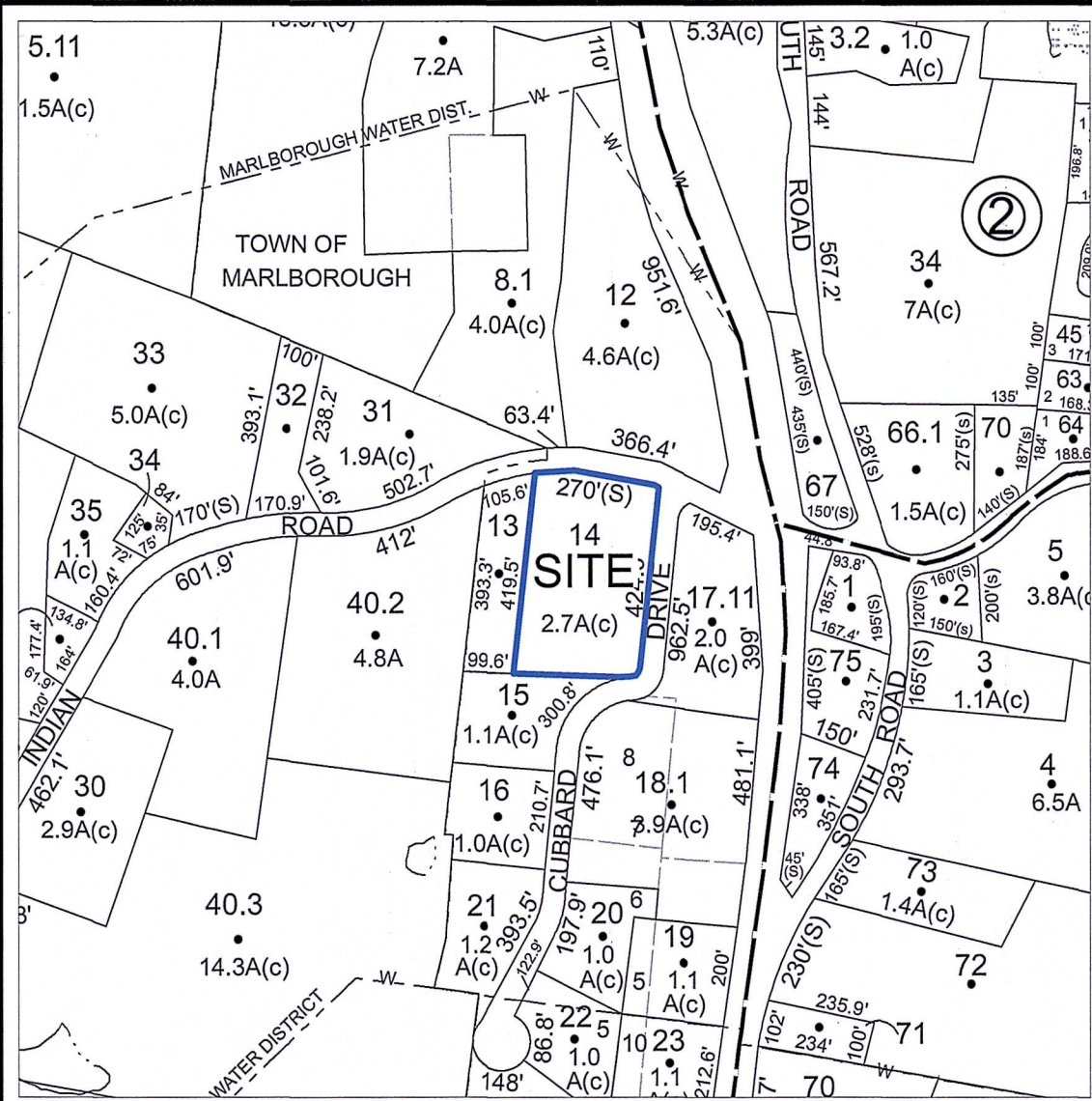




The data and certifications on this document are valid representations of the surveyor only if the surveyor's signature and raised seal are affixed to this document and the document has not been altered in any manner.

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



#### NOTES

1. 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.
2. Premises subject to all rights of way, utility grants or easements of record, if any.
3. Nearest wetlands are over 400 feet from premises.
4. "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."
5. Permit to construct a waste disposal system on Lot 2 was issued by the Ulster County Department of Health on 01/12/2025

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.

#### 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: \_\_\_\_\_

#### MAP REVISION DATES

DATE	REVISION	BY
6/23/2025	RIGHT OF WAY COURSES, PROPOSED WATER LINE	WRE

## FINAL PLAN

SHOWING SUBDIVISION FOR LANDS OF  
**NICOLAS R. ATKINS &  
ANDREW R. SKVARIUS**  
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/ 2-1/2	25 FT	20 FT
MAXIMUM BUILDING COVERAGE	20%	2%	9%

\*PRESUMING OLD INDIAN ROAD FOR FRONT  
\*\* PRE-EXISTING  
# WITH VARIANCE GRANTED BY ZBA

#### OWNER

NICOLAS R. ATKINS  
ANDREW R. SKVARIUS  
35 OLD INDIAN ROAD  
MILTON, NY 12547

#### LOT AREA

± 2.65 ACRES

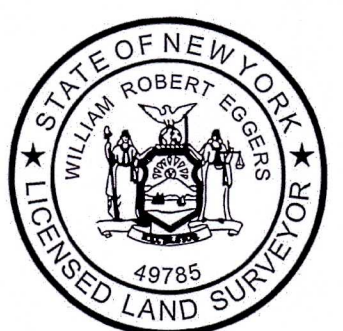
#### TAX MAP ID#

103.3-1-14

## LEGEND

—	PROPERTY LINE
- - -	ADJACENT PL
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	UTILITY POLE
- X -	WIRE FENCE
- - -	STONE WALL
— UL —	OVERHEAD UTILITY LINES
- - -	EDGE OF GRAVEL
- - -	LIMIT OF DISTURBANCE
- - -	TREE LINE
- - -	WATER LINE

LINE	BEARING	DISTANCE
R1	N 66°50'38" W	58.35'
R2	N 81°54'37" W	25.89'
R3	N 01°50'54" W	88.60'
R4	N 12°02'10" E	45.78'
R5	S 72°30'16" E	82.90'
R6	S 15°39'59" E	38.60'
R7	S 07°55'53" W	39.97'
R8	N 15°39'59" W	66.57'
R9	N 72°30'16" W	74.24'
R10	S 12°02'10" W	43.84'
R11	S 01°50'57" E	86.65'
R12	S 81°54'37" E	28.01'
R13	S 66°50'38" E	56.11'
R14	S 07°55'53" W	16.58'
CURVE	RADIUS	ARC LENGTH
C1	40.00'	55.89'
C2	31.00'	51.65'
C3	15.00'	24.99'
C4	24.00'	33.54'



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