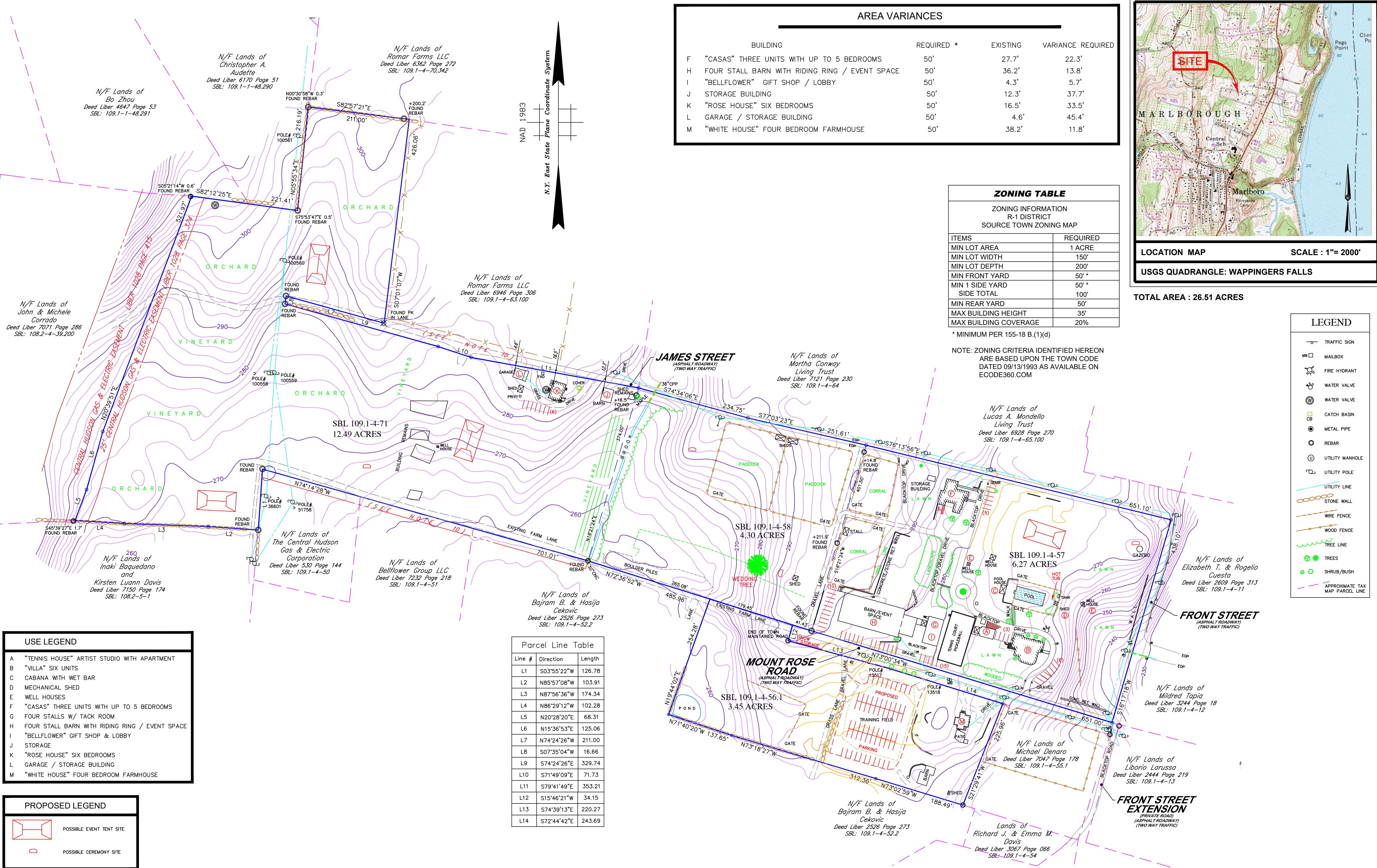
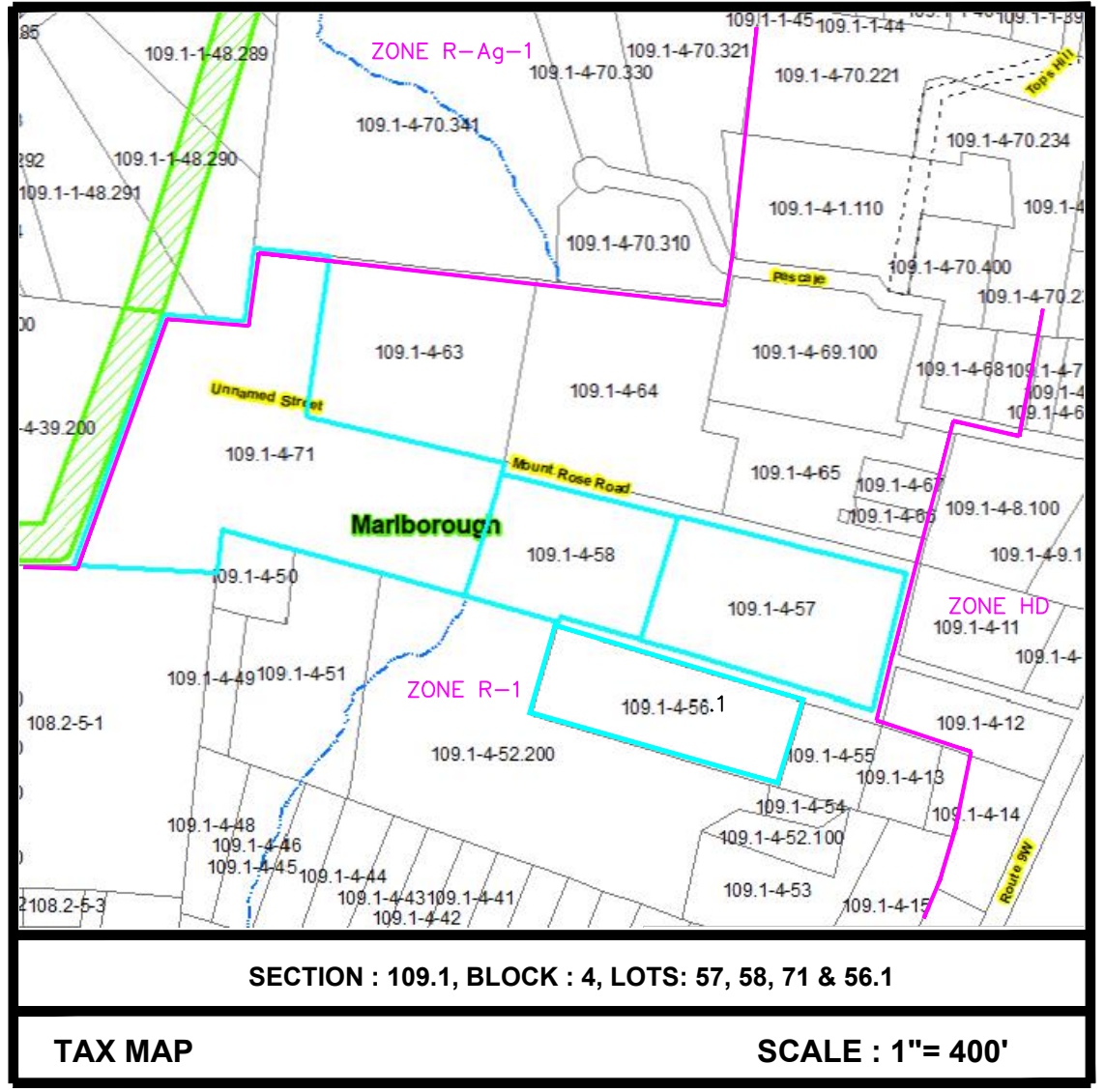
