



LEGEND

PROPERTY LINE

ADJACENT PL

IRON PIPE FOUND

IRON ROD FOUND

UTILITY POLE

WIRE FENCE

STONE WALL

OVERHEAD UTILITY LINES

EDGE OF GRAVEL

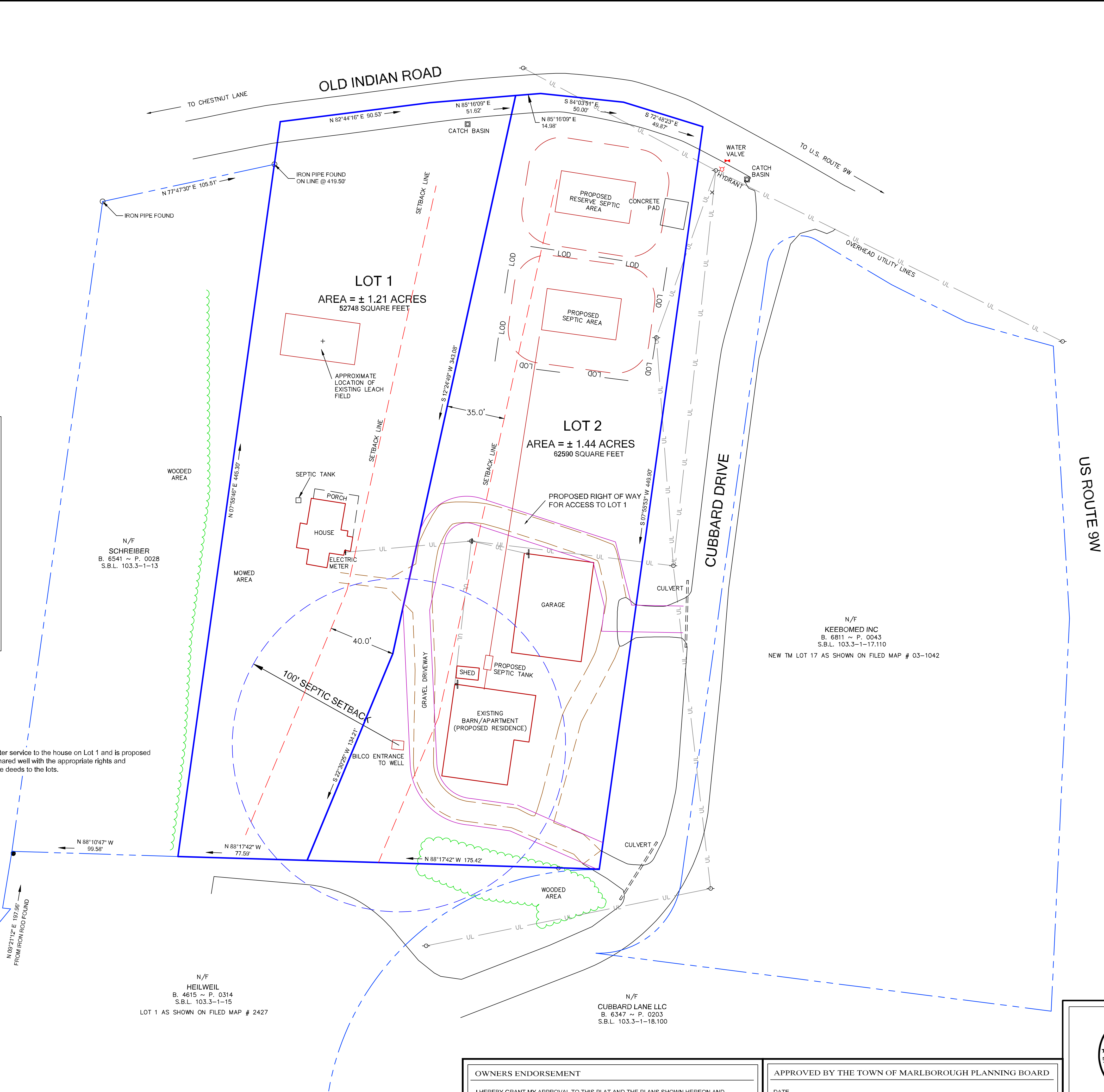
LIMIT OF DISTURBANCE

TREE LINE

The existing well provides water service to the house on Lot 1 and is proposed to continue to be used as a shared well with the appropriate rights and agreements to be filed with the deeds to the lots.

The data and certifications on this document are valid representations of the surveyor only if the surveyor's signature and raised seal are affixed to this document and the document has not been altered in any manner.

Any unauthorized alteration or addition to this survey map is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.



OWNERS ENDORSEMENT

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON AND CONSENT TO ITS FILING AT THE OFFICE OF THE COUNTY CLERK.

