AGRICULTURAL NOTES

This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :

1. 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.
2. That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
3. 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)
4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
5. That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

Parcel Line Table		
Line #	Direction	Length
L22	S82°31'52"E	21.83
L23	S82°15'07"E	62.37
L24	S86°46'57"E	41.80
L25	S83°20'17"E	66.42
L26	S85°57'17"E	44.90
L27	N79°52'33"E	85.16

LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: CLINTONDALE

SECTION : 102.3, BLOCK : 2, LOT : 15

TAX MAP SCALE : 1"= 600'

ZONING TABLE

TOTAL AREA : 25.04 ACRES

ZONING INFORMATION
R-Ag-1 DISTRICT
SOURCE TOWN ZONING MAP

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

ITEMS	REQUIRED	PROPOSED LOT 1	LOT 2	LOT 3
MIN LOT AREA	1 ACRE	2.07 ACRES	4.35 ACRES	18.62 ACRES
MIN LOT WIDTH	150'	-	-	-
MIN LOT DEPTH	200'	-	-	-
MIN AGRICULTURAL	75'	-	-	-
MIN FRONT YARD	50'	-	-	-
MIN 1 SIDE YARD	35'	-	-	-
SIDE TOTAL	80'	-	-	-
MIN REAR YARD	75'	-	-	-
MAX BUILDING HEIGHT	35'	<35'	<35'	<35'
MAX BUILDING COVERAGE	20%	XX%	XX%	XX%

PARCEL SUBJECT TO THE PROVISIONS OF THE TOWN OF MARLBOROUGH ZONING CODE 155-52.
A PORTION OF THE PREMISES IS LOCATED WITHIN THE RIDGELINE PROTECTION AREA AND IS SUBJECT TO ALL APPLICABLE REGULATIONS AS OUTLINED IN THE TOWN OF MARLBOROUGH ZONING CODE SECTION 155-41.1

NOTES:

1. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.

2. SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.

4. SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

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. ROAD BOUNDS BASED ON A THREE ROD ROAD

7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

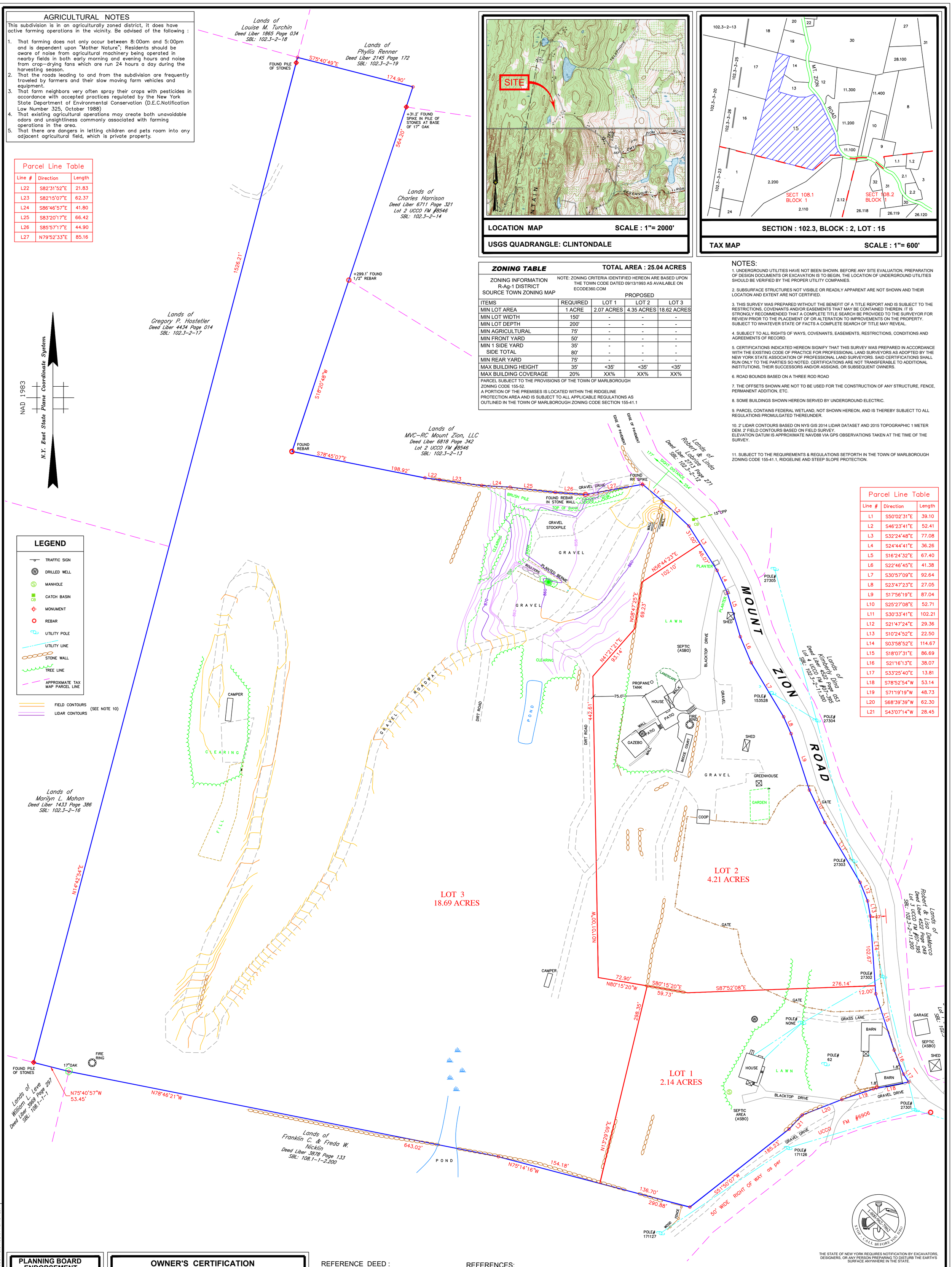
8. SOME BUILDINGS SHOWN HEREON SERVED BY UNDERGROUND ELECTRIC.

