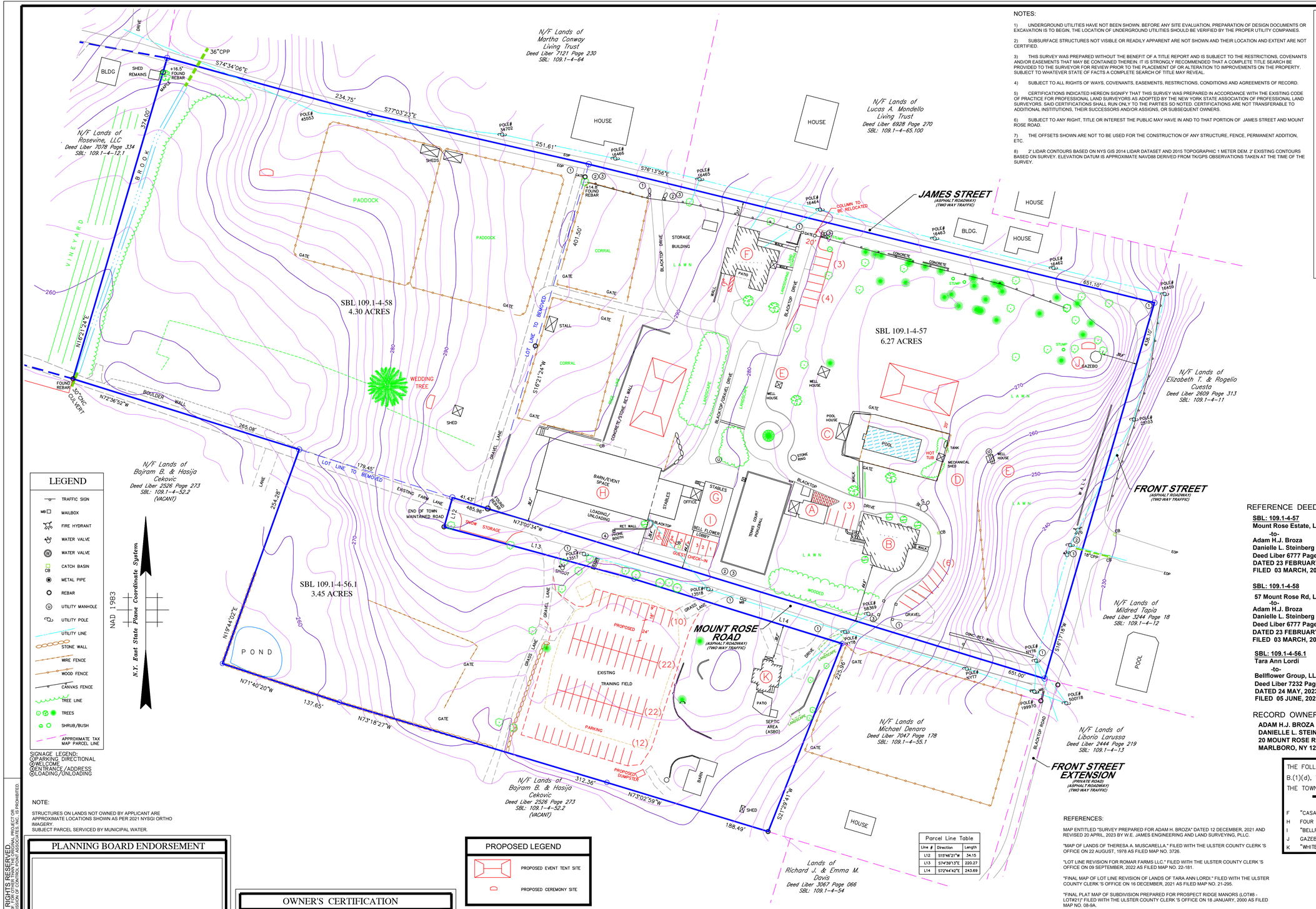

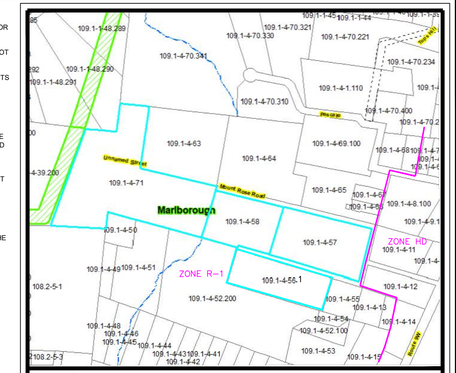

SECTION : 109.1, BLOCK : 4, LOTS: 57, 58, & 56.1

TAX MAP SCALE : 1"= 400'

LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: WAPPINGERS FALLS

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) SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE IN AND TO THAT PORTION OF JAMES STREET AND MOUNT ROSE ROAD.

7) THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

8) 2' LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. 2' EXISTING CONTOURS BASED ON SURVEY. ELEVATION DATUM IS APPROXIMATE NAVD88 DERIVED FROM TK/GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.

LEGEND

- TRAFFIC SIGN
- MAILBOX
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE
- CATCH BASIN
- METAL PIPE
- REBAR
- UTILITY MANHOLE
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- WIRE FENCE
- WOOD FENCE
- CANVAS FENCE
- TREE LINE
- TREES
- SHRUB/BUSH
- APPROXIMATE TAX MAP PARCEL LINE

NAD 1983
N.Y. East State Plane Coordinate System

SIGNAGE LEGEND:
- P PARKING DIRECTIONAL
- W WELCOME
- E ENTRANCE /ADDRESS
- L LOADING/UNLOADING

NOTE:

STRUCTURES ON LANDS NOT OWNED BY APPLICANT ARE APPROXIMATE LOCATIONS SHOWN AS PER 2021 NYSGI ORTHO IMAGERY.
SUBJECT PARCEL SERVICED BY MUNICIPAL WATER.

REFERENCE DEEDS :

SBL: 109.1-4-57
Mount Rose Estate, LLC
-to-
Adam H.J. Broza
Danielle L. Steinberg
Deed Liber 6777 Page 183
DATED 23 FEBRUARY, 2021
FILED 03 MARCH, 2023

SBL: 109.1-4-58
57 Mount Rose Rd, LLC
-to-
Adam H.J. Broza
Danielle L. Steinberg
Deed Liber 6777 Page 179
DATED 23 FEBRUARY, 2021
FILED 03 MARCH, 2023

SBL: 109.1-4-56.1
Tara Ann Lordi
-to-
Bellflower Group, LLC
Deed Liber 7232 Page 218
DATED 24 MAY, 2023
FILED 05 JUNE, 2023

RECORD OWNER :

ADAM H.J. BROZA &
DANIELLE L. STEINBERG BROZA
20 MOUNT ROSE ROAD
MARLBORO, NY 12542

TOTAL AREA: 14.02 ACRES

ZONING TABLE

ZONING INFORMATION - SOURCE TOWN ZONING MAP
R-1 DISTRICT

ITEMS	REQUIRED	EXISTING
MIN LOT AREA	10 ACRES	14.02 ACRES
MIN LOT WIDTH	150'	640'+-
MIN LOT DEPTH	200'	225'+-
MIN FRONT YARD	50' *	38.9' *
MIN 1 SIDE YARD	50' *	27.7'*
SIDE TOTAL	100'	63.9'*
MIN REAR YARD	50'	>50'
MAX BUILDING HEIGHT	35'	<35'
MAX BUILDING COVERAGE	20%	20%

* MINIMUM PER 155-12 B.(4)(k) AND 155-18 B.(1)(d)
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

PROPOSED USE:

SECTION 155-12 B. (4) (k) RESORT HOTEL
SECTION 155-18 B. TOURIST & VACATION BUILDINGS

THE FOLLOWING STRUCTURES WERE GRANTED AREA VARIANCES FROM SECTION 155-18 B.(1)(d), WHICH REQUIRES A 50 FOOT SETBACK FOR ANY STRUCTURE IN RESORT USE, BY THE TOWN OF MARLBOROUGH ZONING BOARD OF APPEALS ON 08 AUGUST, 2024.

