

Town of Marlborough Planning Board Application

Application For: (Check One)

Subdivision ☒

Lot Line (3 plus lots) ☐

Application Number: _____

Date of Submission: _____

Name of Project: 99 Peach Lane 4-lot subdivision

Location of Project: 99 Peach Lane, Milton

Tax Section Block and Lot: 95.4-3-13.210

Zoning District: RAG1

Number of Acres: 23.3 + Sq. Footage of Building: _____

Description of Project (include number of lots/units & bedrooms):

4-lot residential subdivision

EMAIL: knason@necsd.net

Name of Property Owner: Katrina Nason

Address of Property Owner: 129 Peach Lane, Milton NY 12547

Telephone Number of Property Owner: 845-235-3917

Name of Applicant: Same as above

Address of Applicant: Same as above

Telephone Number of Applicant: Same as above

Name of Surveyor: Jonathan Millen, LLS +

Address of Surveyor: 1229 Rt 300 Suite 4, Newburgh, NY 12550 +

Telephone Number of Surveyor: 845-943-7198 +

Name of Engineer: Christopher Terrizzi PE +

Address of Engineer: 11 Terrizzi Dr, Wallkill NY 12589 +

Telephone Number of Engineer 845-239-2020 +

Name of Attorney: Joe Saffioti +

Address of Attorney: 5031 Rt 9w Suite 1 Newburgh, NY 12550 +

Telephone Number of Attorney: 845-562-3500 +

Reason For Application:

New 4-lot subdivision

Description of Proposal:

4-lot subdivision of existing 23.3 acre parcel served by individual on-site septic & wells.

Christopher M Terrizzi, PE

Applicant's Name

CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

- I. The following items shall be submitted for a COMPLETED Planning Board Application Form.
1. ☒ Completed Application
 2. ☒ Environmental Assessment Form (<https://www.dec.ny.gov/permits/6191.html>)
 3. ☒ Letter of Agent Statement
 4. ☒ Application Fee (*Separate check from escrow fee*)
 5. ☒ Escrow Fee (*Separate check from application fee*)
 6. ☒ Copy of deed
 7. ☒ Completed checklist (*Automatic rejection of application without checklist*)
 8. ☒ Agricultural Data Statement (*if applicable*)
 9. ☒ Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.
- II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.
1. ☒ Name and address of applicant
 2. ☒ Name and address of owner (*if different*)
 3. ☒ Subdivision name and location
 4. ☒ Tax Map Data (*Section-Block-Lot*)
 5. ☒ Location map at a scale of 1" = 2,000
 6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
 7. ☒ Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
 8. ☒ Date of plat preparation and/or plat revisions
 9. ☒ Scale the plat is drawn to (Max 1" = 100')
 10. ☒ North Arrow

11. ☒ Surveyor's Certification
12. ☐ Surveyor's seal and signature
13. ☒ Name, SBL and acreage of adjoining owners
14. ☒ NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. ☐ Flood plain boundaries
16. ☐ Federal Wetland Boundary
17. ☒ Metes and bounds of all lots
18. ☒ Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.
19. ☐ Show existing or proposed easements (*note restrictions*)
20. ☒ Right of way width and Rights of Access and utility placement.
21. ☐ Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22. ☒ Lot area acreage. For lots under 2 acres, list in square feet & acres.
23. ☒ Number of lots including residual lot.
24. ☒ Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25. ☐ A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26. ☒ Applicable note pertaining to owners review and concurrence.
27. ☐ Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. ☒ Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.
29. ☒ 2 Foot Contours
30. ☒ Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31. ☐ If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (*per Town specs*) is to be furnished and installed.
32. ☐ The amount of grading expected or known to be required to bring the site to readiness.
33. ☐ Estimated or known cubic yards of material to be excavated.
34. ☐ Estimated or known cubic yards of fill required.
35. ☐ The amount of grading expected or known to be required to bring the site to readiness.
36. ☐ Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. ☐ Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. ☒ Planning Board approval block 4" x 2"
39. ☐ Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. ☒ Sight distance of all intersections and driveways.
41. ☐ Ridgeline and steep slope notation.
42. ☒ Agricultural setbacks.
43. ☐ After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.



