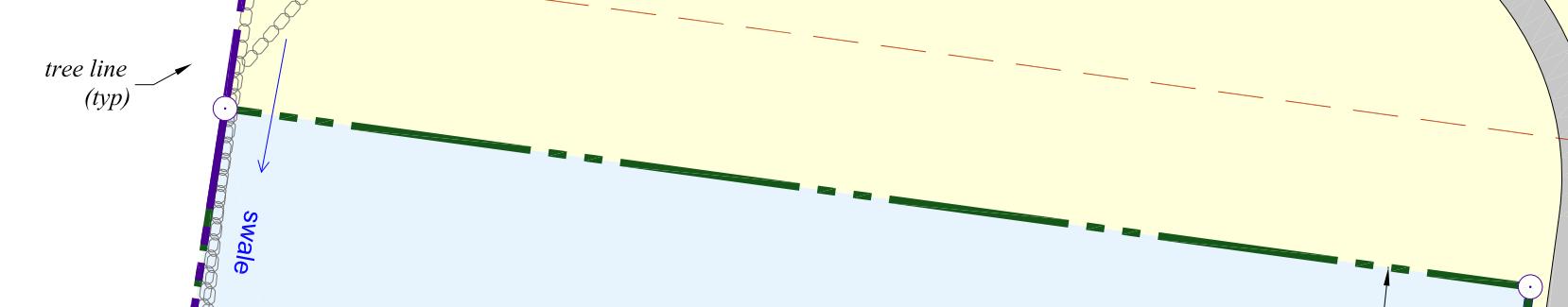the lands now or formerly of
Apple Blossom Orchards, LLC
Liber 4967 at Page 119
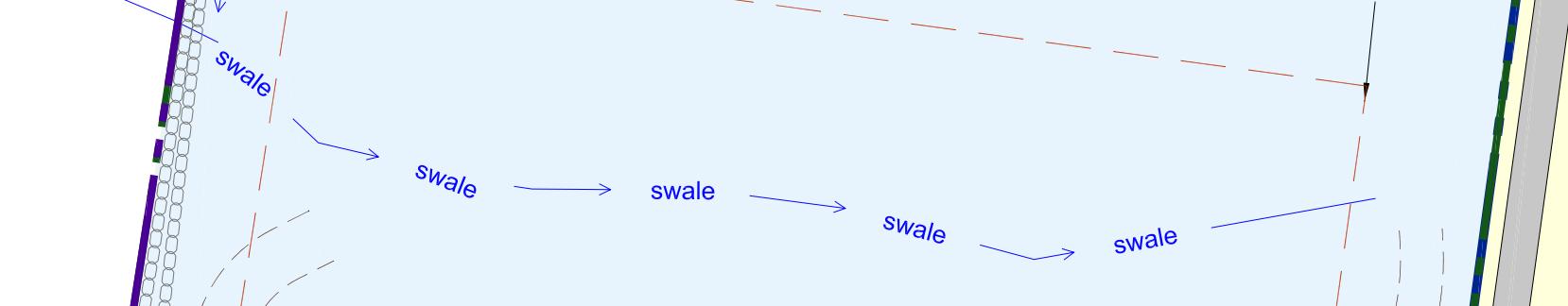Tax ID #: 95.4-3-1.22
Area: 24.70 Acres

75.0'

45.0'

