

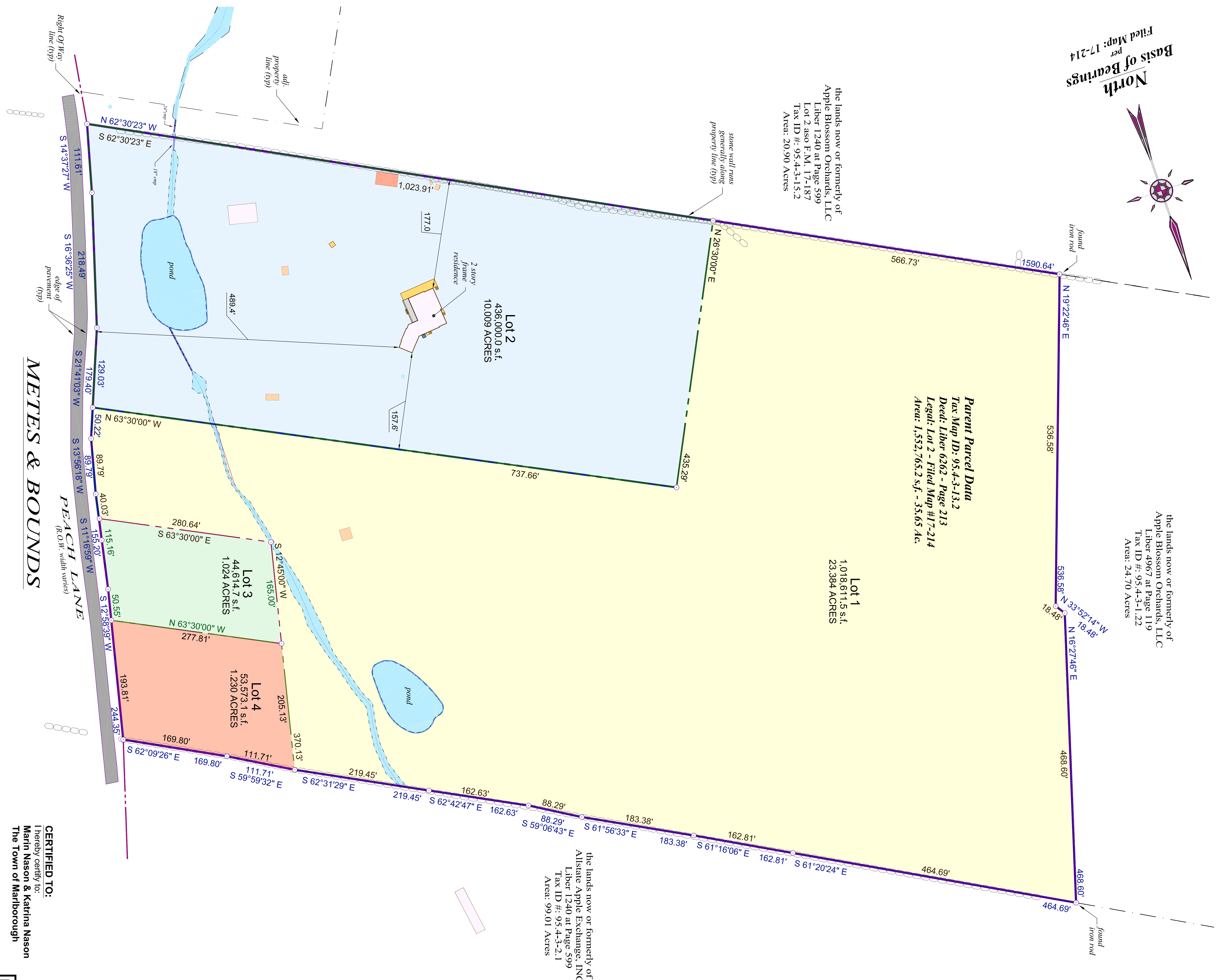
Basis of Bearings
per
Filed Map: 17-214

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

Parent Parcel Data
Tax Map ID: 95-4-3-13.2
Deed: Liber 6262 - Page 213
Legal: Lot 2 - Filed Map #17-214
Area: 1,553,765.2 s.f. - 35.65 Ac.