By: Christopher Terrizzi
Licensed Professional

4/1/25

Date

**Town of Marlborough
Planning Board Legal Notices
for Public Hearing**

Procedure for Legal Notices:

1. The Town of Marlborough Planning Board will schedule Public Hearings during a regularly scheduled meeting after approval for the Public Hearing has been granted.
2. Applicants are required to obtain surrounding property owner names and addresses from the Ulster County Parcel viewer for 500 feet from the parcel. See <https://ulstercountyny.gov/maps/parcel-viewer/>.
3. Applicants are required to send a Public Notice Letter, obtained from the Town of Marlborough Planning Board Office, via Certified Mail to property owners no less than 10 days prior to Public Hearing.
4. The Town of Marlborough Planning Board Office will send notification to the Town's official newspaper.
5. All Certified Mail receipts, in addition to a copy of the Ulster County Parcel viewer's listing of names and addresses, must be submitted at the Public Hearing.
6. It is recommended (not required) an aerial be provided with the Mailing Notice showing the outline of the property at a reasonable scale for residents to understand the location of the subject application. See <https://ulstercountyny.gov/maps/parcel-viewer/>.

Any questions regarding procedures should be directed to The Town of Marlborough Planning Board Office.

Phone: 845-795-6167

Email: marlboroughplanning@marlboroughny.us

Ethics Code

TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

In accordance with the Town of Marlborough Code of Ethics, Article 13-3 (E) and Public Officers Law § 209, the following disclosure notice ("notice") must be completed and signed by any individual, including any officer or employee of the Town of Marlborough, who has an application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, special use permit, site plan, subdivision, exemption from a plat or official map, license or permit, pursuant to the provisions of the zoning and planning regulations of the Town of Marlborough before any Town of Marlborough Board, Agency or Department ("decision-making authority"), in which a Town officer or employee has an interest in the subject of the application. The purpose of the disclosure notice is to identify and disclose any potential or actual conflict of interest for the Town employee or officer, which may compromise his/her ability to make decisions solely in the public interest. Please refer to the Town of Marlborough Code of Ethics for further information.

Under the Town of Marlborough Code of Ethics an interest is defined as: a participation, connection or involvement of any sort whether direct or indirect, pecuniary or non-pecuniary, personal or professional, which may result in a benefit. For the purposes of the Town of Marlborough Code of Ethics, the "interests" of a Town officer or employee shall be deemed to include the "interest" of:

- A. An immediate family member. Immediate family member is defined as: grand parents, parents, spouse, significant other, children, grand children, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.
- B. Any person other than a bank, trust company or other lending institution with whom he/she has a substantial debtor-creditor or other financial relationship.
- C. Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship.
- D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

This notice must be completed and included with the application, petition or request to the appropriate Town of Marlborough Board, Agency or Department.

I, Katrina Nason, residing at 129 Peach Road, Milton, NY
12547, make the following statements about interests in the
real property which is the subject of this application, petition or request for a _____
_____, before the _____
of The Town of Marlborough.

PART I: Except as otherwise set forth in Part II below:

A. Individuals with an interest in the property.

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

B. Corporations or other entities with an interest in the property.

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

C. Stockholder or controlling interest

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

D. Party to an agreement with the applicant

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request for the subject property is a immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

PART II: If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

PART III: This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, petition or request. This notice shall be made part of that decision-making authority's official record, disclosing the exact nature of the conflict in detail. If there is an actual or potential conflict, the Town officer or employee shall abstain from voting or otherwise acting on the application, petition or request so as to avoid an actual conflict.

ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-2220.

PLEASE TAKE NOTICE.....A KNOWINGLY FALSE STATEMENT IS PUNISHABLE UNDER N.Y. GEN. MUN. LAW ' 809 AS A MISDEMEANOR.

Signed: Kelvin

Date: 4/7/25

ACKNOWLEDGMENT

State of New York
County of: Orange

On 7th April 2025, before me personally appeared Kabrina Nasim, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that [he/she/they] executed the same in [his/her/their] capacity(ies), and that by [his/her/their] signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Nicole Dembek

NICOLE DEMBEK
Notary Public - State of New York
NO. 01DE6325403
Qualified in Orange County
My Commission Expires May 26, 2027



PLANNING BOARD FEES

(ALL APPLICATIONS Subject to Escrow Fees)

Please make checks payable to: Town of Marlborough

Application Fees:

Residential Subdivision – Single Family or Town House	\$1,000.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$1,000.00, plus \$100.00 per Unit
Commercial Subdivision	\$1,000.00, plus \$200.00 per Lot or Unit
Commercial Site Plan	\$2,000.00, plus \$10.00 per 1,000 Sf of Bldg.
Minor Site Plan (Short Term Rental, Home Occupation, Bed & Breakfast)	\$500.00
For Minor Site Plans contact the Building Department for safety inspection, permit and other applicable fees	
All other Site Plans Reviews	\$1,000.00
Simple 2 Lot Line Revision	\$1,000.00
Recreation Fees (Residential Subdivision & Site Plans-Excludes parent parcel)	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (50 and over)	\$ 500.00 per Unit

Escrow Fees: (Escrow is to cover the cost of the attorney, engineer, stenographer and any additional consultants needed.
Escrow is to be replenished to 75% of the original escrow when level drops to 25% remaining in account.)