Lot 1

the lands now or formerly of
Apple Blossom Orchards, LLC
Liber 1240 at Page 599
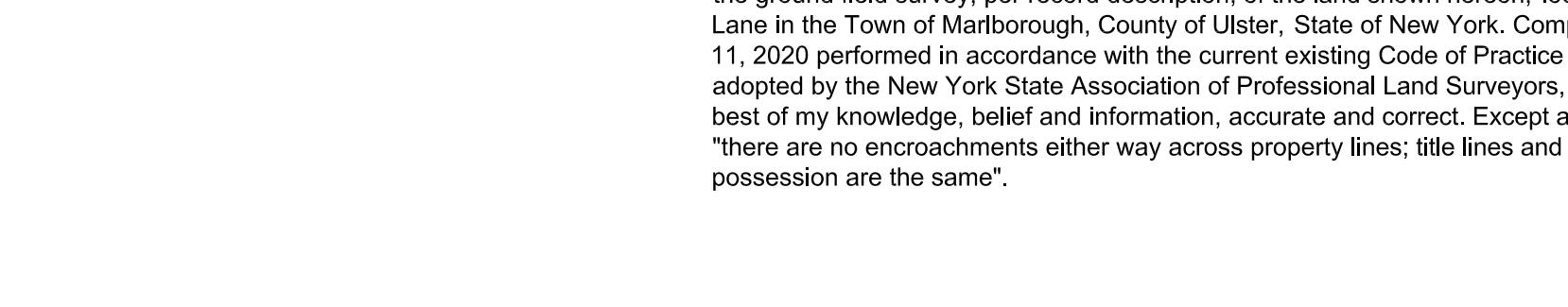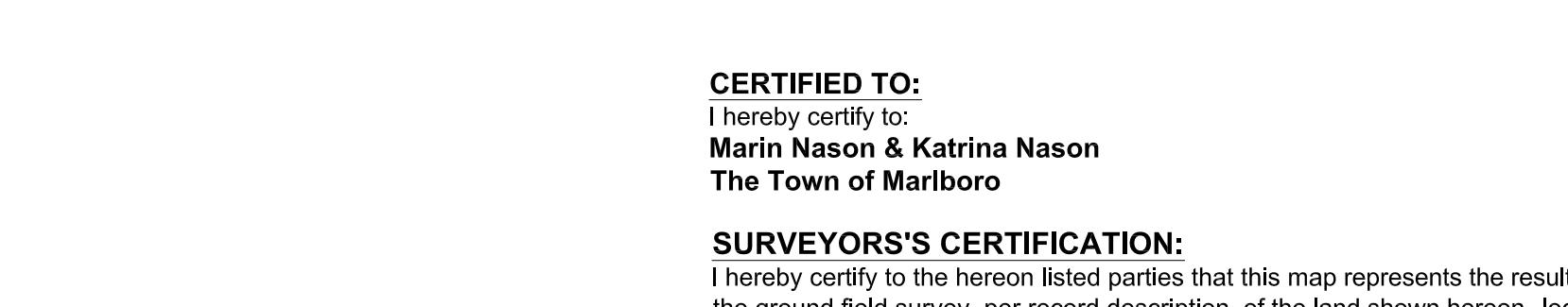