

Location Map Marlborough

#### ZONING SCHEDULE

ZONE: R-Ag-1

MINIMUM LOT AREA

MINIMUM YARDS (feet)

FRONT

REAR

SIDE

ONE

BOTH

MINIMUM LOT WIDTH (feet)

MINIMUM LOT DEPTH (feet)

MAXIMUM BUILDING COVERAGE (%)

MAXIMUM BUILDING HEIGHT

REQUIRED

1ac

50'

75'

35'

80'

150'

200'

20%

35'

PROPOSED

LOT 1

527'

121'

180'

418'

345'

678'

<20%

<35'

PROPOSED

LOT 2

50'min.

75'min.

25'min.

80'min.

823'

1145'

<20%

<35'

#### REFERENCES:

- The Official Tax Assessor's Maps for the Town of Marlborough, Ulster County, New York.
- Various Deeds of Record - Liber and Page or Document ID as shown:
- Subject parcel being Lot 2 as shown on a map entitled, "Subdivision for John E. & Beate Vandermark", filed in the Ulster County Clerk's Office on Sep 15, 2004 as Filed Map No. 04-1234.
- A map entitled, "Proposed Subdivision for Lands of Leombruno know as White Pines Estates West", filed in the Ulster County Clerk's Office on Feb 03, 2005 as Filed Map No. 05-908.

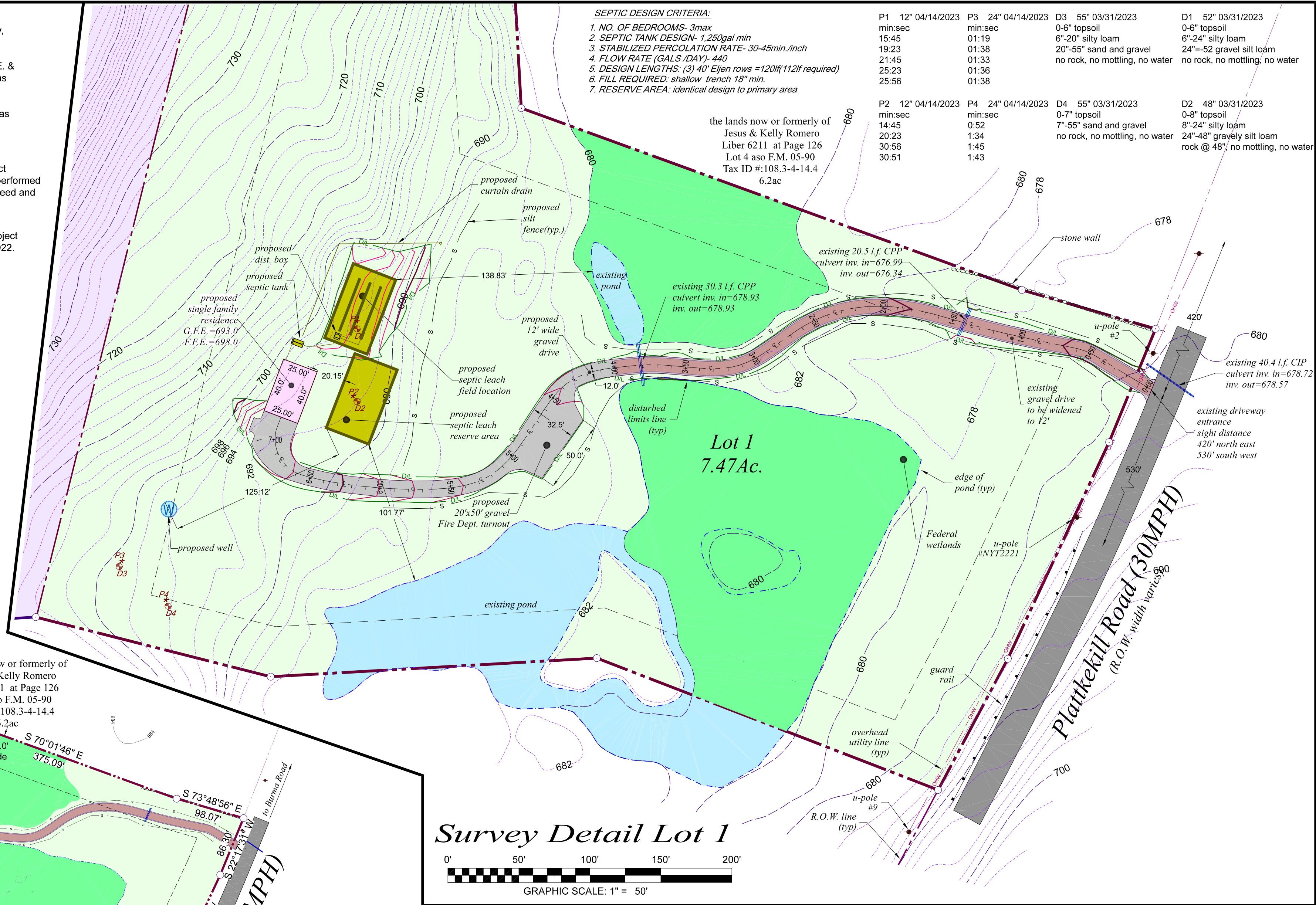
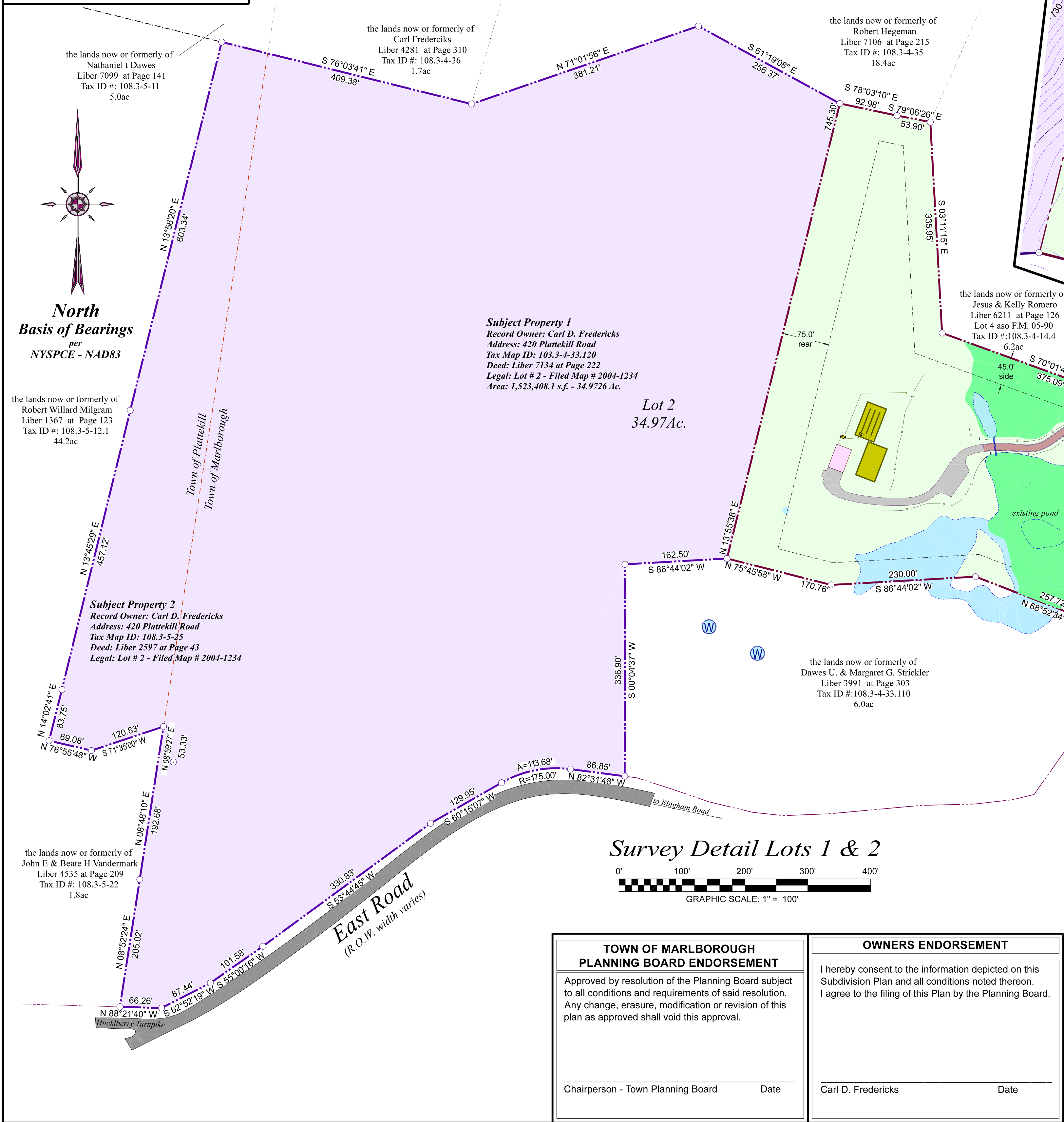
#### NOTE:

