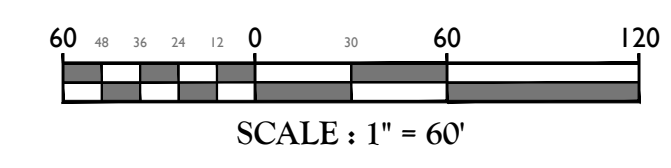
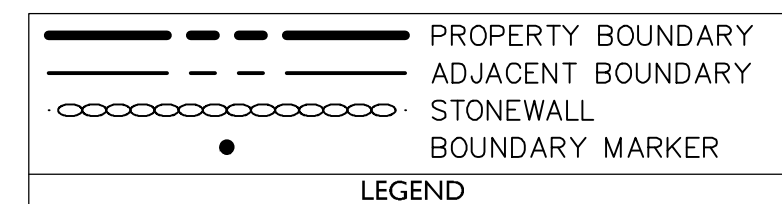


GENERAL NOTES:

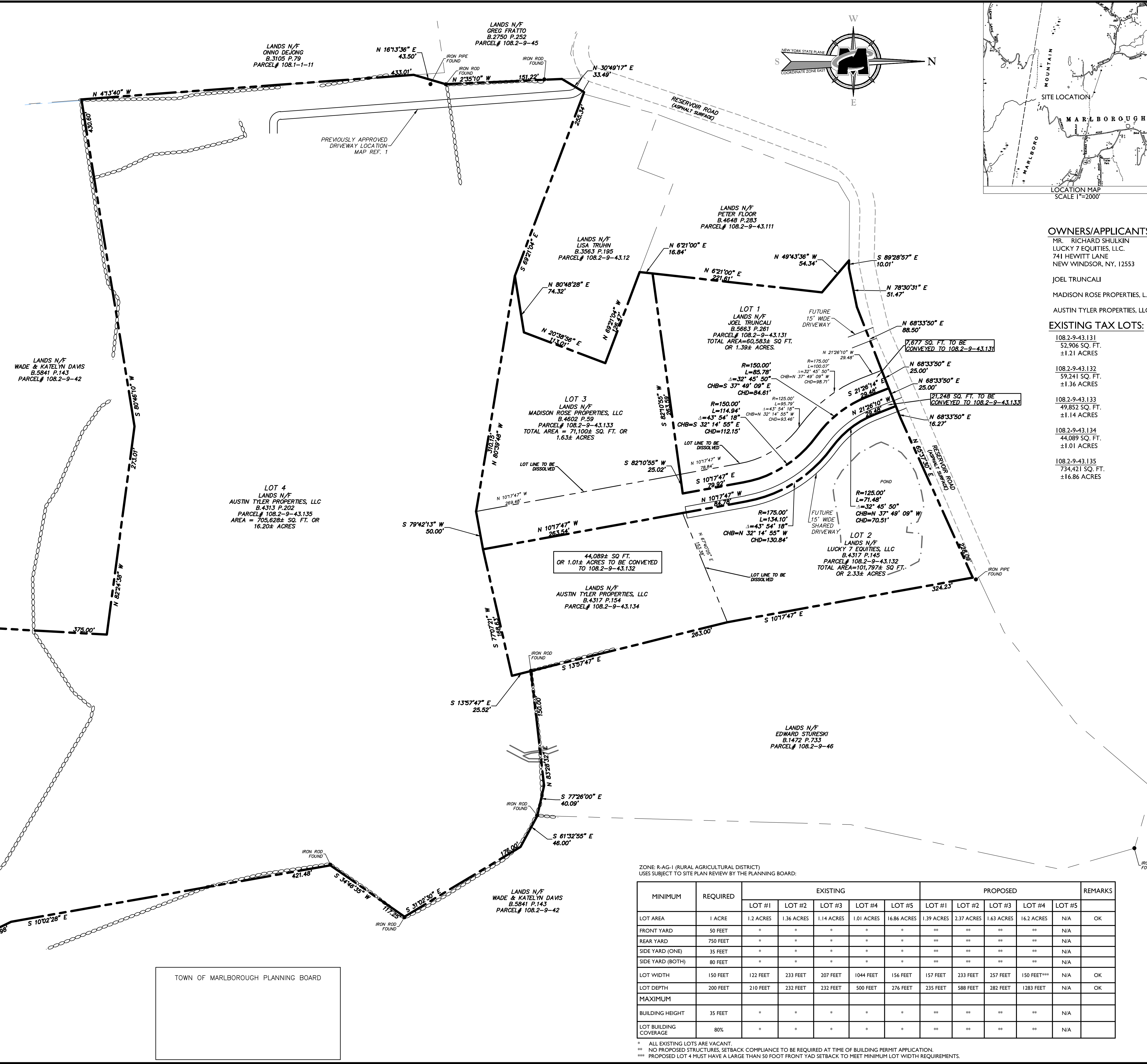
- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
- EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING NYSNET. THE HORIZONTAL DATUM IS RELATIVE TO NAD83.
- A ROAD MAINTENANCE AGREEMENT IS TO BE FILED IN THE COUNTY CLERKS OFFICE FOR PRIVATE ROADS.