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: 20.90 Acres

stone wall runs
generally along
property line (typ)



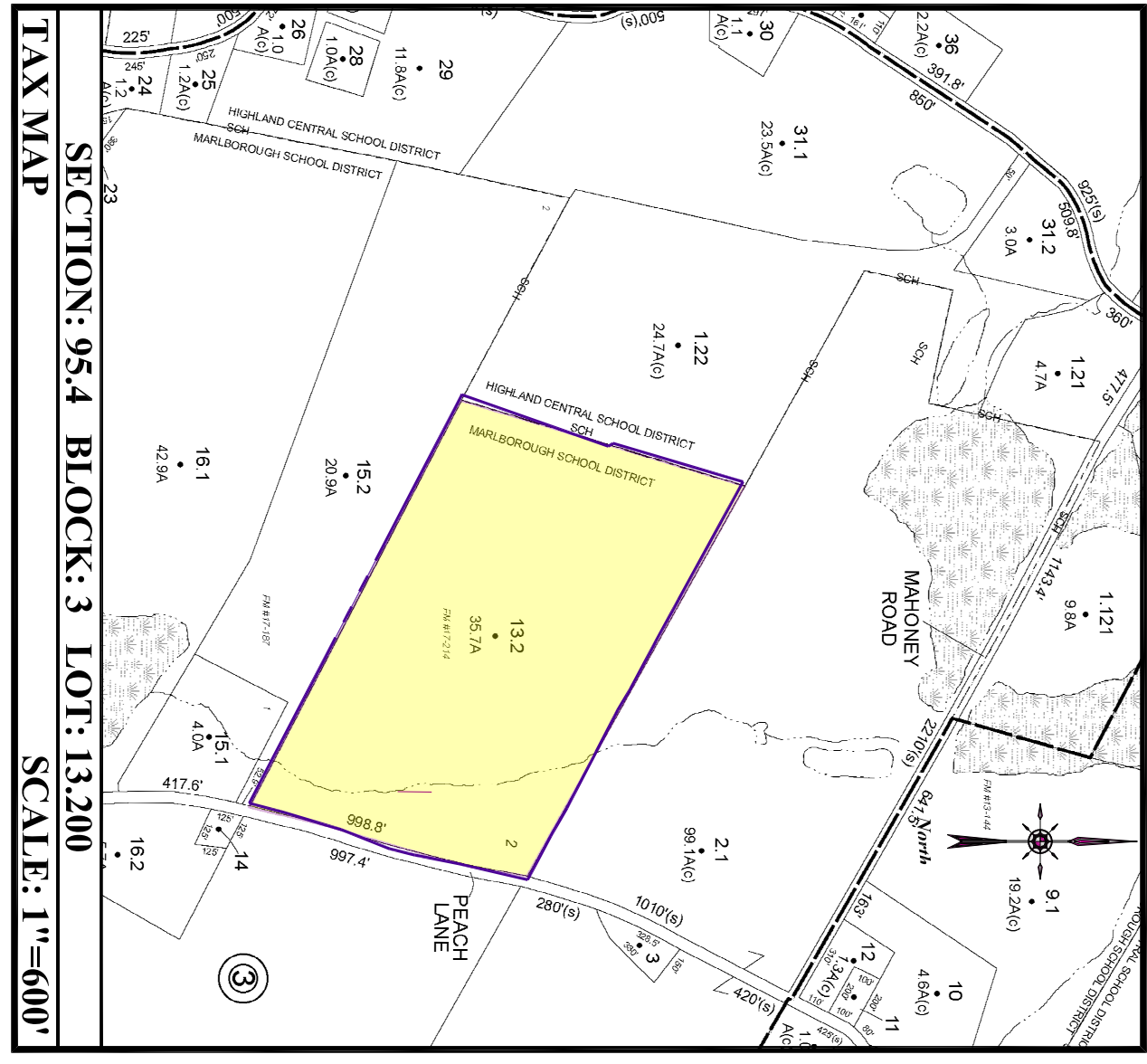
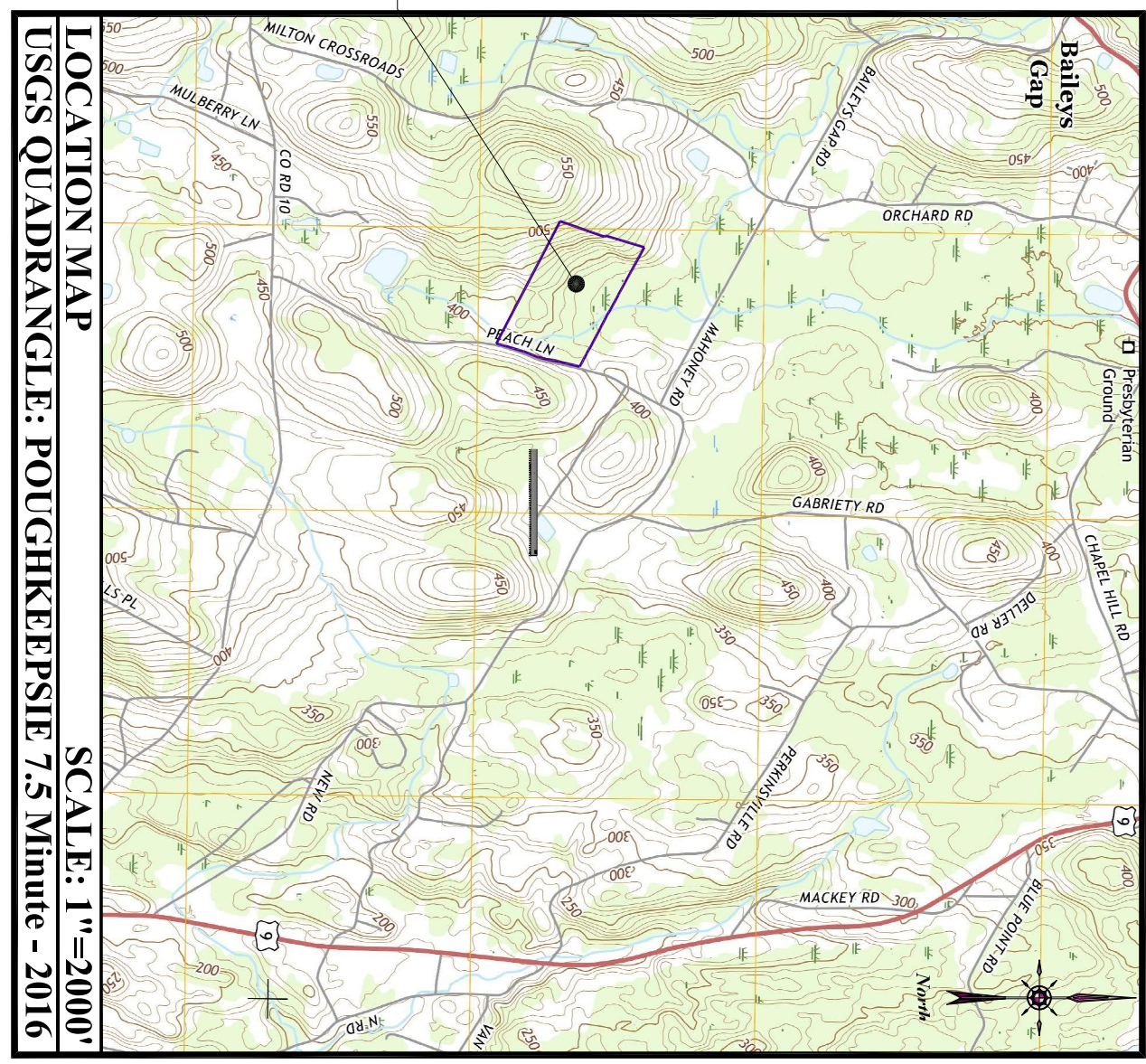
the lands now or formerly of
Apple Blossom Orchards, LLC
Liber 1240 at Page 599
Tax ID #: 95-4-3-2.1
Area: 99.01 Acres

