

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.

Lands of
Louise M. Turchin
Deed Liber 1865 Page 034
SBL: 102.3-2-18

Lands of
Phyllis Renner
Deed Liber 2145 Page 172
SBL: 102.3-2-19

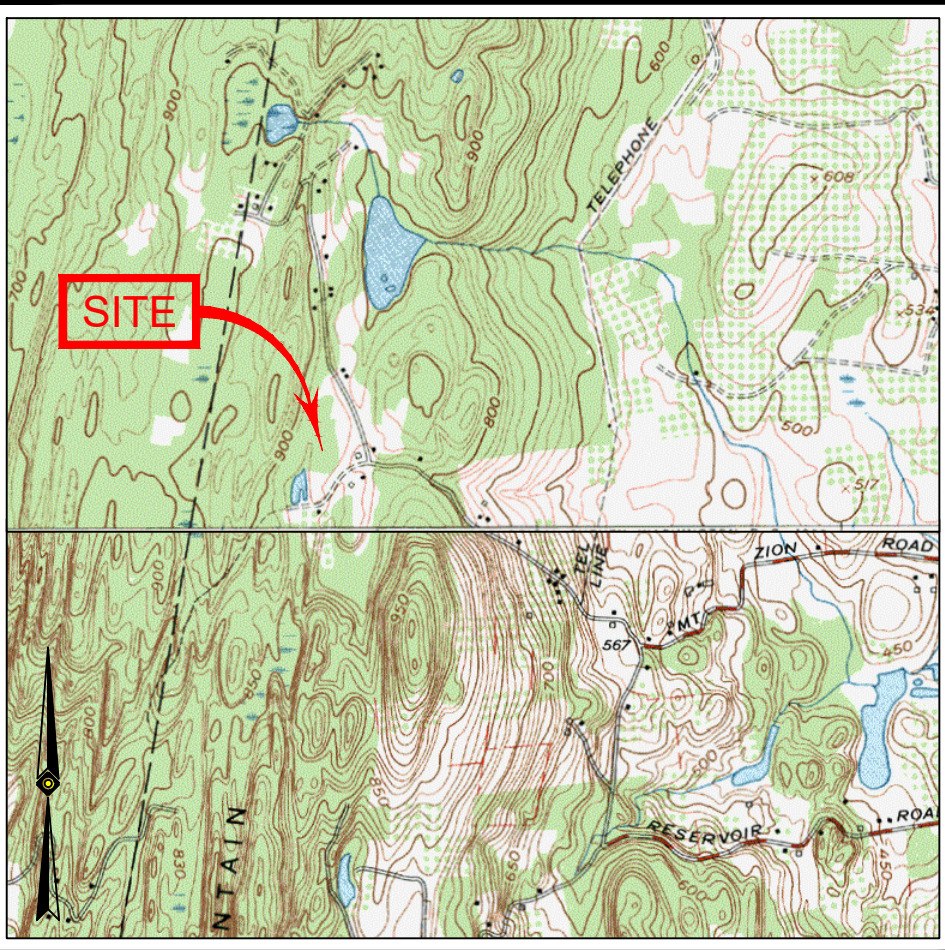
Lands of
Charles Harrison
Deed Liber 6711 Page 321
Lot 2 UCCO FM #8546
SBL: 102.3-2-14

Lands of
Gregory P. Hosteller
Deed Liber 4434 Page 01#
SBL: 102.3-2-17

Lands of
MVC-RC Mount Zion, LLC
Deed Liber 6818 Page 342
Lot 2 UCCO FM #8546
SBL: 102.3-2-13

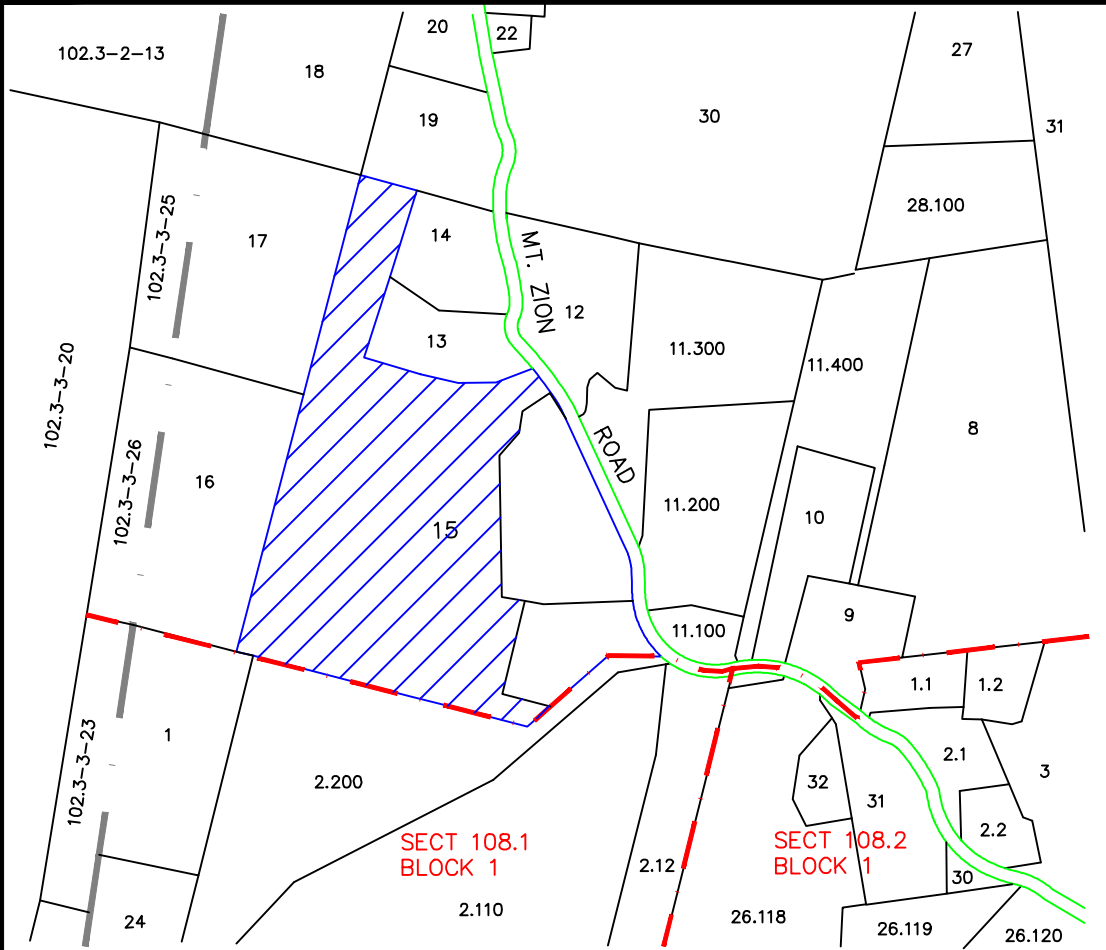
Lands of
Matthew Mahan
Deed Liber 7095 Page 300
SBL: 102.3-2-16