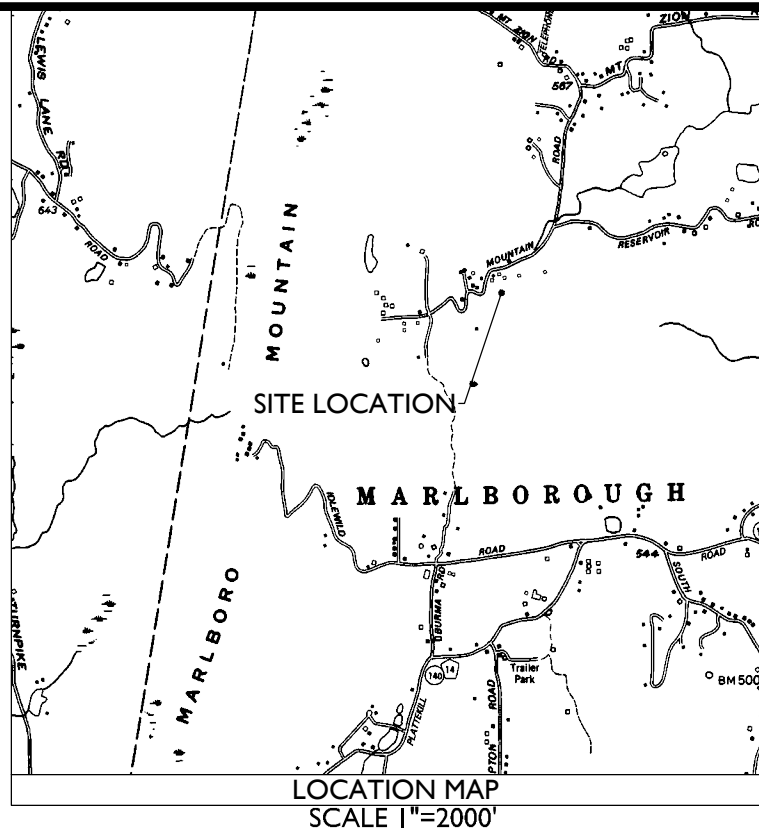
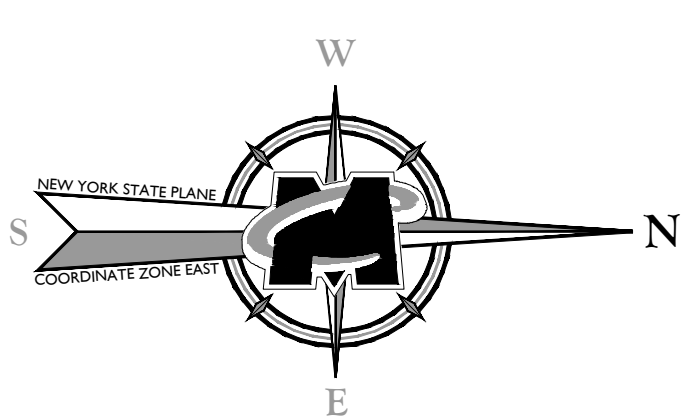
MAP REFERENCES:

- MAP ENTITLED "FINAL PLAN LANDS OF GREINER-RESERVOIR RD. 5 LOT SUBDIVISION / LOT LINE CHANCE SURVEY PLAT SBL: 108.002-9-43.13" BY JOHN KARELL, LAST REVISED 4/05/06, AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON MAY 24, 2006 AS MAP NO. 06-1118A & MAP NO. 06-1118-B.
- MAP ENTITLED "SURVEY MINOR SUBDIVISION LANDS OF ERNEST B. GREINER" BY SIDNEY L. HOROWITZ, LAST REVISED TO MAR, 98, AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP NO. 11072.

