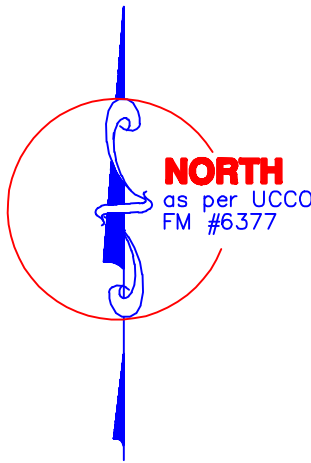


LEGEND

- TRAFFIC SIGN
- DRILLED WELL
- METAL PIPE
- REBAR
- UTILITY POLE
- UTILITY LINE
- EDGE OF WOODS



Lands of
GERARD & JEANNE MURPHY
Deed Liber 5490 Page 322
Lot 2B UCCO FM #6377
SBL: 108.3-2-65.6

Lands of
CHARLES & ROSE MARIE ALONGE
Deed Liber 1658 Page 137
Lot 3B UCCO FM #6377
SBL: 108.3-2-65.7

Lands of
HILMAR & INGE KUSMIERZ
Deed Liber 1146 Page 1034

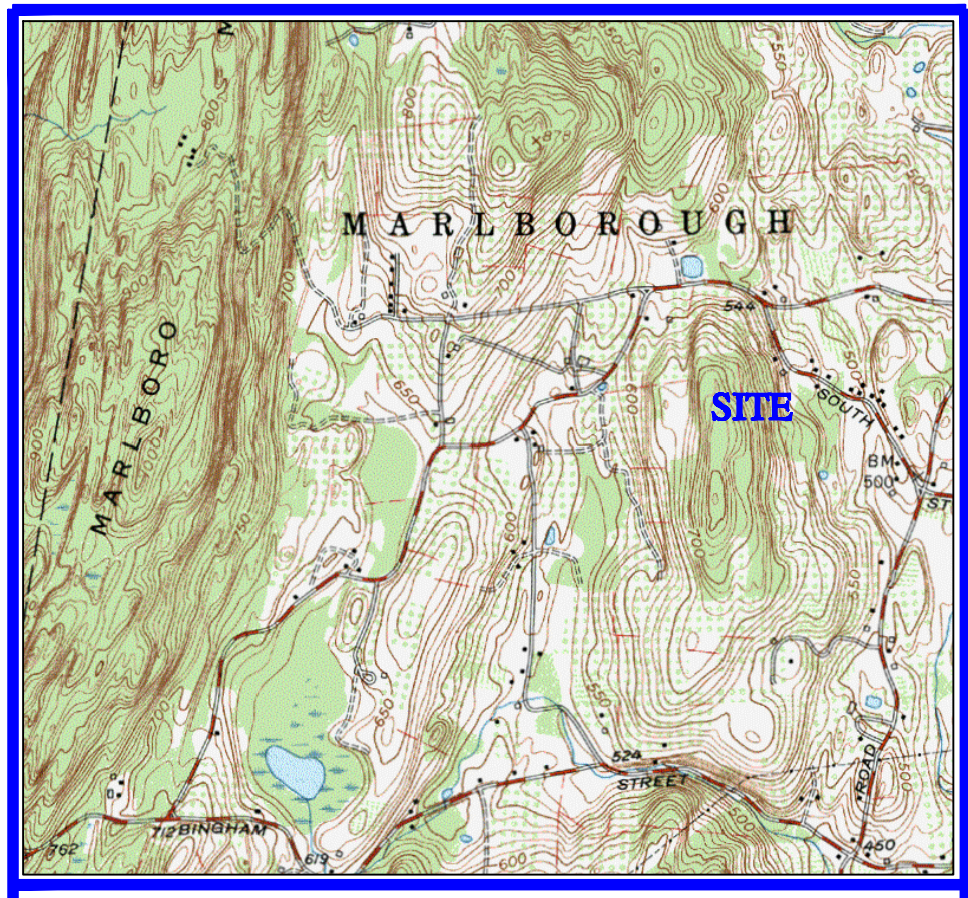
Lands of
GERARD & JEANNE MURPHY
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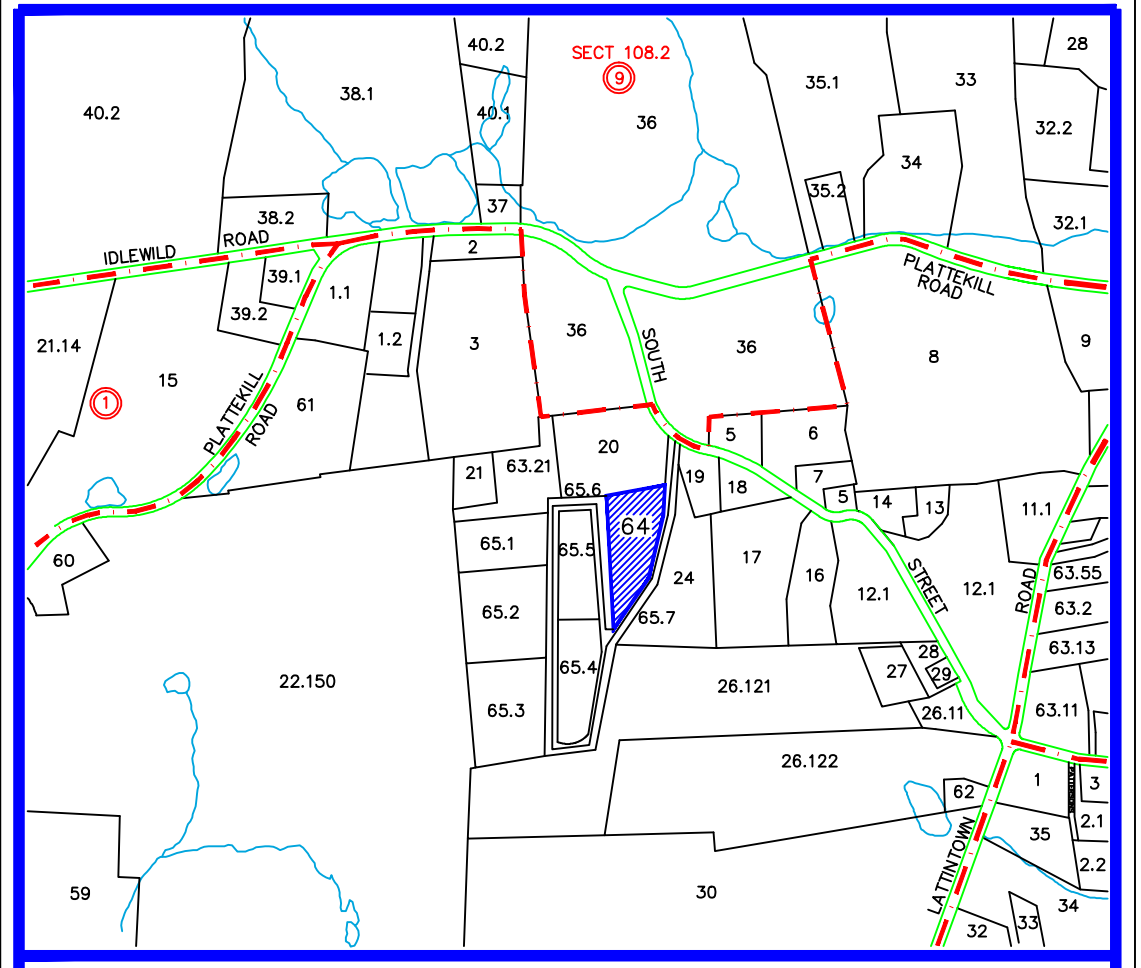
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Deed Liber 1146 Page 1034