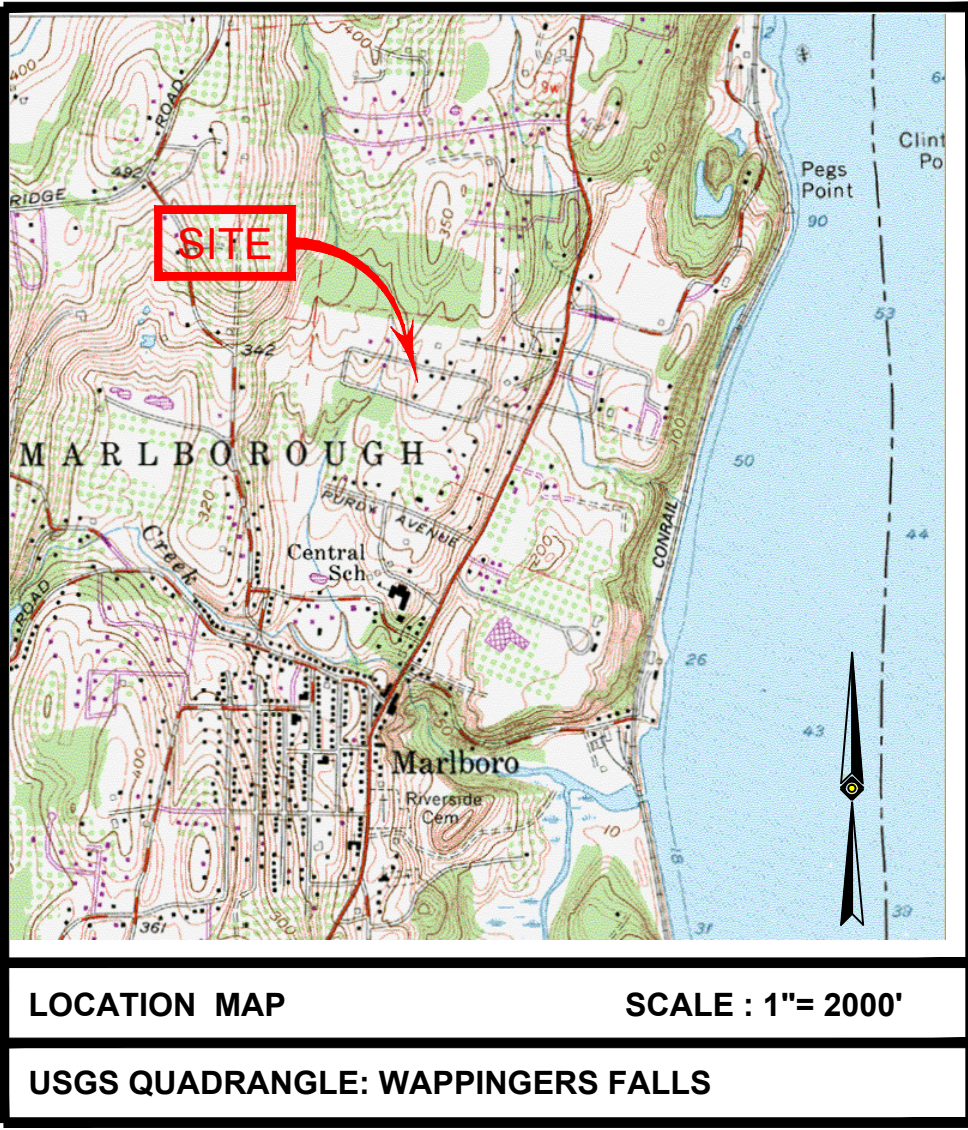




