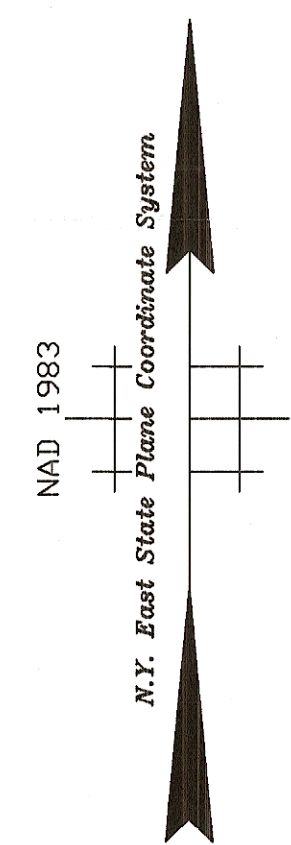


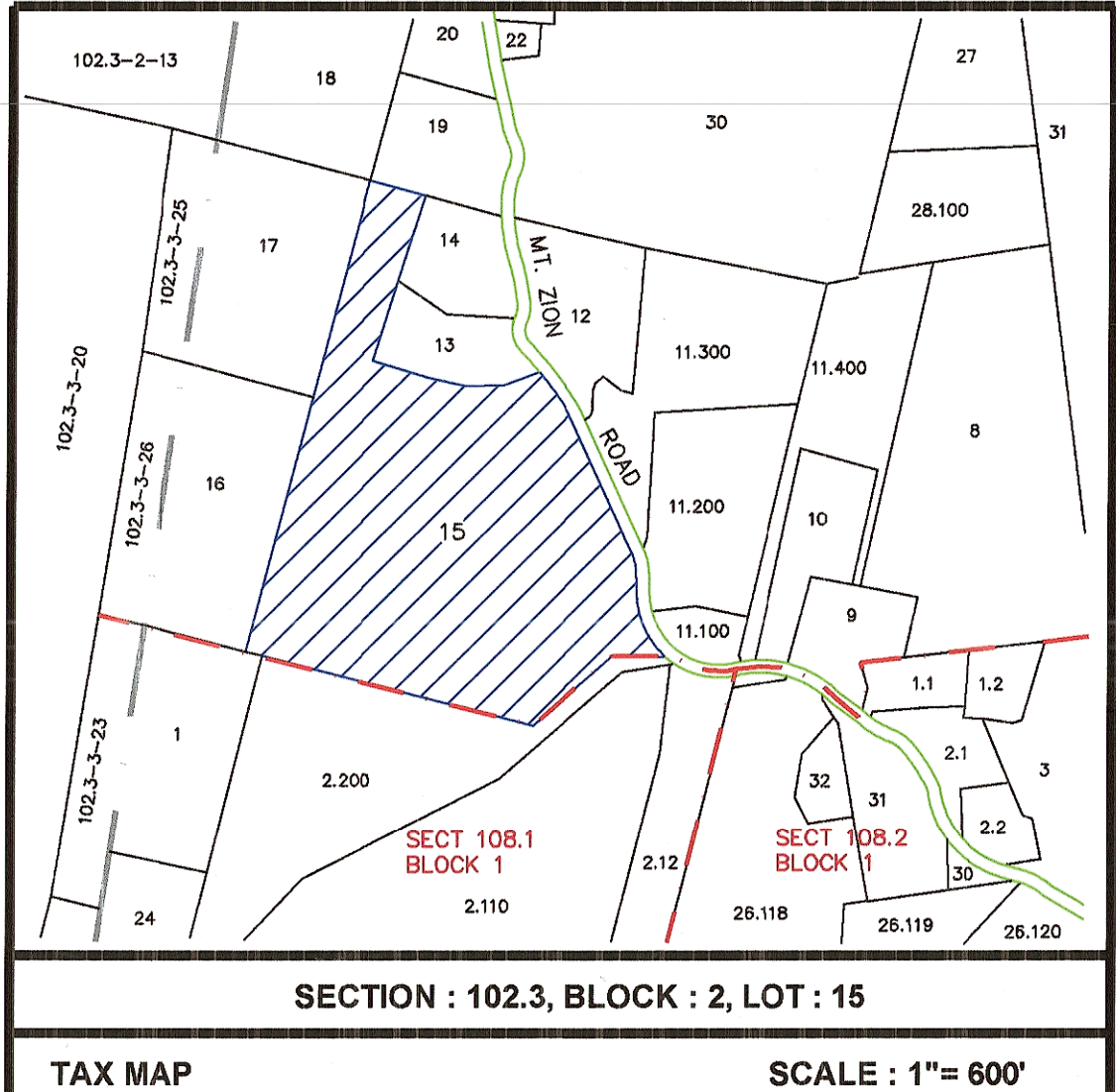
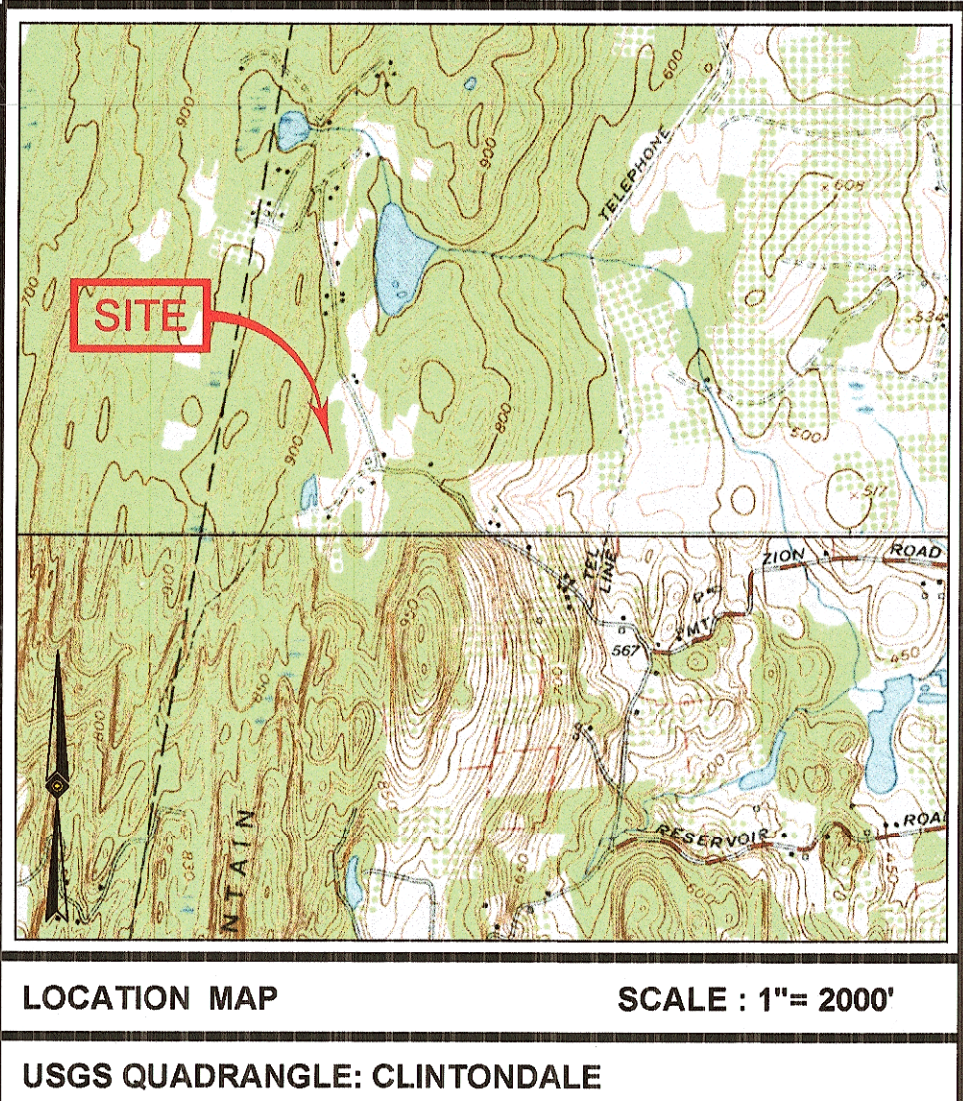
