



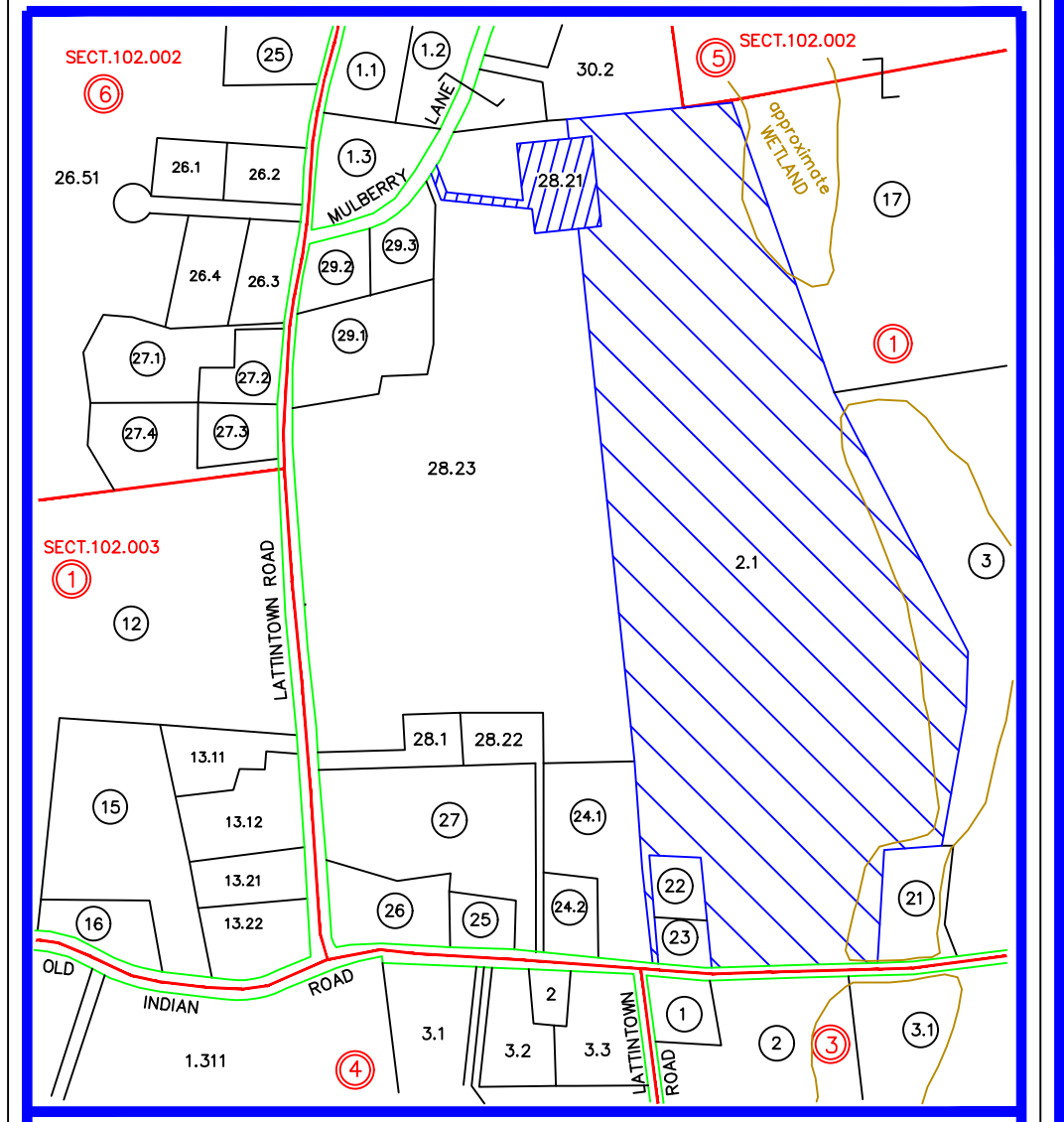
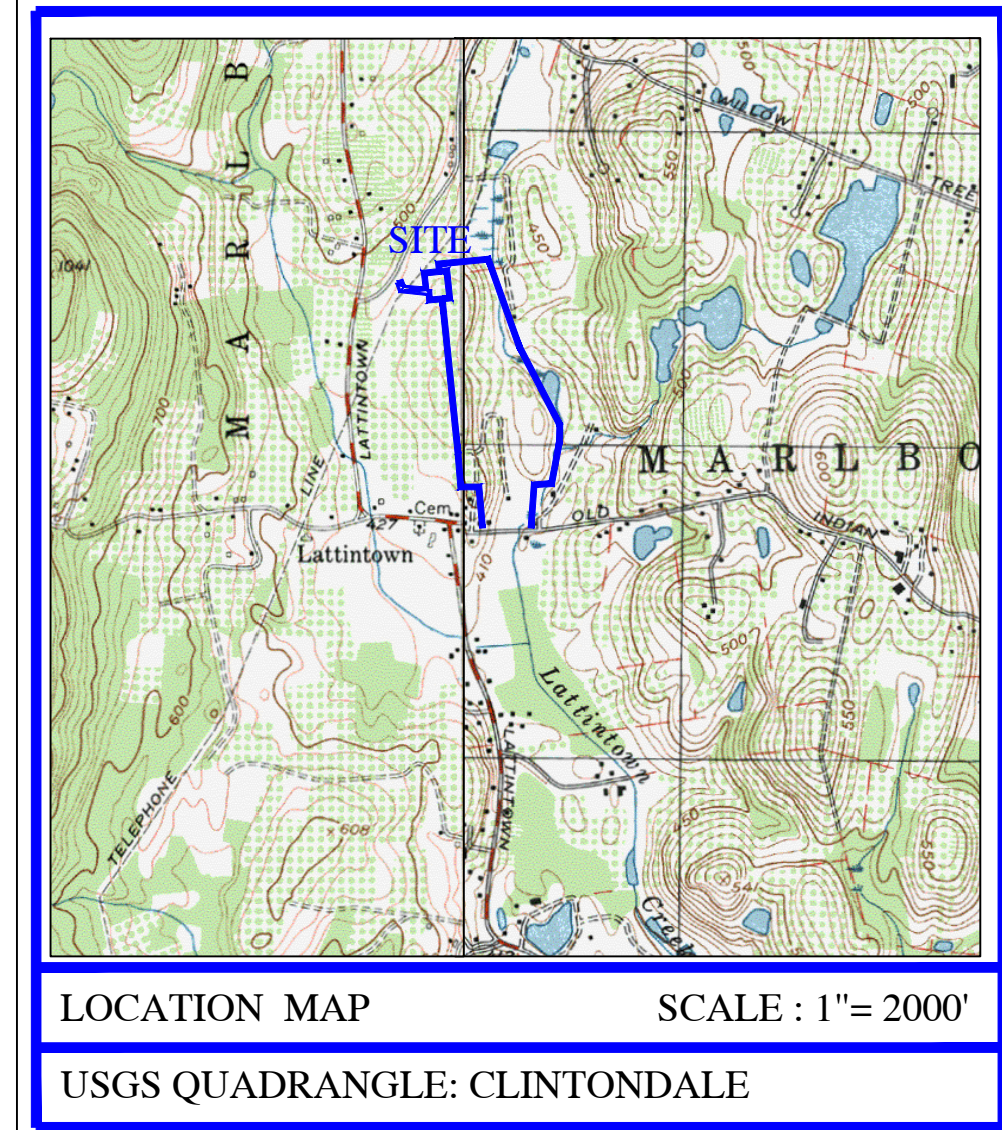
Lands of
BRUCE E. & PEGGY C. CHOATE
 Deed Liber 3330 Page 170
 LOT 2 UCCO FM #03-465

