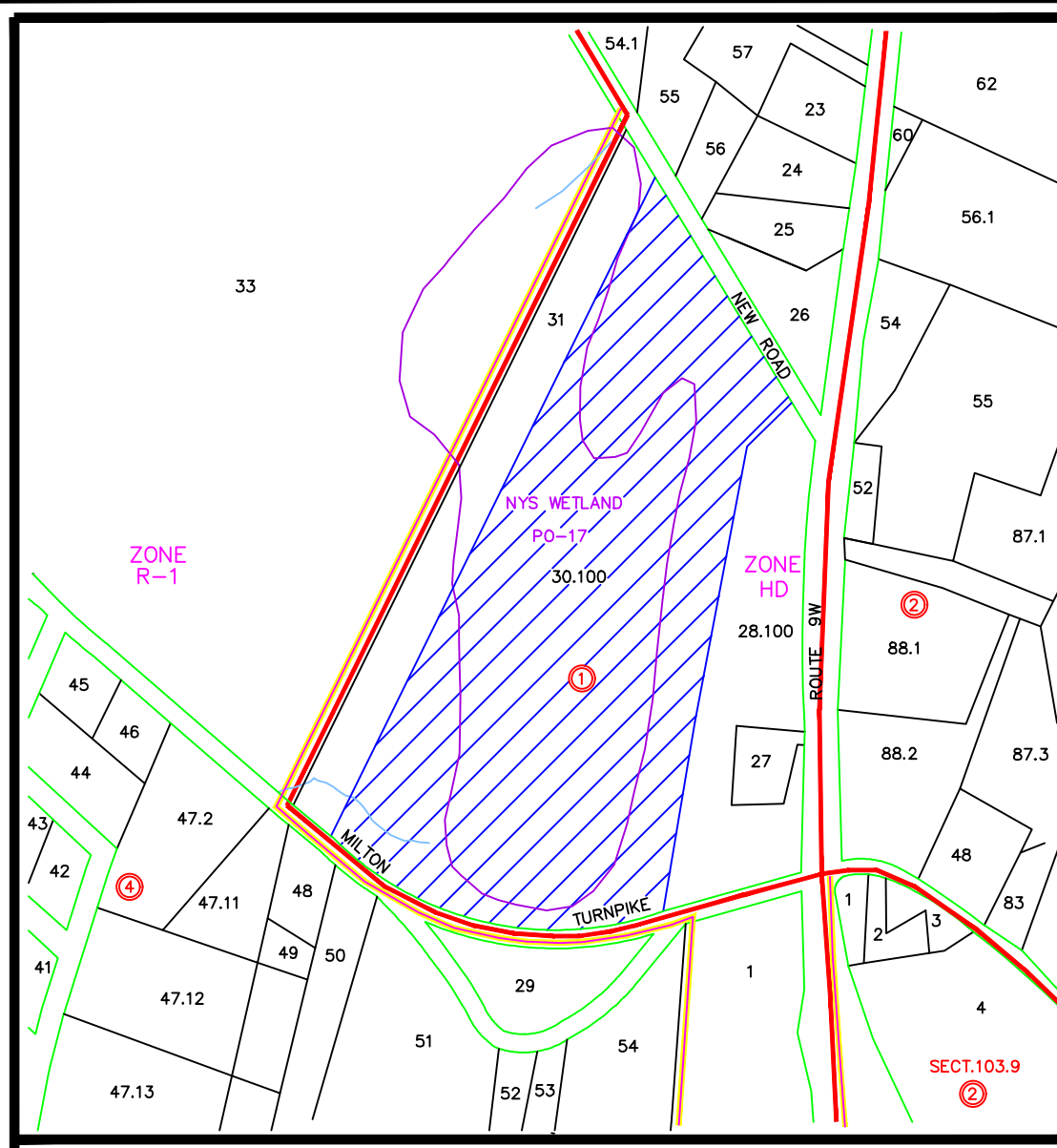


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SECTION : 103.1, BLOCK : 1, LOT : 30.100  
TAX MAP SCALE : 1"= 400'



