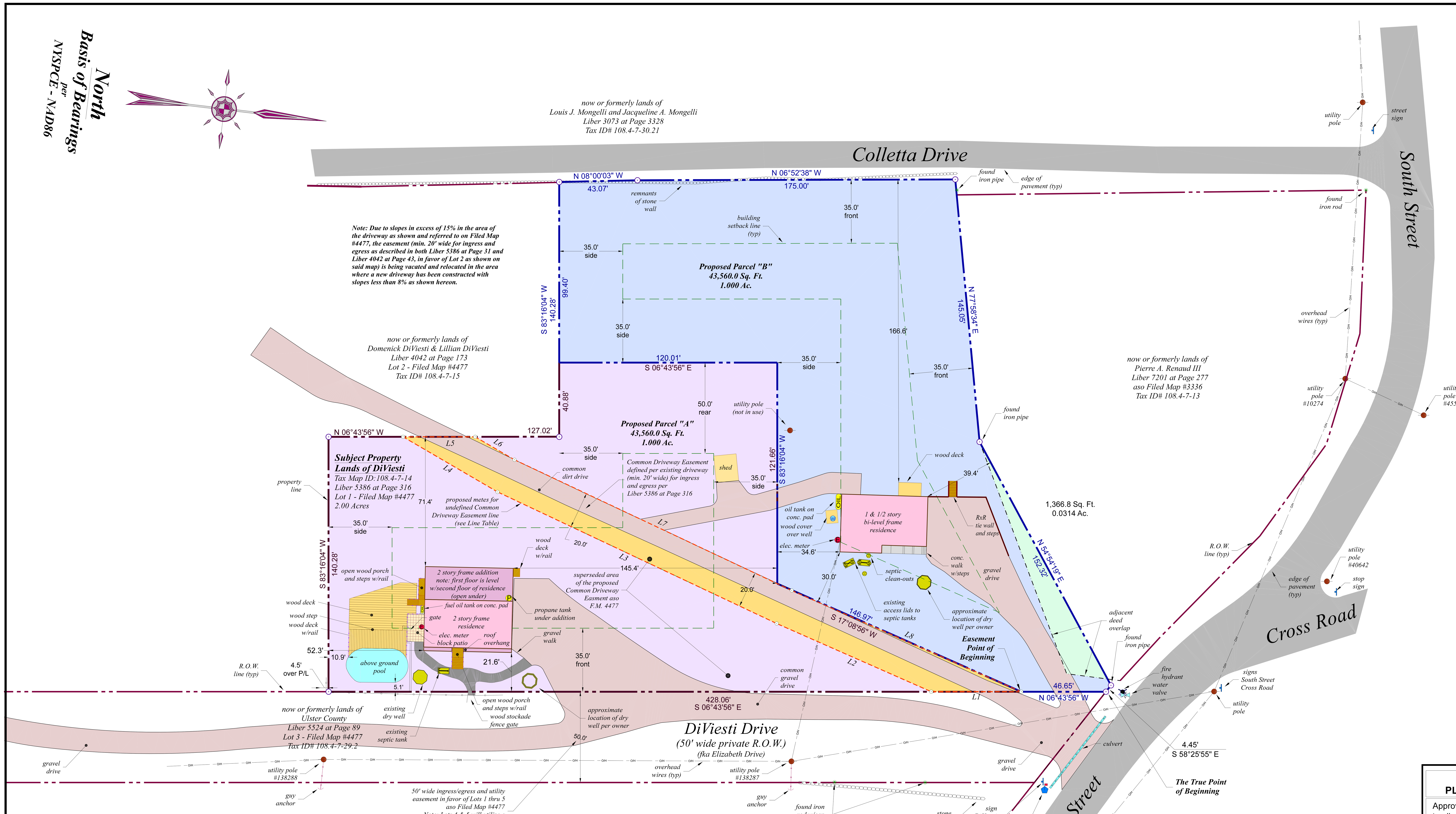

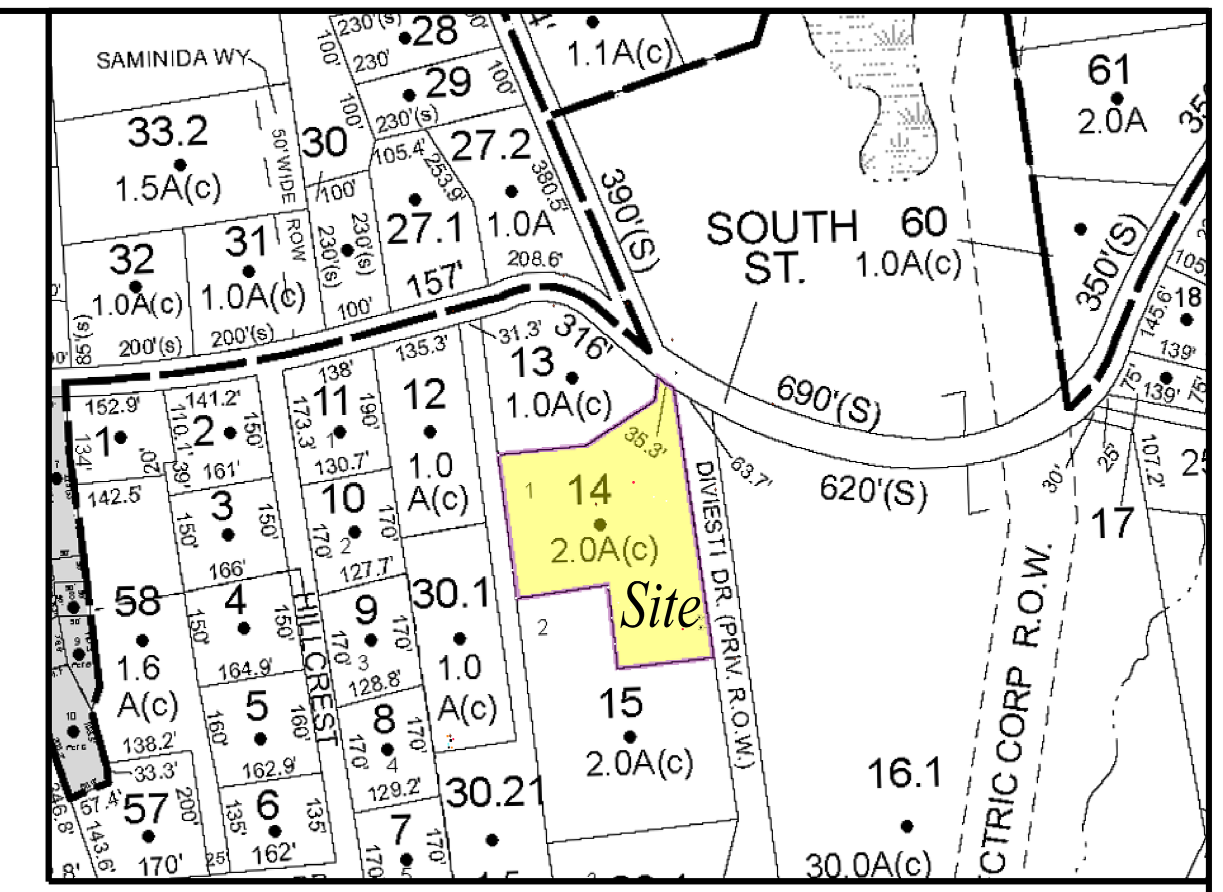

Location Map
(not to scale)

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

TOWN OF MARLBOROUGH PLANNING BOARD ENDORSEMENT	OWNERS 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.	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.
Chairperson - Town Planning Board Date	Michael J. & Jennifer K. DiViesti Date

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°29'50" W	169.92'
L4	S 23°30'53" W	60.21'
L5	N 06°43'56" W	39.70'
L6	N 23°30'53" E	25.03'
L7	N 18°29'50" E	168.80'
L8	N 17°03'45" E	138.11'

ZONING SCHEDULE

R-1	REQUIRED	PROPOSED PARCEL "A"	PROPOSED PARCEL "B"
MINIMUM LOT AREA	1 Ac	1.00 Ac	1.00 Ac
MINIMUM YARDS (feet)			
FRONT	35'	*21.6' (house) *5.1' (pool)	*30.0'
REAR	50'	71.4'	n/a
SIDE			
ONE	35'	*10.9'	*34.6'
BOTH	70'	156.3'	74.0'
MINIMUM LOT WIDTH (feet)	150'	344'	*143.7
MINIMUM LOT DEPTH (feet)	200'	*160.5'	284
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MAXIMUM BUILDING COVERAGE (%)	10%	4.9%	3.2%

*existing non conforming
**non conforming

SURVEYOR'S NOTES:

1. Copyright © 2023. Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document is a violation of copyright law unless permission of the author and/or copyright holder is obtained.
2. 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.
3. 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 and underlying signature may contain unauthorized and undetectable modifications, 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.
4. 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.