Residential Subdivision – Single Family or Town House	\$2,500.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$2,500.00, plus \$100.00 per Unit
Commercial Subdivision	\$2,500.00 per lot (up to 4 lots) \$200.00 Per Lot Thereafter
Commercial Site Plan	\$3,000.00 Minimum
Minor Site Plan (Short Term Rental, Home Occupation, Bed & Breakfast)	\$1,500.00 Minimum
For Minor Site Plans contact the Building Department for safety inspection, permit and other applicable fees	
All other Site Plans Reviews	\$2,000.00 Minimum
Simple 2 Lot Line Revision	\$2,000.00 Minimum
Preliminary Conceptual Site Plan	\$500.00

Engineer Inspection Fees (All Town Roads Installation Inspections)

Improvements as approved by Town Engineer	5% of the Estimated cost to construct
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Disclaimer

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

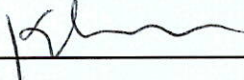
AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name(Print): Katrina Nason

Applicant's Signature: 

Date: 4/4/25

*****Application will not be accepted if not signed and filled out completely*****

Letter of Agent

I (We), Katrina Nason am (are) the owner(s) of a parcel
of land located on 99 Peach Lane in the Town of Marlborough,
Tax Map Designation: Section 95.4 Block 3 Lot 13.210.

I (We) hereby authorize Christopher Terrizzi to act as my (our) agent to
represent my (our) interest in applying to the Town of Marlborough Planning Board for a 4 Lot
Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

Katrina Nason
Signature

4/7/25
Date

Signature

Date

State Of New York}

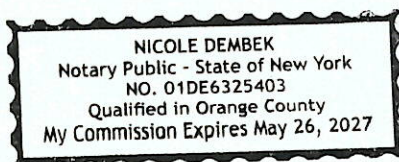
County Of Orange }

SS:

On the 7th day of April in the year 2025 before me, the undersigned, a Notary
Public in and for said State, personally appeared

Katrina Nason, personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and
that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of
which the individual(s) acted, executed the instrument.

Nicole Dembek
Notary Public





ULSTER COUNTY – STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 6886 / 256
INSTRUMENT #: 2021-15440

Receipt#: 2021062897
Clerk: SM
Rec Date: 08/09/2021 09:39:05 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 7
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: NASON MARTIN
Party2: NASON KATRINA
Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 195.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 135

Transfer Tax

Consideration: 0.00

Total: 0.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Nina Postupack
Nina Postupack
Ulster County Clerk

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 19th day of July, 2021,

BETWEEN Martin Nason,
residing at 9 Berry Road, Marlboro, New York 12542,

and Katrina Nason,

party of the first part, and

Katrina Nason, residing at 9 Berry Road, Marlboro, New York 12542,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, more particularly described in Schedule A attached hereto;

BEING a portion of the same premises as conveyed by a deed from Jack G. Gallagher and Rod M. Gallagher to Martin Nason and Katrina Nason by deed dated December 16, 2017 and recorded February 1, 2018 in Document No. 2018-1714 in the office of the Ulster County Clerk.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.



ACES

Automated Construction Enhanced Solutions, Inc.

Professional Land Surveying • GPS Services • Engineering-Surveying & CAD Consulting

Schedule "A"
Metes and Bounds Legal Description

ALL that certain plot, piece, or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being known and designated as **Lot Number 1** as shown on a certain map entitled, "Final Plat Minor Subdivision of the lands of Martin Nason & Katrina Nason", dated April 7, 2020, last revised September 29, 2020, and filed in the Office of the Orange County Clerk on March 17, 2021 as **Filed Map No. 21-67A**, being bounded and more particularly described as follows:

Beginning at a point on the westerly Right of Way (R.O.W.) line of Peach Lane, said point being marked by a ½ inch iron rod with cap found, said point being both the northeasterly corner of Lot 2 and the southeasterly corner of lot 1 as shown on said map, said point also being the **The True Point of Beginning**:

THENCE leaving said R.O.W. line and running along the division line between the lands now or formerly of Martin Nason & Katrina Nason as described in Liber 6262 at Page 213 of Deeds, aka Lot 2 also said Filed Map No. 21-67A, and the parcel herein described the following two (2) courses and distances:

- 1) **N 63°30'00" W a distance of 952.42 feet** to a point; said point being marked by a ½ inch iron rod with cap found;
- 2) **S 26°30'00" W a distance of 435.29 feet** to a point; said point being marked by a ½ inch iron rod with cap found;

