

LEGEND

- TRAFFIC SIGN
- MAILBOX
- FIRE HYDRANT
- CATCH BASIN
- METAL PIPE
- REBAR
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- GUIDE RAIL
- TREE LINE
- APPROXIMATE TAX MAP PARCEL LINE
- LIDAR CONTOURS
- FIELD CONTOURS
- SEE NOTE 12

Parcel Road Line Table

Line #	Direction	Length
L1	N16°06'53"E	13.98
L2	N16°38'46"E	52.91
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REFERENCE MAP :

- Parcel being Lot 2 as designated on a map entitled "Final Map of Subdivision of Lands of Shirley Sarinsky" filed with the Ulster County Clerk's Office on 05 February, 2016 as Filed Map No. 16-9 and is subject to all provisions noted thereon.
- "Final Map of Lot Line Revision Between Lands of Shirley Sarinsky and lands of David J. Burke III and Maria G. Cauchi-Burke" filed with the Ulster County Clerk's Office on 27 February, 2006 as Filed Map No. 06-514.

NOTES :

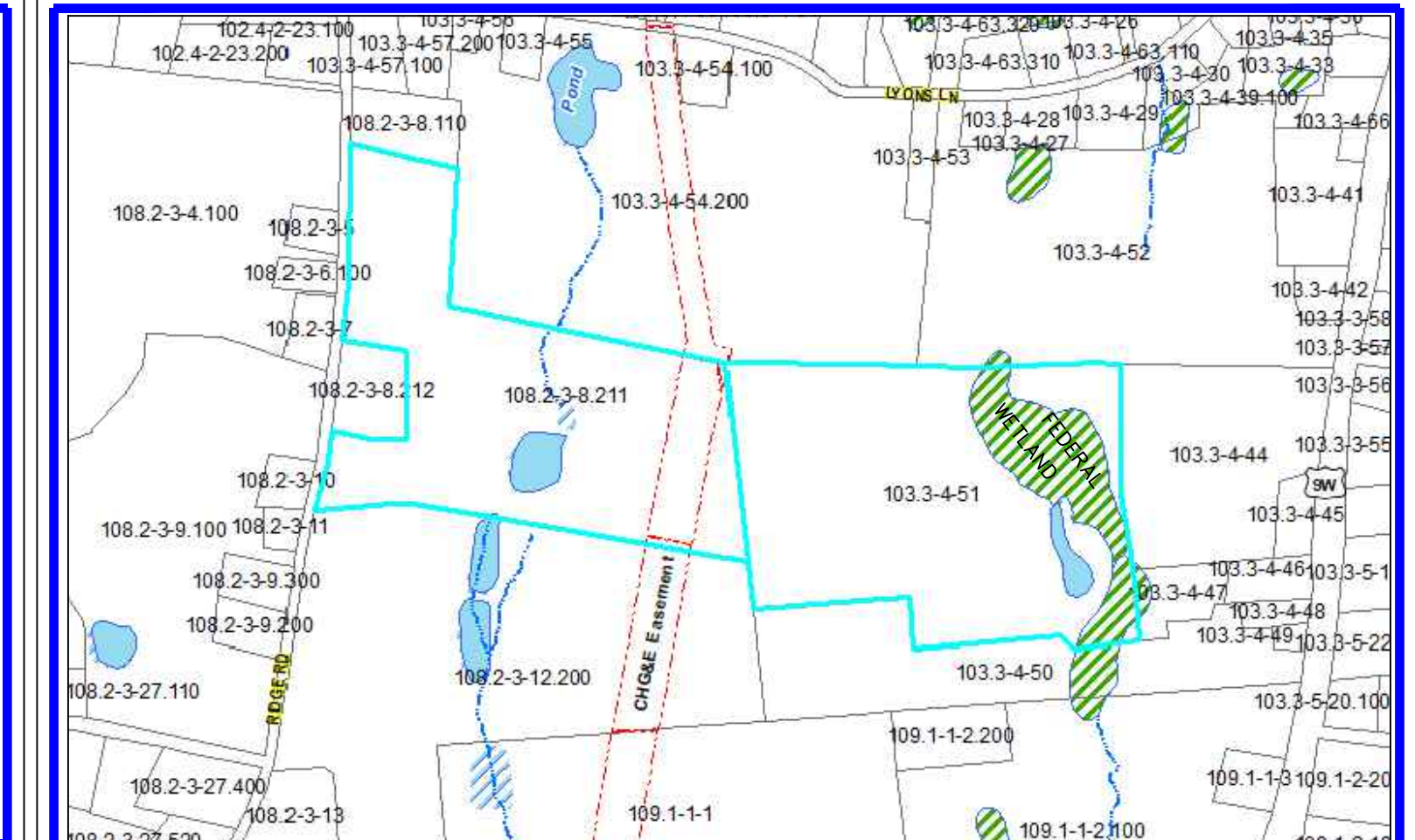
- Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
- Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed 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.
- Road line based on Reference Map 1.
- Subject to and together with a Right of Way over a common farm road as established by an agreement in writing made between Jack Squillace and Theresa Squillace Sardo as recited in Deed Liber 669 Page 19.
- Subject to a Central Hudson Utility Easement as recorded in Deed Liber 531 Page 51 & Deed Liber 1050 Page 385.
- Tax Map Lot 51 and Parcel A to be combined and considered one consolidated buildable lot.
- Parcel served by Municipal Water.
- 2' Lidar Contours based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM.
- 2' Field Contours based on survey. Elevation datum is based on approximate NAVD88 derived from RTK/GPS.



