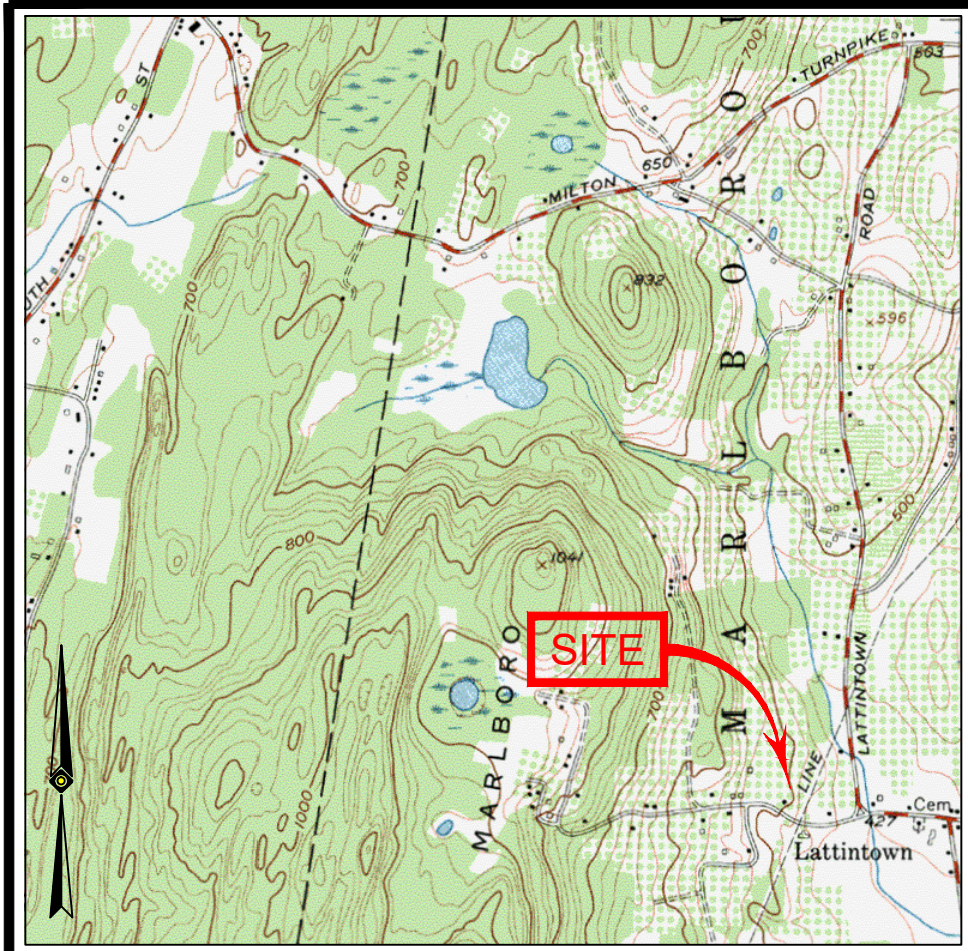
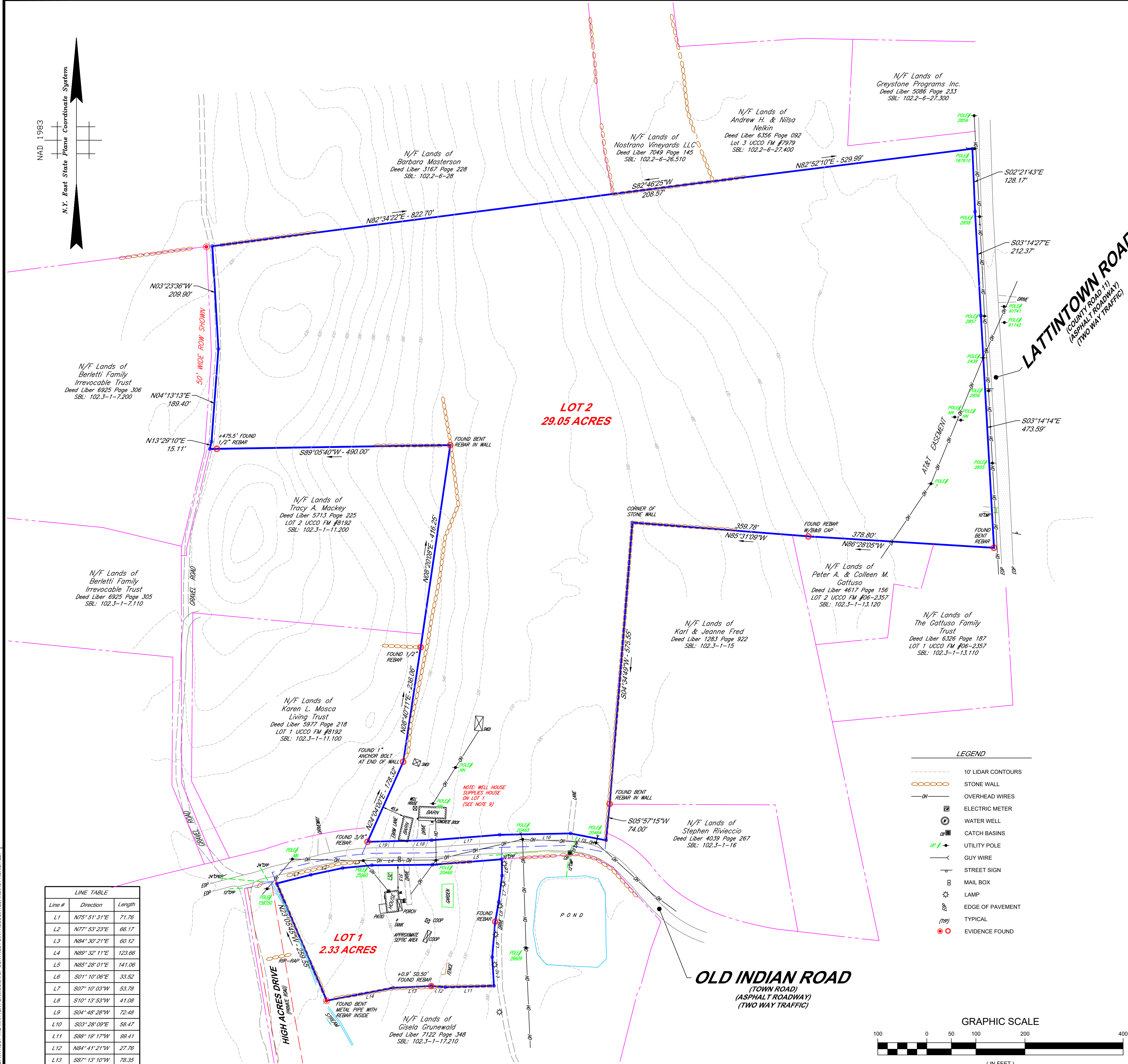