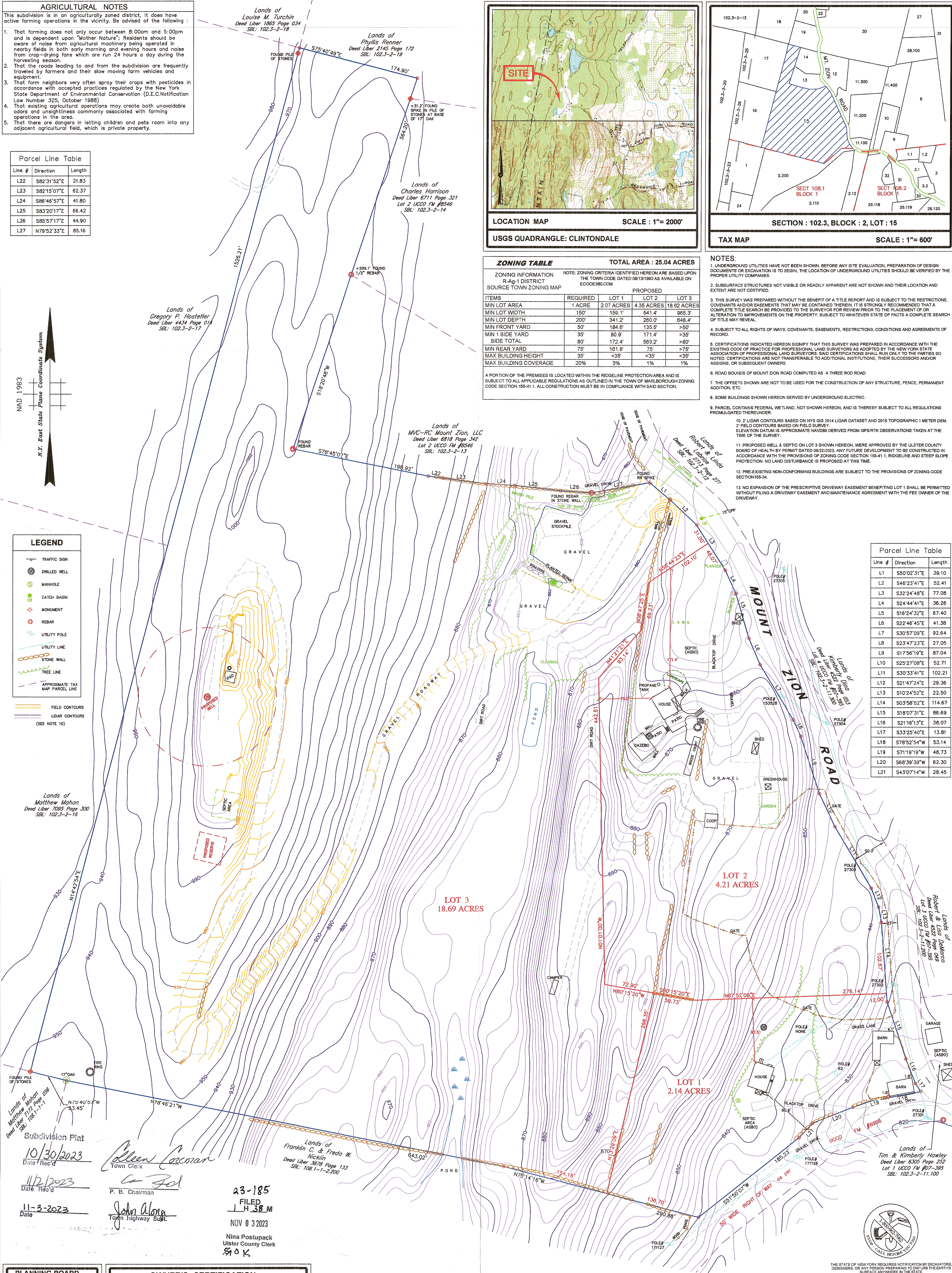
AGRICULTURAL NOTES
This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following:

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.

Parcel Line Table		
Line #	Direction	Length
L22	S82°31'52"E	21.83
L23	S82°15'07"E	62.37
L24	S86°46'57"E	41.80
L25	S83°20'17"E	66.42
L26	S85°57'17"E	44.90
L27	N79°52'33"E	85.16



LEGEND	
	TRAFFIC SIGN
	DRILLED WELL
	MANHOLE
	CATCH BASIN
	MONUMENT
	REBAR
	UTILITY POLE
	UTILITY LINE
	STONE WALL
	TREE LINE
	APPROXIMATE TAX MAP PARCEL LINE
	FIELD CONTOURS
	LIDAR CONTOURS
(SEE NOTE 10)	



ZONING TABLE		TOTAL AREA : 25.04 ACRES			
ZONING INFORMATION		NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 08/13/1993 AS AVAILABLE ON ECODE360.COM			
R-4a-1 DISTRICT		PROPOSED			
SOURCE TOWN ZONING MAP		REQUIRED	LOT 1	LOT 2	LOT 3
ITEMS					
MIN LOT AREA		1 ACRE	2.07 ACRES	4.35 ACRES	18.62 ACRES
MIN LOT WIDTH		150'	159.1'	54.4'	365.3'
MIN LOT DEPTH		200'	341.2'	260.0'	648.4'
MIN FRONT YARD		50'	184.6'	135.5'	>50'
MIN 1 SIDE YARD		35'	80.9'	171.4'	>35'
SIDE TOTAL		80'	172.4'	563.2'	>80'
MIN REAR YARD		75'	181.6'	75'	>75'
MAX BUILDING HEIGHT		35'	<35'	<35'	<35'
MAX BUILDING COVERAGE		20%	3%	1%	1%

A PORTION OF THE PREMISES IS LOCATED WITHIN THE RIDGELINE PROTECTION AREA AND IS SUBJECT TO ALL APPLICABLE REGULATIONS AS OUTLINED IN THE TOWN OF MARLBOROUGH ZONING CODE SECTION 165-41.1. ALL CONSTRUCTION MUST BE IN COMPLIANCE WITH SAID SECTION.