5. The certifications herein are not transferable.
6. 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 unless indicated otherwise.
7. This survey is subject to the findings of a title report and or title search.
8. 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.
9. 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 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. Millen, LLS
196 Sara Lane - Suite 102
Newburgh, NY 12550

REFERENCES:

1. Tax Maps for the Town of Marlborough, Ulster County, New York .
2. Various Deeds of Record - Liber and Page as shown:
3. Subject parcel being Lot 2 as shown on a map entitled, "Subdivision For The Estate Of Michael & Elizibeth DiViesti", filed in the Ulster County Clerk's Office on Nov. 10, 1981 as Filed Map No. 4477.
4. A map entitled, "Survey Map Lands Of Sadie Colletta", filed in the Ulster County Clerk's Office on Nov. 8, 1976 as Filed Map No. 3336.
5. 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

0' 30' 60' 90' 120'
GRAPHIC SCALE: 1" = 30'

Jonathan N. Millen, L.L.S.
PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050746
STATE OF NEW YORK · JONATHAN N. MILLEN · 050746 · LICENSED LAND SURVEYOR
JONATHAN N. MILLEN, L.L.S.

Sheet 1 of 1

DATE	REVISION
01/15/2024	MISC. ADDITIONS AND CHANGES PER PLANNING BOARD COMMENTS

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: acessurveying.com

Prepared For Tax Map Parcel
108.4-7-14
aka 6-8 DiViesti Drive
situated in the
Town of Marlborough
County of Ulster, New York 12542

DATE: 11/03/2023	SCALE: 1"=30'	JOB No. 23032DIV	DRAWN BY: jnm