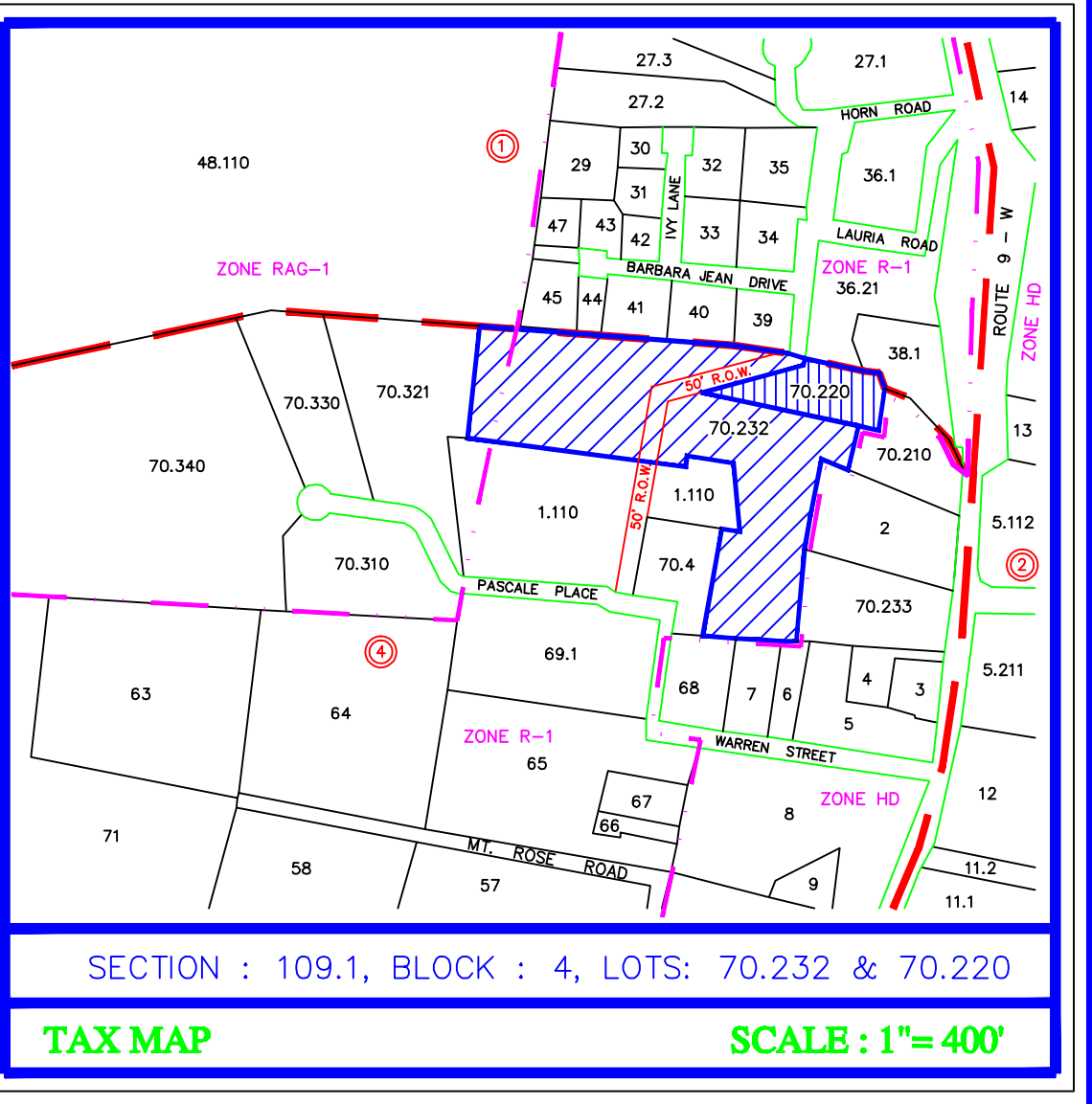
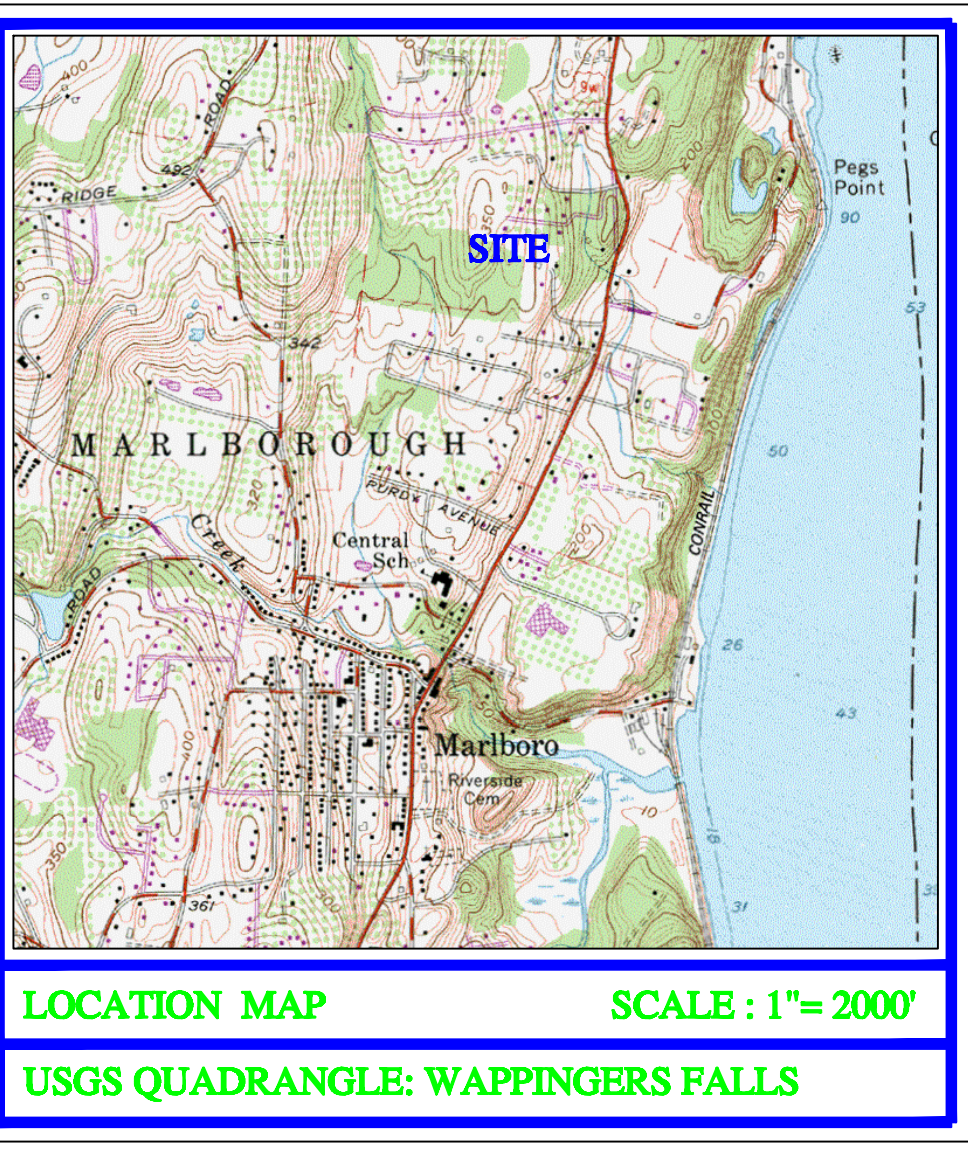


