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DIG SAFELY NEW YORK (1-800-962-7962)

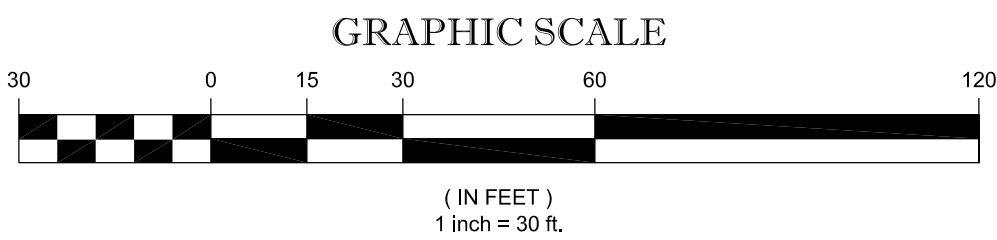
LEGEND			
	EDGE OF PAVEMENT		EXISTING CONTOUR
	UTILITY POLE		EXISTING SPOT ELEVATION
	OVERHEAD WIRES		HEIGHT
	SIGN		BUILDING
	DECIDUOUS TREE & TRUNK SIZE		ELEVATION
	FOUND		TYPICAL

ZONING INFORMATION
HIGHWAY DEV DISTRICT (HD)
SOURCE MILTON NEW YORK

ITEMS	REQUIRED
MIN LOT AREA	2 ACRES
MIN LOT WIDTH	200 FT
MIN LOT DEPTH	200 FT
FRONT YARD SETBACK	75 FT
MIN SIDE YARD SETBACK	25/50 FT
MIN REAR YARD SETBACK	75 FT
MAX BUILDING HEIGHT	2.5 STY/35 FT
MAX LOT BLDG COVERAGE	40%

NOTE: RETAIL IS A PERMITTED USE.
PARKING = 1 SPACE PER 300 S.F.
(31 SPACES)

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.



SCHEDULE A DESCRIPTION

ALL THAT PARCEL OF LAND SITUATE IN THE TOWN OF MARLBOROUGH, COUNTY OF ULSTER AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY HIGHWAY BOUNDS OF ROUTE 9W, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE RUNNING IN PART ALONG LANDS OF MARIO VITIELLO AS RECORDED IN DEED LIBER 3185 AT PAGE 142 AND LANDS OF ANTHONY PORPIGLIA & PAULA PERTICARO PORPIGLIA AS RECORDED IN DEED LIBER 5803 AT PAGE 211 AND SHOWN ON UCCO FILED MAP #04-250, SOUTH 76°52'20" EAST 278.00 FEET TO A FOUND BENT METAL PIPE SET FLUSH ON THE WEST BOUNDS OF LANDS OF DONALD C. & KIMBERLY A. MOYER AS RECORDED IN DEED LIBER 2402 AT PAGE 336, THENCE ALONG SAID LANDS SOUTH 08°22'56" EAST 146.43 FEET TO A FOUND TALL METAL PIPE BENT ON THE NORTH BOUNDS OF LANDS OF NORTH ROAD PROPERTIES, LLC AS RECORDED IN DEED LIBER 4491 AT PAGE 066 AND SHOWN ON UCCO FILED MAP #9492, THENCE ALONG SAID LANDS SOUTH 82°29'10" WEST 17.24 FEET AND SOUTH 07°30'50" EAST 215.59 FEET TO A REBAR SET AT THE NORTH CORNER OF LANDS OF CHERNOBYL POWER & LIGHT, LLC AS RECORDED IN DEED LIBER 3857 AT PAGE 183 AND SHOWN ON AFOREMENTIONED FILED MAP #9492, THENCE ALONG SAID LANDS SOUTH 53°19'10" WEST 30.95 FEET TO A POINT AT THE NORTHEAST CORNER OF LANDS OF EMANUEL A. CAUCHI AS RECORDED IN DEED LIBER 2833 AT PAGE 030, THENCE ALONG SAID LANDS AND FOLLOWING IN PART ALONG A CHAIN LINK FENCE, NORTH 73°22'53" WEST 372.52 FEET TO A FOUND REBAR ON THE EAST BOUNDS OF AFOREMENTIONED ROUTE 9W SAID LAST MENTIONED COURSE PASSES OVER A FOUND REBAR AT 222.55 FEET, THENCE ALONG SAID ROAD NORTH 13°57'34" EAST 346.85 FEET TO THE POINT OF BEGINNING, CONTAINING 2.75 ACRES.

