



Basis of Bearings
per
Filed Map: 17-214

the lands now or formerly of
Apple Blossom Orchards, LLC
Tax ID #: 95-4-3-1.22
Area: 24.70 Acres

the lands now or formerly of
Apple Blossom Orchards, LLC
Liber 1240 at Page 599
Lot 2 also F.M. 17-187
Tax ID #: 95-4-3-15.2
Area: 20.50 Acres

Parent Parcel Data
Tax Map ID: 95-4-3-13.2
Deed: Liber 6262 - Page 213
Legal: Lot 2 - Filed Map #17-214
Area: 1,552.76524 s.f. - 35.65 Ac.

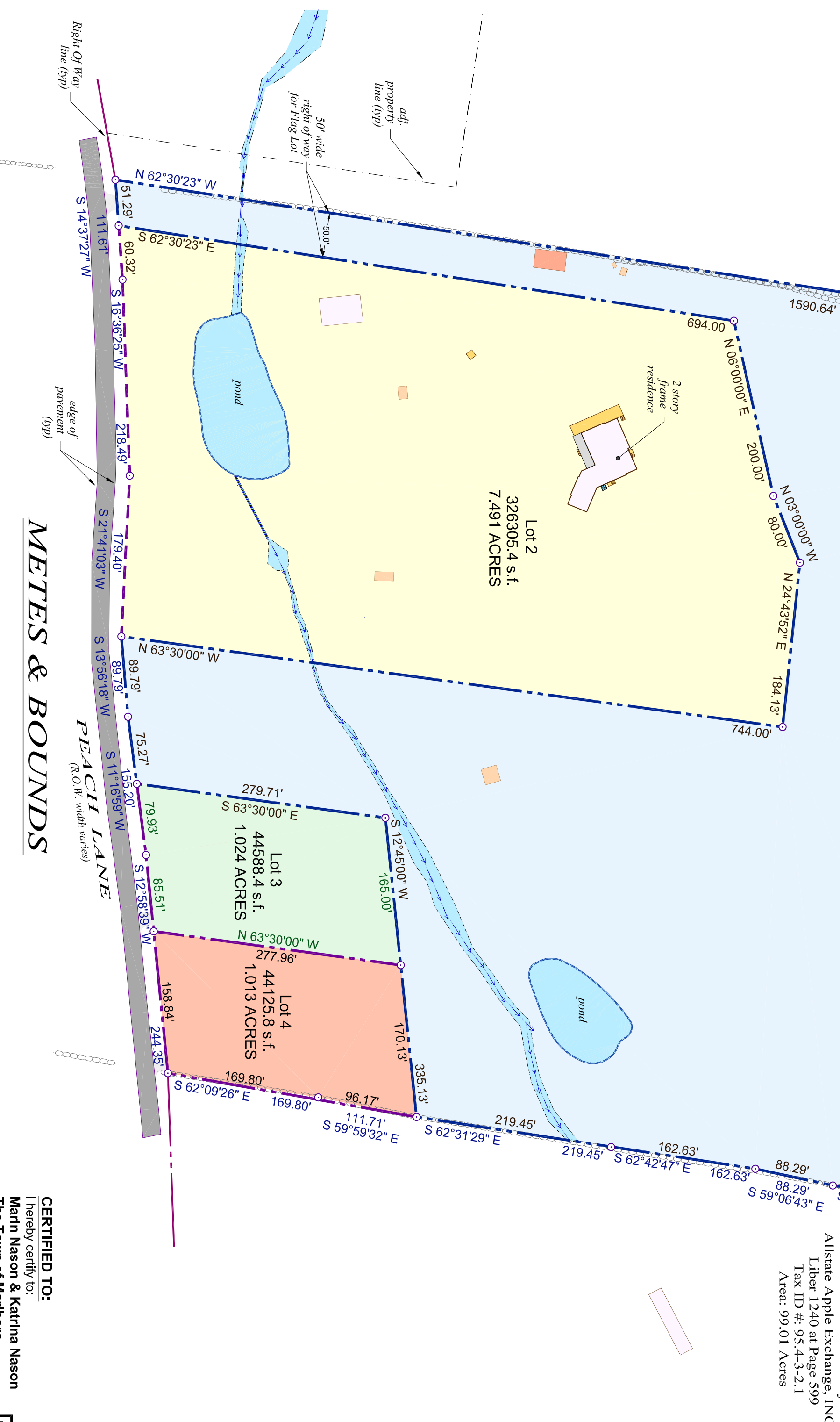
Lot 1
1137639.6 s.f.
26.117 ACRES

Lot 2
326305.4 s.f.
7.491 ACRES

Lot 3
44588.4 s.f.
1.024 ACRES

Lot 4
14125.8 s.f.
1.013 ACRES

METES & BOUNDS

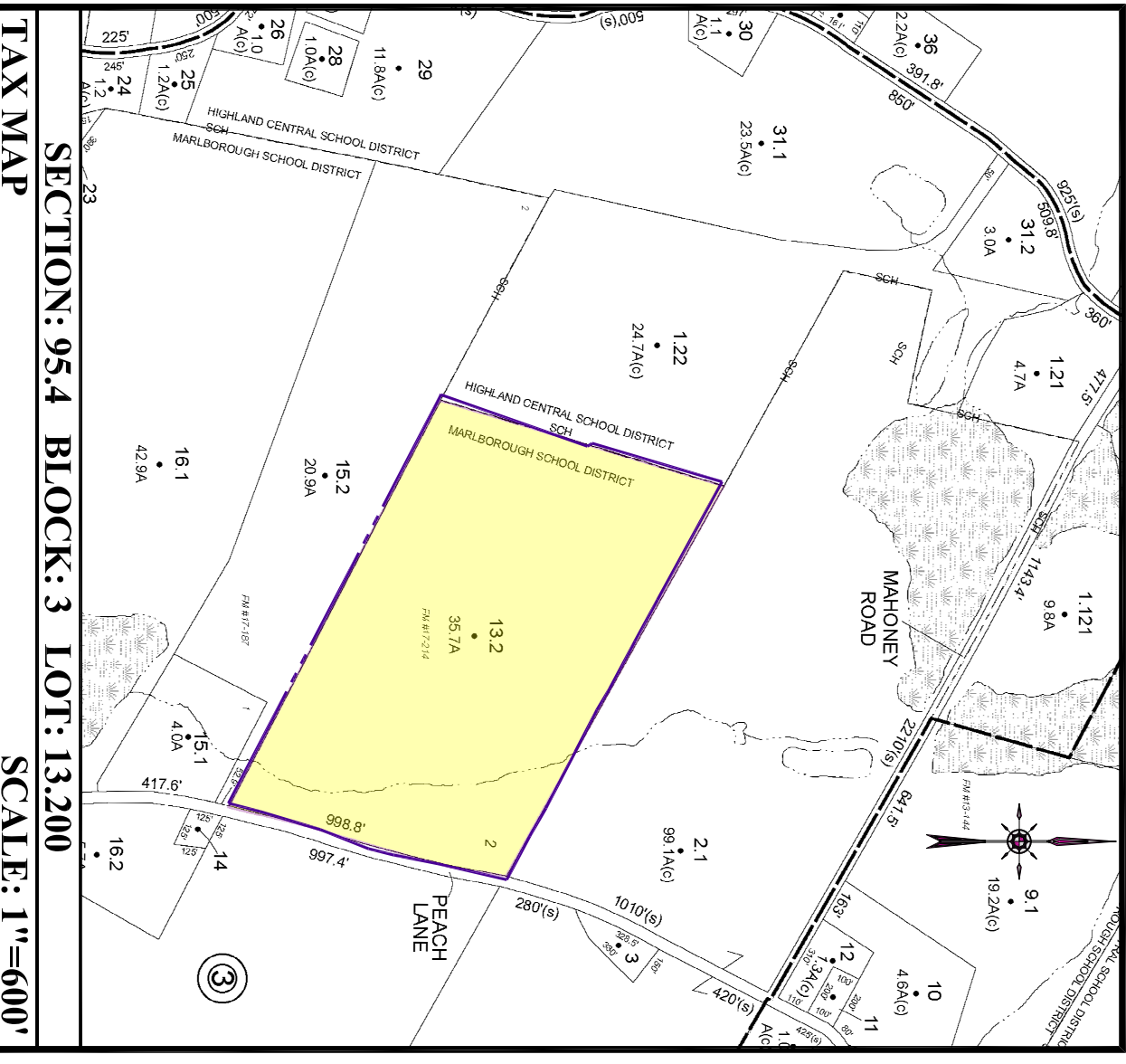
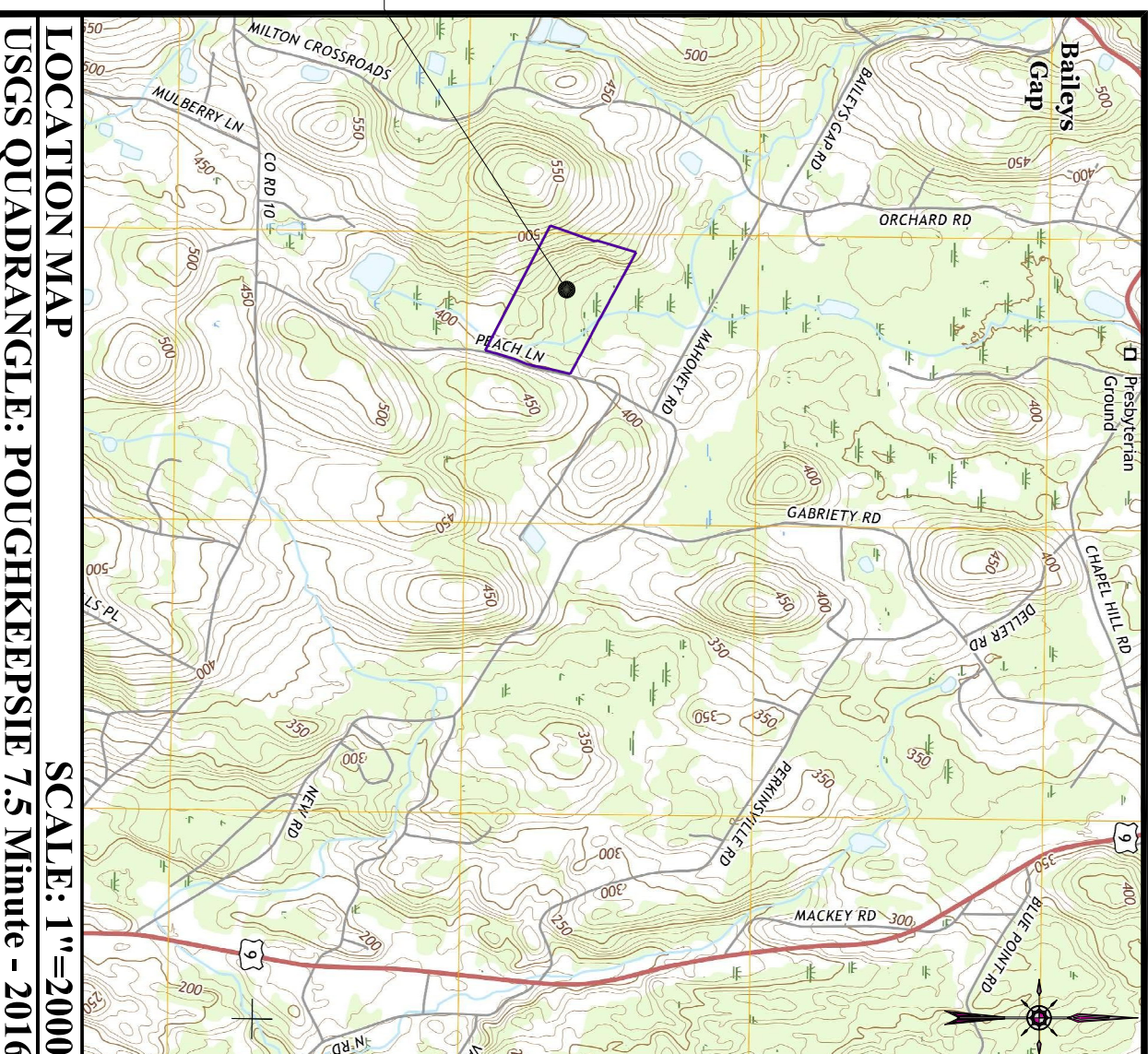


