

## ZONING REGULATIONS:

MAP REFERENCE:  
BEING LOTS # 9 & 11 ON A MAP ENTITLED "AMERICAN LAND PRESERVATION CORPORATION, SUBDIVISION PLAN" PREPARED BY THE CHAZEN COMPANIES AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON MAY 18, 1998 AS MAP NUMBER 11073.

- NOTES:
1. GRID NORTH NEW YORK STATE EASTERN ZONE, AS DETERMINED BY GPS METHODS TIED INTO THE N.Y.S. D.O.T. CORRS NETWORK.
  2. SURVEYED AS PER THE NOTED DEEDS, MAPS AND MONUMENTATION FOUND.
  3. RECORD OWNER AND APPLICANT: NIMA CONTRACTING INC.  
3121 ROUTE 9W  
NEW WINDSOR, NEW YORK 12553
  4. THIS PLAT REPRESENTS A LOT LINE CHANGE ONLY, NO PRIVATE LOTS ARE BEING CREATED.
  5. ACCESS TO THESE THREE PARCELS IS OVER A PRIVATE ROAD KNOWN AS RIVER VISTA DRIVE, A PRIVATE ROAD AS PER FILED MAP NUMBER 11073 WHICH THE TOWN OF MARLBOROUGH HAS NO RESPONSIBILITY FOR MAINTAINING NOR PROVIDING SERVICES FOR, NOR MAKE ANY IMPROVEMENTS TO; THAT ALL SUCH COSTS SHALL BE BORNE BY THE PROPERTY OWNERS APPROVED TO USE SAID ROAD IN ACCORDANCE WITH THE TERMS OF A MAINTENANCE DECLARATION OR AGREEMENT.
  6. PERMITS TO CONSTRUCT WASTE DISPOSAL SYSTEMS ON EACH OF THESE THREE PARCELS WAS GRANTED BY THE ULSTER COUNTY DEPT. OF HEALTH. APPROVAL FOR LOT 9 WAS GRANTED ON 02/08/2022, APPROVAL FOR LOT 11A WAS GRANTED ON 06/22/2022 AND APPROVAL FOR LOT 11B WAS GRANTED ON 06/27/2022.

APPROVED BY RESOLUTION OF THE PLANING BOARD OF THE TOWN  
OF MARLBOROUGH, SUBJECT TO ALL CONDITIONS AND REQUIREMENTS  
OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR  
REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRMAN – TOWN PLANNING BOARD	DATE
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I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON.

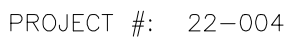
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

LOTS # 9 & 11 - RIVER VISTA DRIVE  
TOWN OF MARLBOROUGH,  
COUNTY OF ULSTER, STATE OF NEW YORK

SCALE: 1" = 60 FEET  
DATE: MAY 23, 2022

REVISED: JULY 20, 2022 – DRIVEWAY SLOPES, COURSE CLARIFICATION, KRIS KORNER (TOWN ROAD)

TAX MAP DESIGNATION: SECTION 103.3, BLOCK 3, LOTS 28.9, 28.121 & 28.122  
DEED REFERENCE: LIBER 7052 PAGE 184 & LIBER 6900 PAGE 54  
TOTAL AREA: 14.815 ± Acres



PREPARED BY:  
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CERTIFIED TO:  
NIMA CONTRACTING INC.  
TOWN OF MARLBORO

TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON  
FEBRUARY 1, 2022 AND UPDATED ON APRIL 8, 2022.

Margaret M. Millriegel  
MARGARET M. MILLRIEGEL L.S.  
N.Y.S. LIC. No. 50253

