

AGRICULTURAL NOTES

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

1. 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.
2. That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
3. 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)
4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
5. That there are dangers in letting children and pets room into any adjacent agricultural field, which is private property.

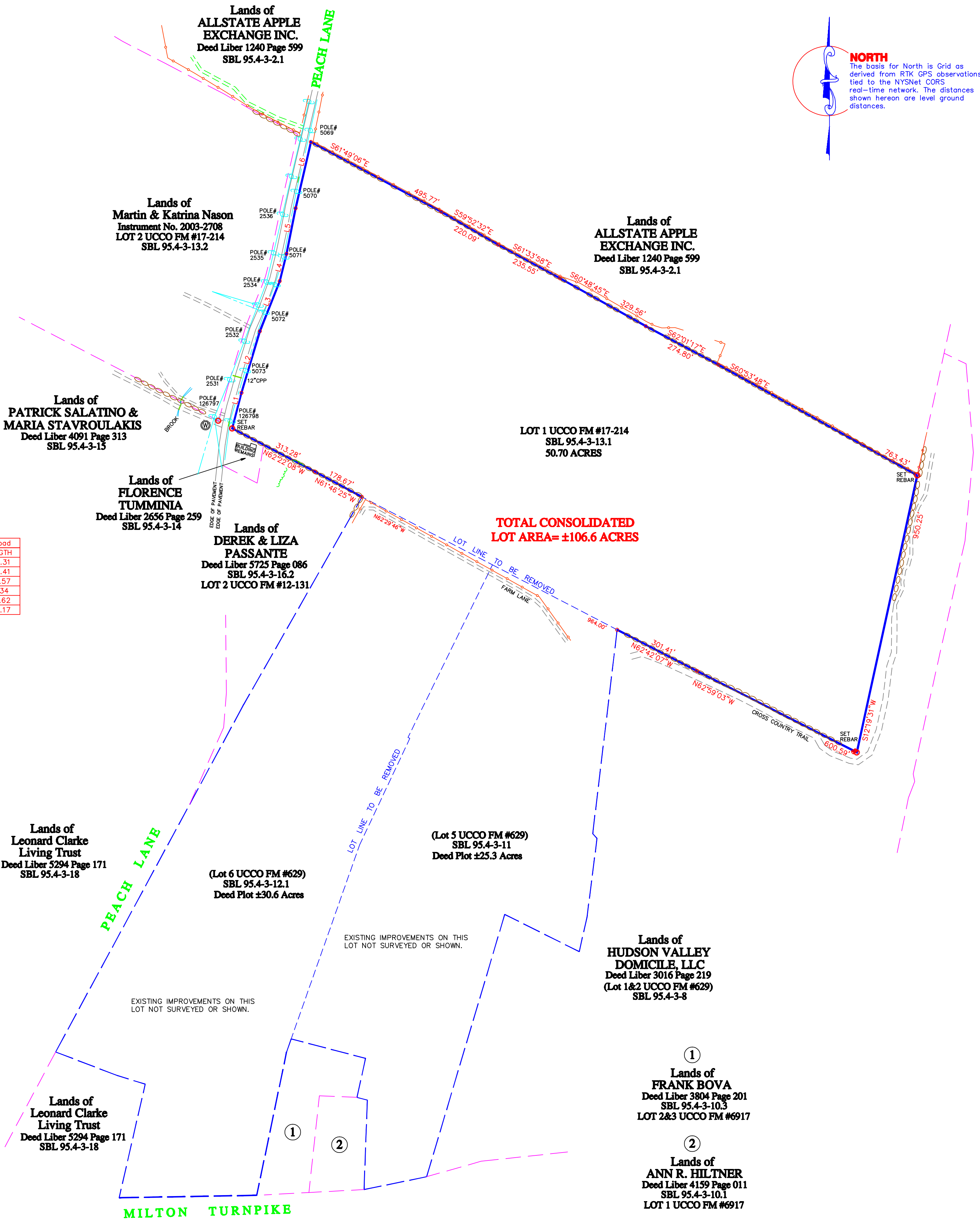
TABLE OF BULK REQUIREMENTS

| | |
|---------------------------------|---------|
| 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

- TRAFFIC SIGN
- DRILLED WELL
- PILE OF STONES
- REBAR
- LIGHT POLE
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- DEER FENCE
- EDGE OF WOODS

| 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 |



NORTH

The basis for North is Grid as derived from RTK GPS observations tied to the NYSNet CORS real-time network. The distances shown hereon are level ground distances.