TABLE OF BULK REQUIREMENTS	
ZONING DISTRICT .....	REQUIRED R-1
MINIMUM LOT AREA .....	1 ACRE
MINIMUM LOT WIDTH .....	150'
MINIMUM LOT DEPTH .....	200'
MINIMUM FRONTYARD SETBACK .....	35'
MINIMUM SIDEYARD SETBACK .....	35'/70'
MINIMUM REARYARD SETBACK .....	50'
MAXIMUM BUILDING HEIGHT .....	35'
MAXIMUM BUILDING COVERAGE .....	20%



- 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) Parcels A to be conveyed to and combined with Tax Map Lot 70.220 and is not to be considered a buildable lot unto itself.
  - 8) Approximate 2' Contours and Elevations based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM.

- MAP REFERENCE :**
- 1) "Map of Subdivision of Lands of Andrew & Susan F. Bagatta" filed with the office of the Ulster County Clerk on February 9, 1996 as Filed Map No.10466.
  - 2) "Final Map of Lot Line Revision of Lands of Bagatta & Porco" filed with the Office of the Ulster County Clerk on 21 January, 1997 as Filed Map No.10698.
  - 3) "Little Brook Acres Property of Joseph Noto Sr. & Dominick Affuso" filed with the Office of the Ulster County Clerk on May 2, 1961 as Filed Map No.2114.
  - 4) "Map of Subdivision & Lot Line Revision Prepared for Andrew & Susan F. Bagatta" filed with the Office of the Ulster County Clerk on May 4, 2000 as Filed Map No.11629.
  - 5) "Map of Proposed Lot Line Revisions Between Susan Bagatta & Andrew Bagatta Jr. & Richard A. & Domenica I. Gerentine" filed with the Office of the Ulster County Clerk on August 16, 2005 as Filed Map No.05-1056.
  - 6) "Map Prepared for Susan Bagatta" filed with the Office of the Ulster County Clerk on 17 March, 2004 as Filed Map No.04-411.

