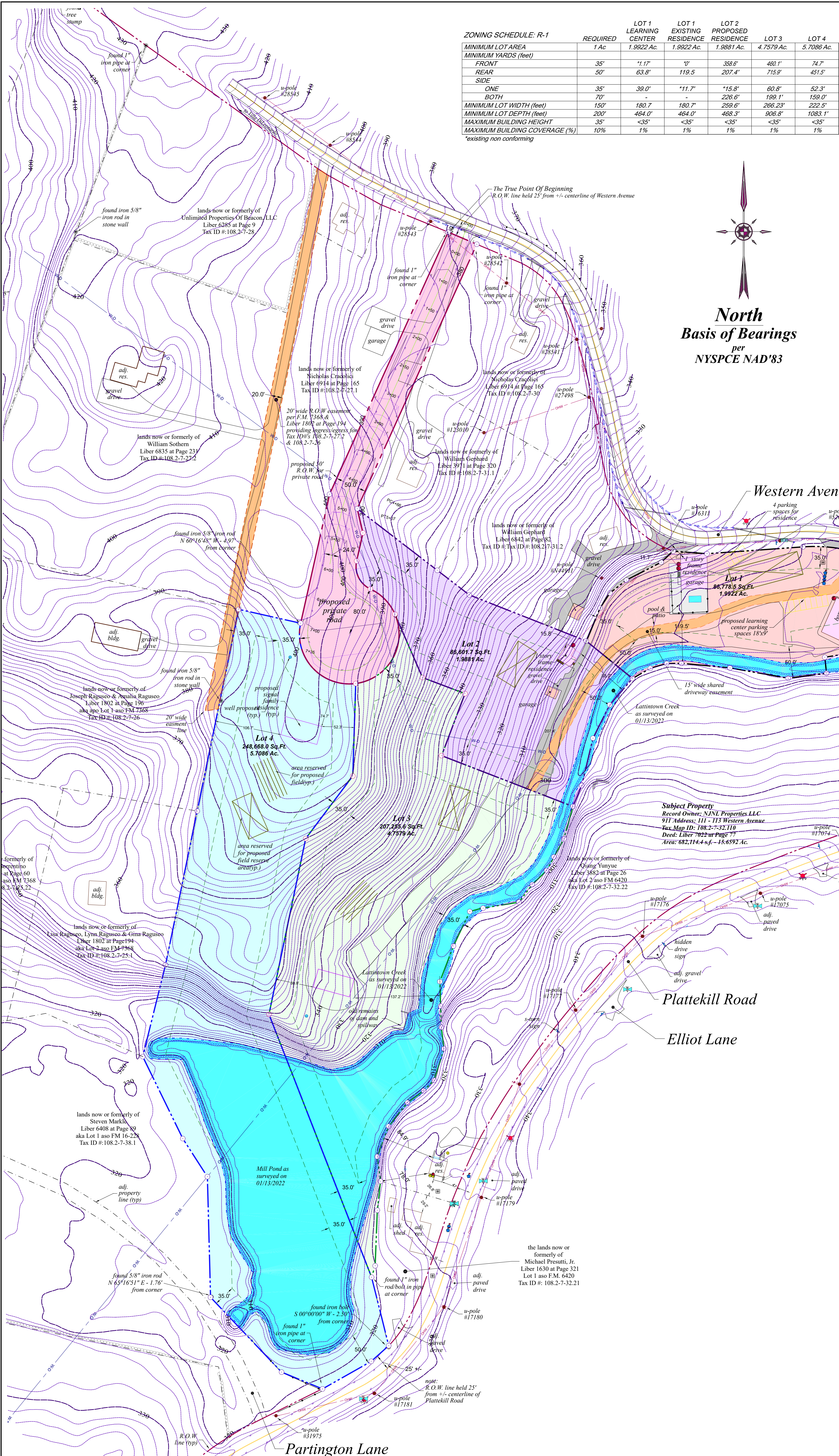




ZONING SCHEDULE: R-1		REQUIRED	LOT 1 LEARNING CENTER	LOT 1 EXISTING RESIDENCE	LOT 2 PROPOSED RESIDENCE	LOT 3	LOT 4
MINIMUM LOT AREA		1 Ac	1.9922 Ac	1.9922 Ac	1.9881 Ac	4.7579 Ac	5.7086 Ac
MINIMUM YARDS (feet)							
FRONT		35'	11.7'	10'	358.6'	480.1'	74.7'
REAR		50'	63.8'	119.5'	207.4'	715.9'	451.5'
SIDE							
ONE		35'	39.0'	11.7'	15.8'	60.8'	52.3'
BOTH		70'	-	-	226.6'	199.1'	159.0'
MINIMUM LOT WIDTH (feet)		150'	180.7'	180.7'	259.6'	268.23'	222.5'
MINIMUM LOT DEPTH (feet)		200'	464.0'	464.0'	468.3'	906.8'	1083.1'
MAXIMUM BUILDING HEIGHT		35'	<35'	<35'	<35'	<35'	<35'
MAXIMUM BUILDING COVERAGE (%)		10%	1%	1%	1%	1%	1%
*existing non conforming							



