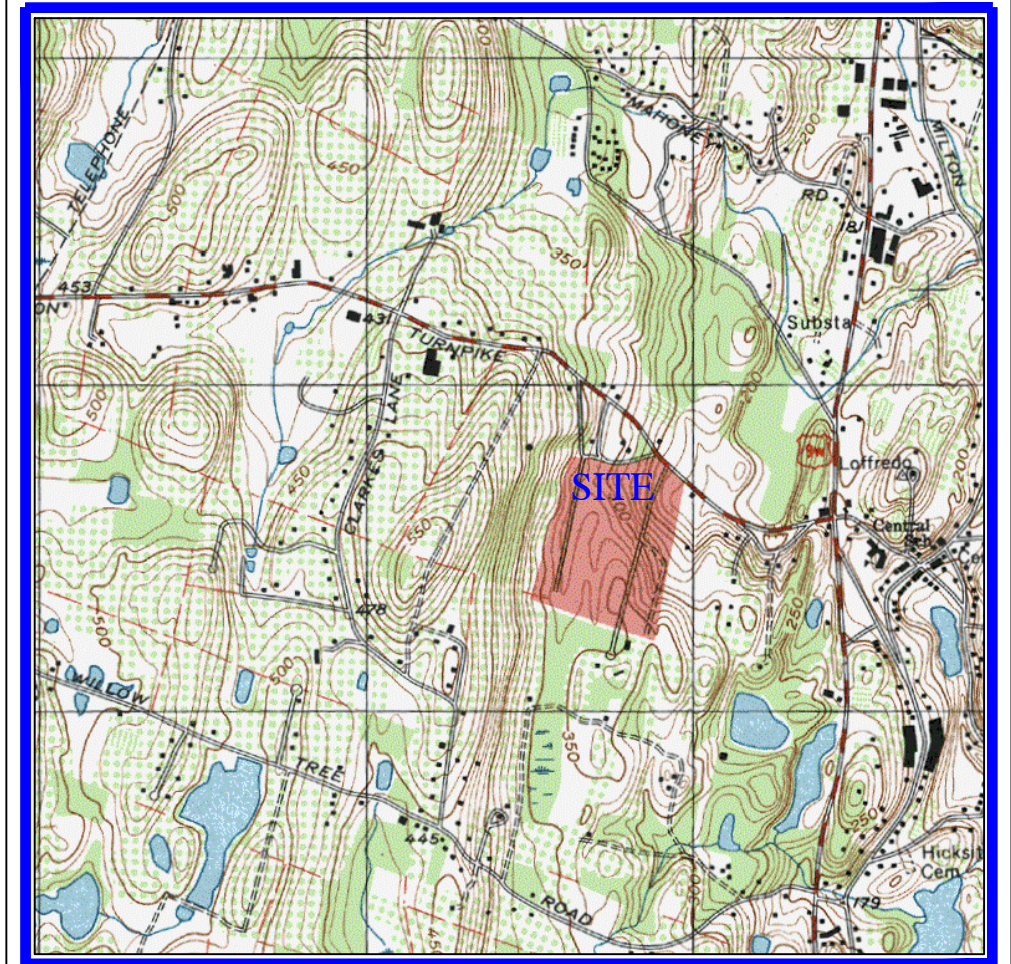
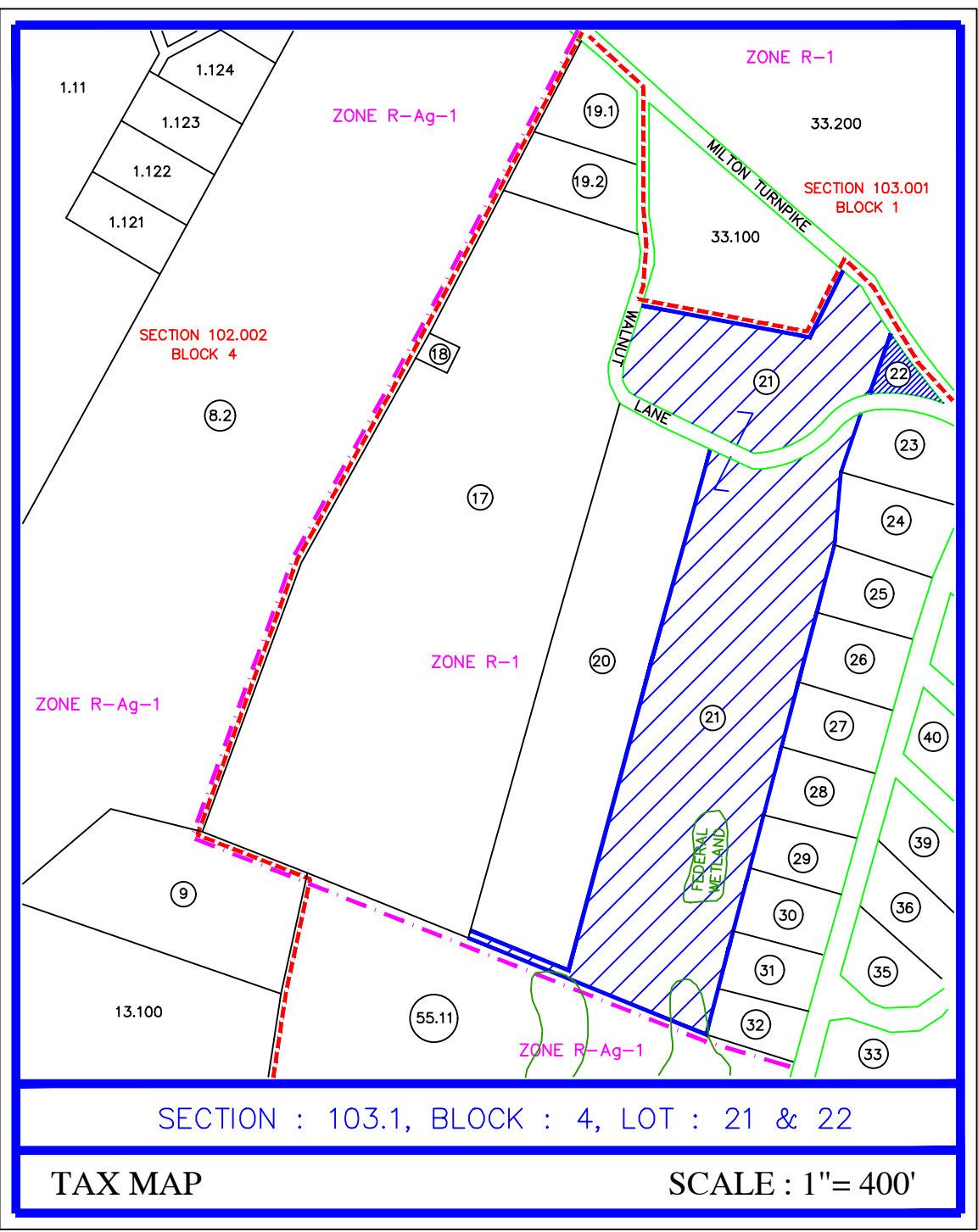
