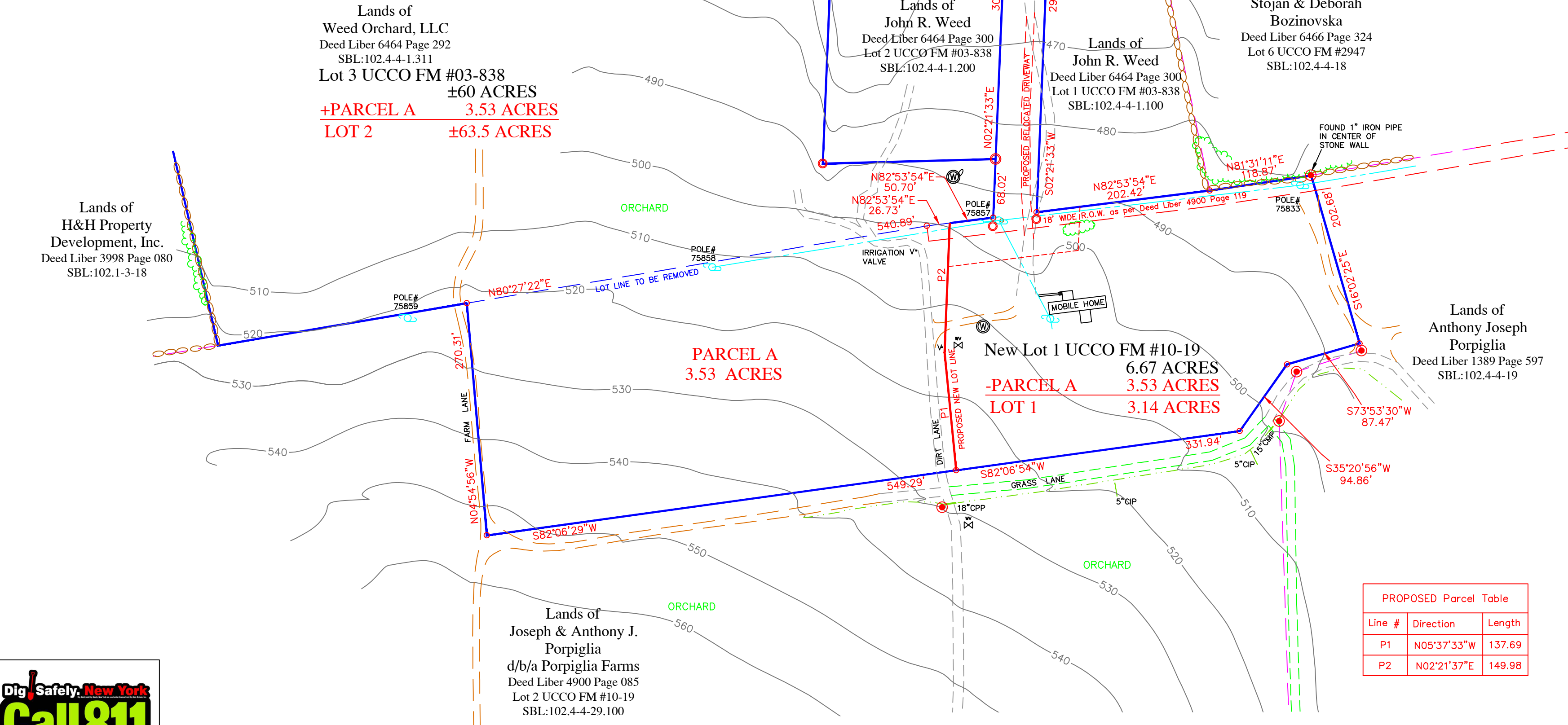
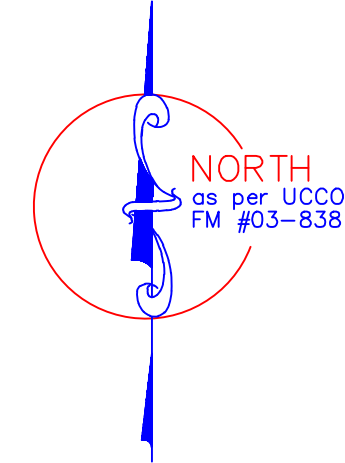


LEGEND

- TRAFFIC SIGN
- MAILBOX
- DRILLED WELL
- WATER VALVE
- FOUND METAL PIPE
- FOUND REBAR
- UTILITY POLE
- UTILITY LINE
- SWALE CL.
- STONE WALL
- APPROXIMATE TAX MAP LINE



PROPOSED Parcel Table

Line #	Direction	Length
P1	N05°37'33"W	137.69
P2	N02°21'37"E	149.98

TABLE OF BULK REQUIREMENTS

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

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

AGRICULTURAL NOTES

This subdivision is in an agriculturally zoned district, it does have active farming operations in the vicinity. Be advised of the following:

- That farming does not only occur between 8:00am and 5:00pm 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.
- That the roads leading to and from the subdivision are frequently traveled by farmers and their slow moving farm vehicles and equipment.
- 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)
- That existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
- That there are dangers in letting children and pets roam into any adjacent agricultural field, which is private property.