Lands of
Franklin C. & Freda W. Nicklin
Deed Liber 3878 Page 133
SBL: 108.1-1-2,200



LOCATION MAP SCALE : 1"= 2000'

USGS QUADRANGLE: CLINTONDALE



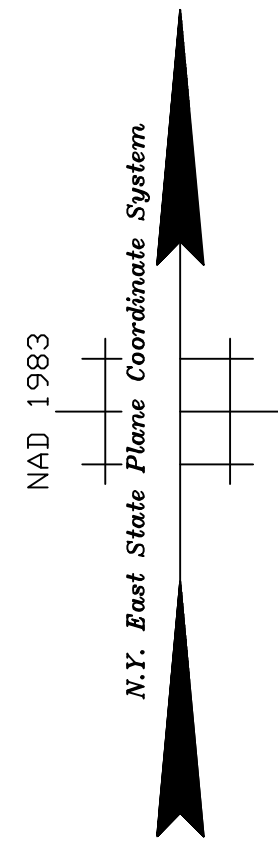
SECTION : 102.3, BLOCK : 2, PORTION OF LOT : 15

TAX MAP SCALE : 1"= 600'

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. ROAD BOUNDS OF MOUNT ZION ROAD COMPUTED AS A THREE ROD ROAD
7. PARCEL CONTAINS FEDERAL WETLAND, APPROXIMATELY SHOWN HEREON, AND IS THEREBY SUBJECT TO ALL REGULATIONS PROMULGATED THEREUNDER.
8. 2' LIDAR CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD83 DERIVED FROM GPS/RTK OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.
9. 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 155-41.1, RIDGELINE AND STEEP SLOPE PROTECTION. NO LAND DISTURBANCE IS PROPOSED AT THIS TIME.

Slopes Table			
Minimum Slope	Maximum Slope	Acres	Color
0.00%	14.99%	6.45 ac.	Green
15.00%	24.99%	3.30 ac.	Orange
25.00%	100.00%	8.94 ac.	Red



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 8)

Lands of
Matthew Mahan
Deed Liber 7095 Page 300
SBL: 102.3-2-16

Lands of
Matthew Mahan
Deed Liber 7095 Page 300
SBL: 102.3-2-16

REFERENCES:

- 1) "FINAL MAP OF SUBDIVISION OF LANDS OF CAROLINE P. & STEVEN R. SANTINI" FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON 23 NOVEMBER, 2023 AS FILED MAP NO. 2-185.
- 2) "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.
- 3) "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

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

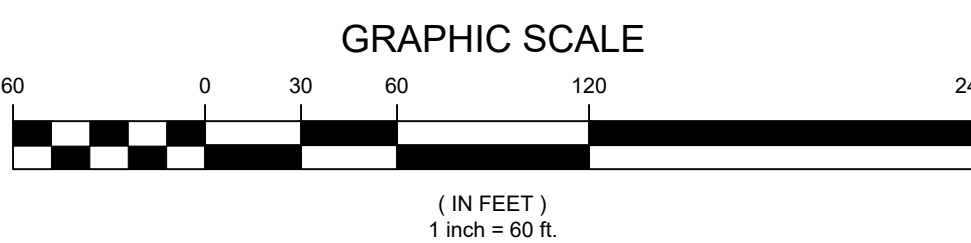
RECORD OWNER :
Caroline P. & Steven R. Santini
229 Mt. Zion Road
Marlboro, NY 12542



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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
10-14-21	FIELD DATE				
HV#5	FIELD BOOK NO.				
34-35	FIELD BOOK PG.				
BN/RG	FIELD CREW				
GIO	DRAWN				
SD	REVIEWED				
PPB	APPROVED				
09-13-2024	DATE				
1" = 60'	SCALE				
12-220083-00	FILE NO.				
1	DWG. NO.				
1	OF				

SCALE CONDITIONS MAP PREPARED FOR
CAROLINE P. & STEVEN R. SANTINI
SBL: 102.3-2-PORTION OF 15 TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC P C
11 MAIN STREET, HIGHLAND NEW YORK
12528

WARREN, NJ 08060-0099
CHALFONTE, PA 21572-0080
MEL, LAUREL, NJ 08054-0099
MARLBOROUGH, NY 617-261-0011
LONG ISLAND, NY 617-261-0011
SOUTH BURNHAM, MA 01962-0001
ALBANY, NY 518-217-5101
ROCKY HILL, CT 06067-0174
PHILADELPHIA, PA 215-715-0001