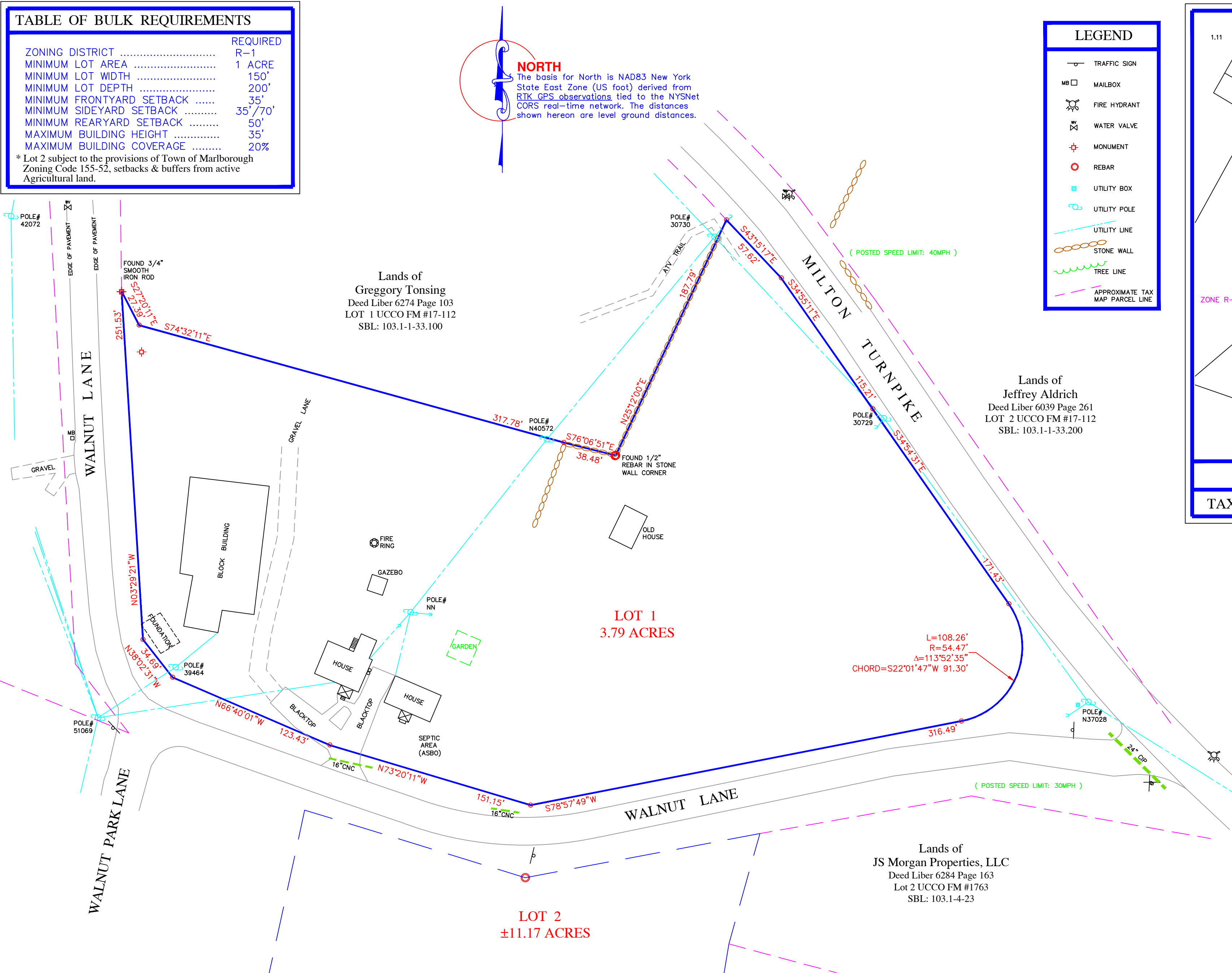


