

LEGEND	
	TRAFFIC SIGN
	WATER VALVE
	FIRE HYDRANT
	METAL PIPE
	REBAR
	UTILITY POLE
	UTILITY LINE
	STONE WALL
	WIRE FENCE
	APPROXIMATE TAX MAP LINE

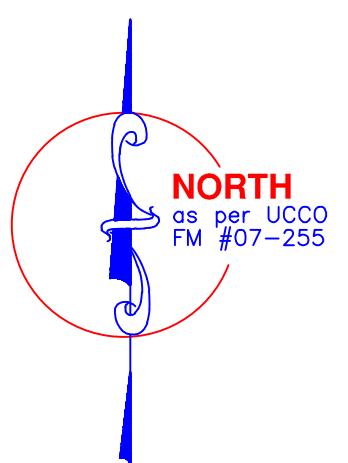
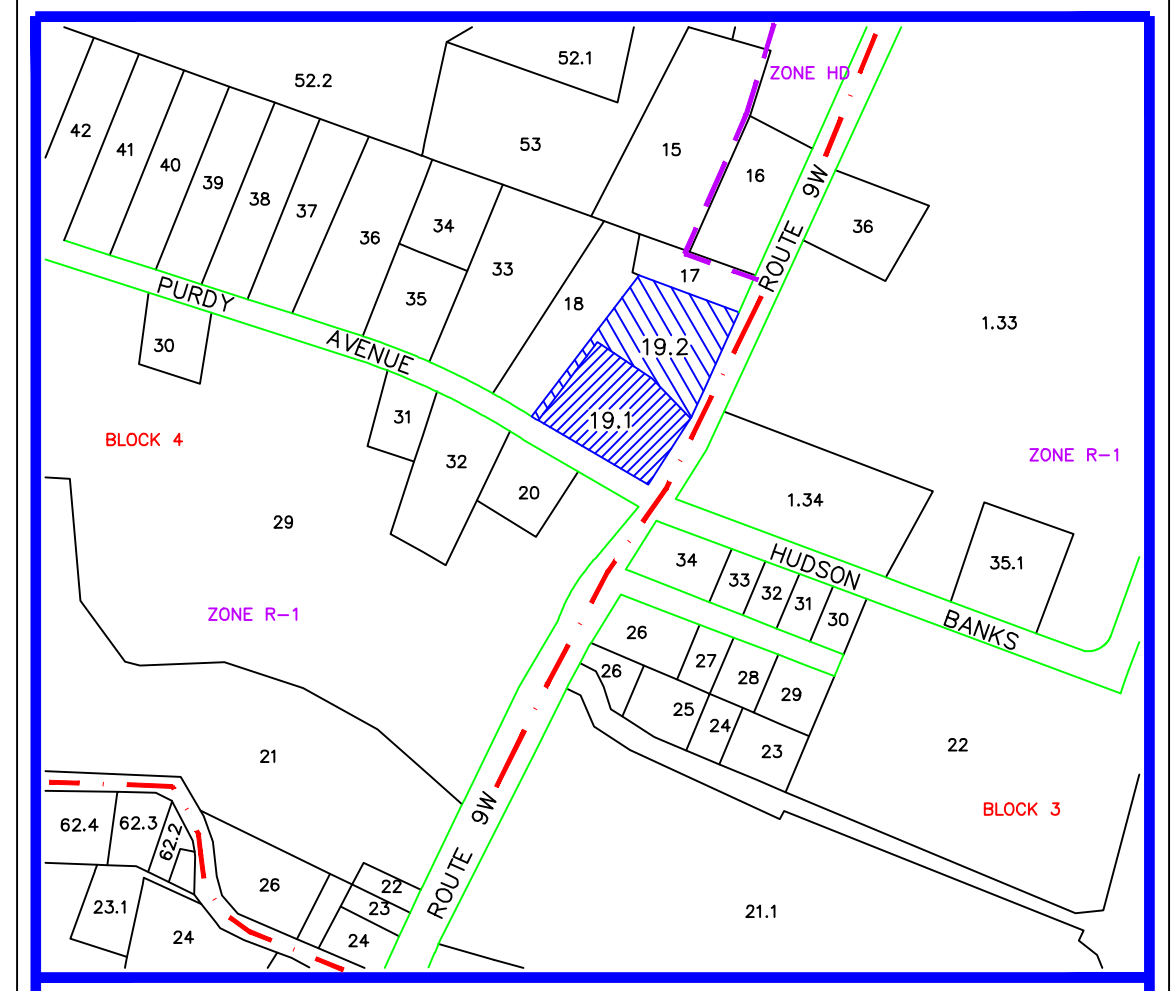


TABLE OF BULK REQUIREMENTS	
ZONING DISTRICT .....	REQUIRED R-1
MINIMUM LOT AREA .....	1 ACRE
MINIMUM LOT WIDTH .....	150'
MINIMUM LOT DEPTH .....	200'
MINIMUM FRONTYARD SETBACK .....	35'
MINIMUM SIDEYARD SETBACK .....	35'/70'
MINIMUM REARYARD SETBACK .....	50'
MAXIMUM BUILDING HEIGHT .....	35'
MAXIMUM BUILDING COVERAGE .....	20%