AREA VARIANCES				
BUILDING	REQUIRED *	EXISTING	VARIANCE	REQUIRED
F "CASAS" THREE UNITS WITH UP TO 5 BEDROOMS	50'	27.7'	22.3'	
H FOUR STALL BARN WITH RIDING RING / EVENT SPACE	50'	36.2'	13.8'	
I "BELLFLOWER" GIFT SHOP / LOBBY	50'	4.3'	5.7'	
J STORAGE BUILDING	50'	12.3'	37.7'	
K "ROSE HOUSE" SIX BEDROOMS	50'	16.5'	33.5'	
L GARAGE / STORAGE BUILDING	50'	4.6'	45.4'	
M "WHITE HOUSE" FOUR BEDROOM FARMHOUSE	50'	38.2'	11.8'	

ZONING TABLE	
ZONING INFORMATION R-1 DISTRICT SOURCE TOWN ZONING MAP	
ITEMS	REQUIRED
MIN LOT AREA	1 ACRE
MIN LOT WIDTH	150'
MIN LOT DEPTH	200'
MIN FRONT YARD	50' *
MIN 1 SIDE YARD	50' *
SIDE TOTAL	100'
MIN REAR YARD	50'
MAX BUILDING HEIGHT	35'
MAX BUILDING COVERAGE	20%