TABLE OF BULK REQUIREMENTS	
ZONING DISTRICT .....	REQUIRED
MINIMUM LOT AREA .....	R-1
MINIMUM LOT WIDTH .....	1 ACRE
MINIMUM LOT DEPTH .....	150'
MINIMUM FRONTYARD SETBACK .....	20'
MINIMUM SIDEYARD SETBACK .....	35'
MINIMUM REARYARD SETBACK .....	35'/70'
MAXIMUM BUILDING HEIGHT .....	50'
MAXIMUM BUILDING COVERAGE .....	20%
* Lot 2 subject to the provisions of Town of Marlborough Zoning Code 155-52, setbacks & buffers from active Agricultural land.	



LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: POUGHKEEPSIE

TOTAL AREA : ±14.96 ACRES

AGRICULTURAL NOTES	
This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :	
1. That farming does not only occur between 8:00 am and 5:00 P.M., and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day during the harvesting season.	
2. That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.	
3. That farm neighbors very often spray their crops with pesticides in accordance with accepted practices regulated by the New York State Department of Environmental Conservation (D.E.C. Notification Law Number 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.	

DEED PLOT SCALE:  
1 inch = 100 ft.

#### REFERENCE DEED :

50% interest portion of:  
Dorothy Tonsing  
— to —  
Dorothy E. Tonsing Living Trust  
Deed Liber 6298 Page 183  
Dated 11 May, 2018  
Filed 22 May, 2018

50% interest portion of:  
Estate of Robert S. Young  
to  
Greggory Tonsing  
Deed Liber 6274 Page 107  
Dated 12 December, 2017  
Filed 07 March, 2018

Robert S. Young & Dorothy Tonsing  
— to —  
Robert S. Young & Dorothy Tonsing  
Deed Liber 4470 Page 142  
Dated 30 January, 2007  
Filed 04 October, 2007