##### Basis Of Bearings:

The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on November 30, 2022. The subject property lines are as per the latest record Deed and aligned to this datum.

#### NOTE:

Vertical Datum is the North American Vertical Datum of 1988 (NAVD88). The project benchmark was established by GPS observation performed on November 30, 2022. Contours were calculated at two foot intervals as depicted hereon.



Survey Detail Lot 1

#### SURVEYOR'S NOTES:

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- Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
- Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
- The certifications herein are not transferable.
- 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.
- This survey is subject to the findings of a Title Report and or Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

#### CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

#### SURVEYOR'S CERTIFICATION:

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 420 Plattekill Road in the Town of Marlborough & Plattekill County of Ulster, State of New York. Completed on Dec 01, 2022, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature \_\_\_\_\_ Date \_\_\_\_\_

Jonathan N. Millen, LLS  
1229 Route 300 - Suite 3  
Newburgh, NY 12550

Jonathan N. Millen, LLS  
PROFESSIONAL LAND SURVEYOR  
CERTIFIED TO BE CORRECT AND ACCURATE  
N.Y. LIC. No. 050746



#### OWNERS CERTIFICATION:

The undersigned owners of the property hereon state that they are familiar with this plan, its contents and its legends and hereby consent to all said terms and conditions as stated hereon and to the filing of this plan in the office of the clerk of the county of orange, if so required.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Carl D Fredericks  
49 Bingham Road  
Marlboro, NY 12542

#### CERTIFIED TO:

I hereby certify to:

Carl D. Fredericks  
The Town of Marlboro

#### APPLICANT:

Carl D Fredericks  
49 Bingham Road  
Marlboro, NY 12542

### Preliminary Subdivision Plat

of the lands of  
Carl D. Fredericks

Automated Construction Enhanced Solutions, Inc.  
Professional Land Surveying  
1229 Route 300 - Suite 4 - Newburgh, NY 12550  
Office: 845-943-7198 Field: 914-906-8830 Web: accessurveying.com

Prepared For Tax Map Parcel  
108.3-4-33.120 & 108.3-5-25  
aka 420 Plattekill Road  
situated in the  
Town of Marlborough & Plattekill  
County of Ulster, New York 12542

DATE: 03/17/2023 SCALE: As Shown JOB No. 22104FRE DRAWN BY: jnm