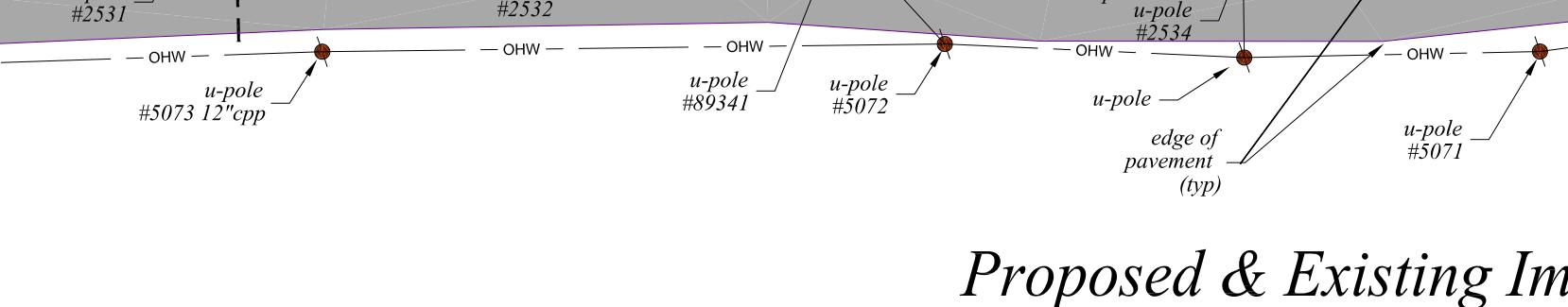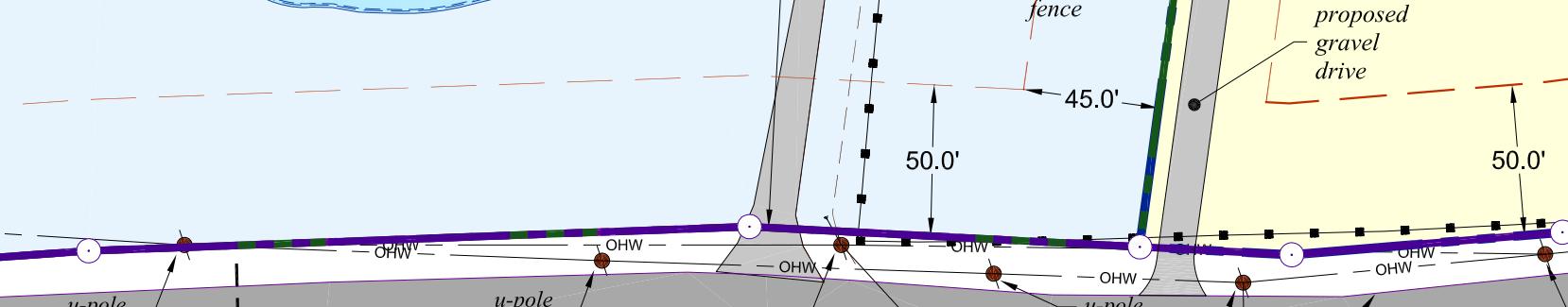Lot 2 aso F.M. 17-187
Tax ID #: 95.4-3-15.2
Area: 20.90 Acres

