

LEGEND

- TRAFFIC SIGN
- MAILBOX
- WATER VALVE
- MANHOLE
- CATCH BASIN
- METAL PIPE
- REBAR
- LIGHT POLE
- UTILITY POLE
- UTILITY LINE
- STONE RET WALL
- IRON FENCE
- WIRE FENCE
- TREE LINE
- APPROXIMATE TAX MAP PARCEL LINE



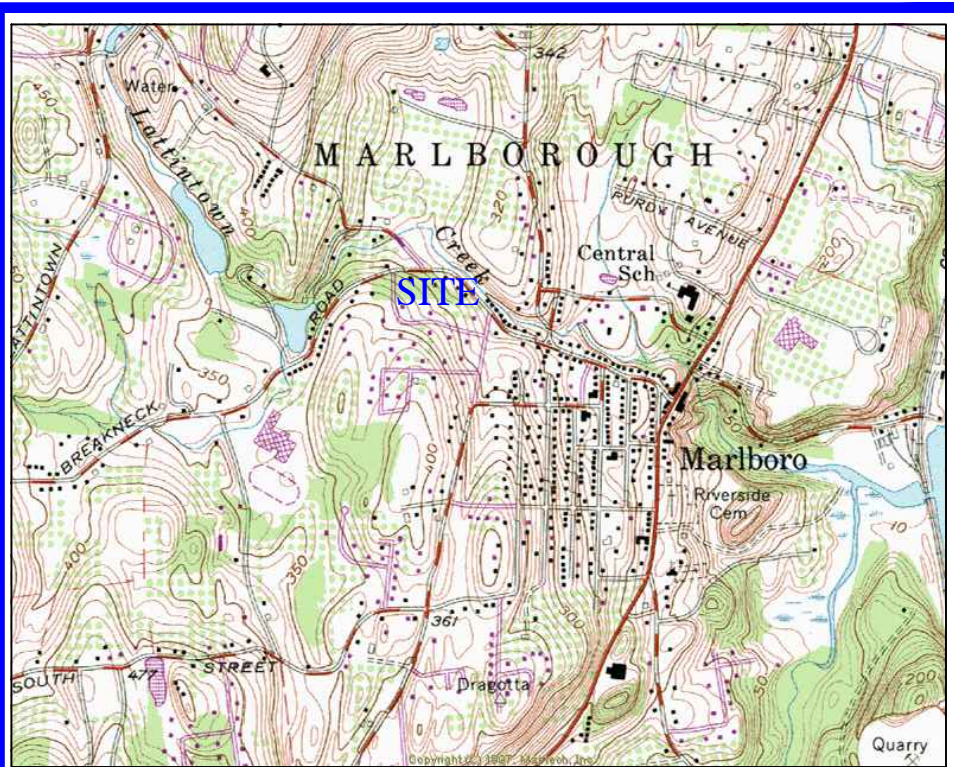
Lands of
Kevin & Sarah Mushett
Deed Liber 6349 Page 308
SBL: 108.2-6-13

RESULTING AREA
1.65 ACRES
71861 SQ. FT.

SBL: 108.2-6-14.200
1.06 ACRES
46158 SQ. FT.