- 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 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 OTHER INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
 6. ROAD BOUNDS OF MOUNT ZION ROAD COMPUTED AS A THREE ROAD ROAD.
 7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 8. SOME BUILDINGS SHOWN HEREON SERVED BY UNDERGROUND ELECTRIC.
 9. PARCEL CONTAINS FEDERAL WETLAND, NOT SHOWN HEREON, AND IS THEREBY SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
 10. 2' LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM.
 11. PROPOSED WELL & SEPTIC ON LOT 3 SHOWN HEREON, WERE APPROVED BY THE ULSTER COUNTY BOARD OF HEALTH BY PERMIT DATED 08/22/2023. ANY FUTURE DEVELOPMENT TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ZONING CODE SECTION 165-41.1, RIDGELINE AND STEEP SLOPE PROTECTION. NO LAND DISTURBANCE IS PROPOSED AT THIS TIME.
 12. PRE-EXISTING NON-CONFORMING BUILDINGS ARE SUBJECT TO THE PROVISIONS OF ZONING CODE SECTION 165-34.
 13. NO EXPANSION OF THE PRESCRIPTIVE DRIVEWAY EASEMENT BENEFITING LOT 1 SHALL BE PERMITTED WITHOUT FILING A DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT WITH THE FEE OWNER OF THE DRIVEWAY.

Parcel Line Table		
Line #	Direction	Length
L1	S80°02'31"E	39.10
L2	S46°23'41"E	52.41
L3	S32°24'48"E	77.08
L4	S24°44'41"E	36.26
L5	S16°24'32"E	67.40
L6	S22°46'45"E	41.38
L7	S30°57'09"E	92.64
L8	S23°47'23"E	27.05
L9	S17°56'19"E	87.04
L10	S25°27'08"E	52.71
L11	S30°33'41"E	102.21
L12	S21°47'24"E	29.36
L13	S10°24'52"E	22.50
L14	S03°58'52"E	114.67
L15	S18°07'31"E	86.69
L16	S21°16'13"E	38.07
L17	S33°25'40"E	13.81
L18	S78°52'54"W	53.14
L19	S71°19'19"W	48.73
L20	S68°39'39"W	62.30
L21	S43°07'14"W	28.45

Subdivision Plat
10/30/2023
Date Rec'd
11/2/2023
Date Rec'd
11-3-2023
Date

Town Clerk
Nina Postupack
Ulster County Clerk

Owner's Certification
23-185
FILED
NOV 03 2023
Nina Postupack
Ulster County Clerk

PLANNING BOARD ENDORSEMENT

Signature: _____ Date: _____

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: 10-30-23

Signature: _____ Date: _____

GRAPHIC SCALE

0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REFERENCE DEED:
Dolores M. Reberholt
- to -
Caroline P. & Steven R. Santini
Deed Liber 6408 Page 170
Dated 27 February, 2019
Filed 11 March, 2019

RECORD OWNER:
Caroline P. & Steven R. Santini
229 Mt. Zion Road
Marlboro, NY 12542

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.

REFERENCES:
1) FINAL MAP OF SUBDIVISION OF LANDS OF GEOFFREY A. DINA AND KAREN KRAMER DINA FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON 21 DECEMBER, 2007 AS FILED MAP NO. 07-356
2) FINAL SUBDIVISION PREPARED FOR EDWARD KRAMER AND CAROLE KRAMER FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON 10 MAY, 1990 AS FILED MAP NO. 8546

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.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

PATRICIA PAULI BROOKS, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #49795

FINAL MAP OF SUBDIVISION OF LANDS OF CAROLINE P. & STEVEN R. SANTINI
SBL: 102.3-2-15 TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
11 MAIN STREET, HIGHLAND NEW YORK
12528
845.691.7330
WWW.CPASURVEY.COM

REVIEWED: SD APPROVED: PPB DATE: 06-21-2023 SCALE: 1"= 60' FILE NO: 12-220083-00 DWG. NO: 1 OF 1