9. PARCEL CONTAINS FEDERAL WETLAND, NOT SHOWN HEREON, AND IS THEREBY SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.

10. 2' LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. 2' FIELD CONTOURS BASED ON FIELD SURVEY.
ELEVATION DATUM IS APPROXIMATE NAVD88 VIA GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.

11. SUBJECT TO THE REQUIREMENTS & REGULATIONS SETFORTH IN THE TOWN OF MARLBOROUGH ZONING CODE 155-41.1, RIDGELINE AND STEEP SLOPE PROTECTION.

Parcel Line Table		
Line #	Direction	Length
L1	S50°02'31"E	39.10
L2	S46°23'41"E	52.41
L3	S32°24'48"E	77.08
L4	S24°44'41"E	36.26
L5	S16°24'32"E	67.40
L6	S22°46'45"E	41.38
L7	S30°57'09"E	92.64
L8	S23°47'23"E	27.05
L9	S17°56'19"E	87.04
L10	S25°27'08"E	52.71
L11	S30°33'41"E	102.21
L12	S21°47'24"E	29.36
L13	S10°24'52"E	22.50
L14	S03°58'52"E	114.67
L15	S18°07'31"E	86.69
L16	S21°16'13"E	38.07
L17	S33°25'40"E	13.81
L18	S78°52'54"W	53.14
L19	S71°19'19"W	48.73
L20	S68°39'39"W	62.30
L21	S43°07'14"W	28.45



LEGEND

- TRAFFIC SIGN
- DRILLED WELL
- MANHOLE
- CATCH BASIN
- MONUMENT
- REBAR
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- TREE LINE
- APPROXIMATE TAX MAP PARCEL LINE
- FIELD CONTOURS
- LIDAR CONTOURS
- (SEE NOTE 10)

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

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 AND AGREES TO FILE THIS MAP WITH THE ULSTER COUNTY CLERK.

Signature Date

Signature Date

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REFERENCE DEED :

Dolores M. Reberholt
- to -
Caroline P. & Steven R. Santini
Deed Liber 6408 Page 170
Dated 27 February, 2019
Filed 11 March, 2019

RECORD OWNER :

Caroline P. & Steven R. Santini
229 Mt. Zion Road
Marlboro, NY 12542

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.

REFERENCES:

1) "FINAL MAP OF SUBDIVISION OF LANDS OF GEOFFREY A. DINA AND KAREN KRAMER DINA" FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON 21 DECEMBER, 2007 AS FILED MAP NO. 07-395.
2) "SUBDIVISION PREPARED FOR EDWARD KRAMER AND CAROLE KRAMER" FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON 10 MAY, 1990 AS FILED MAP NO. 8546

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

FIELD DATE 10-14-21
FIELD BOOK NO. HV#5
FIELD BOOK PG. 34-35
FIELD CREW BN/RG
DRAWN: GIO
REVIEWED: X.X.X.

MAP OF SUBDIVISION OF LANDS OF

CAROLINE P. & STEVEN R. SANTINI

SBL: 102.3-2-15 TOWN OF MARLBOROUGH
COUNTY OF , STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
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SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764
GEORGETOWN, DE 302.295.1010
PHILADELPHIA, PA 215.712.9800

APPROVED: X.X.X. | DATE 06-21-2023 | SCALE 1" = 60' | FILE NO. 12-220083-00 | DWG. NO. 1 OF 1

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