LOCATION MAP SCALE: 1"= 2000'  
USGS QUADRANGLE: POUGHKEEPSIE



SECTION : 109.1, BLOCK : 4, LOT : 19.1 & 19.2  
TAX MAP SCALE: 1"= 400'

TOTAL AREA : 2.17 ACRES

MAP REFERENCE :

- Parcel being Lots 1 & 2 as designated on a map entitled "Preliminary Plan for Engel Subdivision" filed with the Ulster County Clerk's Office on 06 August, 2007 as Filed Map No.07-255, and is subject to all provisions noted thereon.
- Parcel being Lot 1 as designated on a map entitled "Map of Subdivision of Part of Farm of Allen H. Purdy" filed with the Ulster County Clerk's Office on 11 October, 1954 as Filed Map No.1706.

DEED REFERENCE :

TM Lot 19.1  
Robert C. Engel Sr.  
to  
Robert C. Engel Sr.  
& Jonathan Engel  
Deed Liber 5043 Page 211  
Dated 10 December, 2010  
Filed 17 December, 2010

TM Lot 19.2  
Robert C. Engel Sr.  
to  
Robert C. Engel Sr.  
& Jonathan Engel  
Deed Liber 5043 Page 215  
Dated 10 December, 2010  
Filed 17 December, 2010

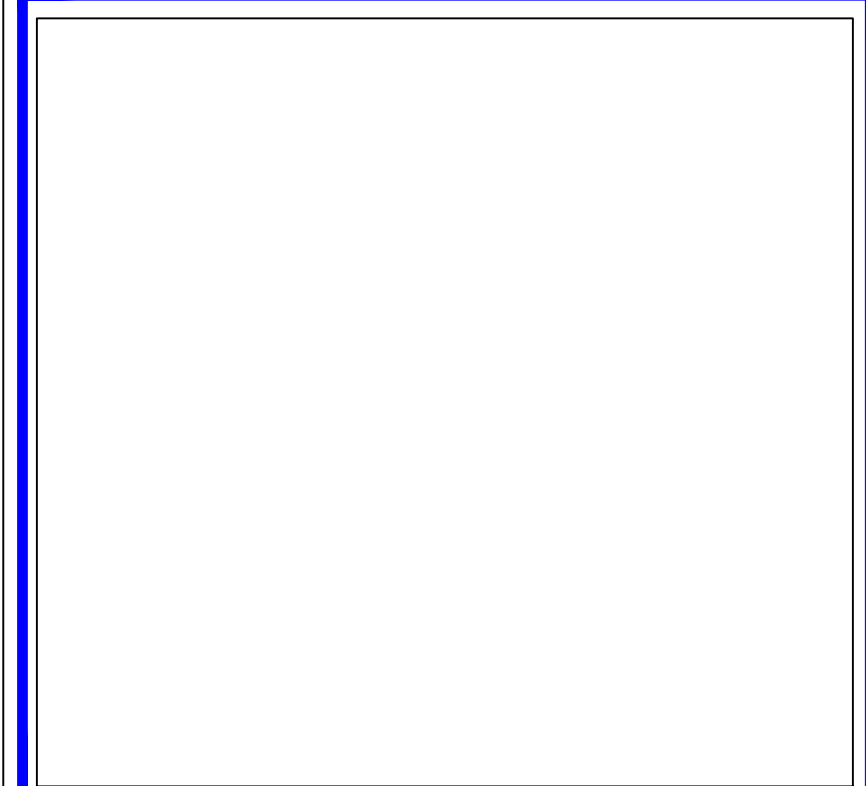
RECORD OWNER :

Robert C. Engel Sr.  
& Jonathan Engel  
6 Purdy Avenue  
Marlboro, NY 12542

NOTES :

- 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.
- 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.
- Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
- Subject to whatever state of facts a complete Search of Title may reveal.
- 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.
- Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- Road line shown hereon based on UCCO FM #07-255.
- The purpose of this map is to combine Tax Map Lots 19.1 & 19.2 into one buildable lot.

PLANNING BOARD ENDORSEMENT



OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plot, does hereby certify that he/she has reviewed this plot, 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 \_\_\_\_\_

**SKETCH**  
MAP OF LOT CONSOLIDATION  
OF LANDS OF  
**ROBERT C. ENGEL Sr.**  
& **JONATHAN ENGEL**

TOWN OF MARLBOROUGH -- SITUATE -- ULSTER COUNTY, NEW YORK



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Richard C. Brooks, L.S. Registration No. 49600  
Christopher T. Grey, 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 30 October, 2018 and 21 October, 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 10-24-19  
planning check  
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24 October, 2019 PROJ#8554, DWG#8554lr.DWG