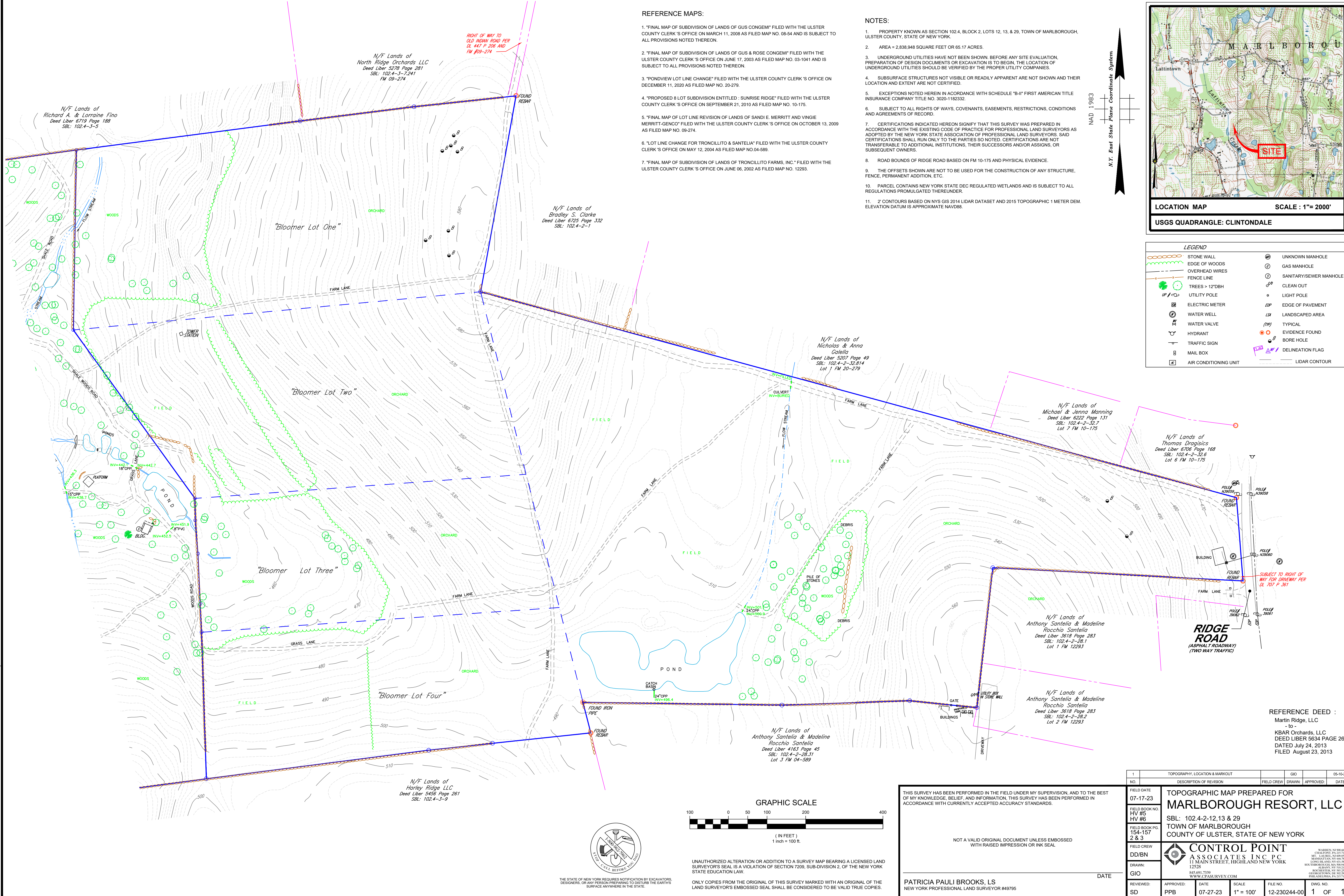


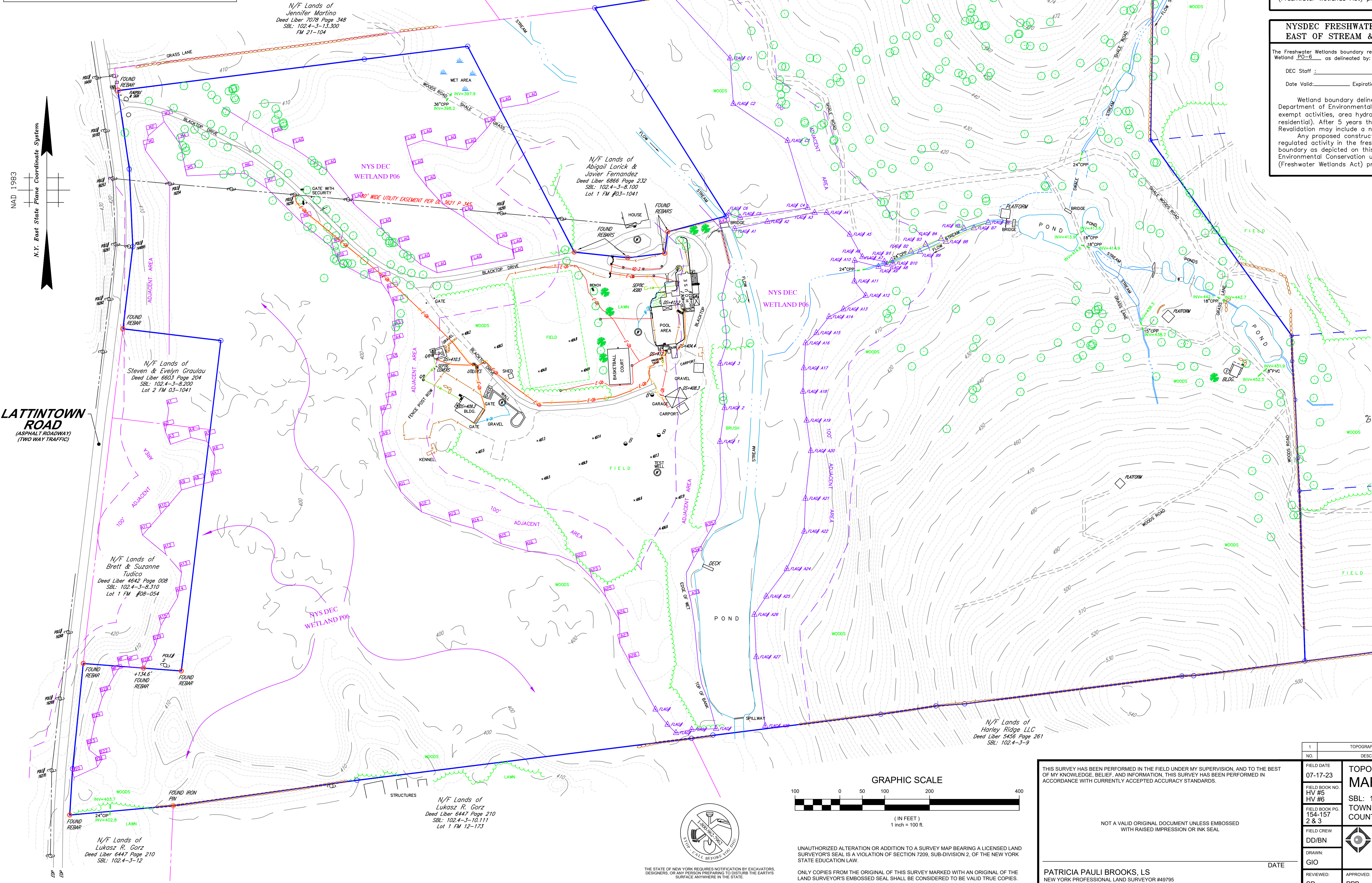
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LEGEND	
	STONE WALL
	EDGE OF WOODS
	OVERHEAD WIRES
	FENCE LINE
	TREES > 12\"/>
	UTILITY POLE
	ELECTRIC METER
	WATER WELL
	WATER VALVE
	HYDRANT
	TRAFFIC SIGN
	MAIL BOX
	AIR CONDITIONING UNIT
	UNKNOWN MANHOLE
	GAS MANHOLE
	SANITARY/SEWER MANHOLE
	CLEAN OUT
	LIGHT POLE
	EDGE OF PAVEMENT
	LANDSCAPED AREA
	TYPICAL
	EVIDENCE FOUND
	BORE HOLE
	DELINEATION FLAG
	LIDAR CONTOUR