AS SURVEYED DESCRIPTION

ALL THAT PARCEL OF LAND SITUATE IN THE TOWN OF MARLBOROUGH, COUNTY OF ULSTER AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY HIGHWAY BOUNDARY OF NEW YORK STATE ROUTE 9W AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF MARIO VITIELLO AND ROSEMARIE VITIELLO AS DESCRIBED IN DEED DOCUMENT #2017-00018014 ON THE NORTH AND LANDS NOW OR FORMERLY OF GELA GROUP, LLC AS DESCRIBED IN DEED LIBER 6130 AT PAGE 104 ON THE SOUTH:
THENCE SOUTH 76°52'20" EAST, ALONG SAID PROPERTY DIVISION LINE AND ALONG LANDS NOW OR FORMERLY OF MILTON 2002 LLC AS DESCRIBED IN DEED LIBER 6413 AT PAGE 82, A DISTANCE OF 278.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF GELA GROUP, LLC ON THE WEST AND LANDS NOW OR FORMERLY OF DONALD C. MOYER AND KIMBERLY A. MOYER AS DESCRIBED IN DEED LIBER 2404 AT PAGE 336 ON THE EAST;
THENCE SOUTH 08°22'56" EAST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 146.43 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID GELA GROUP, LLC ON THE NORTH AND WEST LANDS NOW OR FORMERLY OF NORTH ROAD PROPERTIES LLC AS DESCRIBED IN DEED DOCUMENT #2007-00027230 ON THE SOUTH AND EAST:
THENCE RUNNING ALONG SAID PROPERTY DIVISION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) SOUTH 82°29'10" WEST, A DISTANCE OF 17.24 FEET TO A POINT; AND
2) SOUTH 07°30'50" EAST, A DISTANCE OF 215.59 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF GELA GROUP, LLC ON THE NORTH AND LANDS NOW OR FORMERLY OF CHERNOBYL POWER & LIGHT LLC AS DESCRIBED IN DEED DOCUMENT #2004-00009549 ON THE SOUTH:
THENCE SOUTH 53°19'10" WEST, ALONG SAID PROPERTY DIVISION LINE, A DISTANCE OF 30.95 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF GELA GROUP, LLC ON THE NORTH AND LANDS NOW OR FORMERLY OF EMANUEL A. CAUCHI AS DESCRIBED IN DEED LIBER 2833 AT PAGE 29 ON THE SOUTH:
THENCE NORTH 73°22'53" WEST, A DISTANCE OF 372.52 FEET TO A POINT ON THE SAID EASTERLY HIGHWAY BOUNDARY NEW YORK STATE ROUTE 9W:
THENCE NORTH 13°57'34" EAST, ALONG SAID EASTERLY HIGHWAY BOUNDARY, A DISTANCE OF 346.85 FEET TO THE POINT OF BEGINNING.

NOTES:

- PROPERTY KNOWN AS TAX PARCEL 103.001 BLOCK 2 LOT 74.
- AREA = 2.75 ACRES
- THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED BY SMPR TITLE AGENCY, INC., SMPR ORDER NO. M475323-A, WITH AN EFFECTIVE DATE OF 05/20/2020 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

- NO SURVEY RELATED EXCEPTIONS.

- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN) PER REF. 2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
TEMPORARY BENCH MARKS SET:

TBM-A: SPK @ POLE.
ELEVATION=177.59'
TBM-B: NAIL @ TREE ROOT
ELEVATION=180.15'

- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT HE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE SUBJECT PROPERTY IS ONE AND THE SAME AS THAT CERTAIN PARCEL CONTAINED IN THE BARGAIN AND SALE DEED DATED FEBRUARY 03, 2017 RECORDED IN THE REAL PROPERTY RECORDS OF ULSTER COUNTY, NEW YORK AS DOCUMENT # 2017-00002864.
 - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO ROUTE 9W.

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF TOWN OF MARLBORO, ULSTER COUNTY, NEW YORK, MAP ID:103.001.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ULSTER COUNTY, NEW YORK PANEL 790 OF 910", MAP NUMBER 38111C0790E, EFFECTIVE DATE: SEPTEMBER 25, 2009.
- MAP ENTITLED "FINAL LOT LINE REVISION MAP PREPARED FOR ANDOLA AND APPLER, TOWN OF MARLBOROUGH, COUNTY OF ULSTER, STATE OF NEW YORK", AS PREPARED BY ROY H. PAULL, LAND SURVEYORS, P.C., DATED MARCH 18, 1992, LAST REVISED 22, APRIL 1992 AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP 9492.

TABLE OF POSSIBLE ENCROACHMENTS

- WIRE FENCE
- PARKED TRAILERS

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY

THIS SURVEY IS CERTIFIED TO:

- HSC MILTON, LLC
- DOLGEN NEW YORK, LLC, A KENTUCKY LIMITED LIABILITY COMPANY
- DOLLAR GENERAL CORPORATION, A DELAWARE CORPORATION
- TRUSTMARK NATIONAL BANK
- IBERIABANK
- CENTURY BANK
- COMMERCE STREET PARTNERS, LLC
- SMPR TITLE AGENCY INC.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 5, 6(a)(b), 7, 8, 11, 13, 14, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07-23-2020.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #50715

DATE

FIELD DATE

7-23-2020

FIELD BOOK NO.

20-02

FIELD BOOK PG.

10

FIELD CREW

RF/EGF

DRAWN:

MJB

REVIEWED:

WTV

ALTA/NSPS LAND TITLE SURVEY
ROUTE 9W MILTON

LOT 74/BLOCK 2
TOWN OF MARLBORO, ULSTER COUNTY
STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC. PC
26 AVIATION ROAD
ALBANY, NY 12205
518.217.5010 • 908.668.9595 FAX
WWW.CPASURVEY.COM

APPROVED: JLL

DATE

7.29.2020

SCALE

1" = 30'

FILE NO.

09-200069

DWG. NO.

1 OF 1