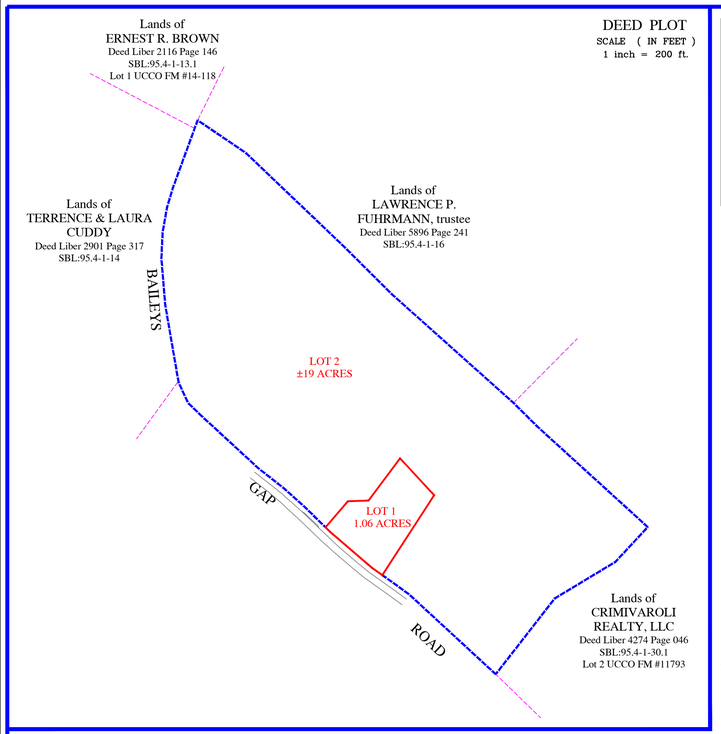


DEED PLOT

SCALE (IN FEET)
1 inch = 200 ft.

TABLE OF BULK REQUIREMENTS

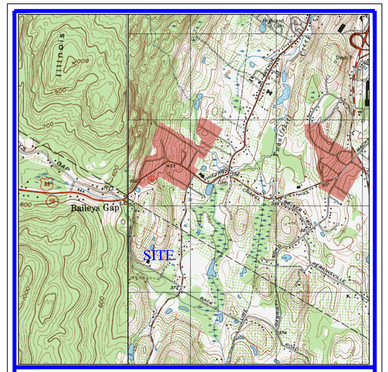
	REQUIRED
ZONING DISTRICT	R-Ag-1
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	200'
MINIMUM FRONTYARD SETBACK	50'
MINIMUM SIDEYARD SETBACK	35'/80'
MINIMUM REARYARD SETBACK	75'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	20%

* Parcel subject to the provisions of Town of Marlborough Zoning Code 155-52

NORTH
as per
Reference Deed

LEGEND

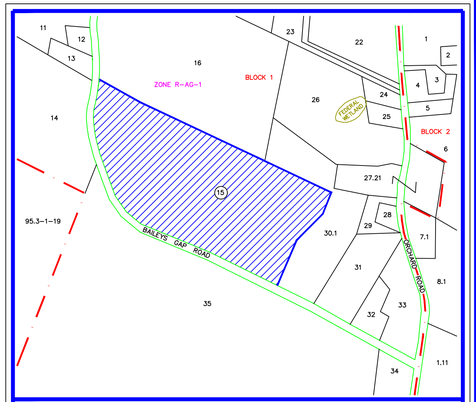
- TRAFFIC SIGN
- MB MAILBOX
- W DRILLED WELL
- UTILITY POLE
- UTILITY LINE
- STONE WALL
- SPLIT RAIL FENCE
- WIRE FENCE
- BOX WIRE FENCE
- APPROXIMATE TAX MAP LINE



LOCATION MAP SCALE : 1"= 2000'