LOCATION MAP SCALE : 1"= 2000'

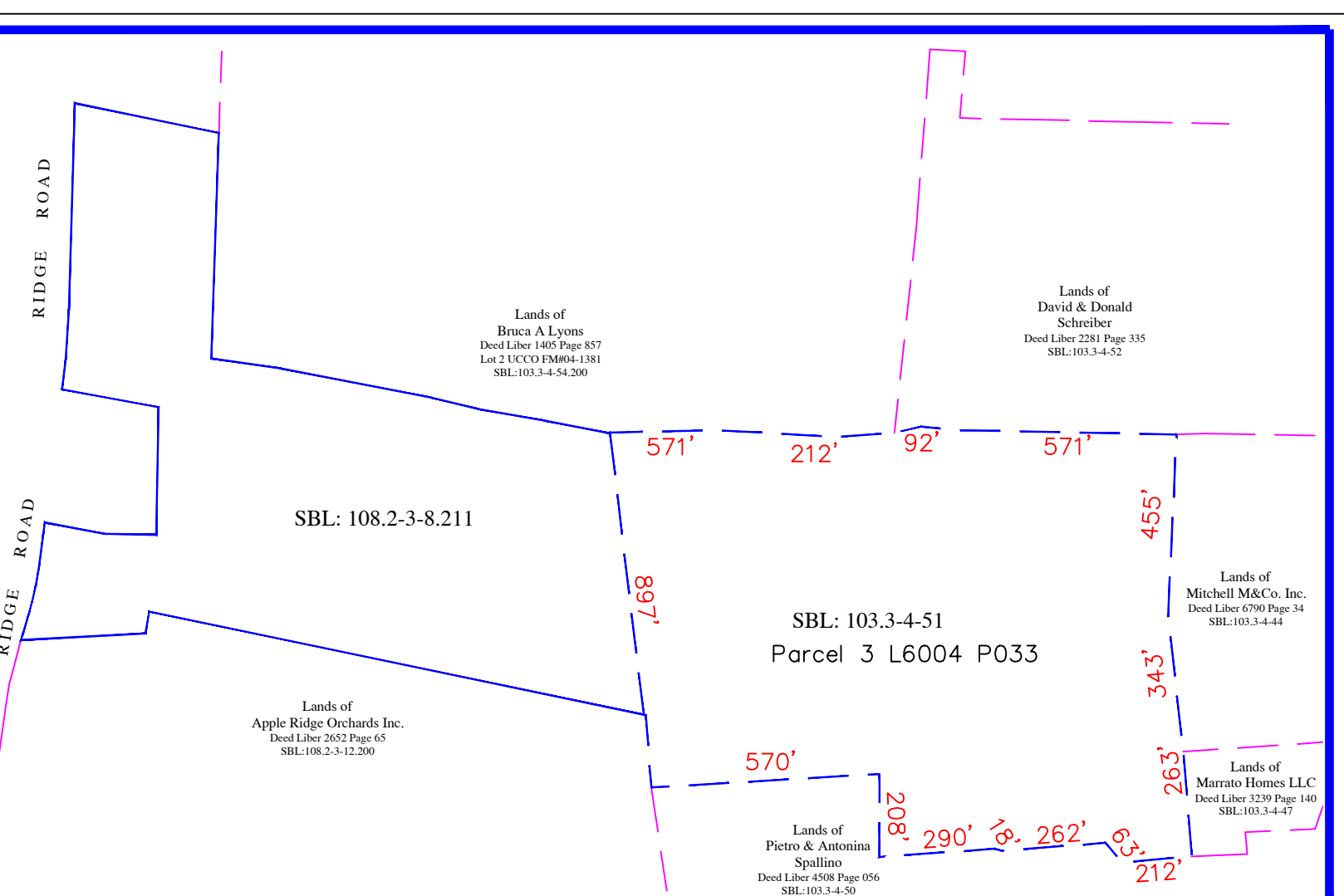
USGS QUADRANGLE: Poughkeepsie/Wappingers Falls