proposed split level frame residence

proposed drive

stone wall runs generally along property line (typ)

tree line (typ)

swale

swale   swale   swale   swale   swale

75.0'

35.0'

the lands now or formerly of
Allstate Apple Exchange, INC.
Liber 1240 at Page 599
Tax ID #: 95.4-3-2.1
Area: 99.01 Acres

Lot 2

septic field (per FM-214)

septic vent

septic tank

149.3'

Lot 2

clean out wood steps w/rail
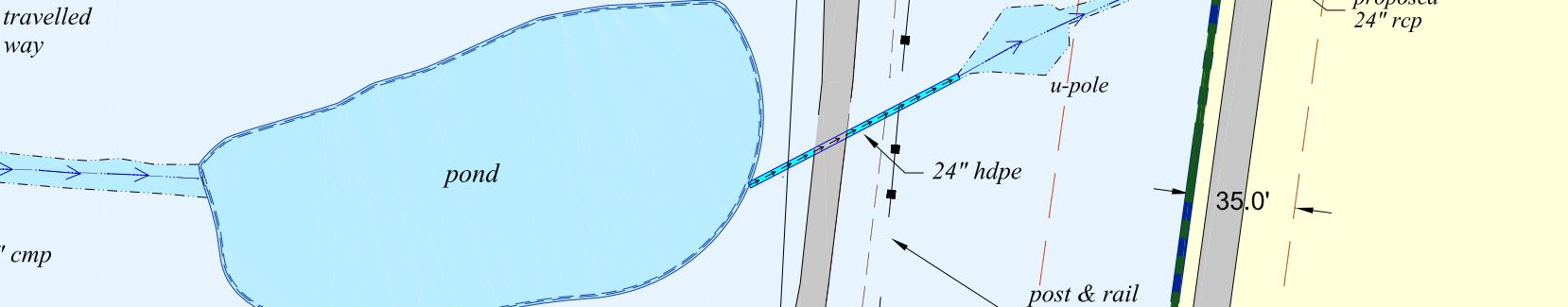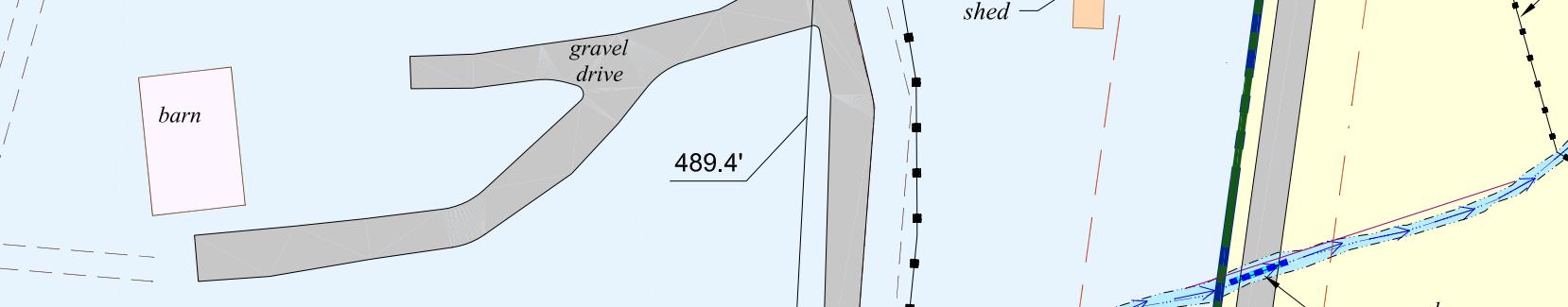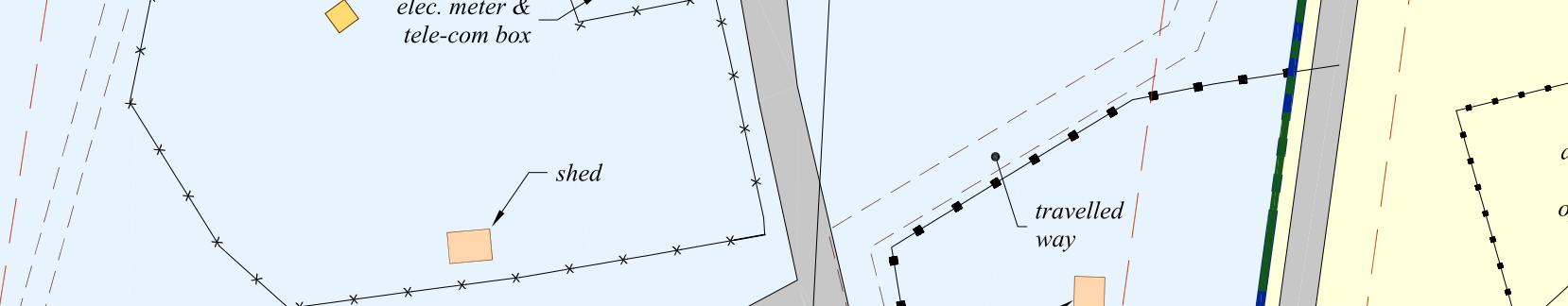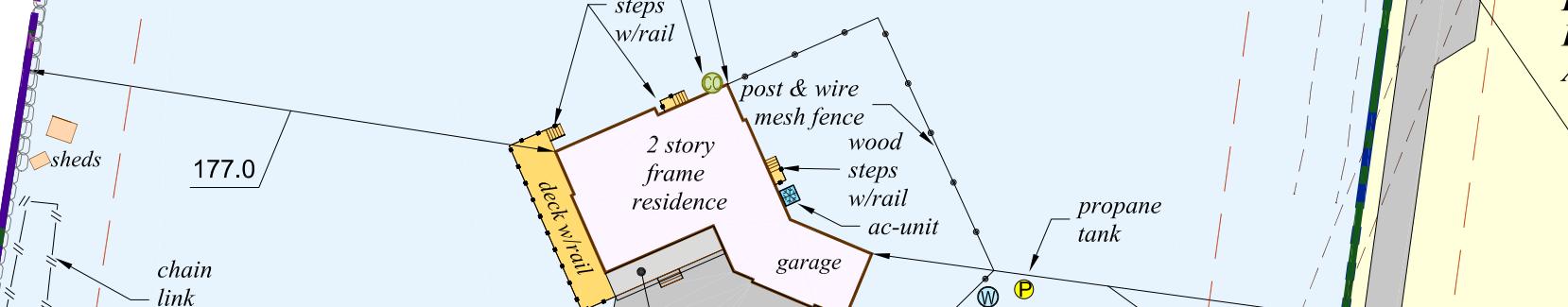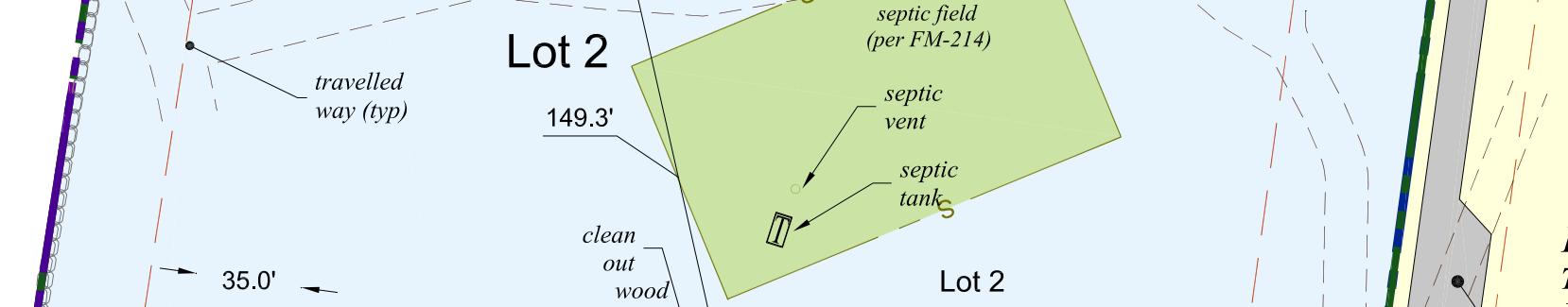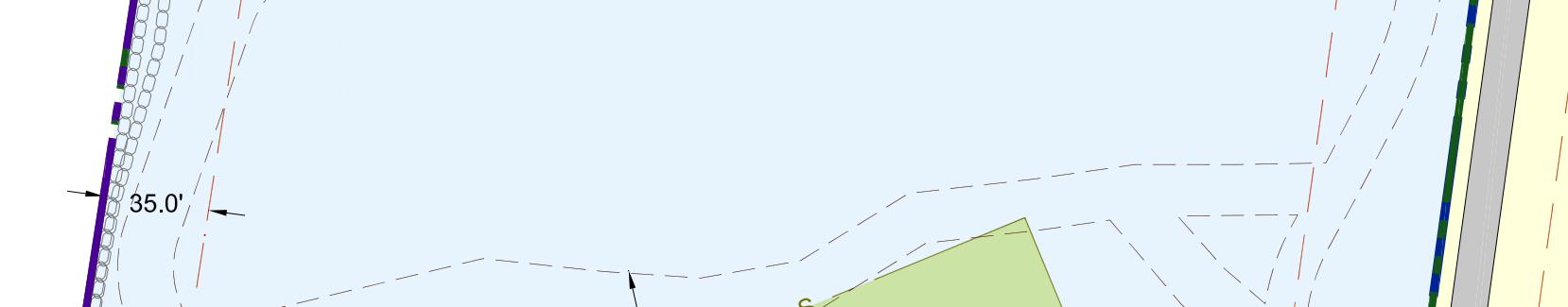
Parent Parcel Data
Tax Map ID: 95.4-3-13.2
Deed: Liber 6262 - Page 213
Legal: Lot 2 - Filed Map #17-214
Area: 1,552,765.24 s.f. - 35.65 Ac.