LINE TABLE		
Line #	Direction	Length
L1	N75° 51' 31"E	71.76
L2	N77° 53' 23"E	66.17
L3	N84° 30' 21"E	60.12
L4	N85° 32' 11"E	123.66
L5	N85° 28' 01"E	141.06
L6	S01° 10' 08"E	33.62
L7	S07° 10' 03"W	53.78
L8	S10° 13' 53"W	41.08
L9	S04° 48' 28"W	72.48
L10	S03° 28' 09"E	58.47
L11	S88° 19' 17"W	99.41
L12	N84° 41' 21"W	27.78
L13	S87° 13' 10"W	78.35
L14	S79° 07' 17"W	137.93
L15	N78° 59' 30"W	73.51
L16	S88° 54' 26"W	144.23
L17	S85° 28' 01"W	139.28
L18	S82° 55' 28"W	48.92
L19	N88° 04' 09"W	82.26



LOCATION MAP SCALE : 1"= 2000'
USGS QUADRANGLE: CLINTONDALE

TOTAL AREA : 31.38 ACRES

ZONING TABLE			
ZONING INFORMATION			
R-Ag-1 DISTRICT			
SOURCE TOWN ZONING MAP		PROPOSED	
ITEMS	REQUIRED	LOT 1	LOT 2
MIN LOT AREA	1 ACRE	2.33 ACRES	29.05 ACRES
MIN LOT WIDTH	150'	437.8'	462.2'
MIN LOT DEPTH	200'	249.2'	1280.7'
MIN AGRICULTURAL	75'	>75'	>75'
MIN FRONT YARD	50'	51.5'	PRE EXIST
MIN 1 SIDE YARD	35'	182.6'	45.9'
SIDE TOTAL	80'	372.7'	375'
MIN REAR YARD	75'	153'	>75'
MAX BUILDING HEIGHT	35'	<35'	<35'
MAX BUILDING COVERAGE	20%	1%	1%

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

PLANNING BOARD ENDORSEMENT

Signature _____ Date _____

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.