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 36111C0790E (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 23,584 Acres 1,036,613 s.f.	Lot 2 10,009 Acres 436,006 s.f.	Lot 4 1,350 Acres 58,363 s.f.
Minimum Yard Setbacks	50	50	50	50
Minimum Front Yard: (feet)	75	140	75	75
Minimum Rear Yard: (feet)	75	3580	127208	3580
Minimum Side Yard: (feet)	150	990.4	165.3	35115
Minimum Lot Width: (feet)	200	819.9	276.9	193.8
Maximum Building Coverage: (percent)	20%	0.2%	5.5%	5.6%
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 Rod 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, "Map of 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 Salafino 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 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 Contracting Inc.", filed in the Ulster County Clerk's Office on May 5, 2019 as Filed Map No. 19-174.
- A map entitled, "Final Map of Lot 2 and 3 of the Estate 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. 19-172.
- A map entitled, "Final Map of Lot Line Revision Between Lands of Estate of Antonette Cosman and Lands of Gary Tronillo", 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. Trajan and Lands of Trajan 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 Line Revision Between 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 that the roads are frequently traveled by farm vehicles and that the roads are frequently traveled by farm vehicles.
 - 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 unpleasantness 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.



Jonathan N. Milten, L.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. Lic. No. 065046

Signature of Jonathan N. Milten, L.L.S.
Date

Preliminary Plat Minor Subdivision

Martin Nason & Katrina Nason
of the lands of

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 3 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: accessurymg.com

95-4-3-13-2
aka 80 Peach Lane

Town of Marlborough
County of Ulster - New York 12542

DATE: 04/07/2020 SCALE: 1"=100' JOB No. 18054MKS DRAWN BY: jmm

SURVEYOR'S CERTIFICATION:

I hereby certify to the hereon 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 80 Peach Lane in the Town of Marlborough, County of Ulster, State of New York. Completed on January 1, 2020. I am a duly Licensed Professional Land Surveyor in the State of New York, and I am to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: There are no encroachments either way across property lines; the lines and lines of actual possession are the same.

CERTIFIED TO:

Martin Nason & Katrina Nason
The Town of Marlborough

Signature _____ Date _____

Jonathan N. Milten, L.L.S.
1229 Route 300 - Suite 3
Newburgh, NY 12550

TOWN OF MARLBOROUGH PLANNING BOARD 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 _____

OWNERS ENDORSEMENT

Martin Nason _____ Date _____

Katrina Nason _____ Date _____