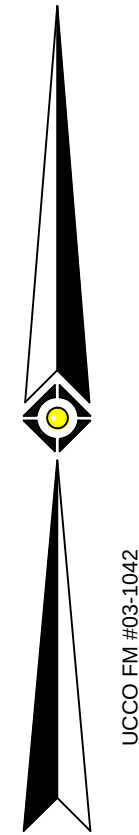


- LEGEND**
- TRAFFIC SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - CATCH BASIN
 - METAL PIPE
 - REBAR
 - UTILITY POLE
 - UTILITY LINE
 - WIRE FENCE
 - APPROXIMATE TAX MAP PARCEL LINE
 - MARKED GAS LINE 3-24-2022



Lands of
Janet A. Lewis
Deed Liber 1390 Page 1198
SBL:103.3-1-14

DELTA=112°46'00"
R = 19.95'
L = 39.26'
CHORD=N76°14'00"E
33.23'

EASEMENT CURVE
DELTA=83°44'04"
R = 19.95'
L = 29.16'
CHORD=N61°43'02"E
26.63'

Lands of
Angelo Foglia Trust II
Deed Liber 1420 Page 516
SBL:103.3-1-12

Lands of
Sharon M. Serini
Deed Liber 2694 Page 013
SBL:103.3-3-75

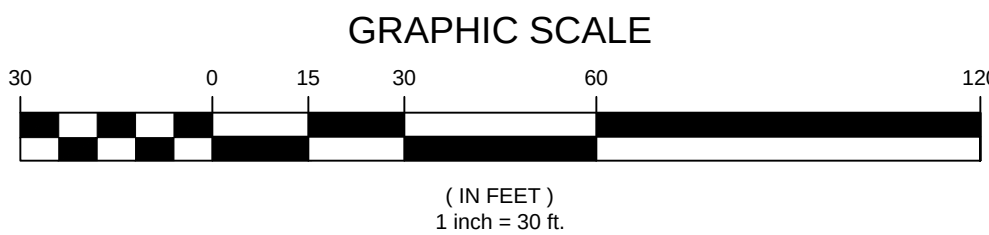
Lands of
Cubbard Lane LLC
Deed Liber 6347 Page 203
New TM Lot 18 UCCO FM #03-1042
SBL:103.3-1-18.100

PLANNING BOARD ENDORSEMENT

OWNER'S CERTIFICATION

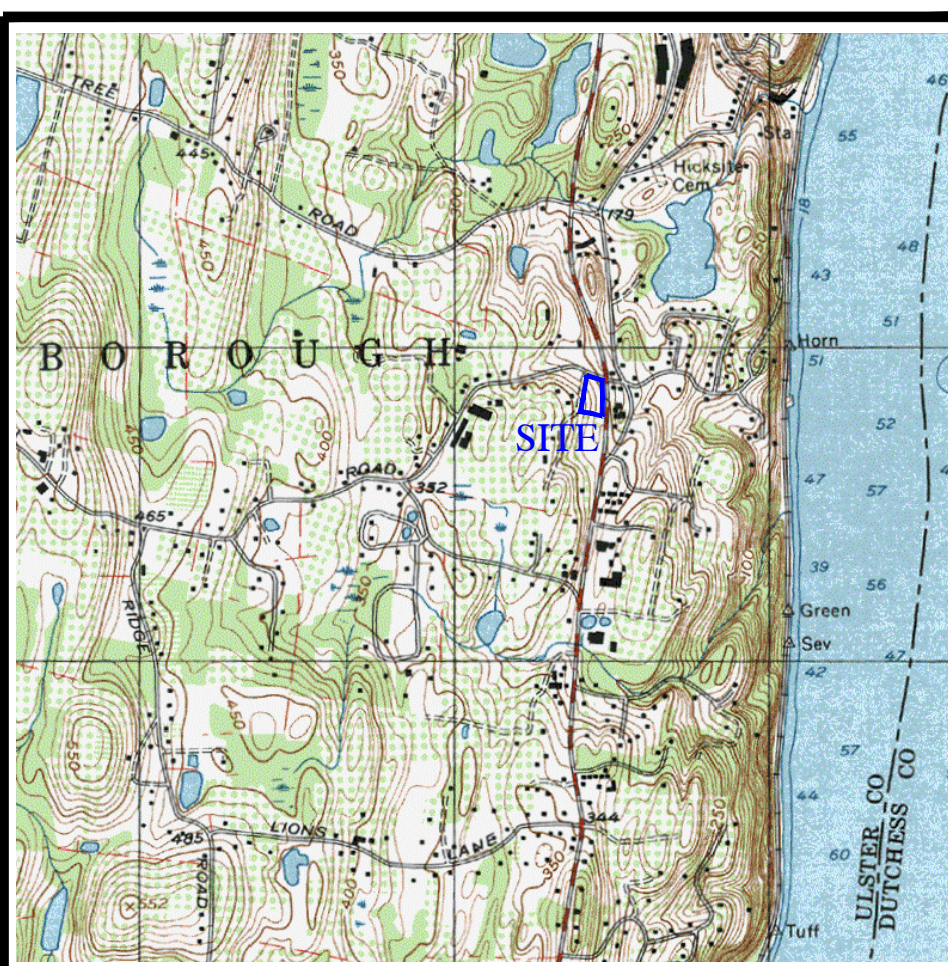
The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon.

