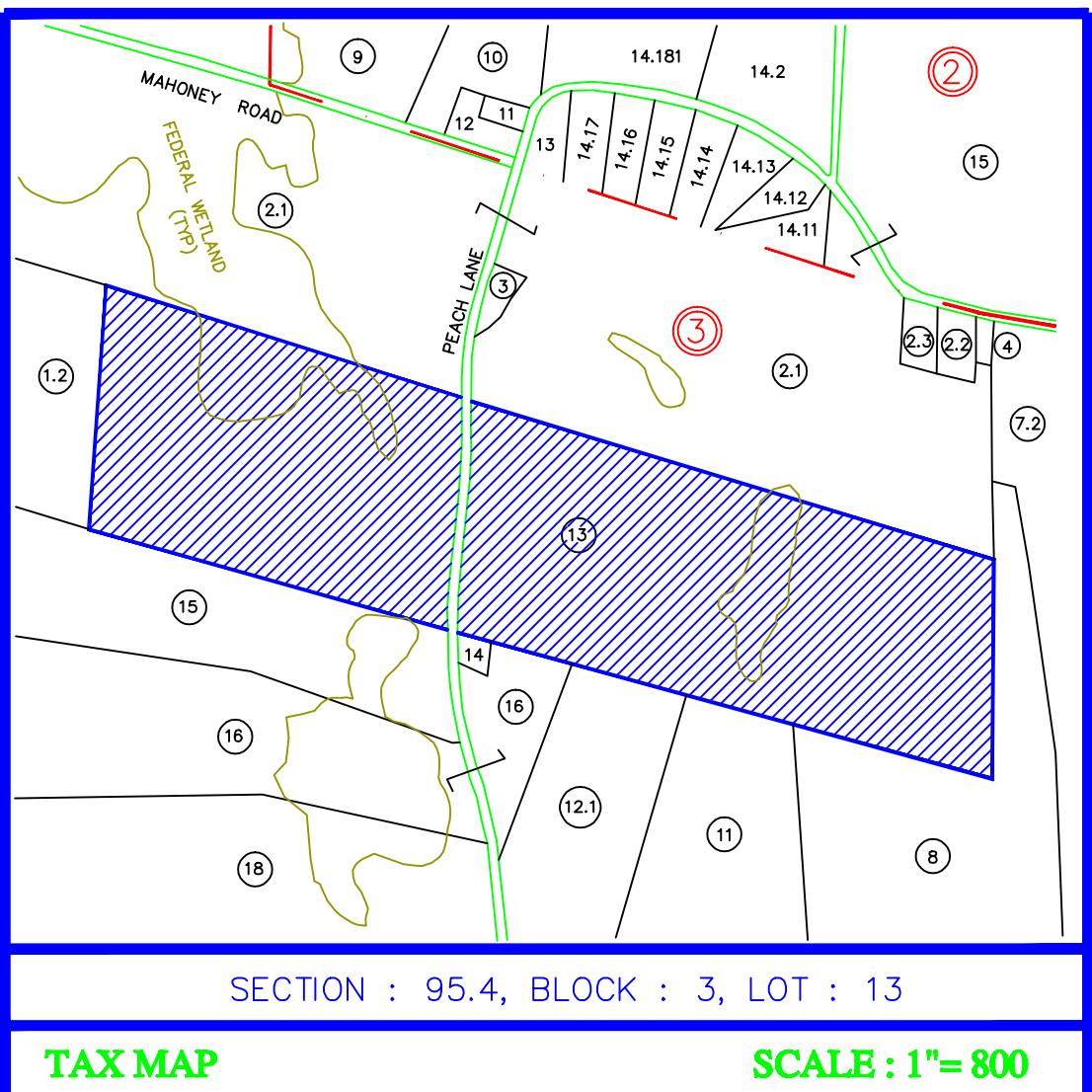
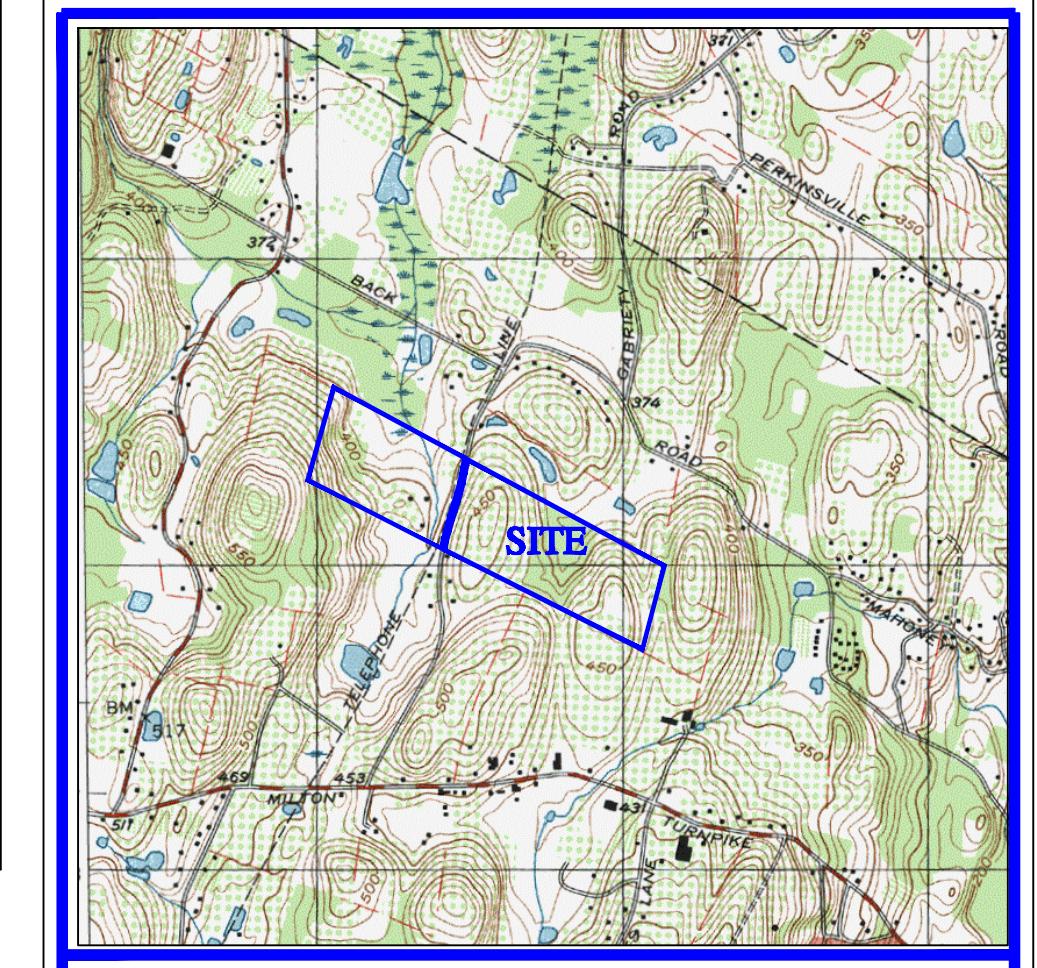