20010000 MARSURV.DWG/PLANS/SURV/SIG-SEALED.dwg/20061458.DWG/10/10/06 10:10 AM



TOWN OF MARLBOROUGH PLANNING BOARD



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811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EDUCATED, DISBURSED, OR ANY PERSON PREPARING TO DIG THE EARTH'S SURFACE ANYWHERE IN ANY STATE

Know what's below. Call before you dig.
 STATE REQUIRED FILE NUMBER: WWW.CALL811.COM

OWNERS/APPLICANTS:
 MR. RICHARD SHULKIN
 LUCKY 7 EQUITIES, LLC.
 741 HEWITT LANE
 NEW WINDSOR, NY, 12553

JOEL TRUNCALI
 MADISON ROSE PROPERTIES, L.L.C.
 AUSTIN TYLER PROPERTIES, LLC

EXISTING TAX LOTS:

108.2-9-43.131	52,906 SQ. FT.	±1.21 ACRES
108.2-9-43.132	59,241 SQ. FT.	±1.36 ACRES
108.2-9-43.133	49,852 SQ. FT.	±1.14 ACRES
108.2-9-43.134	44,089 SQ. FT.	±1.01 ACRES
108.2-9-43.135	734,421 SQ. FT.	±16.86 ACRES

REV	DATE	DESCRIPTION
1	5/17/17	PER PLANNING BOARD COMMENTS

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

MARK R. DeLOR
 NEW YORK LICENSED
 LAND SURVEYOR - LICENSE NUMBER: 050478

RECOMBINATION SURVEY

FOR
EASY LIFESTYLE REAL ESTATE TAX PARCELS 108.2-9-43.131, 43.132, 43.133, 43.134 & 43.135

TOWN OF MARLBOROUGH
 COUNTY OF ULSTER
 STATE OF NEW YORK

MASER CONSULTING P.A.
 NEW WINDSOR OFFICE
 555 Hudson Valley Avenue
 Suite 101
 New Windsor, NY 12553
 Phone: 845.564.4495
 Fax: 845.567.1025

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/14/17	OMM/WBS	DPS
PROJECT NUMBER:	DRAWING NAME:		
05015458	V-SURV-SIGNED_SEALED		

SHEET TITLE:
RECOMBINATION SURVEY

SHEET NUMBER:
 01 of 01

ZONE: R-AG-1 (RURAL AGRICULTURAL DISTRICT)
 USES SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD.

	MINIMUM	REQUIRED	EXISTING					PROPOSED					REMARKS
			LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	
LOT AREA	1 ACRE	1.2 ACRES	1.36 ACRES	1.14 ACRES	1.01 ACRES	16.86 ACRES	1.39 ACRES	2.37 ACRES	1.63 ACRES	16.2 ACRES	N/A	OK	
FRONT YARD	50 FEET	*	*	*	*	*	**	**	**	**	N/A		
REAR YARD	750 FEET	*	*	*	*	*	**	**	**	**	N/A		
SIDE YARD (ONE)	35 FEET	*	*	*	*	*	**	**	**	**	N/A		
SIDE YARD (BOTH)	80 FEET	*	*	*	*	*	**	**	**	**	N/A		
LOT WIDTH	150 FEET	122 FEET	233 FEET	207 FEET	1044 FEET	156 FEET	157 FEET	233 FEET	257 FEET	150 FEET***	N/A	OK	
LOT DEPTH	200 FEET	210 FEET	232 FEET	232 FEET	500 FEET	276 FEET	235 FEET	588 FEET	282 FEET	1283 FEET	N/A	OK	
MAXIMUM BUILDING HEIGHT	35 FEET	*	*	*	*	*	**	**	**	**	N/A		
LOT BUILDING COVERAGE	80%	*	*	*	*	*	**	**	**	**	N/A		

* ALL EXISTING LOTS ARE VACANT.
 ** NO PROPOSED STRUCTURES. SETBACK COMPLIANCE TO BE REQUIRED AT TIME OF BUILDING PERMIT APPLICATION.
 *** PROPOSED LOT 4 MUST HAVE A LARGE THAN 50 FOOT FRONT YARD SETBACK TO MEET MINIMUM LOT WIDTH REQUIREMENTS.