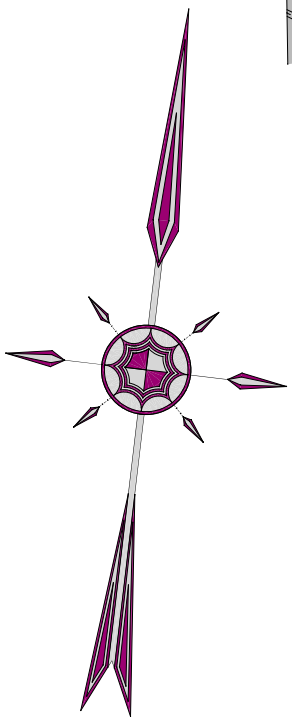


North
Basis of Bearings
per
NYS PCE - NAD86



Note: Due to slopes in excess of 15% in the area of the driveway as shown and referred to on Filed Map as described in both Liber 5386 at Page 31 and Liber 4042 at Page 43, in favor of Lot 2 as shown on said map) is being vacated and relocated in the area shown as indicated on this map. The relocated driveway slopes less than 8% as shown herein.

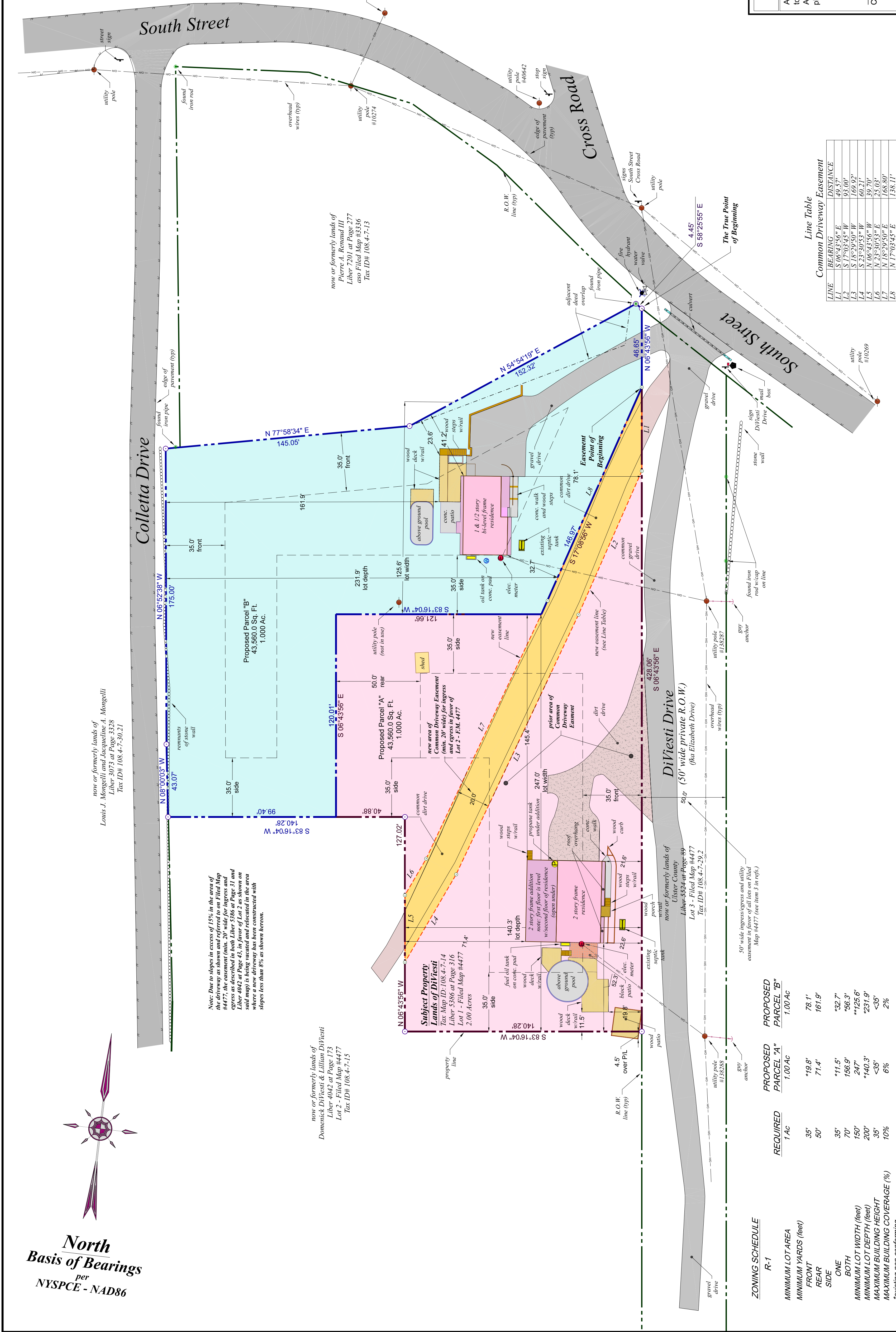
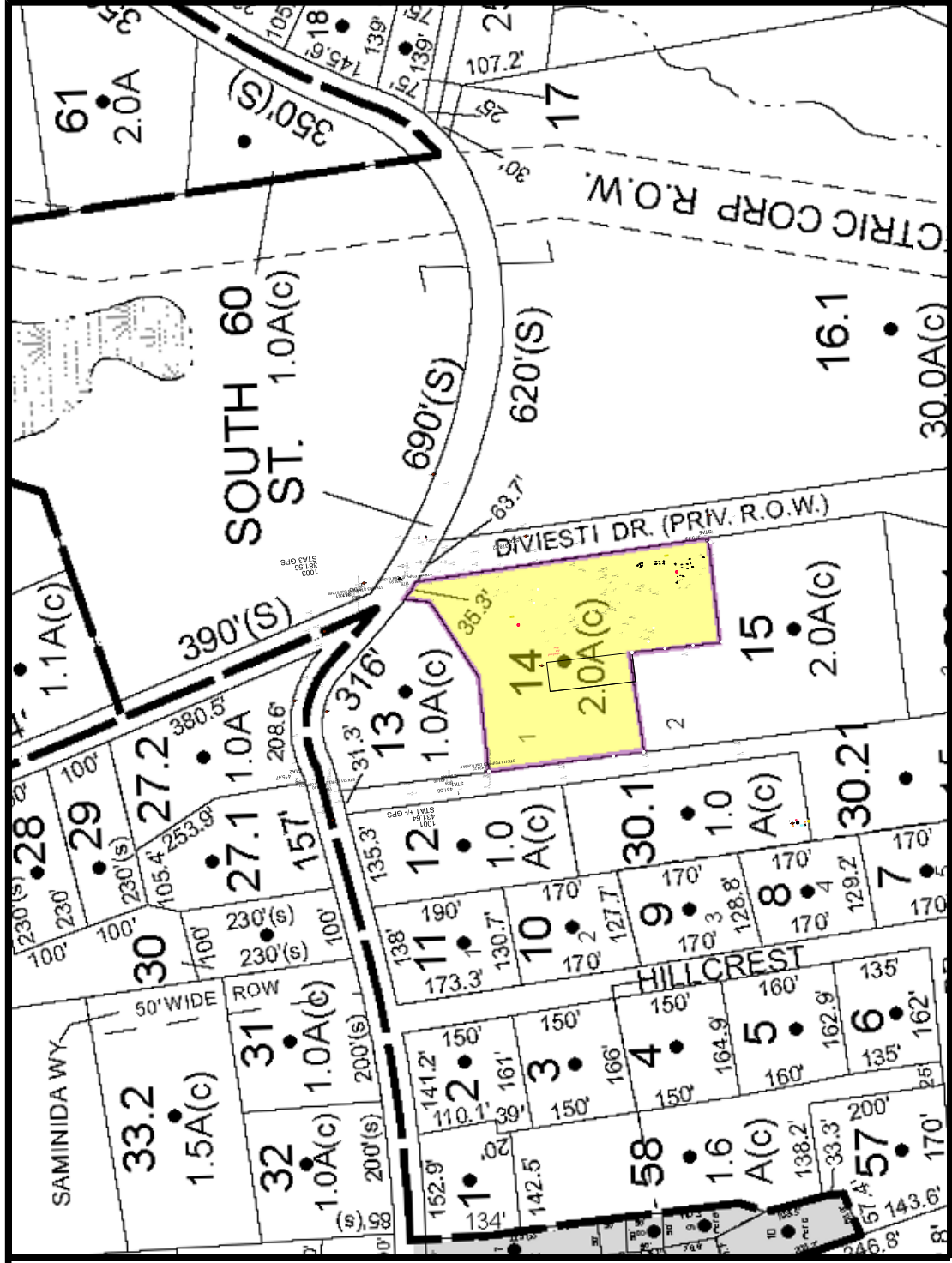
now or formerly lands of
Domenick DiViesti & Lillian DiViesti
Liber 5386 at Page 31
Liber 4042 at Page 43
Tax ID# 108.4-7-13

now or formerly lands of
Louis J. Mongelli and Jacqueline A. Mongelli
Liber 5386 at Page 31
Tax ID# 108.4-7-13

now or formerly lands of
Pierre A. Renaud III
Liber 7201 at Page 277
Tax ID# 108.4-7-13

