

CONTROL POINT ASSOCIATES INC. P.C. - ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAP OR REPORT OF THIS SURVEY MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES INC. THE PURPOSE OF THIS SURVEY MAP IS TO SHOW THE LOCATION OF THE PROPOSED SOLAR PANELS AND TO SHOW THE LOCATION OF THE PROPOSED SOLAR PANELS AND TO SHOW THE LOCATION OF THE PROPOSED SOLAR PANELS.



LEGEND

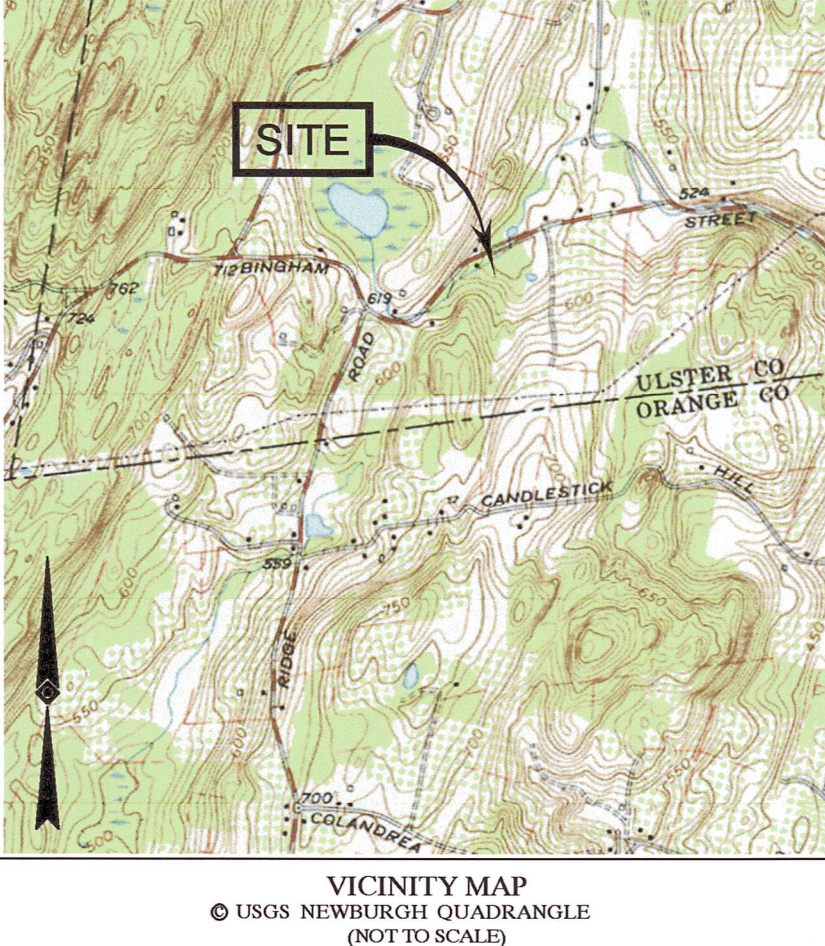
---	EXISTING CONTOUR
----	STONE WALL
—○—	OVERHEAD WIRES
~~~~~	EDGE OF WOODS
UP +	UTILITY POLE
—x—	GUY WIRE
—v—	IRRIGATION VALVE/PIGOT
—o—	WATER WELL
—●—	CATCH BASINS
—+—	POST
—T—	TRAFFIC SIGN
—M—	MAIL BOX
—P—	EDGE OF PAVEMENT
—(TP)—	TYPICAL
—●—	EVIDENCE FOUND

**ALONG BINGHAM ROAD**

Line #	Direction	Length
L1	N66°34'00"E	140.78
L2	N64°07'49"E	117.37
L3	N63°54'53"E	123.86
L4	N64°12'44"E	126.66
L5	N65°30'20"E	128.39
L6	N74°13'36"E	25.90
L7	N76°04'12"E	57.53
L8	N80°29'57"E	145.78
L9	N80°38'52"E	137.20
L10	N81°44'22"E	56.13

**LINE TABLE**

Line #	Direction	Length
L11	S02°32'49"E	31.73
L12	S00°02'37"W	27.79
L13	S01°39'59"W	165.12
L14	S81°29'33"W	289.39
L15	S81°47'15"W	231.16
L16	S81°24'08"W	395.46
L17	S78°40'49"W	56.13
L18	S79°40'26"W	34.41
L19	S82°37'59"W	200.63
L20	S81°29'38"W	245.19
L21	S83°41'38"W	130.06



- NOTES:**
1. PROPERTY KNOWN AS TAX MAP SECTION 108.3, BLOCK 3, LOT 21, TOWN OF MARLBOROUGH, ULSTER COUNTY, STATE OF NEW YORK.
  2. APPROXIMATE AREA = ±80 ACRES.
  3. 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.
  4. SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
  5. 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.
  6. SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
  7. THE PURPOSE OF THIS SURVEY IS TO DEPICT SITE TOPOGRAPHIC CONDITIONS AND PARTIAL BOUNDARY SURVEY. APPROXIMATE BOUNDARY LINES ARE SHOWN IN AREAS OUTSIDE SURVEY LIMITS.
  8. ASSUMED ROAD BOUNDS OF BINGHAM ROAD SHOWN HEREON, COMPUTED AT 25' FROM THE EXISTING CENTERLINE.
  9. PARCEL SUBJECT TO EASEMENTS AND RIGHTS OF WAYS GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORP. AS RECORDED IN DEED LIBER 792 AT PAGE 369, LIBER 1235 AT PAGE 1046 AND LIBER 5532 AT PAGE 176.
  10. 2" CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM WITH FIELD TOPOGRAPHY GROUND TRUTHING PERFORMED APRIL 2024 AND AERIAL PHOTOGRAPHY WITH GROUND CONTROL PERFORMED IN 2018. ELEVATION DATUM IS APPROXIMATE NAVD88, FIELD VERIFIED BY GPS/IGNSS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
