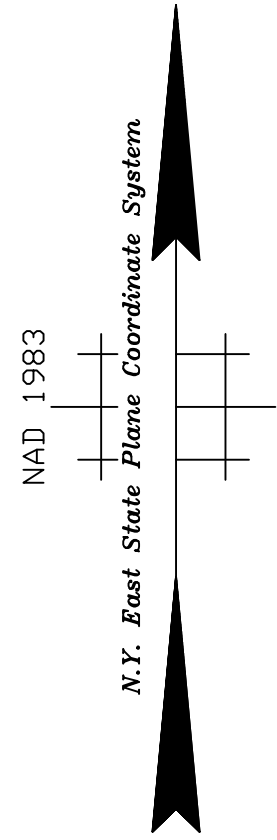


- LEGEND**
- EXISTING CONTOUR (SEE NOTE 6)
 - LIDAR CONTOUR
 - STONE WALL
 - OVERHEAD WIRES
 - EDGE OF WOODS
 - METAL GUIDE RAIL
 - UTILITY POLE
 - GUY WIRE
 - TRAFFIC SIGN
 - WATER WELL
 - TEST PIT
 - EDGE OF PAVEMENT
 - EVIDENCE FOUND



Parcel Line Table		
Line #	Direction	Length
L1	N89°42'22"W	24.38
L2	N19°18'17"E	25.85
L3	N02°04'19"E	33.76
L4	N06°54'56"E	52.27

HIDDEN ACRES DRIVE
(PRIVATE ROAD)
(20' WIDE R.O.W. WIDENS TO 30' WIDE R.O.W. AS PER REFERENCE DEED)
(GRAVEL ROADWAY)

N/F Lands of
Howard L. & Phoebe P.
Quimby
Deed Liber 4657 Page 54
SBL: 108.2-1-5,410

N/F Lands of
Henry E. & Patricia A.
Losea
Deed Liber 1476 Page 903
SBL: 108.2-2-35

N/F Lands of
Jason Mummelaar
Deed Liber 7131 Page 278
SBL: 108.2-2-36

N/F Lands of
JaAnn Ferretti-Reed
Deed Liber 7341 Page 121
SBL: 108.2-2-39

N/F Lands of
Pierre J. & Danielle P.
Gauvin
Deed Liber 6768 Page 270
SBL: 108.2-2-40