UTILITY MARKOUT LEGEND	
	SUBSURFACE COMM QUALITY LEVEL B
	SUBSURFACE ELECTRIC QUALITY LEVEL B
	SUBSURFACE WATER QUALITY LEVEL B
	SUBSURFACE GAS QUALITY LEVEL B
	SUBSURFACE SANITARY QUALITY LEVEL B

REFERENCE DEED :
Gus Congemi
- to -
Good Friday, LLC
DEED LIBER 4936 PAGE 41
DATED April 30, 2010
FILED May 25, 2010



NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION WEST OF STREAM & POND

The Freshwater Wetlands boundary represented on these plans accurately depicts the limits of Freshwater Wetland **P0-6** as delineated by: Mike Clancy 12/07/2004 AND Paige Lewandowski 9/23/2023

DEC Staff : _____ Surveyor / Engineer : Patricia Pauli Brooks, L.S.

Date Valid: _____ Expiration Date: _____ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g. agricultural to residential). After 5 years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary. Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION EAST OF STREAM & POND

The Freshwater Wetlands boundary represented on these plans accurately depicts the limits of Freshwater Wetland **P0-6** as delineated by: Mike Nowicki on 7/07/2023

DEC Staff : _____ Surveyor / Engineer : Patricia Pauli Brooks, L.S.

Date Valid: _____ Expiration Date: _____ SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g. agricultural to residential). After 5 years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary. Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

- NOTES:
- PROPERTY KNOWN AS SECTION 102.4, BLOCK 3, LOT 8.320, TOWN OF MARLBOROUGH, ULSTER COUNTY, STATE OF NEW YORK.
 - AREA = 3,806,070 SQUARE FEET OR 87.38 ACRES.
 - 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 PROPER UTILITY COMPANIES.
 - SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
 - PARCEL TOGETHER WITH AND SUBJECT TO THE PROVISION OF A DECLARATION OF COMMON DRIVEWAY EASEMENT AND OVERHEAD UTILITY LINE EASEMENT AS RECORDED IN DEED LIBER 3692 AT PAGE 249.
 - SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 - 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 NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTIES SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
 - ROAD BOUNDS OF LATTINTOWN ROAD BASED ON FM #08-54.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - PARCEL CONTAINS NEW YORK STATE DEC REGULATED WETLANDS AND IS SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
 - EXCEPTIONS SHOWN HEREIN IN ACCORDANCE WITH SCHEDULE "B-II" FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. 3020-1182332.
 - 2' CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD88.

- REFERENCE MAPS:
- PARCEL BEING LOT 2 AS DESIGNATED ON A MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF GUS CONGEMI" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON MARCH 11, 2008 AS FILED MAP NO. 08-54 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.
 - PARCEL BEING A PORTION OF LOT 3 AS DESIGNATED ON A MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF GUS & ROSE CONGEMI" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON JUNE 17, 2003 AS FILED MAP NO. 03-1041 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.
 - "SUBDIVISION PLAN FOR GUARINO" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON APRIL 16, 2021 AS FILED MAP NO. 21-104.
 - "PONDVIEW LOT LINE CHANGE" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON DECEMBER 11, 2020 AS FILED MAP NO. 20-279.
 - "FINAL MAP OF LOT LINE REVISION BETWEEN LANDS OF THE ESTATE OF CLARA WERBA AND LANDS OF MICHAEL C. WERBA" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON NOVEMBER 09, 2015 AS FILED MAP NO. 15-184.
 - "LOT LINE CHANGE FOR TRONCILLITO" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON OCTOBER 04, 2012 AS FILED MAP NO. 12-173.

TOPOGRAPHY, LOCATION & MARKOUT		GIO	05-10-24
NO.	DESCRIPTION OF REVISION	FIELD CREW	DATE
1	FIELD DATE 07-17-23		
2	FIELD BOOK NO. HV #5		
3	FIELD BOOK PG. 154-157		
4	FIELD BOOK PG. 2 & 3		
5	FIELD CREW DD/BN		
6	DRAWN: GIO		
7	REVIEWED: SD		
8	APPROVED: PPB		
9	DATE 07-27-2023		
10	SCALE 1" = 100'		
11	FILE NO. 12-230244-00		
12	DWG. NO. 1 OF 1		

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.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

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

DATE

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