OWNER: \_\_\_\_\_ DATED: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATED: \_\_\_\_\_

APPROVED BY THE TOWN OF MARLBOROUGH PLANNING BOARD

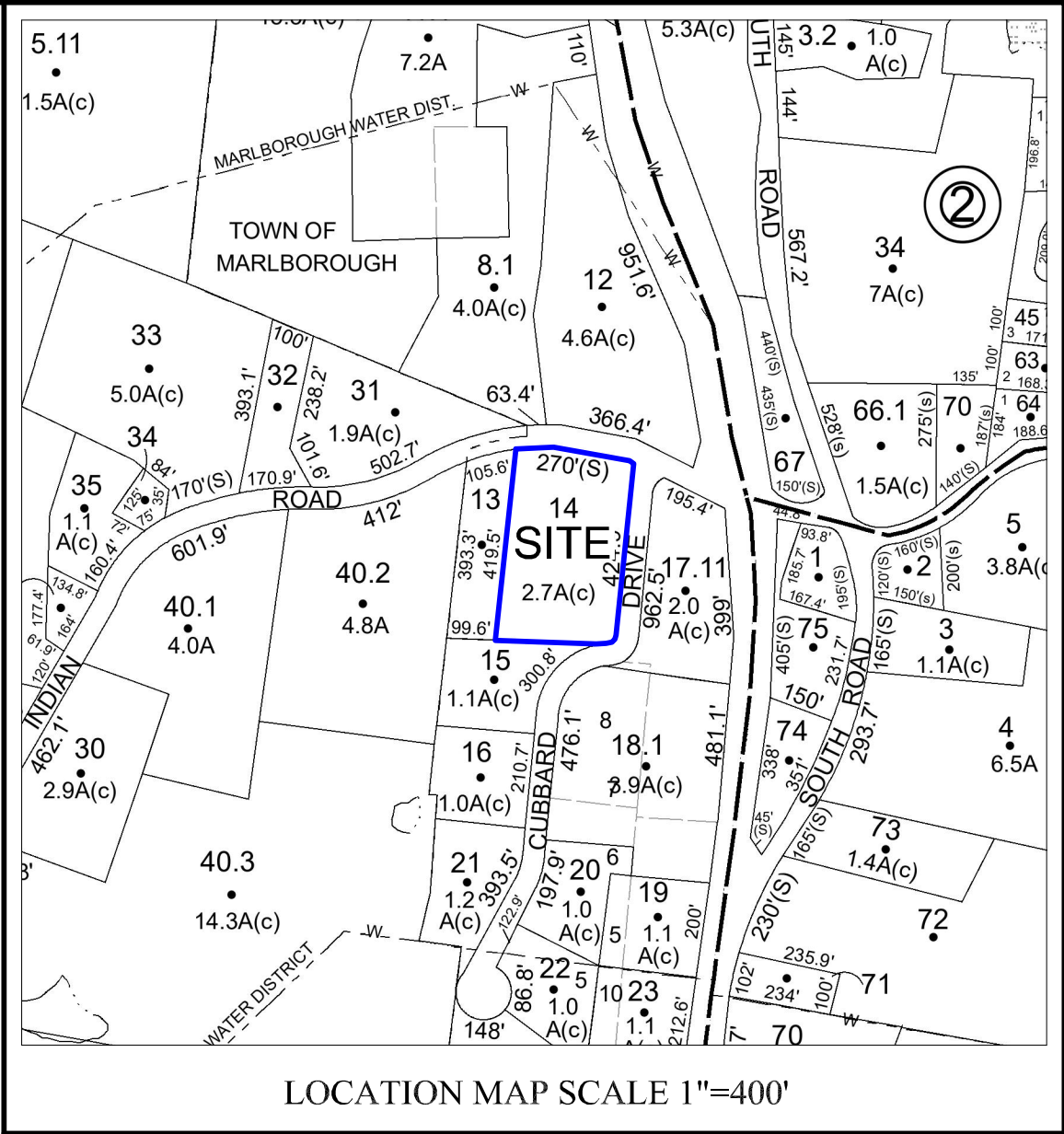
DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

MEMBER \_\_\_\_\_



WILLIAM ROBERT EGGERS, L.S.  
NEW YORK LIC. NO. 49785



### ZONING REQUIREMENTS

FOR R-Ag-1 ZONE

	REQUIRED
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	150 FT.
LOT DEPTH	200 FT.
MINIMUM YARD SETBACKS	
FRONT	50 FT.
REAR(EACH)	75 FT.
SIDE(ONE)	35 FT.
SIDE(BOTH)	80 FT.
MAXIMUM BUILDING HEIGHT/STORIES	35 FT/ 2-½
MAXIMUM BUILDING COVERAGE	20%

### OWNER

NICOLAS R. ATKINS  
ANDREW R. SKVARCIUS  
35 OLD INDIAN ROAD  
MILTON, NY 12547

### LOT AREA

± 2.65 ACRES

### TAX MAP ID#

103.3-1-14

### NOTES

- Premises subject to all rights of the Town of Marlborough, for highway purposes, to any lands adjacent to or lying in the bed of Old Indian Road.
- Premises subject to all rights of way, utility grants or easements of record, if any.
- Nearest wetlands are over 400 feet from premises.

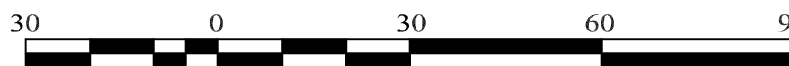
### DEED REFERENCE

Janet A. Lewis to Nicolas R. Atkins and Andrew R. Skvarcius by deed dated December 19, 2023 and recorded in the Ulster County Clerk's Office on January 29, 2024 in Book 7315 of Deeds at page 316.

### SKETCH PLAN

SHOWING SUBDIVISION FOR LANDS OF  
NICOLAS R. ATKINS &  
ANDREW R. SKVARCIUS

6 CUBBARD DRIVE  
TOWN OF MARLBOROUGH  
ULSTER COUNTY ~ NEW YORK



Scale: 1" = 30'

NOVEMBER 4, 2024

MEDENBACH, EGGERS & CARR  
CIVIL ENGINEERING & LAND SURVEYING, P.C.  
STONE RIDGE, NEW YORK (845) 687-0047

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