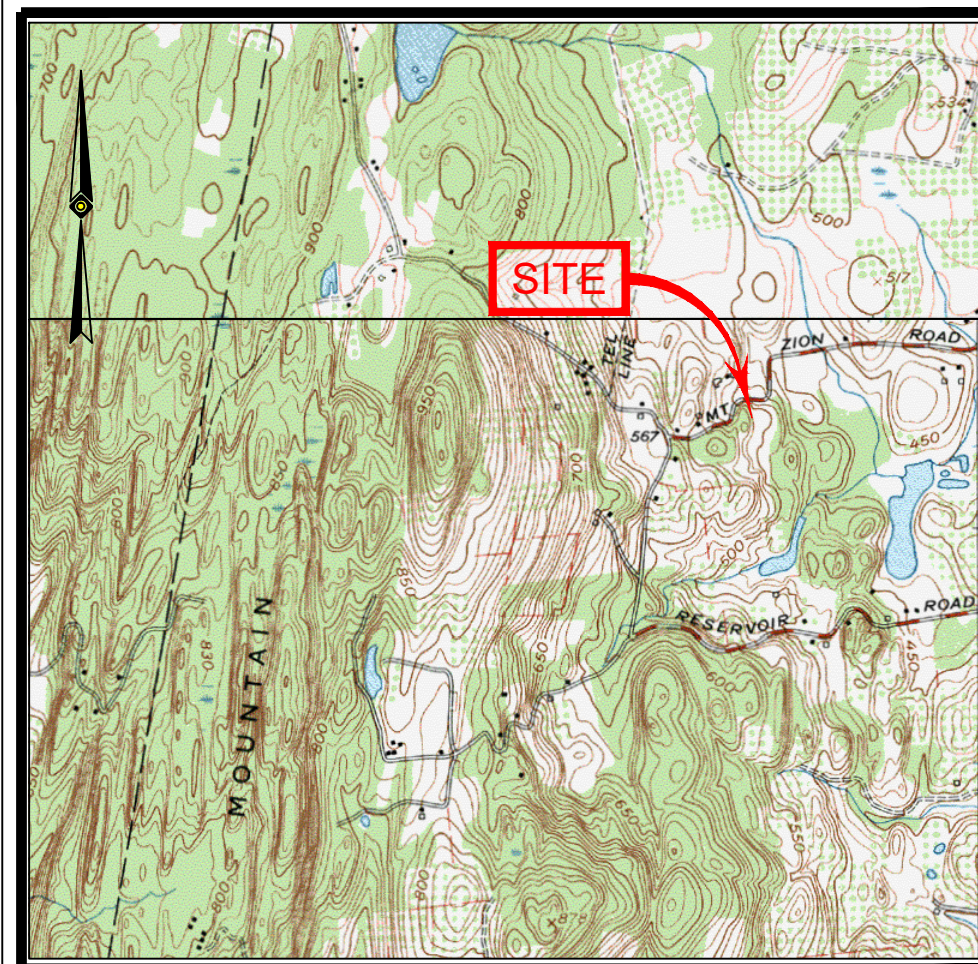
ZONING TABLE

ZONING INFORMATION
R-Ag-1 DISTRICT
SOURCE TOWN ZONING MAP

ITEMS	REQUIRED	LOT 1	LOT 2
MIN LOT AREA	1 ACRE	1.115	1.324
MIN LOT WIDTH	150'	200'+/-	148'+/-
MIN LOT DEPTH	200'	260'+/-	285'+/-
MIN AGRICULTURAL	75'	N/A	290'+/-
MIN FRONT YARD	50'	83.7'	N/A
MIN 1 SIDE YARD	35'	55'	36'
SIDE TOTAL	80'	125'	85'
MIN REAR YARD	75'	140'+/-	170'+/-
MAX BUILDING HEIGHT	35'	<35'	<35'
MAX BUILDING COVERAGE	20%	2.67%	2.67%

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

* REQUIRES LOT WIDTH AREA VARIANCE.

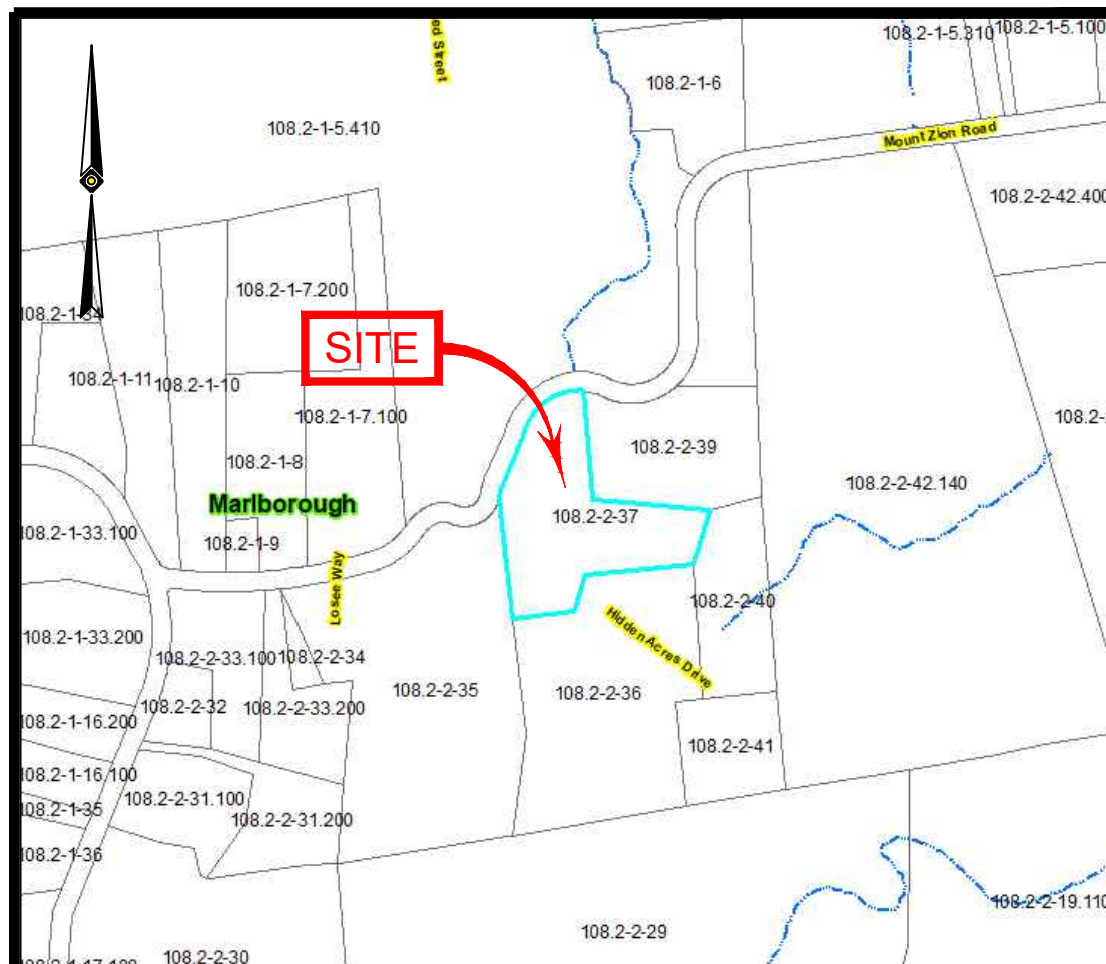


LOCATION MAP

SCALE: 1"= 2000'