DEED REFERENCE :

TM lot 33.100
Charles J. Weed Jr.
- to -
John R. Weed
Deed Liber 4900 Page 119
Dated 25 February, 2010
Filed 05 March, 2010

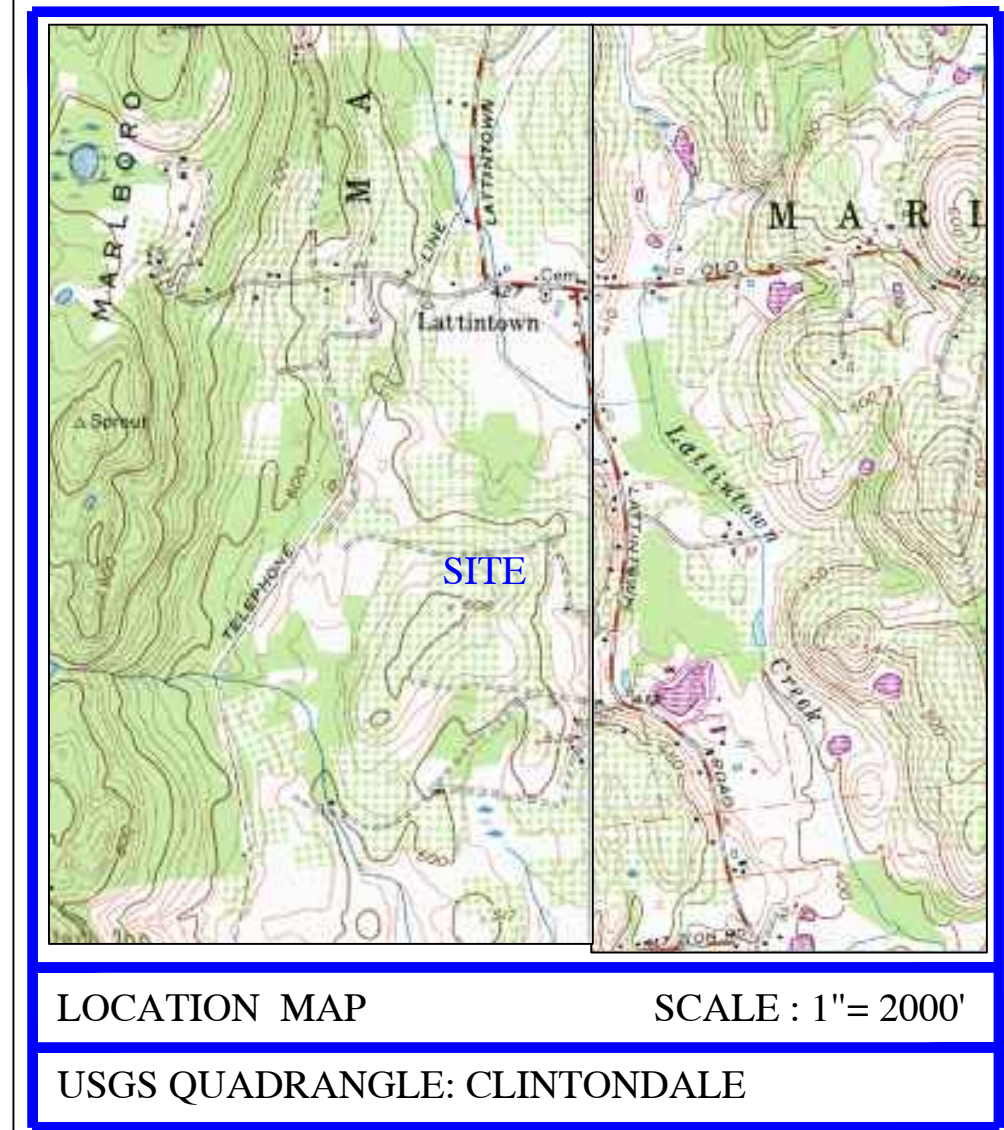
TM lot 1.300
Charles J. Weed Jr.
- to -
Weed Orchards, LLC
Deed Liber 6464 Page 292
Dated 18 June, 2019
Filed 30 July, 2019

Portion of:
Charles J. Weed Jr.
- to -
John R. Weed
Deed Liber 1430 Page 713
Dated 20 June, 1980
Filed 25 June, 1980