TABLE OF BULK REQUIREMENTS	
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

MAP REFERENCE :

- 1) Parcels as shown on a map entitled "Final Map of Subdivision of Lands of Trapani Farms, LLC and Lot Line Revision with Lands of Trapani Living Trust and Lands of Lattintown Baptist Church" filed with the Ulster County Clerk's Office on 29 December, 2017 as Filed Map No.17-243, and are subject to all provisions noted thereunder.
- 2) "Final Map of Subdivision of Lands of Trapani Farms, LLC" filed with the Ulster County Clerk's Office on 14 October, 2016 as Filed Map No.16-202.
- 3) "Final Map of Subdivision of Lands of Bruce G. & Peggy C. Choate" filed with the Ulster County Clerk's Office on 05 March, 2003 as Filed Map No.03-465.



LOT 2 UCCO FM #17-243
 TM LOT 2.1 ±49.2 Acres
 -PARCEL A 0.26 Acres
 Revised Lot 2.1 ±48.9 Acres

LOT 1 UCCO FM #17-243
 TM LOT 28.21 1.69 Acres
 +PARCEL A 0.26 Acres
 Revised Lot 28.21 1.95 Acres
 (85,198 sqft)

Lands of
JAMES K. & KIMBERLY HOWLETT
 Deed Liber 1796 Page 093
 LOT 3 UCCO FM #7015

Lands of
TRAPANI FARMS, LLC
 Portion: Deed Liber 5338 Page 063
 LOT 2 UCCO FM #16-202
 LOT 3 UCCO FM #17-243

LEGEND	
	DRILLED WELL
	REBAR
	UTILITY POLE
	UTILITY LINE
	WIRE FENCE
	APPROXIMATE TAX MAP LINE

DEED REFERENCE :

TM LOT 28.21
 Trapani Farms, LLC
 - to -
 Scott D. & Nicole M. Trapani
 Deed Liber 6382 Page 181
 Dated 27 December, 2018
 Filed: 04 January, 2019

TM LOT 2.1 Portion of
 Benjamin Trapani III & Susan Trapani
 - to -
 Benjamin Trapani III, Living Trust & Susan E. Trapani, Living Trust
 Deed Liber 4287 Page 243
 Dated 27 April, 2006
 Filed: 17 July, 2006

RECORD OWNER :

Scott D. & Nicole M. Trapani
 201 Mulberry Lane
 Milton NY 12547

Trapani Living trust
 818 Lattintown Road
 Milton NY 12547

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.

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) Subsurface structures not visible or readily apparent are not shown and their location and extent are not certified.
- 7) Highway bounds shown as per UCCO FM #17-243.
- 8) TM Lot 2.1 contains Federal Wetlands not shown hereon and is hereby subject to all regulations promulgated thereunder.
- 9) Parcel A is to be conveyed and combined with TM Lot 28.21 as shown, and is not to be considered a buildable lot unto itself.

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 herein and agrees to file this map with the Ulster County Clerk.

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

FINAL
 MAP OF LOT LINE REVISION
 BETWEEN LANDS OF
Scott D. & Nicole M. TRAPANI
 AND LANDS OF
TRAPANI LIVING TRUST

- SITUATE -
 TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

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

BROOKS & BROOKS
 LAND SURVEYORS, P.C.

11 Main Street
 Highland, NY 12528
 845-691-7339
 WWW.BNBPC.BIZ

SURVEYING · PLANNING · GIS

Patricia Paul Brooks, L.S. Richard C. Brooks, L.S.
 Registration No. 49795 Registration No. 49600

Christopher T. Gray, L.S., Associate
 Registration No. 51064

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 20 June, 2019 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

By: Patricia Paul Brooks, L.S. map check 8-05-19
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 01 August, 2019 PROJ#7091, DWG#7091-001lr.DWG closure check 8-01-19