Location Map

(not to scale)



ZONING SCHEDULE		R-1	
MINIMUM LOT AREA	REQUIRED	PROPOSED PARCEL 'A'	PROPOSED PARCEL 'B'
MINIMUM YARDS (feet)	1.4c	1.00 Ac	1.00 Ac
FRONT	35'	*19.8'	78.1'
REAR	50'	71.4'	161.9'
SIDE	35'	*11.5'	*32.7'
ONE		156.9'	*56.3'
BOTH		247'	*125.6'
MINIMUM LOT WIDTH (feet)		*140.3'	*231.9'
MINIMUM LOT DEPTH (feet)		35'	<35'
MAXIMUM BUILDING HEIGHT		10%	2%
MAXIMUM BUILDING COVERAGE (%)			
*existing non conforming			
**non conforming			

Line Table		Common Driveway Easement	
LINE	BEARING	DISTANCE	
L1	S 06°43'56" E	49.57'	
L2	S 17°03'45" W	93.00'	
L3	S 18°29'59" W	160.92'	
L4	S 06°43'56" W	30.70'	
L5	N 23°40'53" E	22.03'	
L6	N 18°29'59" E	168.80'	
L7	N 17°03'45" E	138.11'	

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 boundary survey maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Copies without an embossed seal are not to be relied upon. A copy of this document without the embossed seal, deletions, additions, and changes, and are not to be relied upon. A copy of this document without the proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
- Certifications on this boundary survey 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 this survey map was prepared, to the title company, to the governmental agency, and to the lending institution.
- 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 location of such improvements or encroachments shall be indicated on the map.
- This survey is subject to the findings of a title report and/or title search.
- Surveyed as per research for deeds, record maps/documents, and prior survey maps in conjunction with natural, artificial, informational, and parole evidence discovered during the course of the survey.
- Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

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 herein listed parties that this map represents the results of an actual on the ground field survey, per record description, of the land shown hereon. Located at: 6-8 DiViesti Drive in the Town of Marlborough, County of Ulster, State of New York. Completed on May 25, 2023, 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. Milten, L.L.S.
196 Sara Lane - Suite 102
Newburgh, NY 12550

REFERENCES:

- Final As-Built Survey of the lands of Michael J. DiViesti, III & Jennifer K. DiViesti, prepared by Automated Construction Enhanced Solutions, Inc., dated June 30, 2017.
- Final As-Built Survey of the lands of Michael J. DiViesti, III & Jennifer K. DiViesti, prepared by Automated Construction Enhanced Solutions, Inc., dated June 30, 2017.
- Subject parcel being Lot 2 as shown on a map entitled, "Subdivision For The Estate Of Michael J. DiViesti, III & Jennifer K. DiViesti", filed in the Ulster County Clerk's Office on Nov. 10, 1981 as Filed Map No. 4477.
- A map entitled, "Survey Map Lands Of Saddle Colletta", filed in the Ulster County Clerk's Office on Nov. 8, 1976 as Filed Map No. 3336.
- A map entitled, "Final As-Built Survey of the lands of Michael J. DiViesti, III & Jennifer K. DiViesti", prepared by Automated Construction Enhanced Solutions, Inc., dated June 30, 2017.

CERTIFIED TO:

I hereby certify to:
Michael J. DiViesti, III & Jennifer K. DiViesti
The Town of Marlborough

TOWN OF MARLBOROUGH PLANNING BOARD ENDORSEMENT	
Approved by resolution of the Planning Board subject to all conditions and requirements of said resolution. Any change, erasure, modification or revision of this plan as approved shall void this approval.	
Chairperson - Town Planning Board	Date

OWNERS ENDORSEMENT	
I hereby consent to the information depicted on this Subdivision Plan and all conditions noted thereon. I agree to the filing of this Plan by the Planning Board.	
Michael J. & Jennifer K. DiViesti	Date

APPLICANT:
Michael J DiViesti III
6-8 DiViesti Drive
Marlborough, NY 12542



Sheet
1
of 1

2 Lot Subdivision

of the lands of

Michael J. DiViesti, III & Jennifer K. DiViesti



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
108.4-7-14
aka 6-8 DiViesti Drive
Marlborough, NY 12542



Jonathan N. Milten, L.L.S.
PROFESSIONAL LAND SURVEYOR
N.Y. LIC. No. 060746

County of Ulster, New York 12542
SCALE: 1"=30'
JOB No. 23032DIV
DRAWN BY: jmm