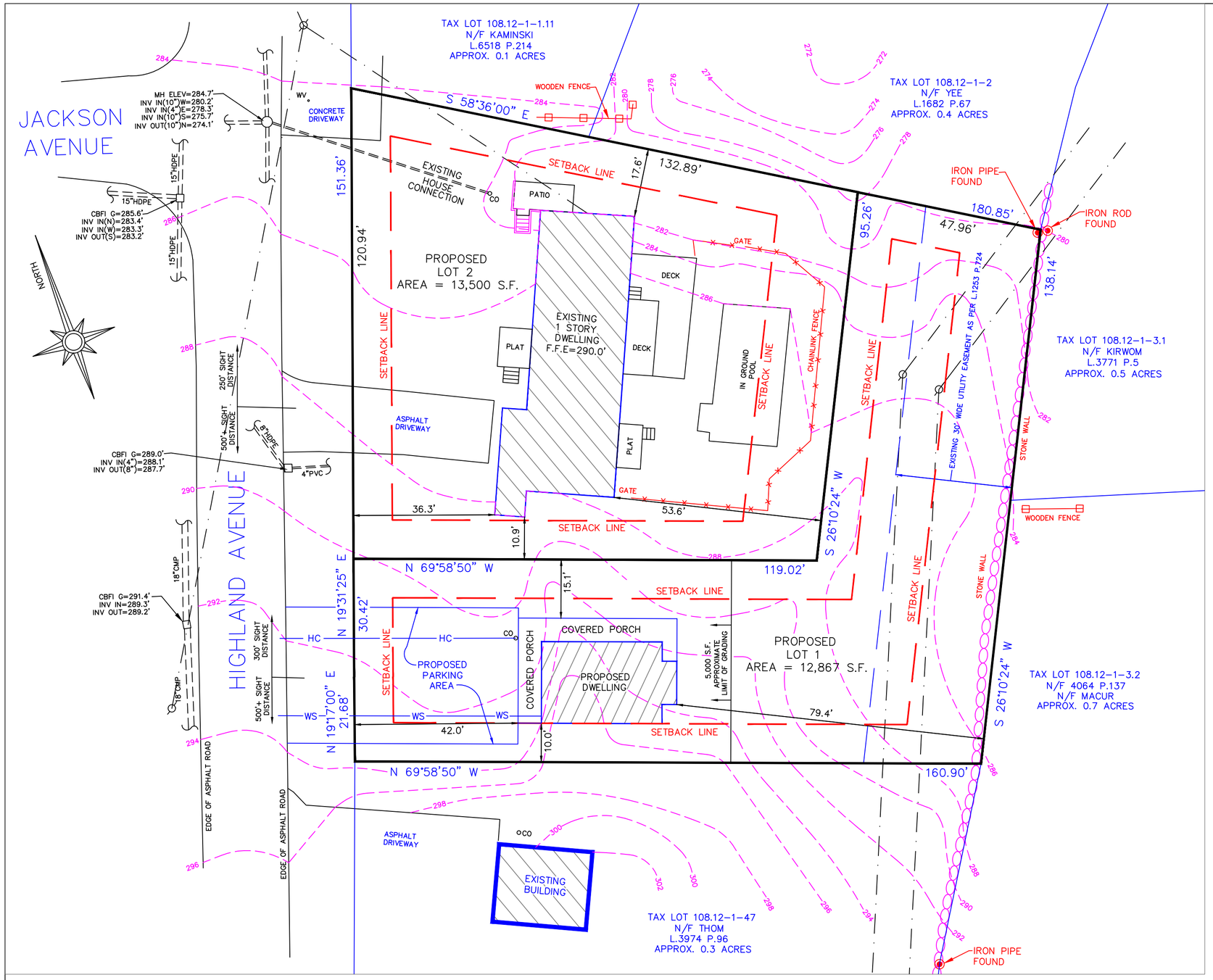
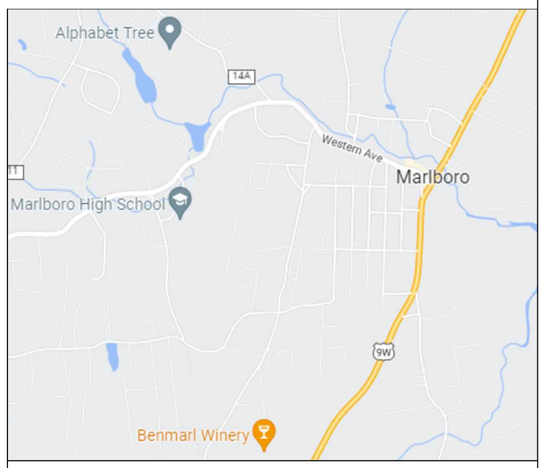


