

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 spraying which is 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 Number 325, October 1988)
4. That existing agricultural operations may create both unavoidable odors and unpleasantness commonly associated with farming operations
5. That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

NAD 1983

N.Y. East State Plane Coordinate System

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)

Lands of
Matthew Mahan
Deed Liber 7095 Page
SBL: 102.3-2-16

Lands of
Matthew Mahan
Deed Liber 7172 Page 050
SBL: 108.1-1-1

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.

(IN FEET)
1 inch = 60 ft.

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

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

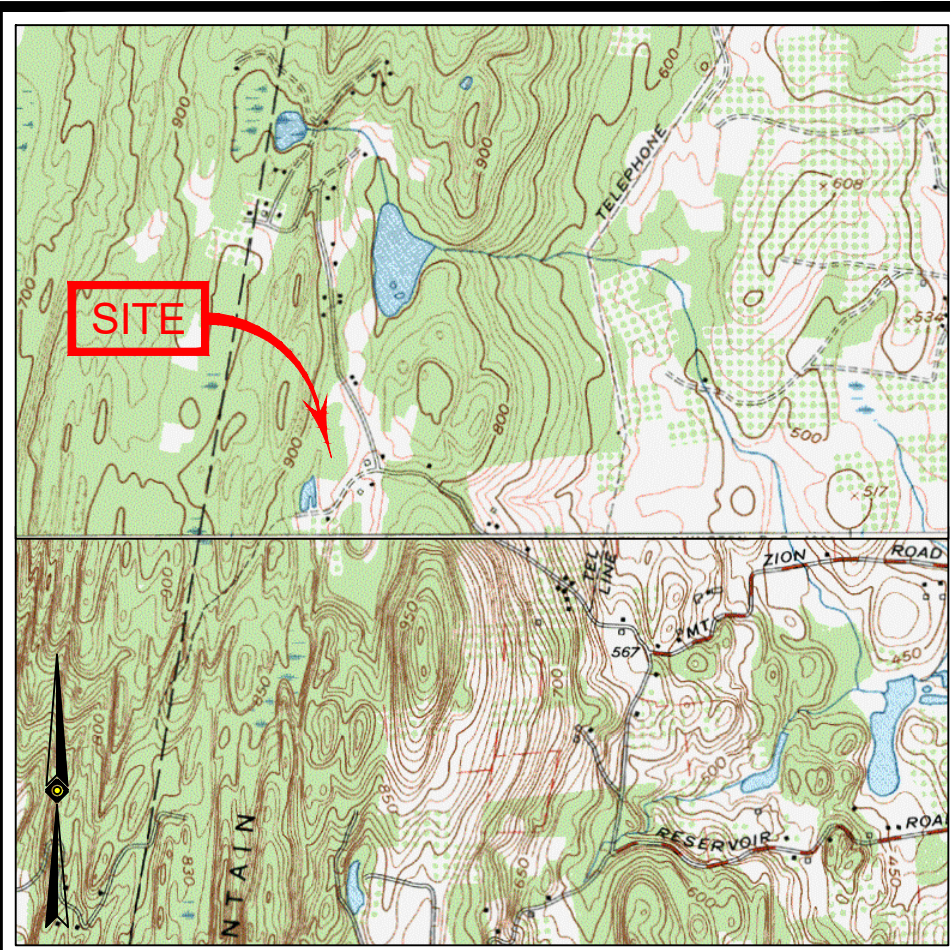
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY
MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A
VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE
NEW YORK STATE EDUCATION LAW.

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.

- 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) "FINAL 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.

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49795



LOCATION MAP

SCALE : 1"= 2000'