Federal Wetland Data:
The Federal wetland boundary as shown on this plan is designated PFO-1-E and depicts the limits of National Wetlands as per the DEC Environmental Resource Mapper and Ulster County GIS mapping.

NYSDEC Wetland Data:
The NYSDEC freshwater wetland boundary as shown on this plan is designated PO-4 and depicts the limits of Freshwater Wetlands as per the DEC Environmental Resource Mapper and Ulster County GIS mapping. This boundary requires a 100 foot buffer as shown. If required the wetland boundary will be delineated by a qualified wetland biologist.

Floodway Data:
Per FEMA Panel 36111C0720E (eff. 09/25/2009) the entry of the subject property is contained within Zone X. As such it has been determined to be outside the 500-year flood and protected by levee from the 100- year flood. No depths or base flood elevations are shown within these zones.

Subject Parcel Area



Zoning District: R-Ag-1 (Rural - Agricultural) Lot, Yard, & Height Regulations				
	Required	Proposed	Proposed	Proposed
Minimum Lot Area: With or Without Public Water or Sewer	1 Acre 43,560 s.f.	Lot 1 26,117 Acres 1,137,693 s.f.	Lot 2 7,491 Acres 326,305 s.f.	Lot 3 1,013 Acres 44,125 s.f.
Minimum Yard Setbacks	50	50	50	50
Minimum Front Yard: (feet)	75	489	75	75
Minimum Rear Yard: (feet)	35.80	127,208	35.80	35.80
Minimum Side Yard: (feet)	150	990.4	160.3	158.0
Minimum Lot Width: (feet)	200	819.9	275.9	279.7
Maximum Building Coverage: (percent)	20%	0.2%	1.2%	5.5%
Maximum Height (stories)	2.5	2.5	2.5	2.5
Maximum Height (feet)	35	35	35	35