USGS QUADRANGLE: POUGHKEEPSIE  
TOTAL AREA: 17.64 ACRES

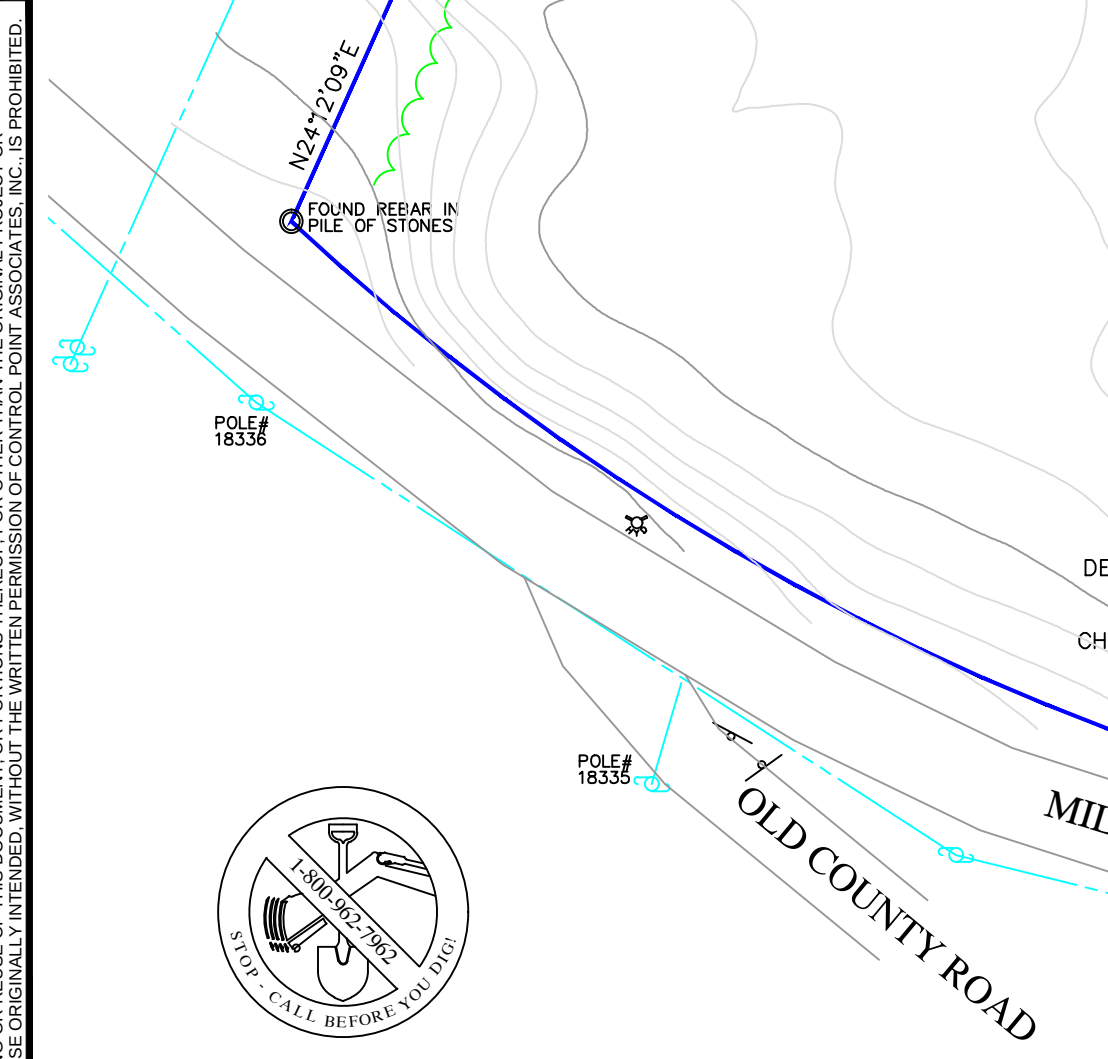
PLANNING BOARD ENDORSEMENT

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 \_\_\_\_\_

Lands of  
Neina Farms, LLC  
Deed Liber 7209 Page 091  
UCCO FM #23-08



- 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 or easements 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 person so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
  - 6) Subsurface structures not visible or readily apparent are not shown and their location and extent are not certified.
  - 7) Subject to covenants, easements, restrictions, conditions and agreements of record.
  - 8) Subject to the rights of Central Hudson Gas & Electric to trim, cut and remove all trees within 25 feet of the side lines of their parcel as described in Liber 1047 at page 459.
  - 9) Subject to a Right of Way of unspecified width granted to Central Hudson Gas & Electric as recorded in Deed Libe 530 at Page 476.
  - 10) Road line along New Road and Milton Turnpike based on a 3 rod road.
  - 11) 2' Contours based on NYS GIS 2014 Lidar dataset and 2015 topographic 1 meter DEM. Elevation Datum is approximate NAVD88.

- MAP REFERENCE :**
- 1) "Property of Robert S. Young"  
last amended 16 May, 1968 by John Drumgould, L.S.
  - 2) "Map of Lot Line Revision  
Between Lands of Jeffrey Aldrich and  
Lands of Young's 9W Plymouth, Inc."  
filed with the Ulster County Clerks  
Office on 17 April, 2018 as Filed Map  
No. 2018-77.

**NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION**

The Freshwater Wetlands boundary represented on these plans accurately depicts the limits of Freshwater Wetland #20=1Z as delineated by NYS DEC on 23 June, 2022.

DEC Staff : \_\_\_\_\_ Surveyor / Engineer : Patricia Pauli Brooks , L.S.

