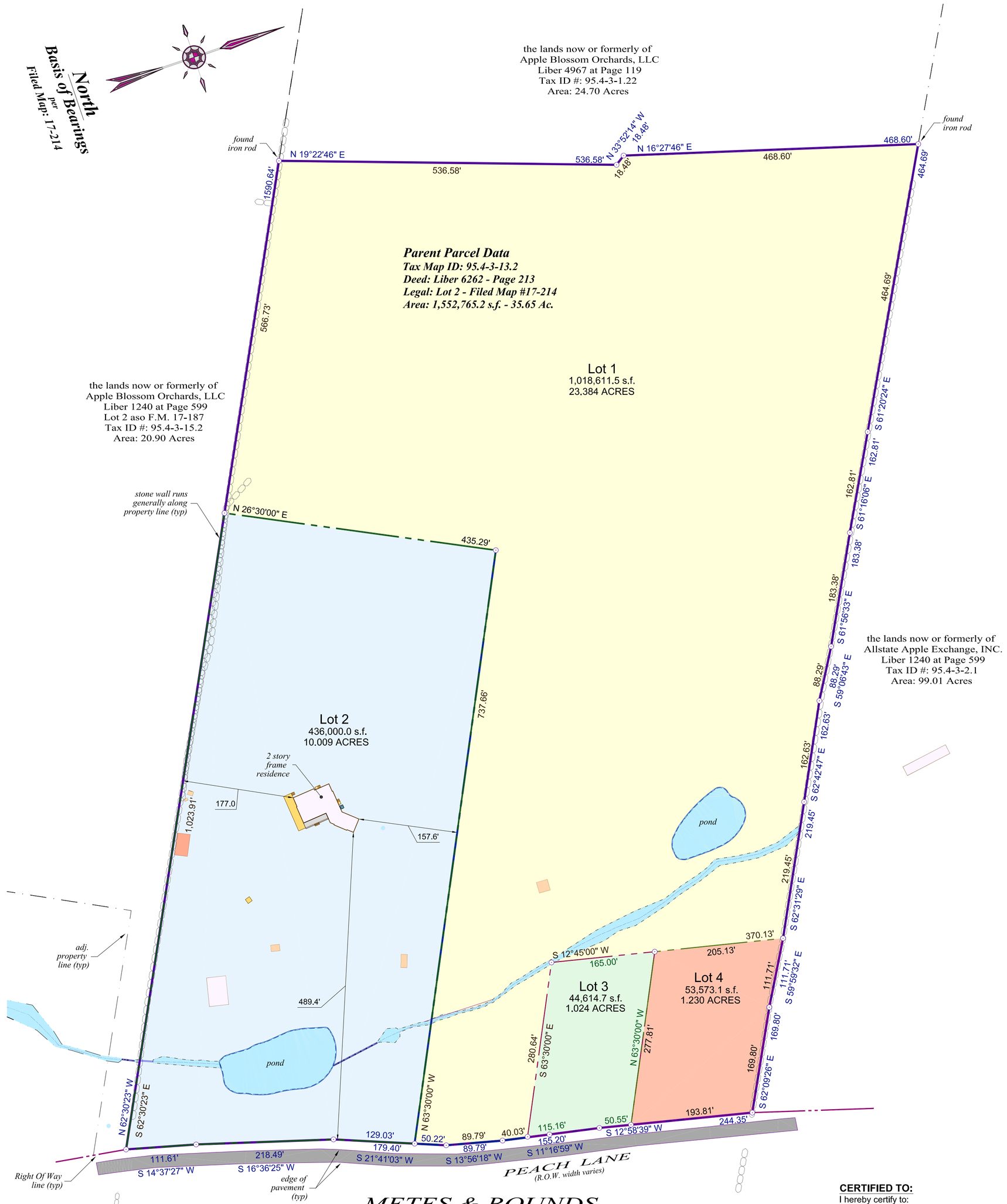


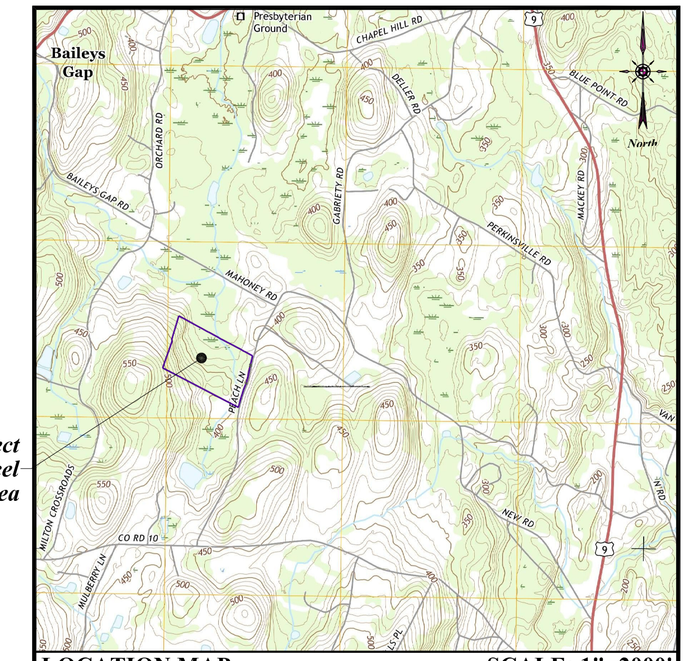
METES & BOUNDS

Federal Wetland Data:
The Federal wetland boundary as shown on this plan is designated PFO1-E and depict the limits of National Wetlands as per the DEC Envirnmental Resoure Mapper and Ulster County GIS mapping.

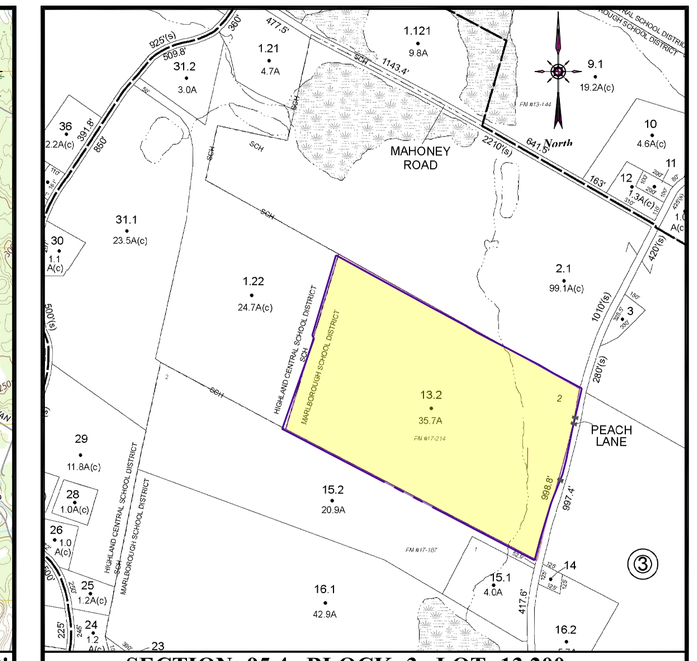
NYSDEC Wetland Data:
The NYSDEC freshwater wetland boundary as shown on this plan is designated PO-4 and depict the limits of Freshwater Wetlands as per the DEC Envirnmental Resoure Mapper and Ulster County GIS mapping. This boundary reuires a 100 foor buffer as shown. If required the wetland boundary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

Floodway Data:
Per FIRM Panel 36111C0790E (eff. 09/25/2009) the entirety of the subject property is contained within Zone X. As such is 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



LOCATION MAP SCALE: 1"=2000'
USGS QUADRANGLE: POUGHKEEPSIE 7.5 Minute - 2016



SECTION: 95.4 BLOCK: 3 LOT: 13.200
TAX MAP SCALE: 1"=600'