Signature _____ Date _____



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.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



LOCATION MAP

SCALE: 1"= 2000'

USGS QUADRANGLE: POUGHKEEPSIE

TOTAL AREA: 2.00 ACRES

REFERENCE DEED:

Adsan Holdings LLC
- to -
Keebomed Inc.
Deed Liber 6811 Page 043
Dated 05 April, 2021
Filed 19 April, 2021

RECORD OWNER:

Keebomed Inc.
6254 No. Rockwell St. #1
Chicago, IL 60659

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	HD REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	2 ACRES
MINIMUM LOT WIDTH	200'	400'
MINIMUM LOT DEPTH	200'	210'
MINIMUM FRONTYARD SETBACK	75'	81'
MINIMUM SIDEYARD SETBACK	25'/50'	102'/206'
MINIMUM REARYARD SETBACK	75'	57.7'
MAXIMUM BUILDING HEIGHT	35'	30'
MAXIMUM BUILDING COVERAGE	40%	9%

* See note 10 for Rearyard Setback Variance

PROPOSED USE:

155-12 E.(2) (f) & (g)
(f) Light Industrial Business
(g) Business and Professional Office

Storage, Packaging and shipping of Veterinary Supplies

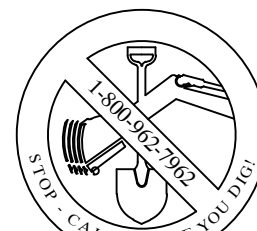
HOURS OF OPERATION: 8am to 5pm 5 days/week

