



**OWNERS CERTIFICATION**

The undersigned, owner or owner's authorized representative of the property shown on this plot does hereby certify that he/she has reviewed this plot, 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
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING CLEANOUT
	DENOTES EXISTING CONTOUR LINE
	DENOTES EXISTING CHAINLINK FENCE
	DENOTES PROPOSED HOUSE CONNECTION (SEWER)
	DENOTES PROPOSED WATER SERVICE

A SURVEY PLAN WILL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH THE HOUSE LOCATIONS STAKED IN THE FIELD IN ORDER TO PREVENT A ZONING VIOLATION DURING CONSTRUCTION.

**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 1618 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	
MINIMUM:	REQUIRED	PROVIDED	PROVIDED
LOT AREA	10,000 S.F.	LOT 1	LOT 2
FRONT YARD	10 FEET	12.867 S.F.	13,500 S.F.
REAR YARD	20 FEET	42 FEET	36.3 FEET
SIDE YARD ONE/BOTH	10/25'	80 FEET	53.6 FEET
LOT WIDTH	75 FEET	10/25.1'	10.9/28.5'
LOT DEPTH	100 FEET	52.1 FEET*	119.0 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±

**PLANNING BOARD ENDORSEMENT**

SUBDIVISION PLAT	
Date Received	Town Clerk
Date Received	Planning Board Chairman
Date	Town Highway Superintendent
Date	Planning Board Action

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 J. Stridiron*  
DARREN J. STRIDIRON, P.L.S.  
NEW YORK STATE LICENSE NO. 050487

PROPOSED SUBDIVISION PLAT 226 HIGHLAND AVENUE		TAX LOT: 108.12-1-48
DESANTIS FAMILY SUBDIVISION		AREA: AS SHOWN
TOWN OF MARLBOROUGH ULSTER COUNTY NEW YORK		DATE: 4/15/22
CV ASSOCIATES NY, P.E., L.S., P.C. 148 ROUTE 17M SUITE 2, HARRIMAN, NY 10926		SCALE: 1" = 20'
		JOB NO. 1402-13