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 :

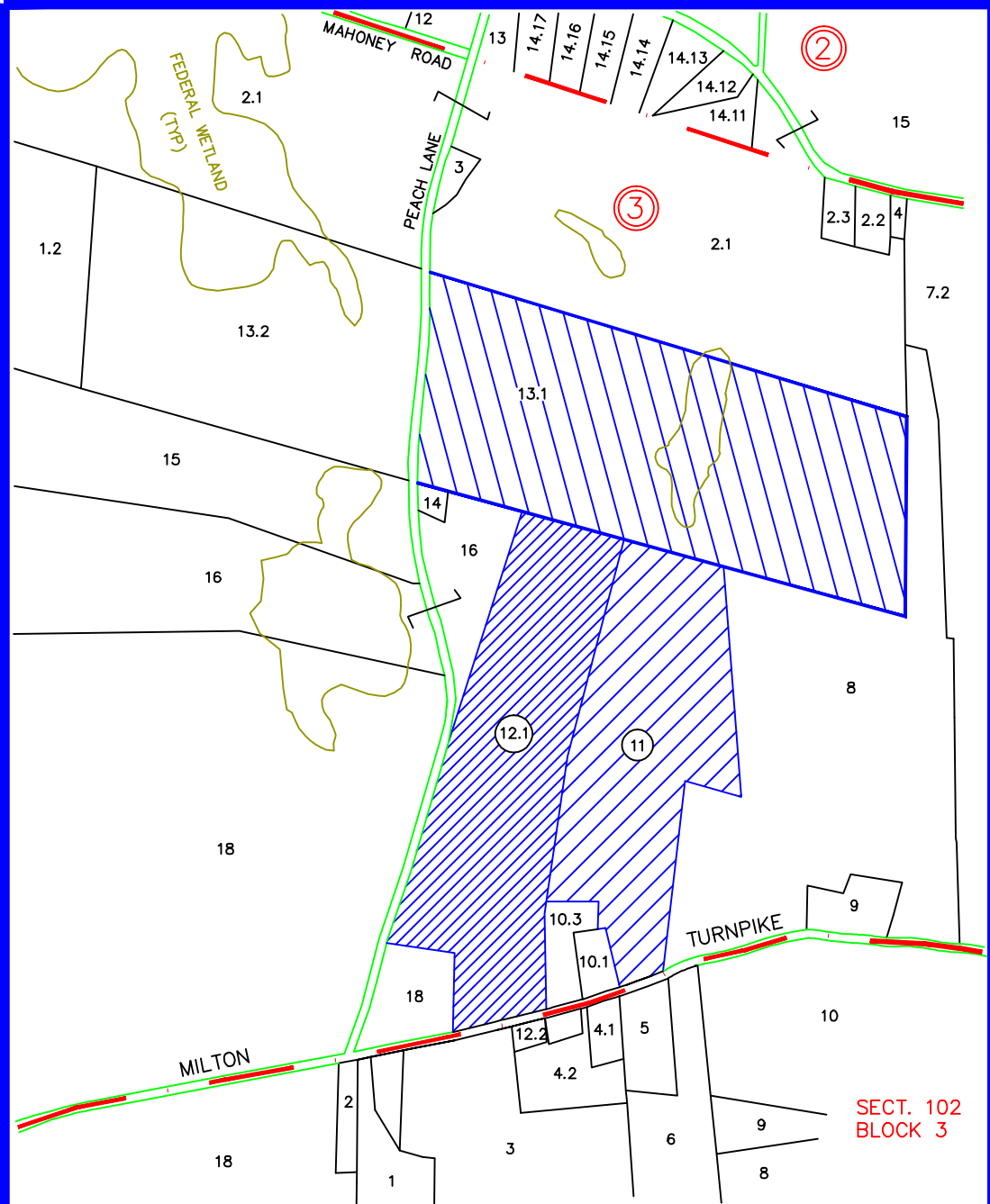
Paradise Valley Orchards, LLC
c/o Daniel M. Albinder
P.O. Box 246
Milton, NY 12471

PLANNING BOARD ENDORSEMENT

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 _____



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 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. 6917.

SKETCH

MAP OF LOT CONSOLIDATION
OF LANDS OF

**PARADISE VALLEY
ORCHARDS, LLC**

- SITUATE -
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK



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



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. 49755 Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this 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. map check 5-10-18
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08 May, 2018 PROJ#7155, DWG#7155-991lr.DWG planning check