

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 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 E.C. Notification Law Number 325, October 1988)

That existing agricultural operations may create both avoidable odors and unsightliness commonly associated with farming operations in the area.

That there are dangers in letting children and pets run into any adjacent agricultural field, which is private property.

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%

LEGEND

LINE TABLE along east side of road		
LINE	BEARING	LENGTH
L1	N14°37'27"E	123.31
L2	N16°36'25"E	215.41
L3	N21°41'03"E	180.57
L4	N13°56'18"E	94.34
L5	N11°16'59"E	155.62
L6	N12°58'39"E	228.17

Lands of ALLSTATE APPLE EXCHANGE INC.
Deed Liber 1240 Page 599
SBL 95.4-3-2.1

Lands of Martin & Katrina Nason
Instrument No. 2003-2708
LOT 2 UCCO FM #17-214
SBL 95.4-3-13.2

Lands of ALLSTATE APPLE EXCHANGE INC.
Deed Liber 1240 Page 599
SBL 95.4-3-2.1

Lands of PATRICK SALATINO & MARIA STAVROULAKIS
Deed Liber 4091 Page 313
SBL 95.4-3-15

Lands of FLORENCE TUMMINIA
Deed Liber 2656 Page 259
SBL 95.4-3-14

Lands of DEREK & LIZA PASSANTE
Deed Liber 5725 Page 086
SBL 95.4-3-16.2
LOT 2 UCCO FM #12-131

Lands of Leonard Clarke Living Trust
Deed Liber 5294 Page 171
SBL 95.4-3-18

Lands of Hudson Valley Domicile, LLC
Deed Liber 3016 Page 2
(Lot 1&2 UCCO FM #62)
SBL 95.4-3-8

LOT 1 UCCO FM #17-214
SBL 95.4-3-13.1
50.70 ACRES

TOTAL CONSOLIDATED LOT AREA = ±106.6 ACRES

Lot 5 UCCO FM #629
SBL 95.4-3-11
Deed Plot ±25.3 Acres

Lot 6 UCCO FM #629
SBL 95.4-3-12.1
Deed Plot ±30.6 Acres

EXISTING IMPROVEMENTS ON THIS LOT NOT SURVEYED OR SHOWN.

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1
Lands of FRANK B
Deed Liber 380
SBL 95.4-
LOT 2&3 UCCO

2
Lands of ANN R. HI
Deed Liber 415
SBL 95.4-
LOT 1 UCCO

ROAD WIDTHS

Road	46TH
	3.31
	5.41
	0.57
	.34
	5.62
	8.17

RTK
basis for North is Grid as
ed from RTK GPS observations
to the NYSNet CORS
time network. The distances
n hereon are level ground
nces.

A topographic map showing contour lines, roads, and water bodies. A blue polygon, labeled 'SITE' in blue capital letters, is drawn over a hillside. Key features include 'MILTON' at an elevation of 469', 'TURAPPIKE' at 431', 'BM 517' at 517', 'ZELFSTONE' at 500', 'BACK ROAD' at 374', 'SABRIET' at 374', 'ROAD' at 374', 'PERKINSVILLE' at 350', and 'MAHON' at 350'. The map also shows '500', '450', '400', '350', and '300' contour lines.

LOCATION MAP **SCALE : 1"= 2000'**

USGS QUADRANGLE: POUGHKEEPSIE

TOTAL AREA : ±106.6 ACRES

DEED REFERENCE:

TM Lots 11 & 12.1
Jane P. Whitman as trustee and
David O. Whitman as successor trustee
of the Wilbur J. Whitman and Jane P. Whitman
Trust U/A December 18, 2009

– to –
Paradise Valley Orchard, LLC
Deed Liber 5789 Page 141
Dated 09 September, 2014
Filed 29 September, 2014

TM Lot 13.1
Jack G. Gallagher & Rod M. Gallagher
- to -
Paradise Valley Orchard, LLC
Deed Liber 6284 Page 344
Dated 16 March, 2014
Filed 29 September, 2014

RECORD OWNER :
Paradise Valley Orchards, LLC
c/o Daniel M. Albinder
P.O. Box 246
Milton, NY 12471

PLANNING BOARD ENDORSEMENT

MAHONEY ROAD /12

FEDERAL WETLAND (TYP)

PEACH LANE 3

TURNPIKE

MILTON

1.2

13.2

15

16

18

10.3

10.1

12.2

4.1

4.2

5

6

9

8

10

11

12.1

13.1

14.11

14.12

14.13

14.14

14.15

14.16

14.17

15

2.1

2.2

2.3

7.2

②

③

SECT. 102
BLOCK 3

SECTION : 95.4, BLOCK : 3, LOT : 13.1, 11 & 12.1

TAX MAP

SCALE : 1" = 800'

NOTES :

1) Unauthorized alteration or addition to a survey map bearing a

- 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) Road line for TM Lot 13.1 shown as per UCCO FM #17-214. Remaining boundaries shown hereon based on Deeds as noted.
- 8) TM Parcel 13.1 contains Federal Wetlands as shown on Tax Map and is therefore subject to all regulations promulgated thereunder.

MAP REFERENCE:

- 1) "Property of L.C. Tuckerman" filed in the Ulster County Clerks Office on April 27, 1961 as Filed Map No. 629.
- 2) "Map of Subdivision of Lands of The Estate of Anna Salatino" filed in the Ulster County Clerks Office on June 29, 2012 as Filed Map No. 12-131.
- 3) "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.
- 4) "Final Map of Subdivision of Lands of Rod M. & Jack Gallagher" filed in the Ulster County Clerks Office on 04 December, 2017 as Filed Map No. 17-214.
- 5) "Map of Proposed Subdivision of Lands of John R. Minadeo & Rose D. Minadeo" filed in the Ulster County Clerks Office on 06 June, 1987 as Filed Map No. 6017.

The logo features a red shovel digging into the ground. The text "Dig Safely. New York" is in red, with "Dig Safely" in a smaller font above "New York". Below the shovel, the word "Call" is in white, "811" is in large green, and "before you dig" is in white. A red silhouette of the state of New York is at the bottom right.

The logo for Brooks & Brooks Land Surveyors, P.C. features a large, stylized 'B' composed of two overlapping rectangles, one black and one red. To the right of the logo, the company name 'BROOKS & BROOKS' is written in a bold, black, serif font. Below it, 'Land Surveyors, P.C.' is written in a smaller, bold, black, sans-serif font. The entire logo is set against a white background with a blue border.

845-691-7339

practice as adopted by the New York State Association of Professional Land Surveyors .

(1)

**Lands of
FRANK BOVA
eed Liber 3804 Page 201
SBL 95.4-3-10.3
NT 2&3 LUCCO FM #6917**

2
Lands of
ANN R. HILTNER
eed Liber 4159 Page 011
SBL 95.4-3-10.1
OT 1 UCCO FM #6917

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