REFERENCES:

- The Official Tax Assessor's Maps for the Town of Marlborough, Ulster County, New York.
- Various Deeds of Record - Liber and Page as shown.
- Subject parcel being Lot 2 as shown on a map entitled, "Final Map of Subdivision of Lands of Road M, Gallagher & Jack G. Gallagher", filed in the Ulster County Clerk's Office on December 7, 2017, as the map No. 623.
- A map entitled, "Final Map of Lot Subdivision of Lands of Maria Stavroulakis", filed in the Ulster County Clerk's Office on October 27, 1921 as Filed Map No. 623.
- A map entitled, "Map of Subdivision of Lands of the Estate of Anna Salgado Peach Road", filed in the Ulster County Clerk's Office on June 29, 2012 as Filed Map No. 12-131.
- A map entitled, "Final Plan Subdivision of Lands of Maria Stavroulakis", filed in the Ulster County Clerk's Office on October 23, 2017 as Filed Map No. 17-187.
- A map entitled, "Final Map of Lot Consolidation of Lands of Paradise Valley Orchards, LLC", filed in the Ulster County Clerk's Office on July 11, 2018 as Filed Map No. 18-155.
- A map entitled, "Final Plan 3 Lot Subdivision for Maria Stavroulakis", filed in the Ulster County Clerk's Office on May 5, 2019 as Filed Map No. 18-155.
- A map entitled, "Final Map of Lot Subdivision of Lands of Maria A. & Kathleen E. Davis and Lands of Kathleen E. Davis Revocable Trust", filed in the Ulster County Clerk's Office on April 3, 2019 as Filed Map No. 18-172.
- A map entitled, "Final Map of Lot Line Revision Between Lands of Estate of Antonette Cosman and Lands of Gary Tronolillo", filed in the Ulster County Clerk's Office on August 2, 2019 as Filed Map No. 19-174.
- A map entitled, "Final Map of Lot Line Revision Between Lands of Scott D. & Nicole M. Trapean and Lands of Trapean Living Trust", filed in the Ulster County Clerk's Office on August 28, 2019 as Filed Map No. 19-194.
- A map entitled, "Final Map of Lot Subdivision of Lands of Douglas Howard and Overlook Farms, Inc.", filed in the Ulster County Clerk's Office on December 30, 2020 as Filed Map No. 12508.

AGRICULTURAL NOTES

- This subdivision is located in an agriculturally zoned district.
- There are active farming operations in the vicinity. Be advised of the following:
- That farming does not occur only between 6:00 AM and 5:00 PM, and is dependent on mother nature; residents should be aware of noise from agricultural machinery being operated in nearby fields in early morning and evening hours, and noise from crop drying fans which are on 24 hours a day during the harvesting season.
 - That the roads leading to and from the subdivision are frequently traveled by farm vehicles and heavy machinery.
 - That farmers very often spray their crops with pesticides in accordance with accepted procedures regulated by the New York State Department of Environmental Conservation (DEC Notification Law No. 325, October 1989).
 - That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
 - That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey official, resale of property, or to any other person not listed in certification, either directly or indirectly, and/or for any use of survey not listed in certification, either directly or indirectly. Unless indicated otherwise, property corners were not set.

SURVEYOR'S NOTES:

- Copyright © 2020, Jonathan N. Milten, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
- Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
- Signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title surveying, to the governmental agency, and to the building institution listed on this map.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a Title Report and of Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of-way easements of record, if any.

Preliminary Plat

Minor Subdivision

Martin Nason & Katrina Nason

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 3 - Newburgh, NY 12550
Office: 845-945-7198 Field: 914-906-8830 Web: accessurymg.com

Town of Marlborough
County of Ulster - New York 12542
DATE: 02/16/2020 SCALE: 1"=100' JOB No. 18054NMS DRAWN BY: jnm

TOWN OF MARLBOROUGH
PLANNING BOARD ENDORSEMENT

I hereby certify to the heron listed parties that this map represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 89 Peach Lane in the Town of Marlborough, County of Ulster, State of New York. Completed on January 11, 2020 performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct.

CERTIFIED TO:
I hereby certify to:
Martin Nason & Katrina Nason
The Town of Marlboro

OWNERS ENDORSEMENT

I hereby consent to the information depicted on this Lot Line Change Plan and all conditions noted hereon. I agree to the filing of this Plan by the Planning Board.

Chairperson - Town Planning Board

Date

Date

Date

Date

Date

Date