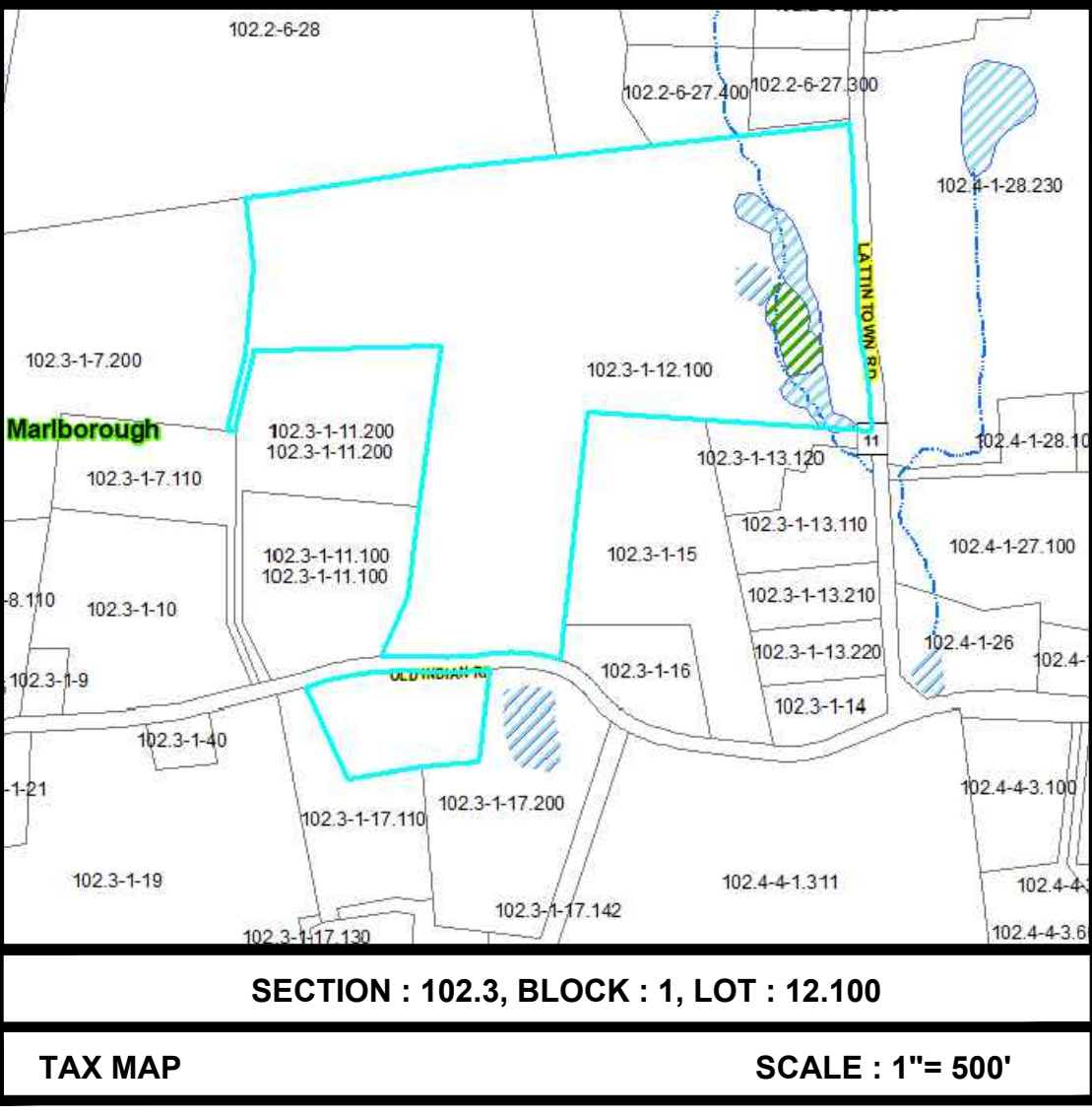
Signature _____ Date _____

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

RICHARD C. BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49600

DATE _____



- 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 3 ROD ROAD.
 - 7) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - 8) 2' LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD83.
 - 9) SHARED WELL IS SUBJECT TO ACCESS AND MAINTENANCE AGREEMENT THAT SHALL EXPIRE UPON SALE OF LOTS TO SEPARATE OWNERS.

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.

REFERENCE DEED :
RONALD MOSCA & JEROME BERLETTI
-to-
LYNN FAURIE & BARBARA MASTERSON
Deed Liber 3167 Page 228
Dated 18 MAY, 2001
Filed 30 MAY, 2001

RECORD OWNER :
LYNN FAURIE & BARBARA MASTERSON
561 OLD INDIAN ROAD
MILTON, NY 12547

FIELD DATE: APRIL/MAY 2023
FIELD BOOK NO.
FIELD BOOK PG.
FIELD CREW: DD/IG
DRAWN: GIO
REVIEWED: SD
APPROVED: RCB
DATE: 06-07-2023
SCALE: 1" = 100'
FILE NO.: 12-230087-00
DWG. NO.: 1 OF 1

MAP OF SUBDIVISION OF LANDS OF
LYNN FAURIE AND
BARBARA MASTERSON
SBL: 102.3-1-12.100 TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC. P.C.
11 MAIN STREET, HIGHLAND NEW YORK
12538
845.691.7339
WWW.CPASURVEY.COM

WARREN, NJ 08060-0009
CHATEAUX, PA 15212-0009
MT. LAUREL, NJ 08057-2009
MANHATTAN, NY 10070-0011
LONG ISLAND, NY 11670-0011
SOUTH BRIDGEFORD, MA 01550-0001
KELLEY, NY 14057-0001
ROCHESTER, NY 14620-0001
GEORGETOWN, DE 36620-0001
PHILADELPHIA, PA 19122-0001