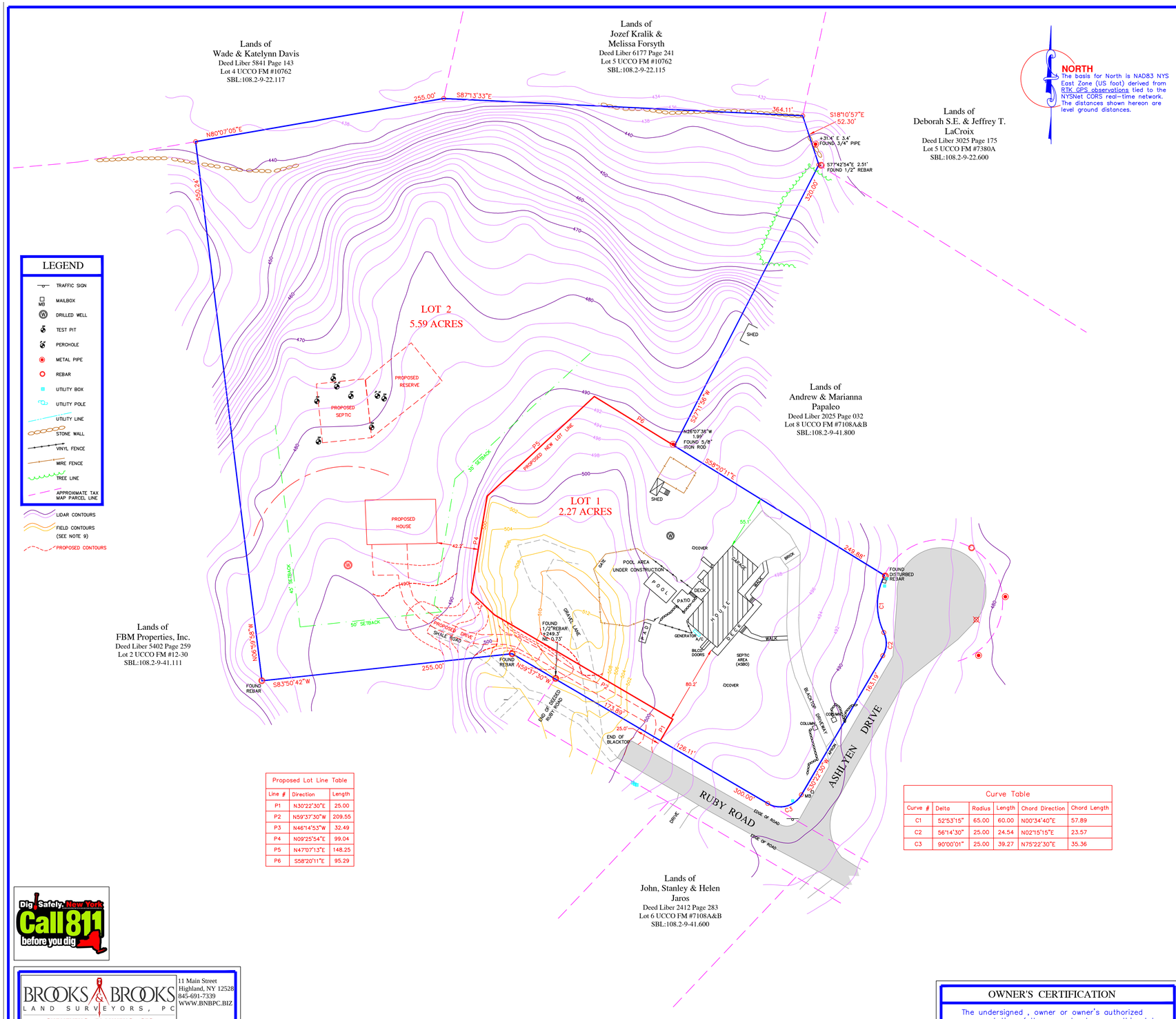
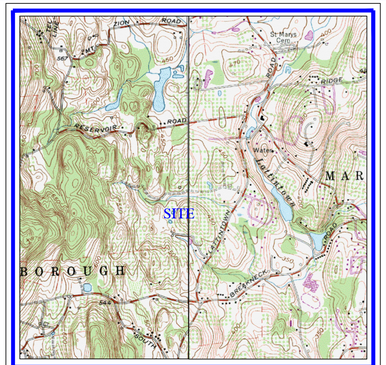
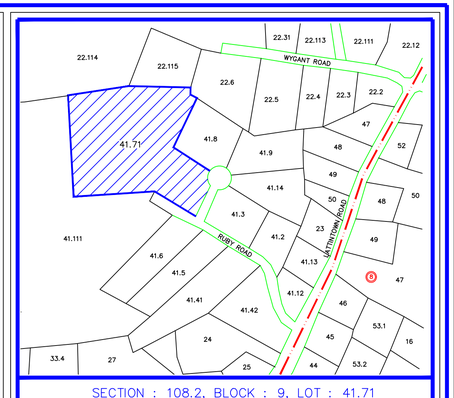