NUMBER OF EMPLOYEES: 10 employees

PARKING SCHEDULE

	SPACES REQUIRED	SPACES PROVIDED
WAREHOUSE	5	10
PACKING PLANT	5	10

1 per 2 employees

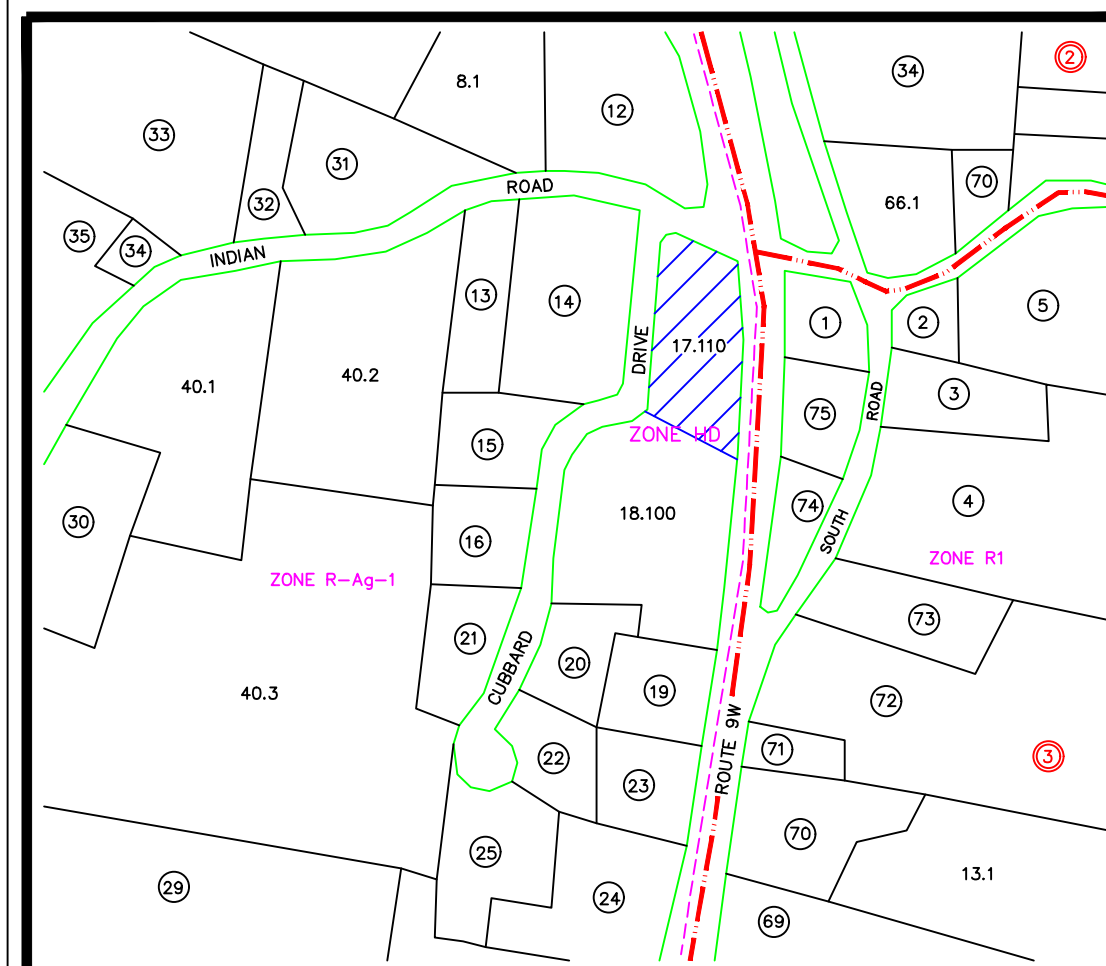


THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

PATRICIA PAULI BROOKS, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #493795



SECTION: 103.3, BLOCK: 1, LOT: 17.110

TAX MAP

SCALE: 1"= 400'

NOTES:

- 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) Highway bounds based on Reference Map.
- 8) Parcel is located in the Marlborough Water District.
- 9) 2' Contours based on actual field survey. (May 2003 and February 2022) Elevation Datum is approximate NAVD88 based on RTK observations.
- 10) Rearyard setback variance and variance from the provisions of 155-27 B.4. granted by the Town of Marlborough Zoning Board of Appeals on September 08, 2022.

REFERENCE MAP:

Parcel being New Tax Map Lot 17 as designated on a map entitled "Final Map of Lot Line Revision of Lands of Anthony Pascale" filed with the Ulster County Clerk's Office on 17 June, 2003 as Filed Map No. 03-1042.

SHEET LEGEND:

SITE PLAN	SP-1
GRADING & UTILITY PLAN	SP-2
LANDSCAPING PLAN	SP-3
SITE DETAILS	SD-1
SITE DETAILS	SD-2
EROSION & SEDIMENT CONTROL DETAILS	SD-3

4	REVISED PARKING PER ENG (SP-2)		GIO	PB	5-09-23
3	REVISED IMPROVEMENTS PER ENG (SP-2)		GIO	PB	2-02-23
2	UPDATE TOPO		IG	GIO	PB 3-25-22
1	UPDATE TOPO		IG	GIO	PB 12-15-21
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE

9-14-21

FIELD BOOK NO.

FIELD BOOK PG.

SBL: 103.3-1-17.110 TOWN OF MARLBOROUGH
COUNTY OF , STATE OF NEW YORK

FIELD CREW

IG/ED

DRAWN

GIO

REVIEWED

SD

CONTROL POINT ASSOCIATES INC P.C.
11 MAIN STREET, HIGHLAND NEW YORK
12538
WWW.CPASURVEY.COM

APPROVED: PB

DATE: 09-23-2023

SCALE: 1"= 30'

FILE NO. 12-0060-00

DWG. NO. SP-1