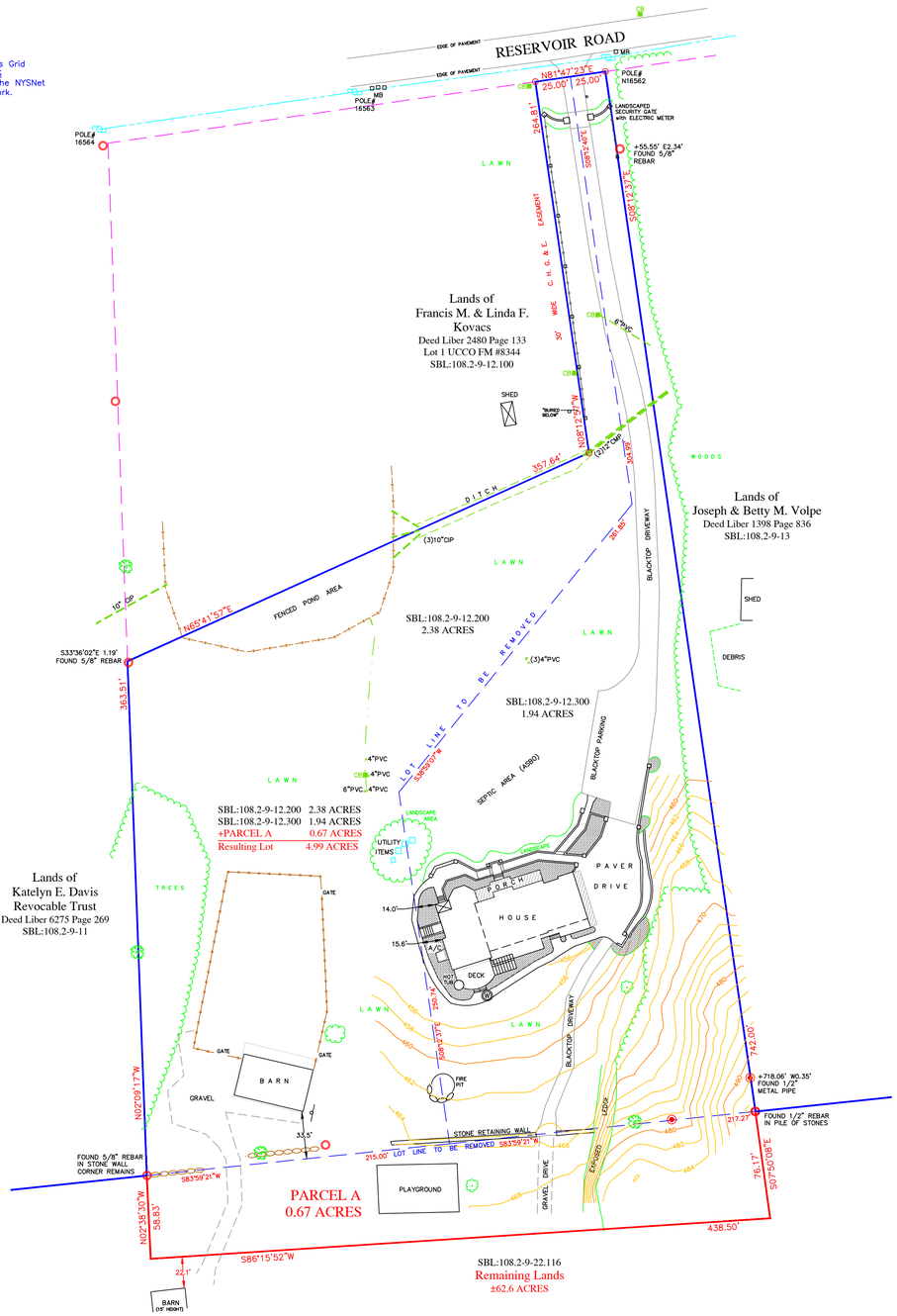
LEGEND

- MAILBOX
- DRILLED WELL
- CATCH BASIN
- METAL PIPE
- REBAR
- UTILITY BOX
- UTILITY POLE
- UTILITY LINE
- LANDSCAPE
- SWALE CL
- STONE WALL
- WIRE FENCE
- WOOD FENCE
- TREE LINE
- APPROXIMATE TAX MAP LINE

NORTH
The basis for North is Grid derived from RTK GPS observations tied to the NYSNet CORS real-time network.



