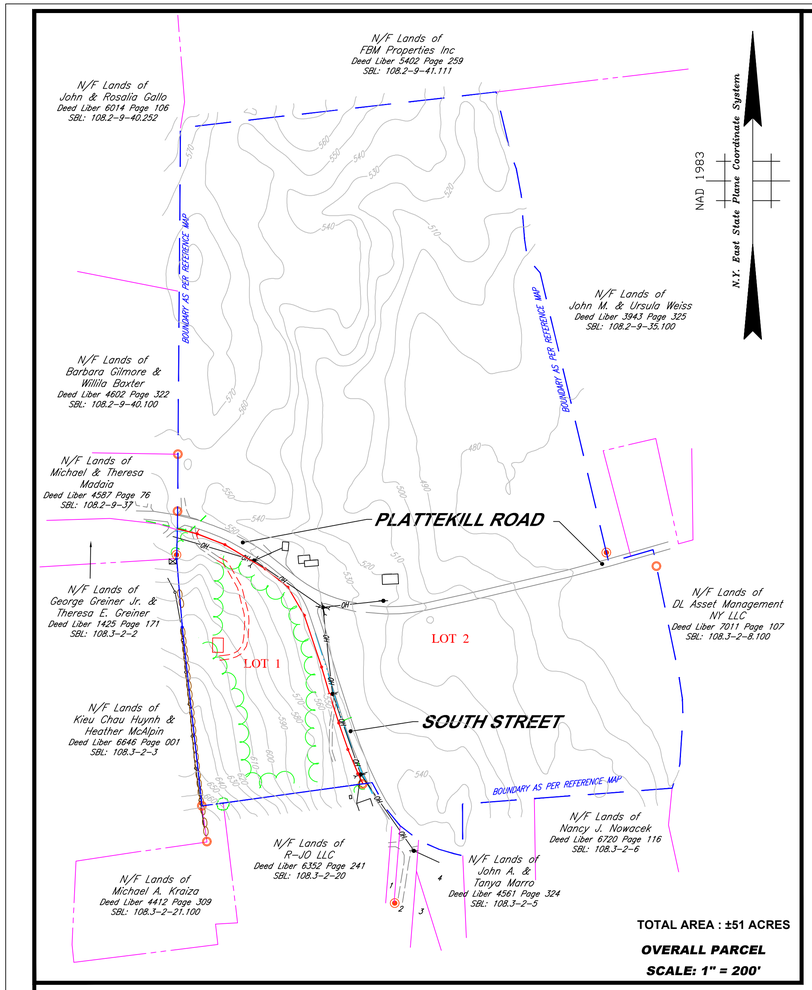


TOTAL AREA : ±51 ACRES

OVERALL PARCEL

SCALE: 1" = 200'

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.

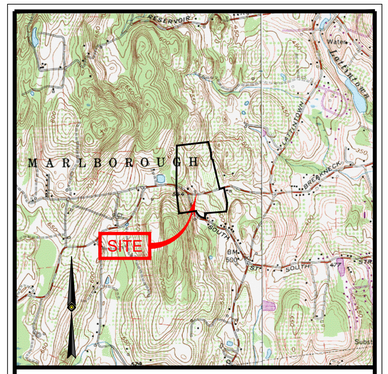
6) LOT 1 ROAD LINE OF PLATTEKILL ROAD AND SOUTH STREET SHOWN HEREON COMPUTED AT 25 FEET FROM THE EXISTING CENTERLINE. LOT 2 SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE IN AND TO THAT PORTION OF PLATTEKILL ROAD AND SOUTH STREET USED FOR HIGHWAY PURPOSES.

7) SUBJECT TO A 30' WIDE UTILITY EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND MAINTENANCE AS DESCRIBED IN DEED LIBER 940 AT PAGE 431 FILED IN THE ULSTER COUNTY CLERK'S OFFICE.

8) 10' LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. 2' EXISTING CONTOURS BASED ON FIELD SURVEY.
ELEVATION DATUM IS APPROXIMATE NAVD88 BASED ON RTK/GPS OBSERVATIONS.