Zoning District: R-Ag-1 (Rural - Agricultural) Lot, Yard, & Height Regulations

	Required	*Proposed*	*Proposed*	*Proposed*	
		Lot 1	*Lot 2*	*Lot 3*	*Lot 4*
Minimum Lot Area: With or Without Public Water or Sewer	*1 Acre 43,560 s.f.*	*23.384 Acres 1,018,611.5 s.f.*	*10.009 Acres 436,000.0 s.f.*	*1.024 Acres 44,588 s.f.*	*1.230 Acres 53,583 s.f.*
Minimum Yard Setbacks					
Minimum Front Yard: (feet)	*50*	*50*	*489*	*50*	*50*
Minimum Rear Yard: (feet)	*75*	*75*	*140*	*75*	*75*
Minimum Side Yard: (feet)	*35/80*	*35/80*	*127/208*	*35/80*	*35/115*
Minimum Lot Width: (feet)	*150*	*990.4*	*448.1*	*165.3*	*193.8*
Minimum Lot Depth: (feet)	*200*	*819.9*	*740.0*	*277.3*	*276.9*
Maximum Building Coverage: (percent)	*20%*	*0.2%*	*1.2%*	*5.5%*	*5.6%*
Maximum Height (stories)	*2.5*	*2.5*	*2.5*	*2.5*	*2.5*
Maximum Height (feet)	*35*	*35*	*35*	*35*	*35*

REFERENCES:
1. The Official Tax Assessor's Maps for the Town of Marlborough, Ulster County, New York .
2. Various Deeds of Record - Liber and Page as shown:
3. 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 4, 2017 as Filed Map No. 17-214.
4. A map entitled, "Property of L.C. Tuckerman Milton, NY", filed in the Ulster County Clerk's Office on October 27, 1921 as Filed Map No. 629.
5. A map entitled, "Map of Subdivision of Lands of the Estate of Anna Salatino Peach Road", filed in the Ulster County Clerk's Office on June 29, 2012 as Filed Map No. 12-131.
6. 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.
7. A map entitled, "Final Map of Lot Consoildation 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.
8. A map entitled, "Final Plan 3 Lot Subdivision for Nima Contracting Inc.", filed in the Ulster County Clerk's Office on February 5, 2019 as Filed Map No. 19-30A.
9. A map entitled, "Final Map of Lot Line Revision & Consolidation of Lands of Wade A. & Katelyn E. Davis and Lands of Katelyn E. Davis Revocable Trust", filed in the Ulster County Clerk's Office on April 3, 2019 as Filed Map No. 19-72.
10. A map entitled, "Final Map of Lot Line Revision Between Lands of Estate of Antoinette Cosman and Lands of Gary Troncillito", filed in the Ulster County Clerk's Office on August 2, 2019 as Filed Map No. 19-174.
11. A map entitled, "Final Map of Lot Line Revision Between Lands of Scott D. & Nicole M. Trapani and Lands of Trapani Living Trust", filed in the Ulster County Clerk's Office on August 28, 2019 as Filed Map No. 19-194.
12. A map entitled, "Final Plan Subdivision of Lands of Douglas Minard and Overlook Farms, Inc.", filed in the Ulster County Clerk's Office on December 30, 2002 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.
1. That farming does not occur only between 8:00 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.
2. That the roads leading to and from the subdivision are frequently traveled by farm vehicles and equipment.
3. 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 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.

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 affidavit, resale of property, or to any other person *not* listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYOR'S NOTES:
1. Copyright © 2020. Jonathan N. Millen, 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.
2. 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.
3. **Only maps bearing the surveyor's *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*.**
4. 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 company, to the governmental agency, and to the lending institution listed on this map.
5. The certifications herein are not transferable.
6. 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.
7. This survey is subject to the findings of a Title Report and or Title Search.
8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
9. Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

RECORD OWNER:
Martin Nason and Katrina Nason
89 Peach Tree Lane
Marlborogh, NY 12542

DEED REFERENCE:
Jack C. Gallagher
--- to ---
Martin Nason and Katrina Nason
Deed: Liber 6262 - Page 213
Dated: February 1, 2018
Legal: Lot 2 - Filed Map 17-214

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

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

TOWN OF MARLBOROUGH PLANNING BOARD ENDORSEMENT

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

Chairperson - Town Planning Board Date

OWNERS ENDORSEMENT

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

Martin Nason Date

Katrina Nason Date

0' 100' 200' 300' 400'
GRAPHIC SCALE: 1" = 100'

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

STATE OF NEW YORK · JONATHAN N. MILLEN · 050746 · LICENSED LAND SURVEYOR

JONATHAN N. MILLEN, L.L.S.

Sheet 1 of 6

DATE	REVISION
09/29/2020	MISC. CHANGES TO PROPOSED LOT LINES & IMPROVEMENTS

Preliminary Plat
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"=100'* | *JOB No. 19054NAS* | *DRAWN BY: jmm*