AGRICULTURAL NOTES

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

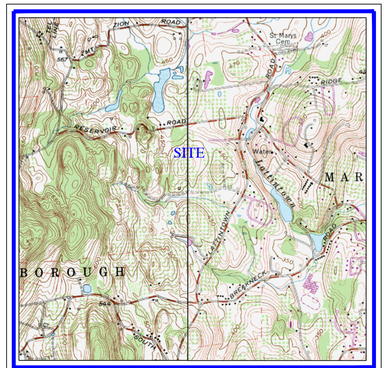
1. That farming does not only occur between 8:00 am and 5:00 P.M. and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day 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)

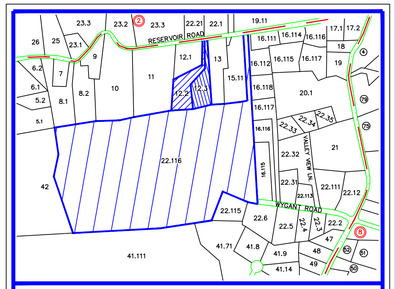
4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.

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



LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: Newburgh/Wappingers Falls



SECTION: 108.2, BLOCK: 9, LOTS: 12.2,12.3 & 22.116

TAX MAP SCALE : 1"= 800'

TOTAL AREA :

SBL 108.2-9-12.200	2.38 ACRES
SBL 108.2-9-12.300	1.94 ACRES
Portion of 108.2-9-22.116	0.67 ACRES
	4.99 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	35'
MAXIMUM BUILDING COVERAGE	20%

DEED REFERENCE :

TM Lot 12.200
Francis M. & Linda F. Kovacs
– to –
Wade & Katelyn Davis
Deed Liber 5646 Page 303
Dated 30 July, 2013
Filed 13 September, 2013

TM Lot 12.300
Wade & Katelyn Davis
– to –
Katelyn E. Davis Revocable Trust
Katelyn E. Davis & Wade A. Davis Trustees
Deed Liber 6211 Page 083
Dated 01 February, 2017
Filed 19 September, 2017

TM Lot 22.116
Amy W. Agnew, et.al.
– to –
Wade & Katelyn Davis
Deed Liber 5841 Page 143
Dated 23 January, 2015
Filed 24 February, 2015

RECORD OWNER :

Wade & Katelyn Davis
39 Reservoir Road
Marlboro NY, 12542

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 bounds shown hereon based on Map Reference.

8) Contours based on actual field survey. Elevations shown hereon are approximate NAVD88 as tied by RTK GPS observations.

9) Together with a 30' wide Central Hudson Gas & Electric Corp. Underground Utility Easement as recorded in Deed Liber 3154 at Page 030, approximately shown hereon.

10) Subject to covenants & restrictions as recited in Deed Liber 3848 at Page 254.

11) Parcels A to be conveyed to and combined with Tax Map Lots 12.200 & 12.300 and is not to be considered a buildable lot unto itself.

MAP REFERENCE :

Parcels being Lot 2 and Lot 3 as designated on a map entitled "Subdivision of Lands of Stephen Fekishazy" filed with the Ulster County Clerk's Office on 19 November, 1989 as Filed Map No. 8344, and is subject to all provisions noted thereon.

Dig Safely. New York
Call 811 before you dig

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 07 December, 2018 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 1-03-19
planning check
closure check 1-23-19

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20 December, 2018 PROJ#8563, DWG#8563llr.DWG

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

Signature Date

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Town of Marlborough, subject to all conditions and requirements of said resolution . Any change , erasure , modification , or revision of this plat as approved shall void this approval .

Chairperson – Town Planning Board Date

SKETCH

MAP OF LOT LINE REVISION & CONSOLIDATION
OF LANDS OF

WADE A. & KATELYN E. DAVIS

AND LANDS OF

KATELYN E. DAVIS REVOCABLE TRUST

– SITUATE –
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

50 0 25 50 100 200
GRAPHIC SCALE (IN FEET)
1 inch = 50 ft.