

SURVEY NOTES

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7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

FILED MAP REFERENCE

Survey shown hereon depicts Parcel A as shown on a map entitled "Subdivision Map of Property of Anthony & Frances Altieri" filed in the Dutchess County Clerk's office on February 23, 1983 as Map No. 4781

DEED REFERENCE

Liber 1576, Page 70
To John Bellacico
Declarer 17, 1985
Liber 3185, Page 209
To Francis Altieri
To Dome Altieri
April 16, 2001

DATE OF SURVEY

Field Completion: December 28, 2023

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
No. 4781
95.4-1-33 - Altieri

AREAS

95.4-1-31
Existing
119,353 ft²
2.740 Acres
95.4-1-33
Proposed
Existing
109,893 ft²
2.523 ac.

FLOOD ZONE

Subject Parcels are located within Zone "X"
Unshaded as per Flood Insurance Rate Map:
No. 36111C0295F Effective Date: November 18, 2016

ADDRESS

278 Orchard Rd
Highland, NY 12528
268-272 Orchard Rd
Highland, NY 12528

ZONING

Subject Parcels are located within the R4G-1 District as per map entitled "Town of Marlborough Zoning District Map"

Schedule of Area and Bulk Requirements

	Required	95.4-1-31	95.4-1-33
Min Lot Area	1 Ac.	2.636 Ac.	2.523 Ac.
Min Lot Depth	200 ft	200 ft*	200 ft*
Min Front Yard	50 ft	121.3 ft*	94.2 ft*
Min Side Yard	35/80 ft	94.6 ft*	67.8 ft*
Min Rear Yard	75 ft	287 ft*	56.9 ft*
Min Lot Coverage	35 ft	26 ft*	27 ft*
Max Height			

*existing

OWNER'S CONSENT

The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated herein.

Date

Date

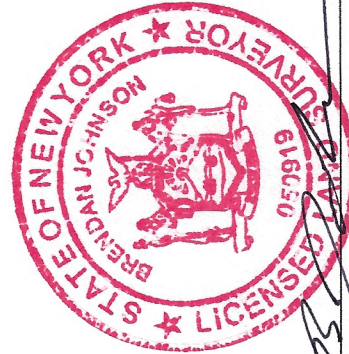
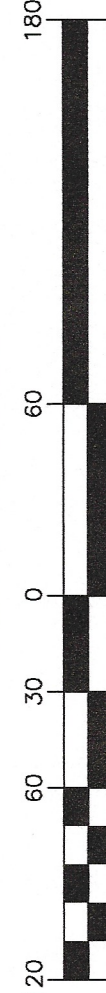
JOHNSON
SURVEYING

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rev.	date	description

GRAPHIC SCALE



278 ORCHARD
PRELIMINARY PLAT
LOT LINE ALTERATION BETWEEN
ALTIERI & KRUSZENSKI

TOWN OF MARLBOROUGH, COUNTY OF ULSTER, STATE OF NEW YORK

By: _____ Chairperson

PLANNING BOARD

Approved by resolution of the Planning Board of the Town of Marlborough, New York, on the _____ day of _____, 2023, subject to all requirements and conditions of said resolution. Any change, errata, modification or revision of the plat as approved shall void the approval. Signed this _____ day of the month of _____, 2023.

tax id	95.4-1-31 & 33
address	278 ORCHARD
date	Nov 2023
drawn by	BJ
checked by	BJ
project no.	92-150
project name	278 ORCHARD
sheet	1 OF 1

VICINITY MAP

