

SURVEY NOTES

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2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

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 Ulster County Clerk's office on February 23, 1983 as Map No. 4781.

DEED REFERENCE

Liber 1576, Page 70
John Bellacicco
To
Debra K. Bellacicco
December 17, 1985

Liber 3169, Page 209
Francis Altieri
To
Diane Altieri
April 18, 2001

DATE OF SURVEY

Field Completion: December 28, 2023

TAX PARCEL NUMBER

Town of Marlborough, Ulster County, New York
95.4-1-31 - Kruszenski
95.4-1-33 - Altieri

AREAS

95.4-1-31
Existing 119,533 ft²
Proposed 120,550 ft²
2.740 Acres
2.767 ac.

95.4-1-33
Existing 114,075 ft²
Proposed 112,878 ft²
2.619 Acres
2.591 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 RAC-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	2.267 Ac	2.591 Ac
Min Lot Depth	200 ft	220 ft*	206 ft*
Min Lot Width	150 ft	600 ft*	570 ft
Min Front Yard	50 ft	121.3 ft*	94.2 ft*
Min Side Yard	35.20 ft	93.7 ft*	67.6 ft*
Min Rear Yard	75 ft	28.7 ft*	58.9 ft*
Max Blk. Coverage	20%	2.7%	1.6%
Max Height	35 ft	26 ft*	27 ft*

*existing

OWNER'S CONSENT

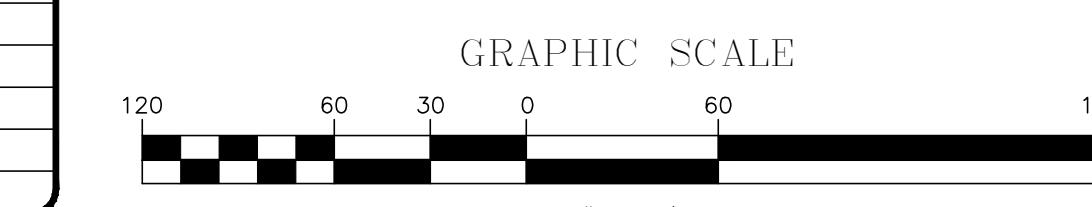
The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.

Date

Date

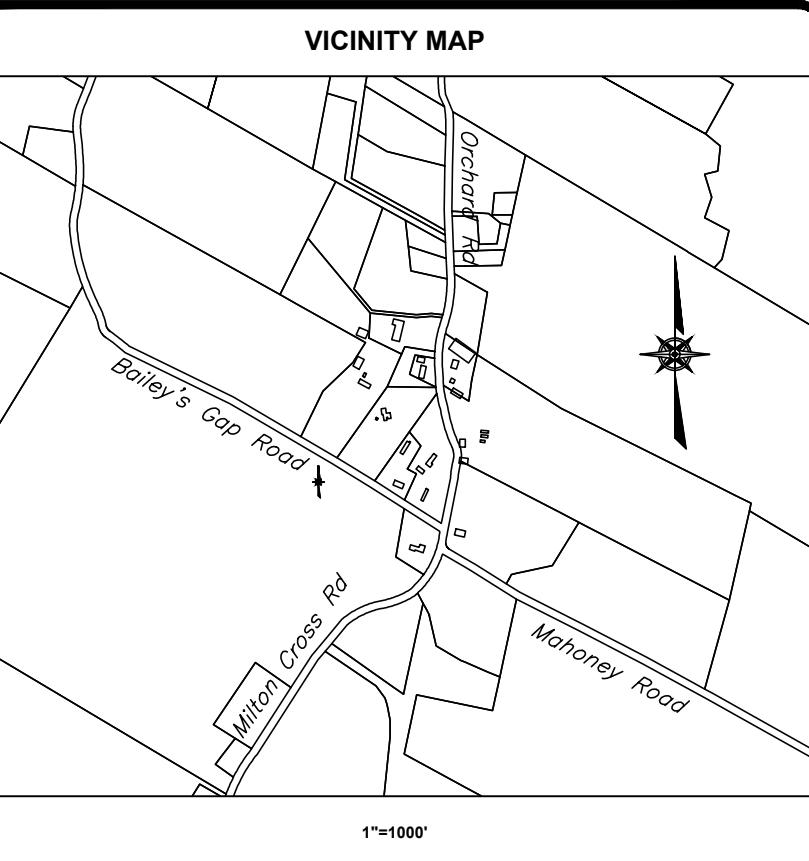
JOHNSON
SURVEYING
BRENDAN JOHNSON, PLS
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Pleasant Valley, NY 12569
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johnsonboundaries@gmail.com
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1	4/1/23	Town Comments	description
rev.	date		



Now or Formerly
Carone Realty LLC
Liber 6375, Page 51
95.4-1-30.1

Now or Formerly
Liber 7150, Page 204
95.4-1-28



278 ORCHARD
PRELIMINARY PLAT
LOT LINE ALTERATION BETWEEN
ALTIERI & KRUSZENSKI
TOWN OF MARLBOROUGH, COUNTY OF ULSTER, STATE OF NEW YORK
BRENDAN JOHNSON, P.L.S.
P.L.S. No. 50919
1 OF 1

tax id 95.4-1-31 & 33
address 278 ORCHARD
date 2/10/2023 drawn BJ
scale 1=60' checked BJ
project no 278-150
project name 278 ORCHARD
sheet 1 OF 1

PLANNING BOARD

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

By: _____ Chairperson