Proposed Lot Line Table		
Line #	Direction	Length
P1	N30°22'30"E	25.00
P2	N59°37'30"W	209.55
P3	N46°14'53"W	32.49
P4	N09°25'54"E	99.04
P5	N47°07'13"E	148.25
P6	S58°20'11"E	95.29

Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	52°53'15"	65.00	60.00	N00°34'40"E	57.89
C2	56°14'30"	25.00	24.54	N02°15'15"E	23.57
C3	90°00'01"	25.00	39.27	N75°22'30"E	35.36





TOTAL AREA : 7.86 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.

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	R-Ag-1
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	200'
MIN. AGRICULTURAL SETBACK	75'
MINIMUM FRONT YARD SETBACK	50'
MINIMUM SIDEYARD SETBACK	35'/80'
MINIMUM REARYARD SETBACK	75'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	20%

* Parcel subject to the provisions of Town of Marlborough Zoning Code 155-52

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 and easements 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 person 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) Road line based on Map Reference 2.

8) Premises described in Deed Liber 1871 Page 300 are subject to covenants and restrictions recited therein.

9) 2' LIDAR Contours based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM. 2' Field Contours based on survey. Elevations are approximate NAVD88 based on RTK GPS observations.

10) Driveway re-grading and septic design as supplied by Carmen Messina, P.E.

MAP REFERENCE :

1) Parcel being Lot 1 as shown on a map entitled "Final Map of Lot Line Revision Between Lands of FBM Properties Inc. & Alle-Chris LLC and Lands of Alan C. & Kathleen G. Guarino" filed with the Ulster County Clerk's Office on 17 February, 2012 as Filed Map No. 12-30 and is subject to all provisions noted thereon.

2) "Final Subdivision Plat Farm Lot Subdivision Wygant Farm" filed with the Ulster County Clerk's Office on 24 April, 1997 as Filed Map No.10762.

3) "Survey Map & Subdivision Map of the Lands of Hassan Abaie" filed with the Ulster County Clerk's Office on 23 September, 1987 as Filed Map No.7108A&B.

4) "Major Subdivision, Section Two, J. Calvin Wygant Jr." filed with the Ulster County Clerk's Office on 26 February, 1988 as Filed Map No.7380.

DEED REFERENCE :

Hassan Abaie
- to -
Alan C. & Kathleen G. Guarino
Deed Liber 1871 Page 300
Dated 10 November, 1988
Filed 10 November, 1988

FBM Properties Inc. and
ALLE-CHRIS, LLC
- to -
Alan C. & Kathleen G. Guarino
Deed Liber 5410 Page 233
Dated 04 September, 2012
Filed 01 October, 2012

RECORD OWNER:

Alan C. & Kathleen G. Guarino
5 Ashlyen Drive
Marlboro NY 12542

Dig Safely. New York
Call 811
before you dig

BROOKS & BROOKS
LAND SURVEYORS, PC
11 Main Street
Highland, NY 12528
845-691-7339
WWW.BNBPC.BIZ
SURVEYING · PLANNING · GIS
Patricia Pauli Brooks , L.S. Registration No. 49795
Richard C. Brooks , L.S. 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 15 October, 2020 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 10-28-20 field 10-27-20
planning check
closure check

© Copyright 2020, by Brooks & Brooks, L.S.P.C.

26 October, 2020 PROJ#8013, DWG#8013sub.DWG

REVISED: 13 April, 2022 - revise proposed lot line
REVISED: 10 February, 2022 - Add septic & regrading
REVISED: 12, November 2021 - Revise layout

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 _____

PLANNING BOARD ENDORSEMENT

SKETCH
MAP OF SUBDIVISION
OF LANDS OF
ALAN C. & KATHLEEN G. GUARINO
- SITUATE -
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

50 0 25 50 100 200
GRAPHIC SCALE (IN FEET)
1 inch = 50 ft.