USGS QUADRANGLE: NEWBURGH

TOTAL AREA : 2.44 ACRES



SECTION : 108.2, BLOCK : 2, LOT : 37

TAX MAP

SCALE: 1"= 400'

NOTES:

- 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.
- 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.
- 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.
- MOUNT ZION ROAD BOUNDS COMPUTED 25' FROM EXISTING CENTERLINE.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- EXISTING CONTOURS BASED ON FIELD SURVEY. LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS NAVD88 BASED ON RTK GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
- TOGETHER WITH A RIGHT OF WAY 20' IN WIDTH WIDENING TO 30' IN WIDTH, FOR THE PURPOSE OF INGRESS AND EGRESS, AS DESCRIBED IN DEED LIBER 7072 PAGE 202.
- LOT 1 AND LOT 2 TOGETHER WITH AND SUBJECT TO A DRIVEWAY MAINTENANCE AGREEMENT TO BE FILED WITH THE ULSTER COUNTY CLERK.
- BEARINGS ARE WITH REFERENCE TO NAD 83 NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH A VARIANCE OF 09°35'19" FROM DEED LIBER 7072 PAGE 202.

REFERENCE MAP:

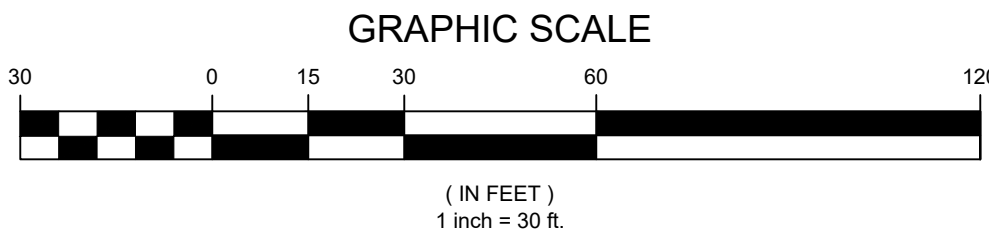
MAP ENTITLED "MAP OF A SURVEY FOR DIORIO" DATED MAY 26, 2022, BY SPENCER S. HALL

REFERENCE DEED :

MICHELLE MEAD AS ADMINISTRATOR OF
THE ESTATE OF RONALD MEAD A/K/A
RONALD C. MEAD
-to-
DIORIO REALTY, LLC
DEED LIBER 7072 PAGE 202
DATED 20 MAY, 2022
FILED 27 MAY, 2022

RECORD OWNER :

DIORIO REALTY, LLC
62 HUDSON TERRACE
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 EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PATRICIA PAULI BROOKS, LS

NEW YORK PROFESSIONAL LAND SURVEYOR #49795

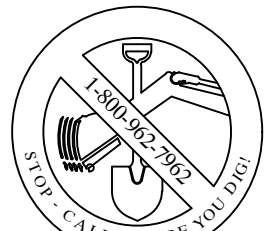
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1	FIELD DATE 07-29-24				
2	FIELD BOOK NO. HV# 08				
3	FIELD BOOK PG. 157-158				
4	FIELD CREW BN/IG				
5	DRAWN: GIO				
6	REVIEWED: S.D.				
7	APPROVED: P.P.B.				
8	DATE 08-12-2024				
9	SCALE 1" = 30'				
10	FILE NO. 12-240304-00				
11	DWG. NO. 1 OF 1				

SKETCH MAP OF SUBDIVISION OF LANDS OF
DIORIO REALTY, LLC

SBL: 108.2-2-37 TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
11 MAIN STREET
HIGHLAND, NY 12528
www.cpasurvey.com

WARREN, NY 98688099
CHATEAUPORT, NY 955722800
MT. LAUREL, NY 609 857 2099
MANHATTAN, NY 609 760845
SOUTHBOROUGH, MA 508 548 5044
ALBANY, NY 518 257 5040
ROCHESTER, NY 585 286 1764
GEORGETOWN, DE 302 352 1040
FT. LAUDERDALE, FL 954 763 5914



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

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT HE/SHE HAS REVIEWED THIS PLAT, IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND AGREES TO FILE THIS MAP WITH THE ULSTER COUNTY CLERK.

Signature

Date

PLANNING BOARD ENDORSEMENT