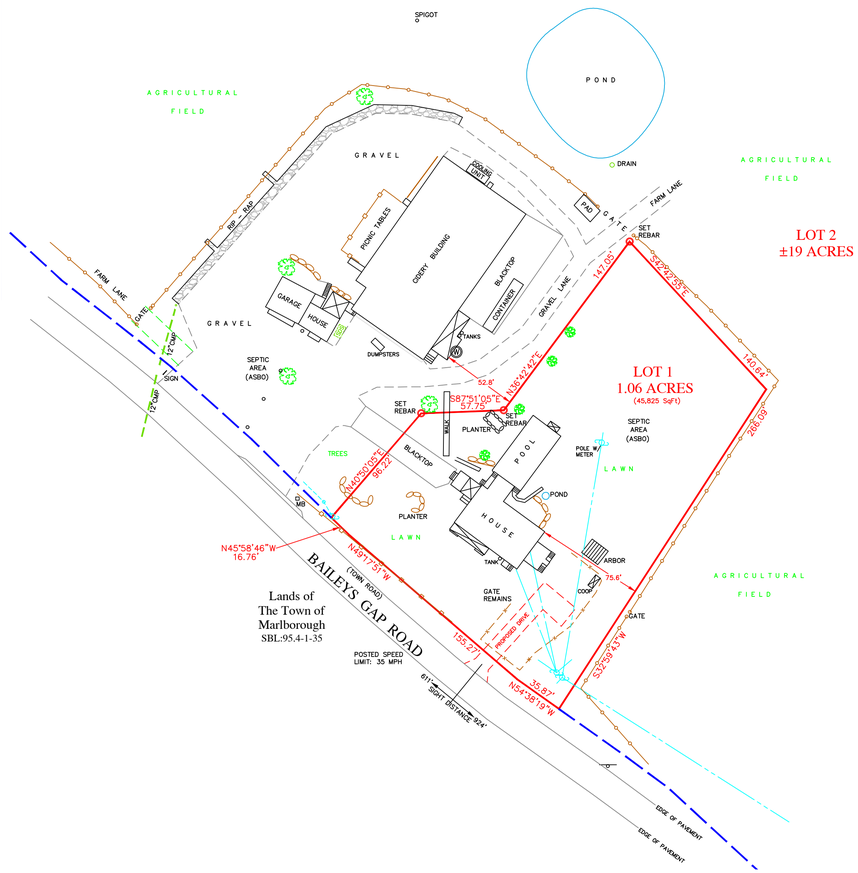
USGS QUAD: CLINTONDALE/POUGHKEEPSIE

TOTAL AREA : ±20 ACRES



SECTION: 95.4, BLOCK: 1, LOT: 15

TAX MAP SCALE : 1"= 400'



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 8:00 am and 5:00 P.M. 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.

DEED REFERENCE :

Gary Brozenich
– to –
Frederick M. & Sharon A. Wilklow
Deed Liber 5072 Page 125
Dated 01 December, 2010
Filed 31 January, 2011

RECORD OWNER :

Frederick M. & Sharon A. Wilklow
341 Pancake Hollow Road
Highland, NY 12528

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

Signature Date

PLANNING BOARD ENDORSEMENT

NOTES :

1) Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

2) Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.

3) Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.

4) Subject to whatever state of facts a complete Search of Title may reveal.

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) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.

7) Assumed Road line shown hereon based on a three rod road.

8) House on Lot 1 served by well on Lot 2.

9) Cidery building on Lot 2 served by underground utilities.

MAP REFERENCE :

1) "Final Map of Lot Line Revision and Lot Consolidation of Land of Ernest Roger Brown" filed with the Ulster County Clerk's Office on 25 August, 2014 as Filed Map No. 14-118.

2) "Final Map of Lot Line Revision of Lands of David J. Kruszenski" filed with the office of the Ulster County Clerk on November 01, 2000 as Filed Map No. 11793.

BROOKS & BROOKS
Land Surveyors , P.C.
11 Main Street,
Highland, NY 12528
845-691-7339

Patricia Pauli Brooks , L.S.
Registration No. 49795

Richard C. Brooks , L.S.
Registration No. 49600

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 03 May, 2018 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors .

BY: _____
Patricia Pauli Brooks, L.S.

map check 6-21-18
planning check
closure check

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01 June, 2018 PROJ#8512, DWG#8512sub.DWG

Dig Safely. New York Call 811 before you dig

SKETCH

MAP OF SUBDIVISION
OF LANDS OF

FREDERICK M. & SHARON A. WILKLOW

– SITUATE –
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

50 0 25 50 100 200

GRAPHIC SCALE (IN FEET)
1 inch = 50 ft.