#### RECORD OWNER :

Dorothy E. Tonsing, trustee  
2153 Jekyll Court  
Fernandine Beach, FL 32034

Greggory Tonsing  
20 Walnut Lane  
Milton NY, 12547

Lands of  
48 Walnut Lane, LLC  
Deed Liber 6514 Page 272  
SBL: 103.1-4-17

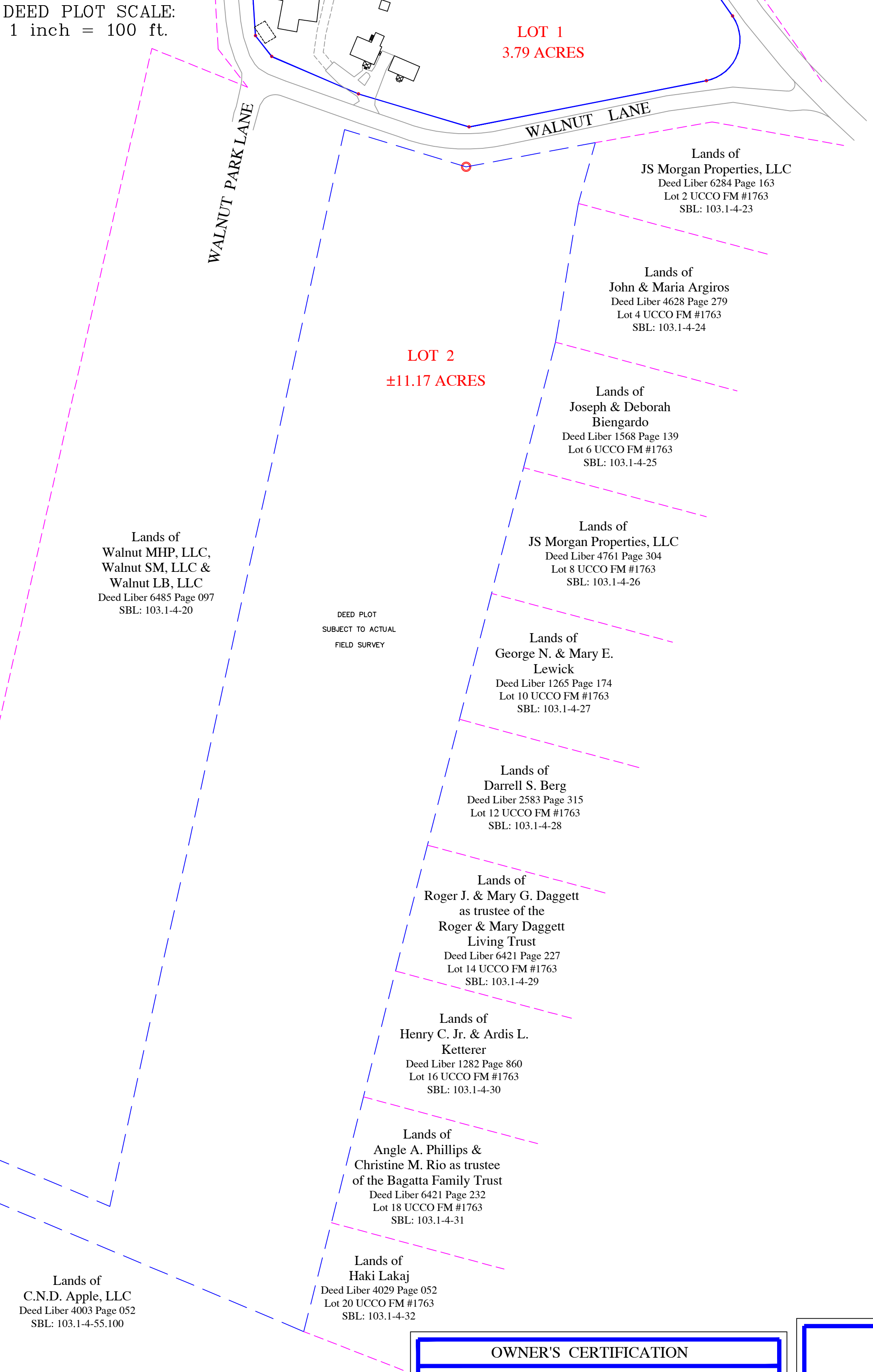


**BROOKS & BROOKS**  
LAND SURVEYORS, P.C.  
SURVEYING • PLANNING • GIS

Patricia Pauli Brooks, L.S. Richard C. Brooks, L.S.  
Registration No. 49795 Registration No. 49600  
Christopher T. Grey, L.S., Associate  
Registration No. 51064

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 10 September, 2021 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

BY: Patricia Pauli Brooks, L.S. map 11-17-21 field 9-17-21  
© Copyright 2021, by Brooks & Brooks, L.S.P.C. planning check  
16 September, 2021 PROJ#8395, DWG#8395sub2.DWG closure check



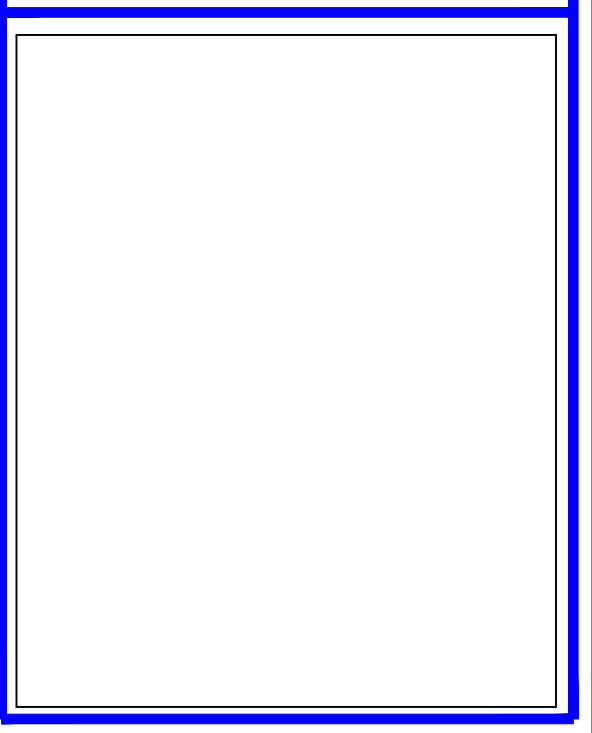
#### NOTES :

- 1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
- 2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
- 3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- 4) Subject to whatever state of facts a complete Search of Title may reveal.
- 5) Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
- 6) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- 7) Highway bounds of Walnut Lane and Milton Turnpike based on Deed Liber 4470 Page 142.