**PLANNING BOARD ENDORSEMENT**

**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 and agrees to file this map with the Ulster County Clerk.

Signature \_\_\_\_\_ Date \_\_\_\_\_

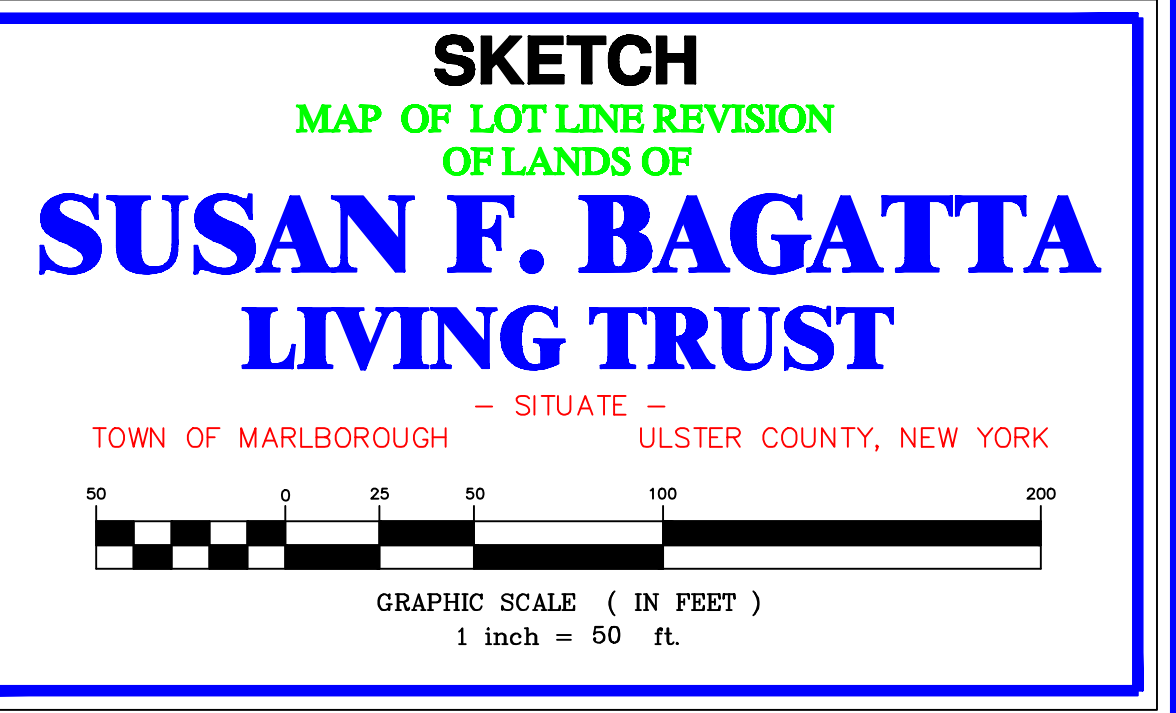
**DEED REFERENCE :**

TM Lot 70.232 portion of:  
Susan F. Bagatta  
to  
Susan F. Bagatta as trustee of  
the Susan F. Bagatta living trust  
dated April 11, 2000  
Deed Liber 3044 Page 145  
Dated 11 April, 2000  
Filed 30 May, 2000

**RECORD OWNER :**

Estate of Susan F. Bagatta  
c/o Anthony Bagatta  
1. Top Hill Road  
Marlboro, NY 12542

TM Lot 70.220  
Susan F. Bagatta as trustee of  
the Susan F. Bagatta living trust  
dated April 11, 2000  
to  
Susan F. Bagatta as trustee of  
the Susan F. Bagatta living trust  
dated April 11, 2000  
Deed Liber 3063 Page 318  
Dated 11 April, 2000  
Filed 27 July, 2000



- LEGEND**
- TRAFFIC SIGN
  - MAILBOX
  - DRILLED WELL
  - CATCH BASIN
  - MININT.
  - REBAR
  - METAL PIPE
  - UTILITY POLE
  - UTILITY LINE
  - STONE WALL
  - WIRE FENCE
  - APPROXIMATE TAX MAP LINE



**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 October 18, 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 11-09-17  
planning check 12-22-17  
closure check 11-10-17

25 October, 2017 PROJ#6405, DWG#6405-991lr.DWG

REVISED: 13 November, 2017 - top hill road