TOTAL AREA : 56.32 ACRES



SECTION: 108.2, BLOCK: 3, LOT 8.211 SECTION: 103.3, BLOCK: 4, LOT 51

TAX MAP SCALE : 1"= 600'



DEED PLOT OVERALL PARCEL SCALE : 1"= 400'

TABLE OF BULK REQUIREMENTS				
	REQUIRED	LOT 1	LOT 2	LOT 3
ZONING DISTRICT	R-Ag-1			
MINIMUM LOT AREA	1 ACRE	2 Ac.	2 Ac.	±52Ac.
MINIMUM LOT WIDTH	150'	240'	241'	539'
MINIMUM LOT DEPTH	200'	367'	367'	2800'
MIN. AGRICULTURAL SETBACK	75'	75'	75'	N/A
MINIMUM FRONTYARD SETBACK	50'	50'	50'	N/A
MINIMUM SIDEYARD SETBACK	35'/80'	35'/80'	35'/110'	N/A
MINIMUM REARYARD SETBACK	75'	75'	75'	N/A
MAXIMUM BUILDING HEIGHT	35'	35'	35'	N/A
MAXIMUM BUILDING COVERAGE	20%	20%	20%	N/A

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

AGRICULTURAL NOTES

- This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :
- 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.
 - That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
 - 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).
 - That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
 - That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

SKETCH

MAP OF SUBDIVISION AND LOT LINE REVISION OF LANDS OF

The Shirley D. Sarinsky Living Trust AND

the Trust created under Article VII of The Last Will and Testament of Louis Sarinsky

- SITUATE - TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK



GRAPHIC SCALE (IN FEET) 1 inch = 100 ft.



BROOKS & BROOKS
LAND SURVEYORS, P.C.
SURVEYING • PLANNING • GIS

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Patricia Pauli Brooks, L.S.
Registration No. 49795
Christopher T. Grey, L.S., Associate
Registration No. 51064

Richard C. Brooks, L.S.
Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 14 September, 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 10-13-22field 10-12-22
planning check
closure check

11 October, 2022 PROJ#220054, DWG#8870sub.DWG

REFERENCE DEED :

Shirley D. Sarinsky and Wendy McDonald Turner as trustees of the Trust created under Article VII of The Last Will and Testament of Louis Sarinsky - to - Wendy Turner as Trustee of the Shirley D. Sarinsky Living Trust and Shirley D. Sarinsky and Wendy McDonald Turner as trustees of the Trust created under Article VII of The Last Will and Testament of Louis Sarinsky Deed Liber 6004 Page 33 Dated 08 March, 2016 Filed 26 April, 2016

RECORD OWNER :

Louis Sarinsky Testamentary Trust
c/o Wendy Turner
33 Bear Run
Shokan NY, 12481

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