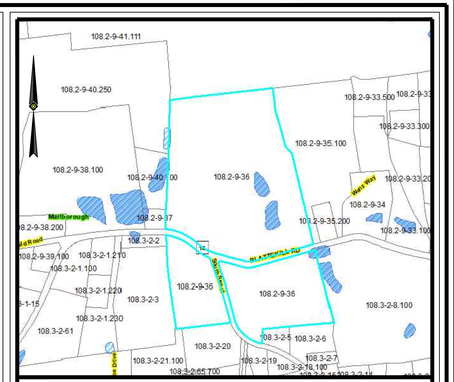
LEGEND

- 2' EXISTING CONTOURS (SEE NOTE 8)
- 10' LIDAR CONTOURS
- STONE WALL
- OVERHEAD WIRES
- EDGE OF WOODS
- FENCE LINE
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGN
- EDGE OF PAVEMENT
- EVIDENCE FOUND



LOCATION MAP **SCALE : 1"= 2000'**

USGS QUADRANGLE: NEWBURGH



SECTION : 108.2, BLOCK : 9, LOT : 36

TAX MAP **SCALE : 1"= 600'**

REFERENCES:

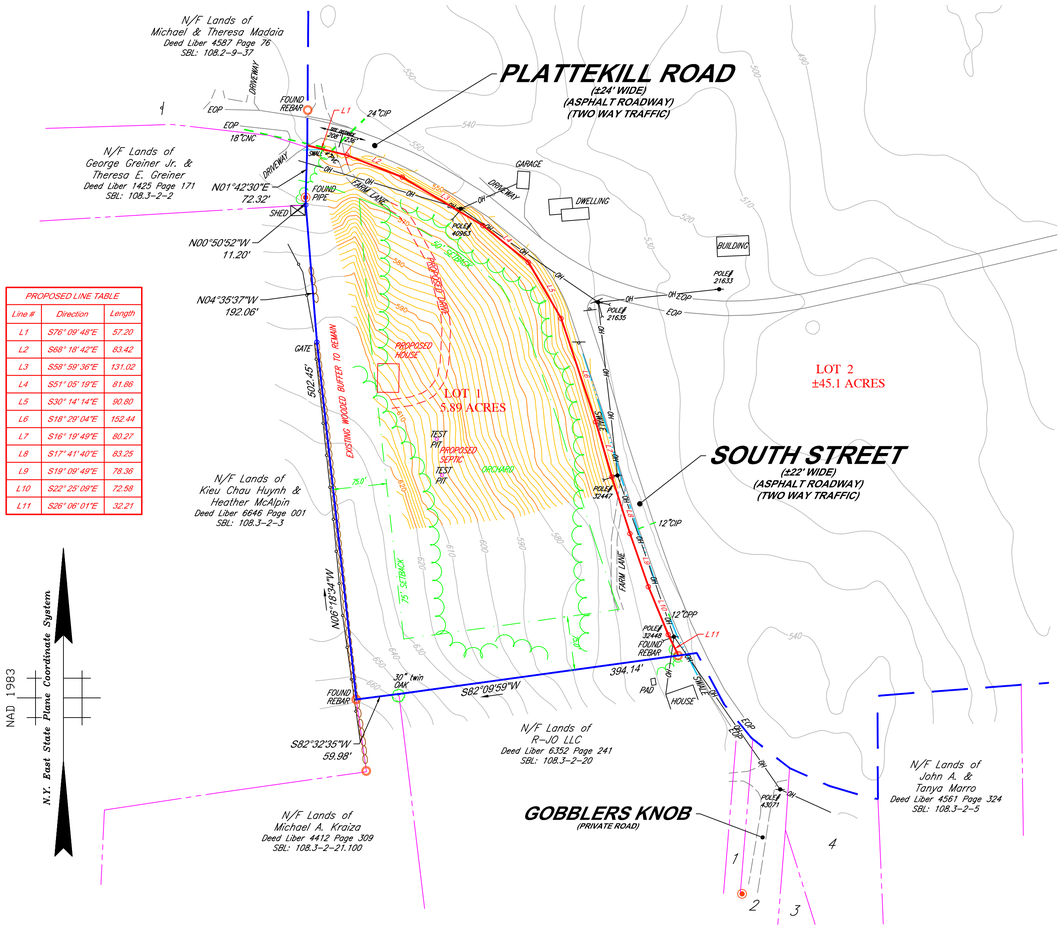
MAP ENTITLED "SURVEY MAP OF A 51.35 ACRE PARCEL" DATED 27 APRIL, 2023 BY M. GRANT DECKER.