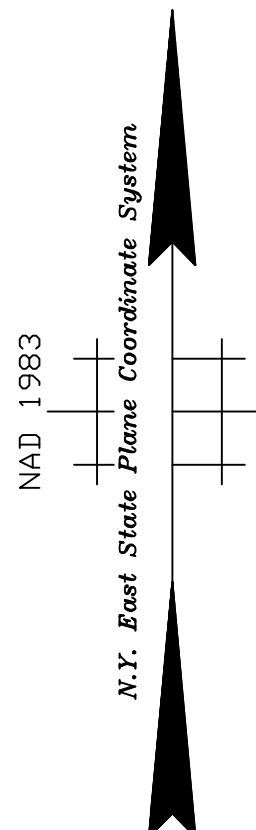
Date Valid: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g. agricultural to residential). After 5 years the boundary must be revalidated by DEC staff. Revolidation may include a new delineation and survey of the wetland boundary. Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

| ZONING TABLE           |          |
|------------------------|----------|
| ZONING INFORMATION     |          |
| HD DISTRICT            |          |
| SOURCE TOWN ZONING MAP |          |
| ITEMS                  | REQUIRED |
| MIN LOT AREA           | 2 ACRES  |
| MIN LOT WIDTH          | 200'     |
| MIN LOT DEPTH          | 200'     |
| MIN FRONT YARD         | 75'      |
| MIN 1 SIDE YARD        | 25'      |
| SIDE TOTAL             | 50'      |
| MIN REAR YARD          | 75'      |
| MAX BUILDING HEIGHT    | 35'      |
| MAX BUILDING COVERAGE  | 40%      |

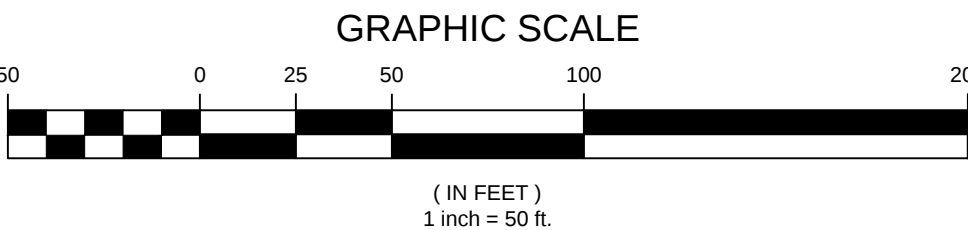
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

| LEGEND |                  |
|--------|------------------|
|        | TRAFFIC SIGN     |
|        | MAILBOX          |
|        | FIRE HYDRANT     |
|        | WATER VALVE      |
|        | CATCH BASIN      |
|        | REBAR            |
|        | METAL ROD        |
|        | LIGHT POST       |
|        | UTILITY POLE     |
|        | UTILITY LINE     |
|        | CHAIN LINK FENCE |
|        | EDGE OF WOODS    |
|        | FOUL POLE        |
|        | WETLAND FLAG     |



**DEED REFERENCE :**  
Portion of  
Holly Melissa Young &  
Robin Ann Young  
- to -  
Jeffrey Aldrich  
Deed Liber 6039 Page 261  
Dated 03 June, 2016  
Filed 28 July, 2016

**RECORD OWNER :**  
Jeffrey Aldrich  
132 Milton Turnpike  
Milton, NY 12547



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.

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, LS  
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

DATE

| NO. | DESCRIPTION OF REVISION | FIELD CREW | DRAWN | APPROVED | DATE |
|-----|-------------------------|------------|-------|----------|------|
| 1   |                         |            |       |          |      |

FIELD DATE: 08-16-2021  
FIELD BOOK NO.

FIELD BOOK PG.

FIELD CREW: DD/BN  
DRAWN: GIO  
REVIEWED: SD

APPROVED: X.X.X.  
DATE: 02-21-2023  
SCALE: 1" = 50'  
FILE NO.: 12-220004-00  
DWG. NO.: 1 OF 1

MAP OF SUBDIVISION OF LANDS OF  
**JEFFREY ALDRICH**

SBL: 103.1-1-30.100 TOWN OF MARLBOROUGH  
COUNTY OF ULSTER, STATE OF NEW YORK

**CONTROL POINT ASSOCIATES INC. PC**  
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12528  
845.601.7339  
WWW.CPASURVEY.COM

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CHALFORD, PA 21511-0009  
MT. LAUREL, NJ 08054-0009  
MANHATTAN, NY 10017-0009  
TERRACOTA, NY 10155-0009  
SOUTHOLD, NY 11934-0009  
ALBANY, NY 12215-0009  
ROCHESTER, NY 14620-0009  
GLAUBURG TOWN, NY 12025-0009  
PILGRIM, PA 17137-0009