Location Map: Scale 1"=2000'

North
Basis of Bearings
per
NYSPE NAD'83

Line Table		
LINE	BEARING	DISTANCE
L1	S 67°00'04" E	50.01'
L2	S 52°26'07" E	64.75'
L3	N 22°47'52" E	51.71'
L4	N 33°15'43" E	28.49'
L5	N 52°00'00" E	33.71'
L6	N 62°48'09" E	62.78'
L7	N 47°09'32" E	26.19'
L8	S 85°35'32" E	54.41'
L9	S 08°09'47" E	25.68'
L10	S 82°33'24" W	62.12'
L11	N 84°35'40" W	78.18'
L12	S 88°53'48" W	23.77'
L13	S 74°06'31" W	27.29'
L14	S 60°02'53" W	33.04'
L15	S 40°54'37" W	55.83'
L16	S 26°38'30" W	58.96'
L17	S 13°19'51" W	78.12'
L18	S 22°40'03" W	36.52'
L19	S 15°37'34" W	53.94'
L20	S 28°49'47" W	33.20'
L21	S 28°10'08" W	24.90'
L22	S 45°54'47" W	32.13'
L23	S 37°00'51" W	35.56'
L24	S 80°36'36" W	58.31'
L25	S 75°40'00" W	22.02'
L26	S 25°28'44" W	61.39'
L27	S 20°48'55" W	61.08'
L28	S 01°47'04" E	39.33'
L29	S 01°47'04" E	39.92'
L30	S 07°12'23" E	34.75'
L31	S 17°17'11" W	53.00'
L32	S 44°16'54" W	23.89'
L33	S 53°59'42" W	52.23'
L34	S 38°19'44" W	48.74'
L35	S 20°42'14" W	51.96'
L36	S 07°44'50" E	39.88'
L37	S 06°15'09" E	46.89'
L38	S 17°18'34" W	19.27'
L39	S 48°10'24" W	37.62'
L40	N 67°41'25" W	71.08'
L41	N 32°50'00" W	72.84'

SURVEYOR'S NOTES:

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- The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certification.
- This survey is subject to the findings of a Title Report and or Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of-ways/easements of record, if any.

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYOR'S CERTIFICATION:

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Rural class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 111 - 113 Western Avenue in the Town of Marlborough, County of Ulster, State of New York. Completed on January 15, 2022 performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown herein: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature _____ Date _____

Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

CERTIFIED TO:
I hereby certify to:
Nicholas Cracolici
William Gephard
Julia Gephard
Julia Gephard, individually as specific devisee under the Last Will and Testament of John Manion aka John Manion Jr. and as Executrix of the Estate of John Manion aka John Manion Jr.
Stewart Title Insurance Company
GreenAcre Abstract LLC
NJNL Properties, LLC

0' 80' 160' 240' 300'
GRAPHIC SCALE: 1" = 80'
Note: Use Scale 1"=40' and multiply by 2.

Jonathan N. Millen, LLS
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. NO. 050746



- REFERENCES:**
- The Official Tax Assessor's Maps for the Town of Marlborough, Ulster County, New York.
 - Various Deeds of Record - Liber and Page or Document ID as shown.
 - A map entitled, "Subdivision For Fellicello Estates", filed in the Ulster County Clerk's Office on April 24, 1972 as Filed Map No. 2717.
 - A map entitled, "Survey Map Prepared For Albert L. & Mary L. Dubois", filed in the Ulster County Clerk's Office on May 5, 1970 as Filed Map No. 3255.
 - A map entitled, "Final 2 Lot Minor Subdivision Lands Of Marlan M. Hotopp", filed in the Ulster County Clerk's Office on July 18, 1986 as Filed Map No. 6420.
 - A map entitled, "3 Lot Subdivision Lands Of Elvira Raguseo", filed in the Ulster County Clerk's Office on February 22, 1988 as Filed Map No. 7368.
 - A map entitled, "Final Map Of Subdivision Of Chullura Acres", filed in the Ulster County Clerk's Office on October 26, 1998 as Filed Map No. 11192A.
 - A map entitled, "Subdivision For Partington", filed in the Ulster County Clerk's Office on November 10, 2016 as Filed Map No. 16-228.

Preliminary Proposed 4 Lot Subdivision Plat

of the lands of
NJNL Properties LLC



Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jnmillens@acessurveying.com

Prepared For Tax Map Parcel
108.2-7-32.110
aka 111-113 Western Avenue
situated in the
Town of Marlborough
County of Ulster, New York 12542

DATE: 01/15/2022 SCALE: 1"=80' JOB NO.: 21110CRA DRAWN BY: jnm

Sheet
2
of 2