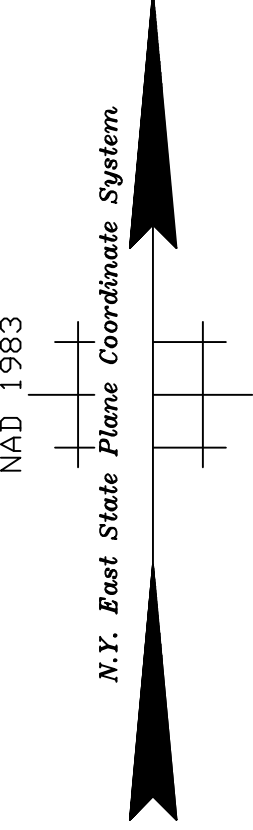


This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :

- | Line # | Direction | Length |
|--------|-------------|--------|
| L22 | S82°31'52"E | 21.8 |
| L23 | S82°15'07"E | 62.3 |
| L24 | S86°46'57"E | 41.8 |
| L25 | S83°20'17"E | 66.4 |
| L26 | S85°57'17"E | 44.9 |
| L27 | N79°52'33"E | 85.1 |



	TRAFFIC SIGN
	DRILLED WELL
	MANHOLE
	CATCH BASIN
	MONUMENT
	REBAR
	UTILITY POLE
	UTILITY LINE
	STONE WALL
	TREE LINE
	APPROXIMATE TAX MAP PARCEL LINE
	FIELD CONTOUR
	LIDAR CONTOUR

(SEE NOTE 10)

*Lands of
Matthew Mahan
Deed Liber 7095 Page 300
SBL: 102.3-2-16*

Land
Matthew M.
ed Liber 7172
SBL: 108.1-1-1

Signature	Date
Signature	Date

SECTION : 102.3, BLOCK : 2, LOT : 15

TAX MAP

SCALE : 1"= 600

ZONING INFORMATION		NOTE: ZONING CATEGORIES IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM			
R-Ag-1 DISTRICT		PROPOSED			
SOURCE TOWN ZONING MAP		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'	159.1'	541.4'	965.3'	
MIN LOT DEPTH	200'	341.2'	260.0'	848.4'	
MIN FRONT YARD	50'	184.6'	135.5'	>50'	
MIN 1 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%	

NOTES:

1. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATIONS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CLIENT OR THE COMPANY.
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 INFORMATION 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 WAY, 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 BOARD OF LAND SURVEYING AND LAND SURVEYORS. SAO CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
6. ROAD BOUNDARIES OF MOUNT ZION ROAD COMPUTED AS A THREE ROAD ROAD
7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
8. SOME BUILDINGS SHOWN DERIVED FROM 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 NAVD83 DERIVED FROM GPS/RTK OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
11. PROPOSED WELL & SEPTIC SHOWN HEREON WERE APPROVED BY THE ULSTER COUNTY DEPT. OF HEALTH BY PERMIT DATED 08/22/2023. PROPOSED SHED TO BE CONSTRUCTED IN ACCORDANCE WITH ZONING REGULATIONS OF ZONING CODE SECTION 155-4.1, RIDGELINE AND STEEP SLOPE PROTECTION.
12. PRE-EXISTING NON-CONFORMING BUILDINGS ARE SUBJECT TO THE PROVISIONS OF ZONING CODE SECTION 155-34.

Parcel Line Table		
Line #	Direction	Length
L2	S50°02'31"E	39.10
L2	S46°23'41"E	52.45
L3	S32°24'48"E	77.08
L4	S24°44'14"E	36.26
L5	S16°24'32"E	67.40
L6	S24°46'45"E	41.38
L7	S55°70'59"E	92.64
L8	S32°47'23"E	27.05
L9	S17°56'19"E	87.04
L10	S25°27'08"E	52.71
L11	S30°33'34"E	109.21
L12	S21°47'24"E	29.36
L13	S10°24'52"E	22.50
L14	S30°55'52"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°55'24"E	53.14
L19	S71°19'19"W	48.73
L20	S63°39'39"W	28.40
L21	S43°07'14"W	62.35

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

3	ADD NOTES PER PLANNING BOARD		CG	PPB	10-06-23
2	ADD PROPOSED IMPROVEMENTS ON LOT 3		GIO	PPB	09-19-23
1	PRELIMINARY, ADD LIDAR TOPOGRAPHY		GIO	PPB	07-25-23
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE

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



WARREN, NJ 508.668.
HALFONTE, PA 215.712.
LAUREL, NJ 609.857.
HATTAN, NY 646.780.
G ISLAND, NY 631.580.
DROUGH, MA 508.948.
ALBANY, NY 518.217.
CHESTER, NY 585.250.
GETOWN, DE 302.295.
DELPHIA, PA 215.712.

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

CONTROL
ASSOCIATES
11 MAIN STREET, HIC
12528
845.691.7339
WWW.CPASURVEY.COM

IN THE
E. P. C.
NEW YORK

WARREN
CHALFOUR
MT. LAUREL
MANHATTAN
LONG ISLAND
HOBOKEN
ALBANY
ROCHESTER
FARGO
PHILADELPHIA

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