- TEMPORARY BENCH MARKS SET:
- |                                       |                      |                    |                     |
|---------------------------------------|----------------------|--------------------|---------------------|
| TBM-A: REBAR CAP SET 0.2' BELOW GRADE | NORTHING: 1004207.12 | EASTING: 624392.79 | ELEVATION = 537.49' |
| TBM-B: REBAR CAP SET 0.2' BELOW GRADE | NORTHING: 1002843.61 | EASTING: 623914.46 | ELEVATION = 652.30' |

SEVEN DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.

**REFERENCE MAPS:**

MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF JOHN & BARBARA BELLUCCI" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON APRIL 19, 2005 AS FILED MAP NO. 05-347.

MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF JOHN & BARBARA BELLUCCI" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON MARCH 23, 2007 AS FILED MAP NO. 07-87.

MAP ENTITLED "CENTRAL HUDSON GAS & ELECTRIC CORP. EAST WALDEN - MARLBORO" SHEETS 14 AND 15 OF 22, DATED 09/23/2018 PREPARED BY MASER CONSULTING

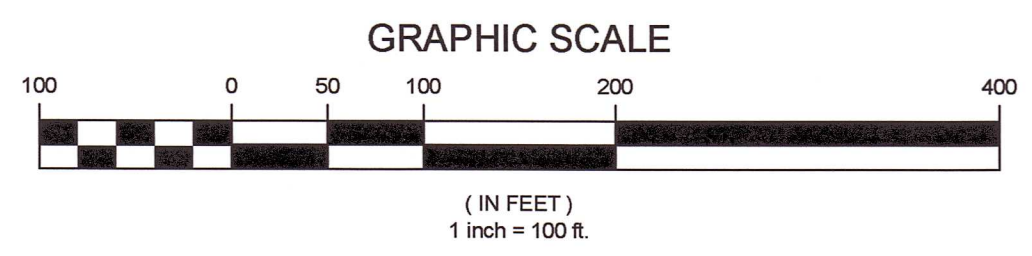
SUBDIVISION ENTITLED "DOMINGUES II" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 17, 2017 AS FILED MAP NO. 276-2017.

MAP ENTITLED "LOT LINE CHANGE PLAN LANDS OF FRANK & CHRISTINA GRECO AND JAMES L. REED & JOANN R. FERRETTI-REED" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 12, 2010 AS FILED MAP NO. 105-10.

**REFERENCE DEED :**

- to -

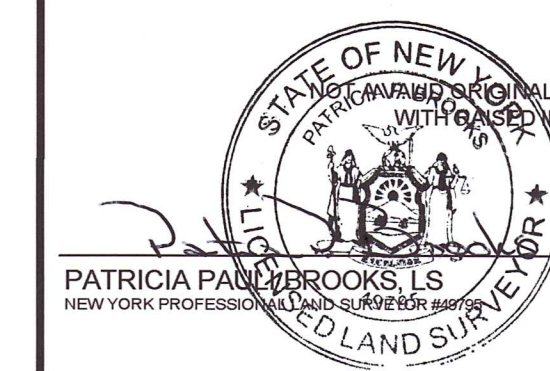
Joel L. Truncali  
William M. Truncali  
DEED LIBER 3020 PAGE 138  
DATED 26 January, 2000  
FILED 06 March, 2000



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, 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.



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

1	ADD BENCHMARKS, REVISE NOTE 10	ED	CS	PPB	5-28-24
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	03-20-24				
FIELD BOOK NO.					
FIELD BOOK PG.					
FIELD CREW					
ED/DD					
GIO					
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
CG	P.P.B.	04-22-2024	1" = 100'	12-230589-00	1 OF 1

**CONTROL POINT ASSOCIATES INC. P.C.**  
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MT. LATHROP, NY 06487500  
MANHATTAN, NY 06490811  
LONG BEACH, NY 06494300  
SOUTHERN BRIDGE, MA 06494300  
ALBANY, NY 06494300  
ROCHESTER, NY 06494300  
CHESTER, NY 06494300  
HILLSDALE, PA 06494300  
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