Lands of
David Hagen
Deed Liber 4088 Page 236
SBL: 108.2-6-17

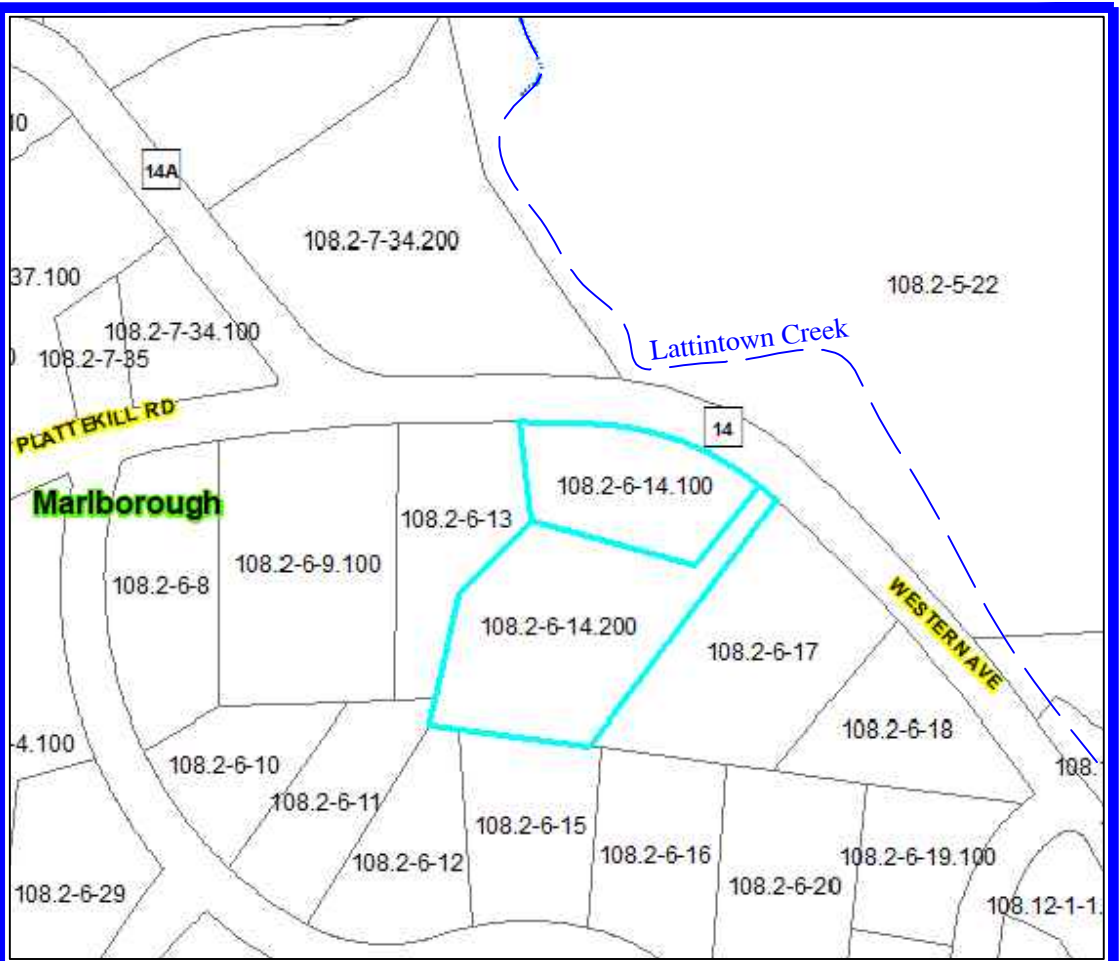
Line #	Direction	Length
L1	S79°53'35"E	90.85
L2	S75°44'35"E	33.50
L3	S68°09'50"E	37.39
L4	S50°45'20"E	47.05
L5	S39°08'15"E	34.22
L6	S35°28'40"E	38.20



LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: WAPPINGERS FALLS

TOTAL AREA : 1.65 ACRES



SECTION : 108.2, BLOCK : 6, LOTS: 14.100 & 14.200

TAX MAP SCALE : 1"= 200'

NOTES :

- 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.
- 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.
- Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- Subject to whatever state of facts a complete Search of Title may reveal.
- 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.
- Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- Assumed road line shown hereon based on Reference Map 1.
- Dwelling shown hereon served by underground sewer and water.
- The purpose of this map is to consolidate the two parcels shown hereon.

REFERENCE MAP :

- Parcels being Lot 1 & 2 as designated on a map entitled "Final Map Prepared for Robert C. Diorio" filed with the Ulster County Clerk's Office on 18 October, 1997 as Filed Map No. 9089 and is subject to all provisions noted thereon.
- "Anndon Subdivision" filed with the Ulster County Clerks Office on 04 February, 1959 as Filed Map No. 2014.

REFERENCE DEED :

TM Lot 108.2-6-14.100
Deborah J. Diorio

- to -
Deborah J. Diorio &
Ronald Rosenkranz
Deed Liber 2891 Page 232
Dated 12 February 1999
Filed 18 February 1999

TM Lot 108.2-6-14.200
Robert C. Diorio &
Deborah J. Diorio

- to -
Deborah J. Diorio
Deed Liber 2650 Page 083
Dated 19 December 1996
Filed 27 December 1996

RECORD OWNER :

Deborah J. Troncillito
89 Western Avenue
Marlboro, NY 12542

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	R REQUIRED	R PROPOSED
MINIMUM LOT AREA	20,000sqft	N/A
MIN w/ water or sewer	15,000sqft	N/A
MIN w/ water & sewer	10,000sqft	71861sqft
MINIMUM LOT WIDTH	75'	265'+/-
MINIMUM LOT DEPTH	100'	365'+/-
MINIMUM FRONTYARD SETBACK	10'	17.5'
MINIMUM SIDEYARD SETBACK	10'/25'	92'/187.9'
MINIMUM REARYARD SETBACK	20'	270'+/-
MAXIMUM BUILDING HEIGHT	35'	<35'
MAXIMUM BUILDING COVERAGE	30%	2727.9sqft

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 _____

PLANNING BOARD ENDORSEMENT

SKETCH

MAP OF LOT CONSOLIDATION
OF LANDS OF

DEBORAH J. TRONCILLITO

- SITUATE -
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK



GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.

BROOKS & BROOKS
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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 09 August, 2022 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 8-31-22 field 8-24-22
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19 August, 2022 PROJ#8315, DWG#83151lr.DWG closure check 8-31-22