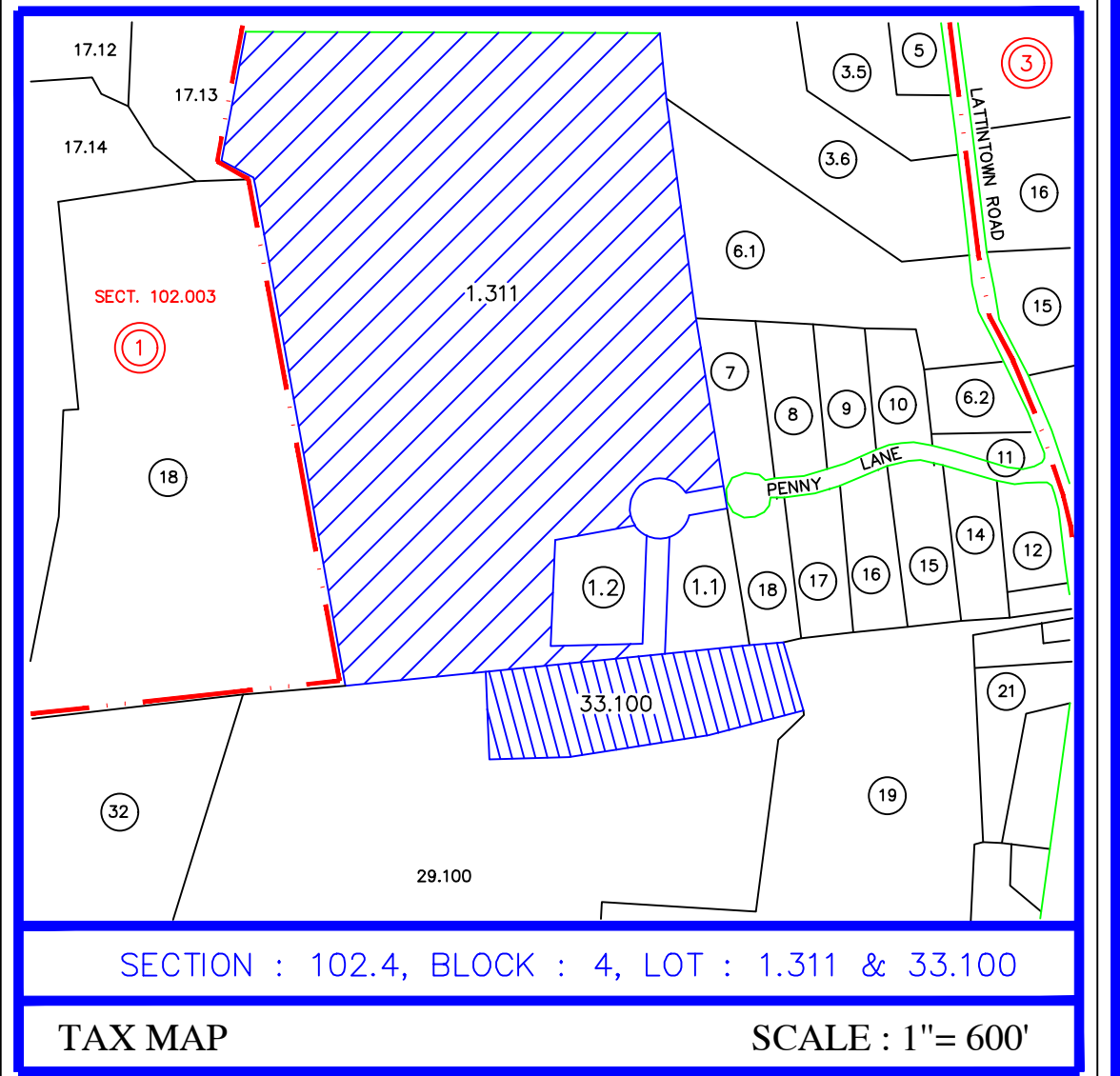
RECORD OWNER :

John R. Weed
43 Mt. Zion Road
Marlboro, NY 12542

Weed Orchards, LLC
444 Old Indian Road
Milton NY 12547



TOTAL AREA : ±66.7 ACRES



- 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 based on UCCO FM No. 03-838.
 - Parcel A to be conveyed to and combined with Tax Map Lot 1.311 and is not to be considered a buildable lot unto itself.
 - Contours based on aerial survey performed in March, 2006. Elevation datum based on approximate USGS Clintondale Quadrangle.

PLANNING BOARD ENDORSEMENT

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 _____

SKETCH
MAP OF LOT LINE REVISION
BETWEEN LANDS OF
JOHN R. WEED
AND LANDS OF
WEED ORCHARDS, LLC
- SITUATE -
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

BROOKS & BROOKS
LAND SURVEYORS, P.C.
SURVEYING - PLANNING - GIS

11 Main Street
Highland, NY 12528
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Patricia Paul Brooks, L.S. Registration No. 49795
Richard C. Brooks, L.S. 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 09 December, 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 12-17-19 field 12-19-19
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16 December, 2019 PROJ#7580, DWG#7580lr.DWG

