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NAD 1983

N.Y. East State Plane Coordinate System

N/F Lands of
Town of Marlborough
Deed Liber 1296 Page 813
SBL: 95.4-1-35

N/F Lands of
Richard & Connie Winters
Deed Liber 2411 Page 021
SBL: 95.4-1-36

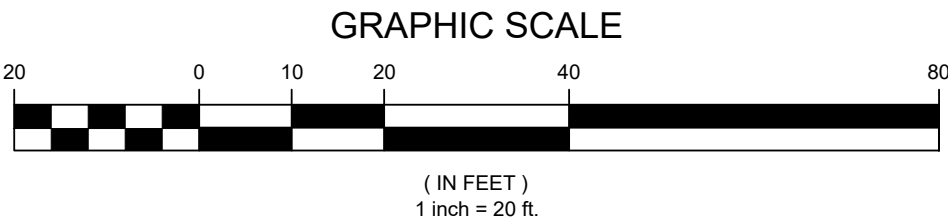
N/F Lands of
Town of Marlborough
Deed Liber 1296 Page 813
SBL: 95.4-1-35

**MILTON CROSS
ROAD**

(A.K.A. ORCHARD ROAD)
(A.K.A. COUNTY RTE 11)
(ASPHALT ROADWAY)

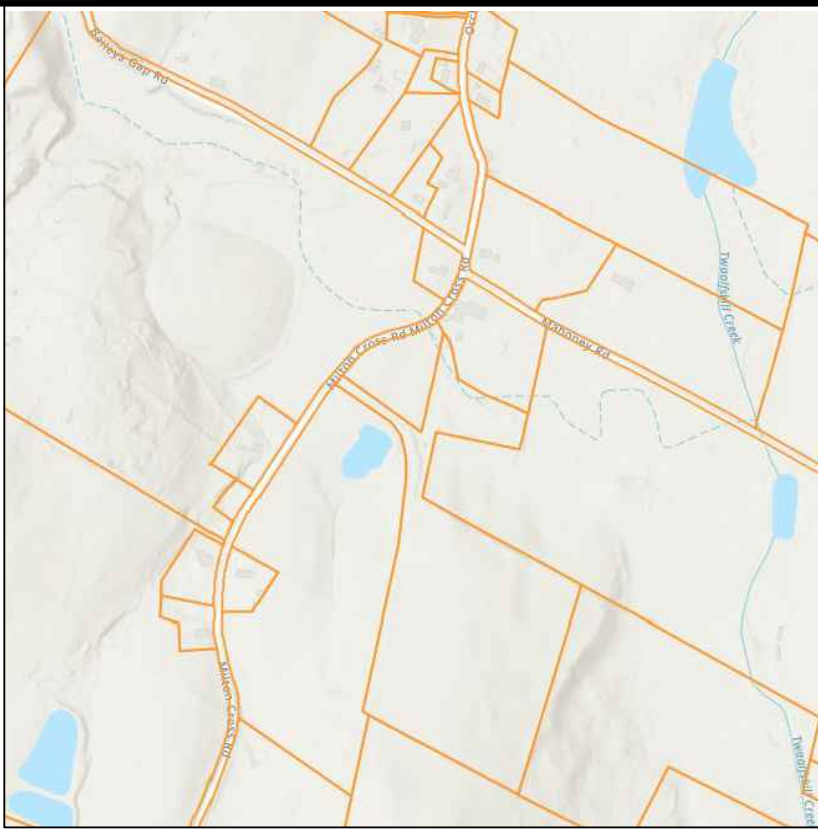
LEGEND

- BOUNDARY LINE
- APPROXIMATE TAX MAP LINE
- STONE WALL
- OVERHEAD WIRES
- WATER WELL
- ELECTRIC METER
- UTILITY POLE
- MAIL BOX
- EDGE OF PAVEMENT
- AS SHOWN BY OWNER
- REBAR



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.



VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

NOTES:

- PROPERTY KNOWN AS TAX MAP SECTION 95.4, BLOCK 1, LOT 37, TOWN OF MARLBOROUGH, ULSTER COUNTY, STATE OF NEW YORK.
- AREA = 16,168 SQUARE FEET OR 0.37 ACRES.
- 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.
- THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC PC (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
- 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 IMPORTANT THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT. THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES. THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
- SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
- 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.
- MILTON CROSS ROAD ASSUMED HIGHWAY BOUNDS COMPUTED 25' FROM EXISTING CENTERLINE.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCE DEED :

COUNTY OF ULSTER
- to -
EMILY WINTER
DEED LIBER 7392 PAGE 140
DATED 20 AUGUST, 2024
FILED 27 AUGUST, 2024

3	ADD DIMENSIONS	N/A	IG	PPB	07-03-2025
2	REVISE SEPTIC AREA	PPB	GG	PPB	06-19-2025
1	REVISE TITLE	N/A	CG	PPB	05-23-2025
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE

FIELD DATE 4-22-25	MAP OF SURVEY OF LAND OF EMILY ELOISE WINTER				
FIELD BOOK NO. HV# 10	SBL: 95.4-1-37 TOWN OF MARLBOROUGH COUNTY OF ULSTER, STATE OF NEW YORK				
FIELD BOOK PG. PG 75	CONTROL POINT ASSOCIATES INC PC 11 MAIN STREET HIGHLAND, NY 12528 845.691.7339 WWW.CPASURVEY.COM				
FIELD CREW IG/BN	WARREN, NJ 908.668.0099 CHALFONTS, PA 215.712.9880 MT. LAUREL, NJ 609.857.2099 MANHATTAN, NY 646.780.0411 LONG ISLAND, NY 631.580.2645 SOUTHBOROUGH, MA 508.945.3000 ALBANY, NY 518.237.5010 ROCHESTER, NY 585.250.1764 PHILADELPHIA, PA 215.712.9880 FT. LAUDERDALE, FL 954.763.7611				
DRAWN: GIO	REVIEWED: S.D.	APPROVED: P.P.B.	DATE 5-01-2025	SCALE 1" = 20'	FILE NO. 12-250126-00
DWG. NO. 1 OF 1					

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.
THIS SURVEY IS CERTIFIED TO:
EMILY ELOISE WINTER

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