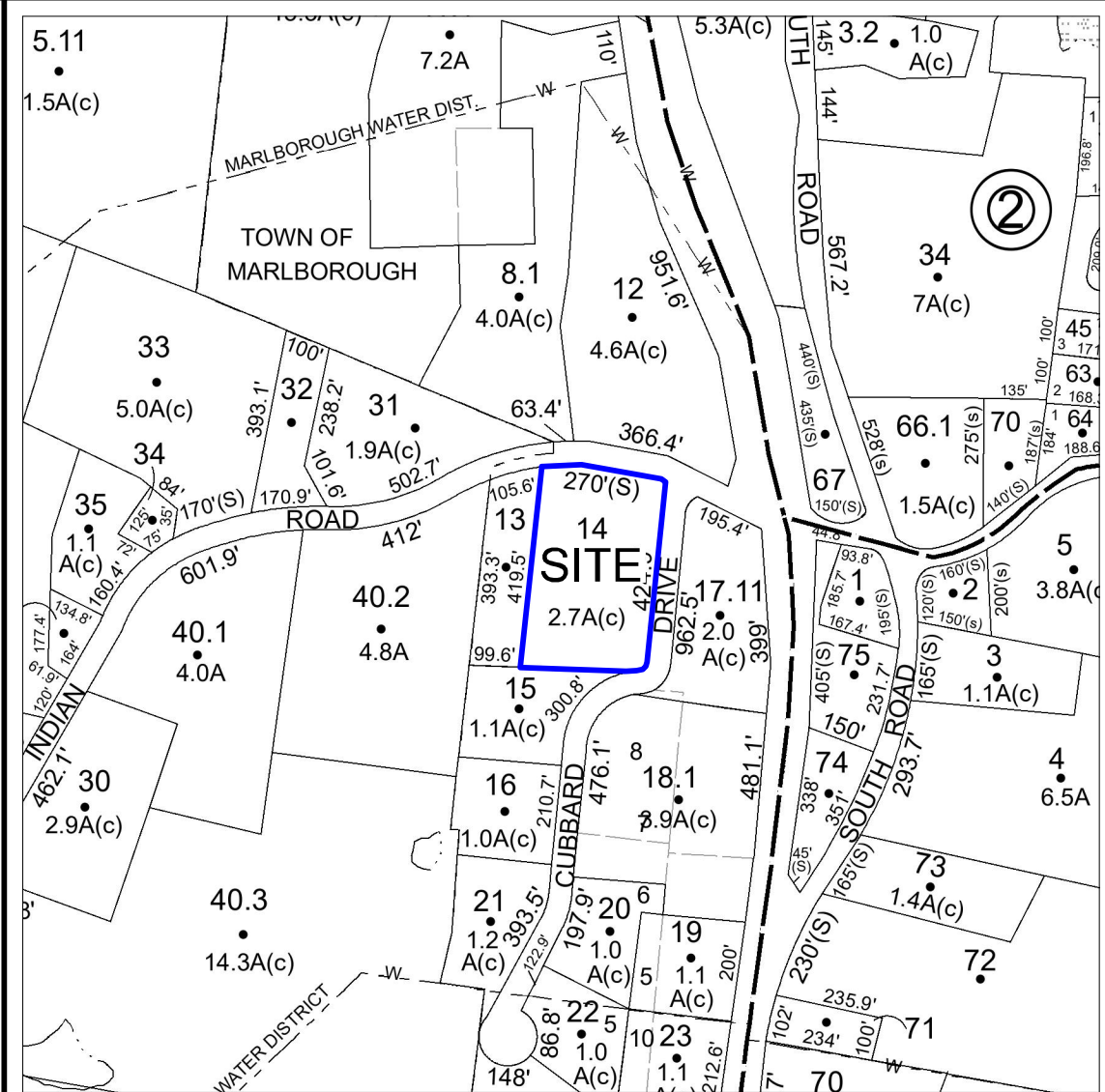




The data and certifications on this document are valid representations of the surveyor only if the surveyor's signature and raised seal are affixed to this document and the document has not been altered in any manner.

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



LOCATION MAP SCALE 1"=400'

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

OLD INDIAN ROAD

LOT 1

AREA = ± 1.26 ACRES
54979 SQUARE FEET

LOT 2

AREA = ± 1.39 ACRES
60360 SQUARE FEET

CUBBARD DRIVE

US ROUTE 9W

APPROVED BY THE TOWN OF MARLBOROUGH PLANNING BOARD

DATE _____
CHAIRMAN _____
MEMBER _____

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: _____

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.
- "Right To Farm": This property may border a farm. Residents should be aware that farmers have the right to undertake farm practices which may generate dust, odor, smoke, noise and vibrations which may involve insecticides, herbicides, pesticides, etc."

TOPOGRAPHY: ULSTER COUNTY INFORMATION SERVICES
2 FOOT CONTOURS CREATED USING LIDAR AND D.E.M.
ELEVATIONS SHOWN ARE AS PER VERTICAL DATUM
NAVD88, GEOID 12A

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.

PRELIMINARY 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'

DECEMBER 17, 2024

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

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Stone Ridge, New York
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ZONING REQUIREMENTS

FOR R-Ag-1 ZONE

	REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA	1 ACRE	1.26 AC	1.39 AC
MINIMUM LOT WIDTH	150 FT.	137.5 FT	141.2 FT
LOT DEPTH	200 FT.	446 FT	450 FT
MINIMUM YARD SETBACKS*			
FRONT	50 FT.	213 FT	250 FT
REAR	75 FT.	176 FT	48.8 FT**
SIDE	35 FT.	40 FT	28 FT**
BOTH	80 FT.	85 FT	65.9 FT
MAXIMUM BUILDING HEIGHT/STORIES	35 FT/ 2-½	25 FT	20 FT
MAXIMUM BUILDING COVERAGE	20%	2%	9%

*PRESUMING OLD INDIAN ROAD FOR FRONT
** PRE-EXISTING



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