STRUCTURE	REQUIRED *	EXISTING	VARIANCE REQUIRED
F "CASAS" THREE UNITS WITH MAX. TOTAL 5 BEDROOMS	50'	27.7'	22.3'
H FOUR STALL BARN WITH RIDING RING / EVENT SPACE	50'	36.2'	13.8'
I "BELLFLOWER" GIFT SHOP / LOBBY	50'	44.3'	5.7'
J GAZEBO	50'	39.9'	10.1'
K "WHITE HOUSE" FOUR BEDROOM FARMHOUSE	50'	38.2'	11.8'

REFERENCES:

MAP ENTITLED "SURVEY PREPARED FOR ADAM H. BROZA" DATED 12 DECEMBER, 2021 AND REVISED 20 APRIL, 2023 BY W.E. JAMES ENGINEERING AND LAND SURVEYING, PLLC.

"MAP OF LANDS OF THERESA A. MUSCARELLA." FILED WITH THE ULSTER COUNTY CLERK 'S OFFICE ON 22 AUGUST, 1978 AS FILED MAP NO. 3726.

"LOT LINE REVISION FOR ROMAR FARMS LLC." FILED WITH THE ULSTER COUNTY CLERK 'S OFFICE ON 09 SEPTEMBER, 2022 AS FILED MAP NO. 22-181.

"FINAL MAP OF LOT LINE REVISION OF LANDS OF TARA ANN LORDI." FILED WITH THE ULSTER COUNTY CLERK 'S OFFICE ON 16 DECEMBER, 2021 AS FILED MAP NO. 21-295.

"FINAL PLAT MAP OF SUBDIVISION PREPARED FOR PROSPECT RIDGE MANORS (LOT#8 - LOT#21)" FILED WITH THE ULSTER COUNTY CLERK 'S OFFICE ON 18 JANUARY, 2000 AS FILED MAP NO. 08-9A.

Parcel Line Table		
Line #	Direction	Length
L12	S15°46'21"W	34.15
L13	S74°39'13"E	220.27
L14	S72°44'42"E	243.69

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.

Signature Date

Signature Date

PROPOSED LEGEND

- PROPOSED EVENT TENT SITE
- PROPOSED CEREMONY SITE

USE LEGEND

- A "TENNIS HOUSE" ARTIST STUDIO WITH APARTMENT
- B "VILLA" SIX UNITS
- C CABANA WITH WET BAR
- D MECHANICAL SHED
- E WELL HOUSES
- F "CASAS" THREE UNITS WITH MAX TOTAL 5 BEDROOMS
- G FOUR STALLS W/ TACK ROOM
- H FOUR STALL BARN WITH RIDING RING / EVENT SPACE
- I "BELLFLOWER" GIFT SHOP & LOBBY
- J GAZEBO
- K "WHITE HOUSE" FOUR BEDROOM FARMHOUSE

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

50 0 25 50 100 200

(IN FEET)
1 inch = 50 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 CURRENTLY ACCEPTED ACCURACY STANDARDS.

PATRICIA PAULI BROOKS, LS
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
4	ADD LOT LINE REVISION		GIO	P.P.B.	03-20-25
3	ADDRESS PLANNING BOARD COMMENTS		IG	P.P.B.	01-10-25
2	ADDITIONAL TREESAND FENCE	DD	GIO	P.P.B.	11-20-24
1	ADDRESS P.B. COMMENTS		GIO	P.P.B.	9-17-24

FIELD DATE: 08-25-23
FIELD BOOK NO.: HV# 7
FIELD BOOK PG.: 1-2
FIELD CREW: BN/ED
DRAWN: CG

SITE PLAN AND LOT LINE REVISION PREPARED FOR
MOUNT ROSE EQUESTRIAN
TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
11 MAIN STREET, HIGHLAND NEW YORK 12528
845.691.7339
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9000
MT. LAUREL, NJ 856.778.9280
MANHATTAN, NY 646.780.2611
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.347.5300
GEORGETOWN, DE 302.295.2101
PHILADELPHIA, PA 215.712.9000

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
SD	PPB	06-26-2024	1" = 50'	12-220145-00	1 OF 1

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