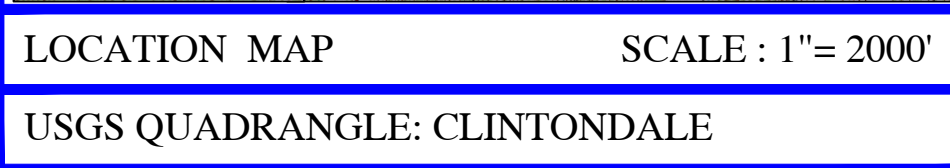


AGRICULTURAL NOTES

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 8:00am and 5:00pm 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 Low Number 325, October 1988)
4. That existing agricultural operations may create both unavoidable odors and unlightfulness 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.

- 1) "Final Map of Lot Line Revision and Lot Consolidation of Land of Ernest Roger Brown" filed with the Ulster County Clerk's Office on 25 August, 2014 as Filed Map No. 14-118.
- 2) "Subdivision of Lands of Russell Rhodes" filed with the Ulster County Clerk's Office on 19 March, 1979 as Filed Map No. 3877.
- 3) "Map of Survey Prepared for Thomas Smith and Nancy Smith" filed with the Ulster County Clerk's Office on 17 October, 1991 as Filed Map No. 9086.



SECTION : 95.4, BLOCK : 1, LOT : 14	
TAX MAP	SCALE : 1"= 400'

	REQUIRED	LOT 1	LOT 2
ZONING DISTRICT	R-Ag-1		
MINIMUM LOT AREA	1 ACRE	11.14 Ac	2.18 Ac
MINIMUM LOT WIDTH	150'	408.0'	186.1'
MINIMUM LOT DEPTH	200'	887.6'	331.1'
MIN. AGRICULTURAL SETBACK	75'	342.3'	121.9'
MINIMUM FRONTYARD SETBACK	50'	160'	163'
MINIMUM SIDEYARD SETBACK	35'/80'	210.8'	93.2'
MINIMUM REARYARD SETBACK	75'	342.3'	121.9'
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MAXIMUM BUILDING COVERAGE	20%	3%	1%

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

REVISION: 07 February, 2023 - Final
REVISION: 13 January, 2023 - Additional road topo
REVISION: 03 January, 2023 - Addressed RS comments

REFERENCE DEED :
Bailey's Gap Farm Corp.
- 10 -
Terrence & Laura Cuddy
Deed Liber 2901 Page 316
Dated 15 March, 1999
Filed 18 March, 1999

RECORD OWNER :
Terrence & Laura Cuddy
50 Bailey's Gap Road
Highland, New York
12528

PLANNING BOARD ENDORSEMENT

- 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, covenants, easements, restrictions, conditions and agreements 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 parties 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 bounds based on a three rod road.
- 8) Lot 1 dwelling shown hereon served by overhead & underground utilities, as approximately indicated hereon. Lot 1 to retain a Right of Way ten feet in width, centered on the existing utility line.
- 9) Parcel contains Federal Wetlands approximately shown hereon and is thereby subject to all regulations promulgated thereunder.
- 10) 2' Field Contours based on actual field survey. Elevation datum is approximate NAVD88 derived by RTK GPS observations.
2' Lidar Contours based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM.
- 11) Proposed house, well and septic design prepared by Salvatore M. Cuciti, registered architect, on plans dated November 2022.
- 12) Lot 1 granting to Lot 2 a Right of Way 25' in width as shown hereon. Lot 1 & Lot 2 together with and subject to a Right of Way and Maintenance Agreement, to be filed with the Office of the Ulster County Clerk simultaneously with this Map.

Bailey's Gap Farm Corp.
- to -
Terrence & Laura Cuddy
Deed Liber 2901 Page 316
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50 Bailey's Gap Road
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PLANNING BOARD ENDORSEMENT	

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
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1 inch = 50 ft.

The logo for Brooks & Brooks Land Surveyors, PC features the company name in a large, serif font. A red surveying instrument, resembling a theodolite or level, is positioned vertically between the two 'B' words. Below the company name, the text 'LAND SURVEYORS, PC' is written in a smaller, sans-serif font. To the right of the logo, the contact information is listed: '11 Main Street', 'Highland, NY 12528', '845-691-7339', and the website 'WWW.BNBPC.BIZ'. Below the logo, the text 'SURVEYING • PLANNING • GIS' is displayed in a bold, sans-serif font. Further down, the names of the principals, Patricia Pauli Brooks, L.S. and Richard C. Brooks, L.S., are listed along with their registration number, 49600. Below their names, the name of the associate, Christopher T. Grey, L.S., is listed along with his registration number, 51064. A large, bold statement follows: 'I HEREBY CERTIFY THAT this map is a true representation of a survey performed by this office in the field on 29 August, 2022 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.' At the bottom, the text 'BY: _____' is followed by the names 'Patricia Pauli Brooks, L.S.' and 'Richard C. Brooks, L.S.' in a smaller font. To the right of the names, the text 'map 11-11-22 field 11-11-22 planning check' is written in a smaller font. Below the names, the text '© Copyright 2022, by Brooks & Brooks, L.S.P.C.' is written in a smaller font. At the bottom, the date '09 September, 2022' and the file name 'PROJ#12-220016 DWG#6800sub05.DWG' are displayed in a bold, sans-serif font.



OWNER'S CERTIFICATION