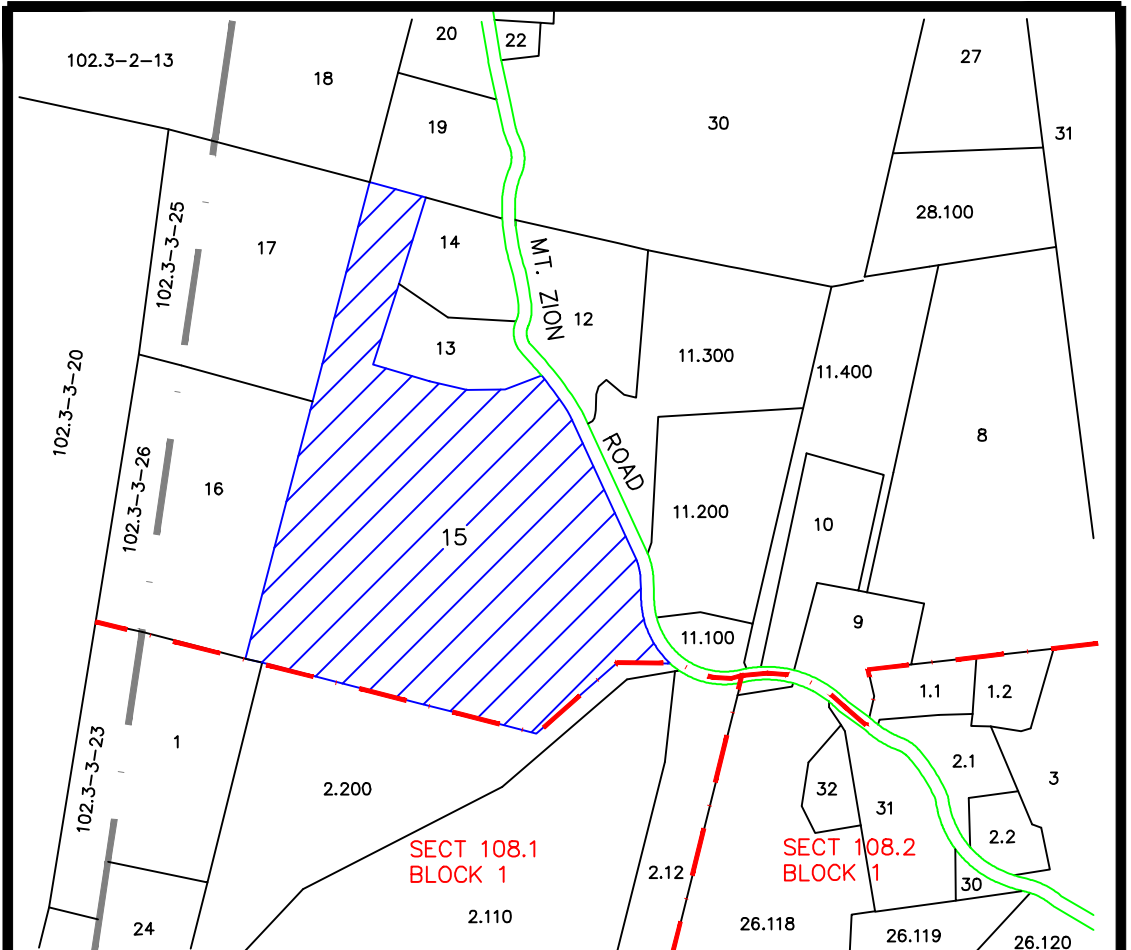
USGS QUADRANGLE: CLINTONDALE

ZONING TABLE

TOTAL AREA : 25.04 ACRES

ZONING INFORMATION		NOTE: ZONING CATEGORIES IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECD006360.COM			
R-Ag-1 DISTRICT		PROPOSED			
SOURCE TOWN ZONING MAP					
ITEMS	REQUIRED	LOT 1	LOT 2	LOT 3	
MIN LOT AREA	1 ACRE	2.07 ACRES	4.35 ACRES	18.62 ACRES	
MIN LOT WIDTH	150'	159'	541.4'	965.3'	
MIN LOT DEPTH	200'	341.2'	260.0'	648.4'	
MIN FRONT YARD	50'	184.6'	135.5'	>50'	
MIN SIDE YARD	35'	80.9'	171.4'	>35'	
SIDE TOTAL	80'	172.4'	563.2'	>80'	
MIN REAR YARD	75'	161.8'	75'	>75'	
MAX BUILDING HEIGHT	35'	<35'	<35'	<35'	
MAX BUILDING COVERAGE	20%	3%	1%	1%	
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 155-4.1					

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-



SECTION : 102.3, BLOCK : 2, LOT : 15

TAX MAP

SCALE : 1"= 600'

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 TRIPPER 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 IT IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF ANY ALTERATION OR IMPROVEMENTS ON THE PROPERTY. SUBJECT TO WHATEVER STATE OF FACTS A COMPLETE SEARCH OF TITLE MAY REVEAL.
4. SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
5. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS 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 CERTIFICATIONS, THEIR SUCCESSORS, ASSIGNEES, OR SUBSEQUENT OWNERS.
6. ROAD BOUNDS BASED ON A THREE ROD ROAD
7. THE OFFSETS SHOWN SHOULD NOT TO BE USED FOR THE CONSTRUCTION OF ANY SURVEY, FENCE PERMANENT ADDITION, ETC.
8. SOME BUILDINGS SHOWN HEREON SEVERELY NOT SHOWN/ELECTRIC.
9. PARCEL CONTAINS FENCED BASED ON NY, NOT SHOWN HEREON, AND IS THEREBY SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER
10. 7' LIDAR DATUMS BASED ON NAD 83 NY 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1" METER DED. 2" FIELD CONTOURS BASED ON FIELD SURVEY
11. ELEVATION DATUM IS APPROXIMATE NAVD83 DERIVED FROM GPS/RK OBSERVATIONS TAKEN AT THE
12. SUBJECT TO THE REQUIREMENTS & REGULATIONS SET FORTH IN THE TOWN OF MARLBOROUGH ZONING CODE 154-1.1, RIDGELINE AND STEEP SLOPE PROTECTION.

Parcel Line Table		
Line #	Direction	Length
L1	S50°02'31"E	39.10
L2	S46°23'41"E	52.48
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°57'08"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°16'33"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°30'14"W	28.45



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

2	ADD PROPOSED IMPROVEMENTS ON LOT 3		GJO	PPB	09-19-23
1	PRELIMINARY, ADD LIDAR TOPOGRAPHY		GJO	PPB	07-25-23
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE 10-14-21	PRELIMINARY MAP OF SUBDIVISION OF LANDS OF CAROLINE P. & STEVEN R. SANTINI SBL: 102.3-2-15 TOWN OF MARLBOROUGH COUNTY OF ULSTER, STATE OF NEW YORK
FIELD BOOK NO. HV#5	
FIELD BOOK PG. 34-35	



CONTROL POINT
ASSOCIATES INC PC
11 MAIN STREET, HIGHLAND NEW YORK

845.691.7339

FIELD CREW
BN/RG
DRAWN:
GIO

REVIEWED:
SD

APPROVED:
PPB

DATE	06-21-2
------	---------

023	SCALE 1" = 60'	FILE NO. 12-220
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PHILADELPHIA, PA 215.712.9	
083-00	DWG. NO. 1 OF 1

$$= 1$$