NOTE: ZONING CRITERIA IDENTIFIED HEREON
ARE BASED UPON THE TOWN CODE
DATED 09/13/1993 AS AVAILABLE ON
ECODE360.COM



- 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 PROPER 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 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 REVIEW PRIOR 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 WAYS, 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 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.
 - 6) SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE IN AND TO THAT PORTION OF JAMES STREET AND MOUNT ROSE ROAD.
 - 7) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - 8) SUBJECT TO AN EASEMENT GRANTED TO CENTRAL HUDSON GAS AND ELECTRIC 25 FEET IN WIDTH TO MAINTAIN AND INSTALL GUYS AND ANCHORS AS PER DEED LIBER 1058 AT PAGE 374.
 - 9) SUBJECT TO AN EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL HUDSON GAS AND ELECTRIC 100 FEET IN WIDTH AS PER DEED LIBER 1028 AT PAGE 41.
 - 10) EXCEPTING AND RESERVING A STRIP OF LAND THE WIDTH OF ONE ROD RUNNING ALONG THE WHOLE LENGTH OF THE NORTH AND SOUTH SIDE OF SAID LOT, TO WHICH IS TO BE ADDED LIKE A STRIP TO MAKE A PUBLIC ROAD OR STREET OF THE WIDTH OF TWO RODS, AS PER DEED LIBER 7078 PAGE 334.
 - 11) 2' LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. 2' EXISTING CONTOURS BASED ON SURVEY. ELEVATION DATUM IS APPROXIMATE NAVD88 DERIVED FROM TKGPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.

- REFERENCES:
- MAP ENTITLED "SURVEY PREPARED FOR ADAM H. BROZA" DATED 12 DECEMBER, 2021 AND REVISED 20 APRIL, 2023 BY W.E. JAMES ENGINEERING AND LAND SURVEYING, PLLC.
- "MAP OF LANDS OF THERESA A. MUSCARELLA." FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 22 AUGUST, 1978 AS FILED MAP NO. 3726.
- "LOT LINE REVISION FOR ROMAR FARMS LLC." FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 09 SEPTEMBER, 2022 AS FILED MAP NO. 22-151.
- "FINAL MAP OF LOT LINE REVISION OF LANDS OF TARA ANN LORDI." FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 16 DECEMBER, 2021 AS FILED MAP NO. 21-295.
- "FINAL PLAT MAP OF SUBDIVISION PREPARED FOR PROSPECT RIDGE MANORS (LOT#8 - LOT#21)" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 18 JANUARY, 2000 AS FILED MAP NO. 08-9A.