REFERENCE DEED :

BARBARA L. GILMORE
- to -
BRADLEY JORDAN ROSEN AS TRUSTEE OF THE BR2016 REVOCABLE TRUST
DEED LIBER 6879 PAGE 262
DATED 25 JUNE, 2021
FILED 27 JULY, 2021

RECORD OWNER :

BRADLEY JORDAN ROSEN
184 PLATTEKILL ROAD
MARLBORO, NY 12542



PROPOSED LINE TABLE		
Line #	Direction	Length
L1	S76°09'48"E	57.20
L2	S68°18'42"E	83.42
L3	S58°59'36"E	131.02
L4	S51°05'19"E	81.86
L5	S30°14'14"E	90.80
L6	S18°29'04"E	152.44
L7	S16°19'49"E	80.27
L8	S17°41'40"E	83.25
L9	S19°09'49"E	78.36
L10	S22°25'09"E	72.58
L11	S26°06'01"E	32.21

ZONING TABLE

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

ITEMS	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
MIN LOT AREA	1 ACRE	5.89 ACRES	±45.1 ACRES
MIN LOT WIDTH	150'	370'	-
MIN LOT DEPTH	200'	680'	-
MIN AGRICULTURAL	75'	±80'	-
MIN FRONT YARD	50'	±270'	-
MIN 1 SIDE YARD	35'	±80'	-
SIDE TOTAL	80'	±310'	-
MIN REAR YARD	75'	415'	-
MAX BUILDING HEIGHT	35'	35'	<35'
MAX BUILDING COVERAGE	20%	4%	<20%
PARCEL SUBJECT TO THE PROVISIONS OF THE TOWN OF MARLBOROUGH ZONING CODE 155-52. WOODED BUFFER TO REMAIN PER SECTION 155-52E			

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

AGRICULTURAL NOTES

This Property is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following :

1. That farming does not only occur between 8:00am and 5:00pm and is dependent upon "Mother Nature"; Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop-drying fans which are run 24 hours a day during the harvesting season.
2. That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
3. That farm neighbors very often spray their crops with pesticides in accordance with accepted practices regulated by the New York State Department of Environmental Conservation (D.E.C.Notification Law Number 325, October 1988)
4. That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
5. That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

ADJOINER LIST

1 — N/F Lands of Gerard & Jeanne Murphy, Deed Liber 5490 Page 322, SBL: 108.3-2-65.600

2 — N/F Lands of Charles & Rose Marie Alonge, Deed Liber 1880 Page 003, SBL: 108.3-2-65.700

3 — N/F Lands of Marilyn Mahan, Deed Liber 7095 Page 288, SBL: 108.3-2-24

4 — N/F Lands of Matthew Espejo & Kelsey Mayhew, Deed Liber 7318 Page 10, SBL: 108.3-2-19

NAD 1983
N.Y. East State Plane Coordinate System

PLANNING BOARD ENDORSEMENT

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

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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, L.S
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
1	ADD ADJOINERS, REVISE BULK TABLE	N/A	GIO	P.P.B.	01-07-25

FIELD DATE: 03-28-24
FIELD BOOK NO.: HV# 10, HV# 9
FIELD BOOK PG.: 19, 65-66
FIELD CREW: IG/BN
DRAWN: GIO
REVIEWED: S.D.

MAP OF SUBDIVISION OF LANDS OF
THE BR2016 Revocable Trust
BRADLEY JORDAN ROSEN Trustee
SBL: 108.2-9-36 TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
11 MAIN STREET
HIGHLAND, NY 12528
845.691.7339
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9600
LAUREL, NJ 609.897.7691
MANAHAWKIN, NJ 609.597.3647
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
NEW YORK, NY 718.215.1910
ROCHESTER, NY 585.balance
GEORGETOWN, DE 302.295.1610
PHILADELPHIA, PA 215.712.9600
FT. LAUDERDALE, FL 954.763.7611

APPROVED: P.P.B. | DATE: 04-15-2024 | SCALE: 1" = 100' | FILE NO.: 12-240116-00 | DWG. NO.: 1 OF 1

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