- 8) Parcel contains Federal Wetlands, on south side of Milton Turnpike, and is therefore subject to all regulations noted thereunder.
- 9) Parcel is served by Municipal water supply.

#### MAP REFERENCE :

- 1) "Final Map of Subdivision of Lands of Jeffrey Aldrich and Greggory Tonsing" filed with the Ulster County Clerk's Office on 23 June, 2017 as Filed Map No. 17-112.
- 2) "Map Showing Young Heights" filed with the Ulster County Clerk's Office on 12 September, 1955 as Filed Map No. 1763.
- 3) "Final Map of Subdivision of Lands of John W. Clarke" filed with the Ulster County Clerk's Office on 10 May, 2001 as Filed Map No. 11948.
- 4) "Map of a Portion of Lands of John W. Clarke" filed with the Ulster County Clerk's Office on 19 January, 1982 as Filed Map No. 4524.
- 4) "Map Showing Land to be Acquired from Edward Young" dated 24 July, 1941 and filed in the Ulster County Clerk's Office in Book 624 Page 327.

#### PLANNING BOARD ENDORSEMENT



#### OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Ulster County Clerk.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

#### SKETCH

MAP OF SUBDIVISION  
OF LANDS OF

**GREGGORY TONSING &  
DOROTHY E. TONSING,  
LIVING TRUST**

— SITUATE —  
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK



GRAPHIC SCALE ( IN FEET )  
1 inch = 50 ft.