USE LEGEND

A "TENNIS HOUSE" ARTIST STUDIO WITH APARTMENT

B "VILLA" SIX UNITS

C CABANA WITH WET BAR

D MECHANICAL SHED

E WELL HOUSES

F "CASAS" THREE UNITS WITH UP TO 5 BEDROOMS

G FOUR STALLS W/ TACK ROOM

H FOUR STALL BARN WITH RIDING RING / EVENT SPACE

I "BELLFLOWER" GIFT SHOP / LOBBY

J STORAGE

K "ROSE HOUSE" SIX BEDROOMS

L GARAGE / STORAGE BUILDING

M "WHITE HOUSE" FOUR BEDROOM FARMHOUSE

PROPOSED LEGEND

POSSIBLE EVENT TENT SITE

POSSIBLE CEREMONY SITE

Parcel Line Table		
Line #	Direction	Length
L1	S03°55'22"W	126.78
L2	N85°57'08"W	103.91
L3	N87°56'36"W	174.34
L4	N86°29'12"W	102.28
L5	N20°28'20"E	68.31
L6	N15°36'53"E	125.06
L7	N74°24'26"W	211.00
L8	S07°35'04"W	16.66
L9	S74°24'26"E	329.74
L10	S71°49'09"E	71.73
L11	S79°41'49"E	353.21
L12	S15°46'21"W	34.15
L13	S74°39'13"E	220.27
L14	S72°44'42"E	243.69

REFERENCE DEEDS :

SBL: 109.1-4-57
Mount Rose Estate, LLC
-to-
Adam H.J. Broza
Danielle L. Steinberg
Deed Liber 6777 Page 183
DATED 23 FEBRUARY, 2021
FILED 03 MARCH, 2023

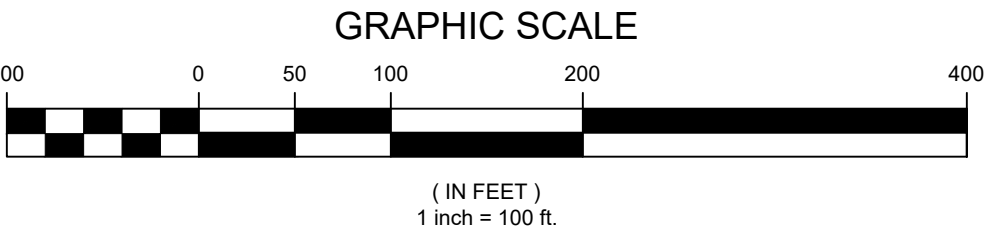
SBL: 109.1-4-58
57 Mount Rose Rd, LLC
-to-
Adam H.J. Broza
Danielle L. Steinberg
Deed Liber 6777 Page 179
DATED 23 FEBRUARY, 2021
FILED 03 MARCH, 2023

SBL: 109.1-4-71
Suzanne Noto, Joseph M. Corrado,
and John M. Corrado by referee
-to-
Rosevine, LLC
Deed Liber 7078 Page 334
DATED 10 JANUARY, 2022
FILED 09 JUNE, 2022

SBL: 109.1-4-56.1
Tara Ann Lordi
-to-
Bellflower Group, LLC
Deed Liber 7232 Page 218
DATED 24 MAY, 2023
FILED 05 JUNE, 2023

RECORD OWNER :

ADAM H.J. BROZA &
DANIELLE L. STEINBERG
20 MOUNT ROSE 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.



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, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #493795

1	ADD VARIANCE INFORMATION	ED	GIO	PPB	12-01-23
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	08-25-23	FIELD BOOK NO	HV# 7	FIELD BOOK PG	1-2
FIELD CREW	BWED	DRAWN	GIO	REVIEWED	SD
APPROVED	PPB	DATE	09-11-2023	SCALE	1" = 100'
FILE NO.	12-220145-00	DWG. NO.	1	OF	2

SKETCH SITE PLAN PREPARED FOR
SOMEPLACE UPSTATE
TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
11 MAIN STREET, HIGHLAND NEW YORK
12538
845.691.7339
WWW.CPASURVEY.COM

WARREN, NY 98.646.0000
CHAUTAUQUE, NY 98.712.0000
MT. LAUREL, NJ 90.857.2000
HAMMONTON, NJ 90.780.0000
LONG ISLAND, NY 516.760.0000
SOUTHERNBRIDGE, MA 508.946.5000
ALBANY, NY 518.527.5000
ROCHESTER, NY 585.250.1700
GEORGETOWN, DE 302.295.0000
PHILADELPHIA, PA 215.752.0000