THENCE leaving said division line and running along the division line between the lands now or formerly of Apple Blossom Orchards, LLC as described in Liber 6234 at Page 43 of Deeds, aka Lot 2 as shown on a certain map entitled, "Final Plan Subdivision of Lands of Maria Stavroulakis", filed in the Ulster County Clerk's Office on October 23, 2017 as Filed Map No. 17-187 and the parcel herein described the following course and distance:

- 3) **N 62°30'23" W a distance of 566.73 feet** to a point; said point being marked by an iron rod found;

THENCE leaving said division line and running along the division line between the lands now or formerly of Apple Blossom Orchards, LLC as described in Liber 4967 at Page 119 of Deeds and the parcel herein described, the following three (3) courses and distances:

- 4) **N 19°22'46" E a distance of 536.58 feet** to a point;
- 5) **N 33°52'14" W a distance of 18.48 feet** to a point;
- 6) **N 16°27'46" E a distance of 468.60 feet** to a point; said point being marked by an iron rod found;

THENCE leaving said division line and running along the division line between the lands now or formerly of Allstate Apple Exchange, Inc. as described in Liber 1240 at Page 599 of Deeds and the parcel herein described, running generally along a stone wall the following six (6) courses and distances:

- 7) **S 61°20'24" E a distance of 464.69 feet** to a point;
- 8) **S 61°16'06" E a distance of 162.81 feet** to a point;
- 9) **S 61°56'33" E a distance of 183.38 feet** to a point;
- 10) **S 59°06'43" E a distance of 88.29 feet** to a point;
- 11) **S 62°42'47" E a distance of 162.63 feet** to a point;
- 12) **S 62°31'29" E a distance of 219.45 feet** to a point;

THENCE leaving said division line and running along the division line between the lands now or formerly of Martin Nason & Katrina Nason as described in Liber 6262 at Page 213 of Deeds, aka Lot 4 also said Filed Map No. 21-67A, and the parcel herein described, the following course and distance:

- 13) **S 12°45'00" W a distance of 205.13 feet** to a point;

THENCE leaving said division line and running along the division line between the lands now or formerly of Martin Nason & Katrina Nason as described in Liber 6262 at Page 213 of Deeds, aka Lot 3 also said Filed Map No. 21-67A, and the parcel herein described, the following two (2) courses and distances:

- 14) **S 12°45'00" W a distance of 165.00 feet** to a point;
- 15) **S 63°30'00" E a distance of 280.64 feet** to a point; said point being on said westerly Right of Way (R.O.W.) line of Peach Lane;

THENCE leaving said division line and running along said R.O.W. line the following three (3) courses and distances:

16) S 11°16'59" W a distance of 40.03 feet to a point;

17) S 13°56'18" W a distance of 89.79 feet to a point;

18) S 21°41'03" W a distance of 50.37 feet to a point; said point also being **The True Point Of Beginning**.

Containing an area of 1,018,611.5 s.f. square feet, 23.384 acres more or less.

Being and intended to be a portion of the same premises conveyed to **Martin Nason & Katrina Nason**, by deed from **Jack C. Gallagher**, dated **December 16, 2017**, and duly recorded in the **Ulster County Clerks Office** on **February 1, 2018** in Liber **6262** at Page **213** of Deeds, and designated as Tax Lot **95.4-3-13.2** as shown on the current Land and Tax maps for the Town of **Marlborough**. The 911 address for this parcel is 89 Peach Lane.

Prepared on June 7, 2021 by Jonathan N. Millen, LLS (Lic. No. 050746).



The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

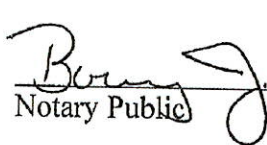
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

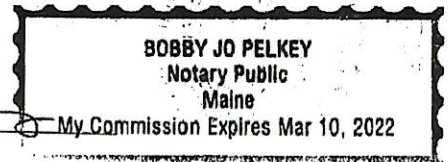

By: Martin Nason


By: Katrina Nason

STATE OF MAINE)
) ss:
COUNTY OF Androscoggin

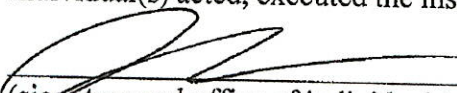
On the 12 day of July, 2021, before me personally appeared Martin Nason personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities and that by their signatures on the instrument the individuals or the persons on behalf of which the individuals acted, executed the instrument and that such individual made such appearance before the undersigned in the Houlton (city) and the State of Maine


Notary Public



STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 19th day of July in the year 2021, before me, the undersigned, personally appeared **Katrina Nason**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)



Record and Return to:
Joseph M. Saffioti, Esq.
5031 Route 9W
Newburgh, NY 12550