AGRICULTURAL NOTES

This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following:

- That farming does not only occur between 8:00 am and 5:00 P.M. and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day during the harvesting season.
- That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
- That farm neighbors very often spray their crops with pesticides in accordance with accepted practices regulated by the New York State Department of Environmental Conservation (D.E.C. Notification Law Number 325, October 1988).
- That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
- That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.



NOTES :

- 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.
- 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.
- Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- Subject to whatever state of facts a complete Search of Title may reveal.
- 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.
- Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- Highway Bounds computed at a three rod road.
- Parcel contains Federal Wetlands not shown hereon and is therefore subject to all regulations promulgated thereunder.

TOTAL AREA : 86.35 ACRES

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	R-Ag-1
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	200'
MINIMUM FRONTYARD SETBACK	50'
MINIMUM SIDEYARD SETBACK	35' / 80'
MINIMUM REARYARD SETBACK	75'
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM BUILDING COVERAGE	20%

DEED REFERENCE :

Jack G. Gallagher & Joann Lau
as Executors for Hetty Connor
to
Rod M. & Jack G. Gallagher
Instrument No. 2003-2708
Dated 17 December, 2002
Filed 03 February, 2003

RECORD OWNER :

Rod M. & Jack G. Gallagher
c/o Rod M. Gallagher
4 Cider Mill Lane
Grafton, MA 01519

MAP REFERENCE :

- "Property of L.C. Tuckerman" filed in the Ulster County Clerks Office on April 27, 1961 as Filed Map No. 629.
- "Final Plan Subdivision of Land of Douglas Minard and Overlook Farms, Inc." filed in the Ulster County Clerks Office on December 30, 2002 as Filed Map No. 12508.
- "Map of Subdivision of Lands of The Estate of Anna Salatin" filed in the Ulster County Clerks Office on June 29, 2012 as Filed Map No. 12-131.
- "Map of Survey of Lands of Hudson Valley Domicile, L.L.C." completed by Brooks & Brooks Land Surveyors, P.C. on May 03, 2004 and last revised October 04, 2004.



B **BROOKS & BROOKS**
Land Surveyors, P.C.

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

Patricia Pauli Brooks, L.S.
Richard C. Brooks, L.S.
Registration No. 49795
Registration No. 49600

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

BY: Patricia Pauli Brooks, L.S.
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28 August, 2017 JOB#7155, DRAWING\7155sub.DWG

REVISED: 19 September, 2017 - survey, metes and bounds

OWNERS 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 and agree to file this map with the Ulster County Clerk.

signature date
signature date
signature date

PLANNING BOARD ENDORSEMENT

FINAL
MAP OF SUBDIVISION
OF LANDS OF
ROD M. GALLAGHER & JACK G. GALLAGHER

SITUATE -
TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK

GRAPHIC SCALE (IN FEET)
1 inch = 200 ft.