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Lot 2B UCCO FM #6377
SBL: 108.3-2-65.6



LOCATION MAP **SCALE : 1"= 2000'**
USGS QUADRANGLE: WAPPINGERS FALLS

TOTAL AREA : 2.11 ACRES



SECTION : 108.3, BLOCK : 2, LOT : 64
TAX MAP **SCALE : 1"= 400'**

TABLE OF BULK REQUIREMENTS		
ZONING DISTRICT	REQUIRED	EXISTING
MINIMUM LOT AREA	R-Ag-1 1 ACRE	2.1 ACRE
MINIMUM LOT WIDTH	150'	240'
MINIMUM LOT DEPTH	200'	420'
MINIMUM FRONTYARD SETBACK	50'	31'
MINIMUM SIDEYARD SETBACK	35'/80'	62'/NA
MINIMUM REARYARD SETBACK	75'	144.5'
MAXIMUM BUILDING HEIGHT	35'	32.3'
MAXIMUM BUILDING COVERAGE	20%	< 2%

PROPOSED USE:
Section 155-23 Home Occupation Bed & Breakfast
3 Bedrooms available

PARKING SCHEDULE		
	SPACES REQUIRED	SPACES PROVIDED
BED & BREAKFAST.....	5	7
	2 plus 1/bedroom available	

- 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) Subject to any right, title or interest the public may have in and to that portion of Gobblers Knob used for highway purposes.
 - 8) A Front yard variance was granted by the Town of Marlborough ZBA

MAP REFERENCE :
"Subdivision for Casey and Alonge" filed with the Ulster County Clerk's Office on 23 June 1986 as Map No.6377.

DEED REFERENCE :
Marilyn Louise Mahan
- to -
Todd R. Decker & Lauren Baglio
Deed Liber 5790 Page 081
Dated 19 September, 2014
Filed 30 September, 2014

RECORD OWNER :
Todd R. Decker & Lauren Baglio
80 Gobblers Knob Road
Marlboro, NY 12542

PLANNING BOARD ENDORSEMENT

OWNER'S CERTIFICATION

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

Signature _____ Date _____

Signature _____ Date _____

MAP OF SITEPLAN PREPARED FOR

HUDSON VALLEY TREE HOUSE BED & BREAKFAST

- SITUATE -
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.



BROOKS & BROOKS Land Surveyors, P.C.
11 Main Street, Highland, NY 12528
845-691-7339

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

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 19 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. map check 9-22-17 planning check
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21 September, 2017 JOB#8473, DRAWING\8473site.DWG