proposed driveway turnout

35.0'

travelled way (typ)

stone wall runs generally along property line (typ)

177.0

post & wire mesh fence
wood steps w/rail
ac-unit

2 story frame residence

propane tank

adj. agricultural housing

sheds

chain link fence

barn   fence

wire mesh fence

garage

covered open porch

well

157.6'

pond

travelled way

wood deck

elec. meter & tele-com box

gravel drive

shed

travelled way

shed

barn

gravel drive

489.4'

travelled way

aluminum & vinyl open shed

post & rail fence

stream center line (typ)

Lot 3

Lot 4

75.0'

75.0'

building setback line (typ)

pond

u-pole

24" hdpe

proposed 24" rcp

post & rail fence

35.0'

45.0'

proposed gravel drive

45.0'

35.0'

45.0'

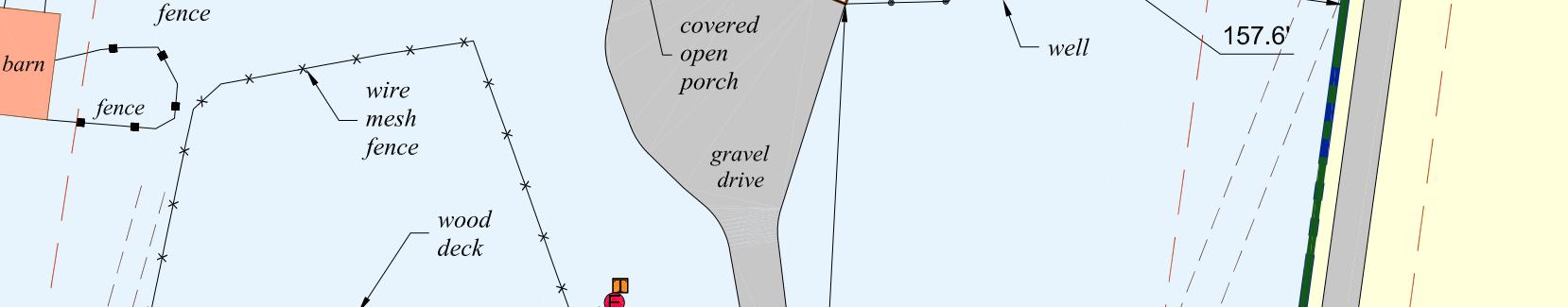proposed two story frame residence

proposed drive

35.0'

proposed two story frame residence

proposed drive

75.0'

50.0'

Note:
Other then as shown no septic field or wells were discovered within 200' of the property

24" cmp

18" cmp

pond

well

45.0'

50.0'

u-pole #2536

50.0'

50.0'

u-pole #5070

u-pole #5069

right of way line (typ)

u-pole #126792

u-pole #2531

OHN

u-pole #5073 12"cpp

u-pole #89341

u-pole #5072

u-pole #2532

u-pole #2534

u-pole #5071

edge of pavement (typ)

u-pole #2535

PEACH LANE
(R.O.W. width varies)

u-pole #126798

Proposed & Existing Improvements

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

SURVEYORS'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 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. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature   Date

Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

GRAPHIC SCALE: 1" = 60'

0'   60'   120'   180'   240'

Jonathan N. Millen, L.L.S.
PROFESSIONAL LAND SURVEYOR   N.Y. LIC. No. 050746
CERTIFIED TO BE CORRECT AND ACCURATE

JONATHAN N. MILLEN, L.L.S.

DATE	REVISION
09/29/2020	CHANGES TO SETBACKS, AND PROPOSED IMPROVEMENTS, LOTS 2, 3 & 4

Minor Subdivision
of the lands of
Martin Nason & Katrina Nason

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: acessurveying.com

Prepared For Tax Map Parcel
95.4-3-13.2
aka 89 Peach Lane
situated in the
Town of Marlborough
County of Ulster , New York 12542

DATE: 04/07/2020	SCALE: 1"=60'	JOB No. 19054NAS	DRAWN BY: jnm

Sheet 2 of 4