VICINITY MAP / ADJACENT DWELLINGS SCALE: 1" = 200'



LOCATION MAP SCALE: 1" = 2000'

OWNERS 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 agree to file this map with the Ulster County Clerk.

Signature Date

LEGEND

	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING OVERHEAD WIRES
	DENOTES EXISTING STONE WALL
	DENOTES EXISTING WOODEN FENCE
WV	DENOTES EXISTING WATER VALVE
CO	DENOTES EXISTING CLEANOUT
350	DENOTES EXISTING CONTOUR LINE
	DENOTES EXISTING CHAINLINK FENCE
HC	DENOTES PROPOSED HOUSE CONNECTION (SEWER)
WS	DENOTES PROPOSED WATER SERVICE

PLANNING BOARD ENDORSEMENT

SUBDIVISION PLAT

Date Received Town Clerk

Date Received Planning Board Chairman

Date Town Highway Superintendent

Date Planning Board Action

REFERENCES:

1. TOWN OF MARLBORO TAX MAP SECTION 108.12.
2. DEEDS FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS:
   - LIBER 1690 PAGE 67
   - LIBER 6518 PAGE 214
   - LIBER 1682 PAGE 67
   - LIBER 3771 PAGE 5
   - LIBER 4064 PAGE 137
   - LIBER 3974 PAGE 96
   - LIBER 1253 PAGE 724
3. MAPS FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS:
   - FILED MAP #12143

BULK TABLE

ZONING DISTRICT: R
USE: SINGLE FAMILY DWELLING

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
MINIMUM:			
LOT AREA	10,000 S.F.	12,867 S.F.	13,500 S.F.
FRONT YARD	10 FEET	42 FEET	36.3 FEET
REAR YARD	20 FEET	79.4 FEET	53.6 FEET
SIDE YARD ONE/BOTH	10'/25'	10'/25.1'	10.9'/28.5'
LOT WIDTH	75 FEET	52.1 FEET*	119.0 FEET
LOT DEPTH	100 FEET	160+ FEET	124 FEET
MAXIMUM:			
BUILDING COVERAGE	30%	5%	15%
HEIGHT(STORIES)	2.5	<2.5	<2.5
HEIGHT(FEET)	35 FEET	<35 FEET	<35 FEET

* DENOTES VARIANCE REQUIRED

RECORD OWNER:

WILLIAM A. DESANTIS AND LAURA DESANTIS
226 HIGHLAND AVENUE
MARLBOROUGH, NEW YORK 12542

TAX LOT 108.12-1-48

DEED REFERENCE:

JOHN L. DESANTIS
TO
WILLIAM A. DESANTIS AND LAURA DESANTIS
LIBER 1690 PAGE 67

AREA = 26,367 s.f. or 0.61 ACRES±

I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren Stridiron

DARREN J. STRIDIRON, P.L.S.
NEW YORK STATE LICENSE No. 050487

PROPOSED SUBDIVISION PLAT
226 HIGHLAND AVENUE

DESANTIS FAMILY SUBDIVISION

TOWN OF MARLBOROUGH
ULSTER COUNTY NEW YORK

CV ASSOCIATES NY, P.E., L.S., P.C.
148 ROUTE 17M SUITE 2, HARRIMAN, NY 10926

TAX LOT: 108.12-1-48
AREA: AS SHOWN
DATE: 3/24/22
SCALE: 1" = 20'
JOB NO. 1402-13