

- NOTES:**
- PROPERTY KNOWN AS TAX PARCEL 103.001 BLOCK 2 LOT 74.
  - AREA PROPOSED PARCEL A = 90,044± SQ. FT. OR 2.07 ACRES  
AREA PROPOSED PARCEL B = 29,681± SQ. FT. OR 0.68 ACRES  
TOTAL AREA = 119,725± SQ. FT. OR 2.75 ACRES  
  
AREA PROPOSED PARCEL B = 29,681± SQ. FT. OR 0.68 ACRES  
AREA PROPOSED PARCEL C = 91,007± SQ. FT. OR 2.09 ACRES  
TOTAL AREA = 120,688± SQ. FT. OR 2.77 ACRES
  - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN. UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED BY SMPR TITLE AGENCY, INC., SMPR ORDER NO. M-075323-A, WITH AN EFFECTIVE DATE OF 05/20/2020. SEE REFERENCE NO. 4.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN) PER REF. 2.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
  - THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
  - THE SUBJECT PROPERTY IS ONE AND THE SAME AS THAT CERTAIN PARCEL CONTAINED IN THE BARGAIN AND SALE DEED DATED FEBRUARY 03, 2017 RECORDED IN THE REAL PROPERTY RECORDS OF ULSTER COUNTY, NEW YORK AS DOCUMENT # 2017-00002964.
  - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO ROUTE 9W.
  - PARCEL C (TM 103.001-2-73) SHOWN BASED ON RECORD SURVEY PROVIDED BY CLIENT (REFERENCE #5 BELOW) AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY CONTROL POINT ASSOCIATES.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF TOWN OF MARLBORO, ULSTER COUNTY, NEW YORK, MAP ID:103.001.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ULSTER COUNTY, NEW YORK PANEL 790 OF 910", MAP NUMBER 38111C0790E, EFFECTIVE DATE: SEPTEMBER 25, 2009.
  - MAP ENTITLED "FINAL LOT LINE REVISION MAP PREPARED FOR ANDOLA AND APPLER, TOWN OF MARLBOROUGH, COUNTY OF ULSTER, STATE OF NEW YORK", AS PREPARED BY ROY H. PAULL, LAND SURVEYORS, P.C. DATED MARCH 18, 1992, LAST REVISED 22, APRIL 1992 AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE AS MAP 9492.
  - MAP ENTITLED "ALTANSPS LAND TITLE SURVEY ROUTE 9W MILTON, LOT 74/BLOCK 2, TOWN OF MARLBORO, ULSTER COUNTY, STATE OF NEW YORK", AS PREPARED BY CONTROL POINT ASSOCIATES INC. PC DATED 7.29.2020.
  - MAP ENTITLED "MAP OF SURVEY OF LAND OF EMANUEL A. CAUCHI", AS PREPARED BY BROOKS AND BROOKS LAND SURVEYORS, P.C., DATED JUNE 21, 2002.

**TABLE OF POSSIBLE ENCROACHMENTS**

- WIRE FENCE
- PARKED TRAILERS

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



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**LEGEND**

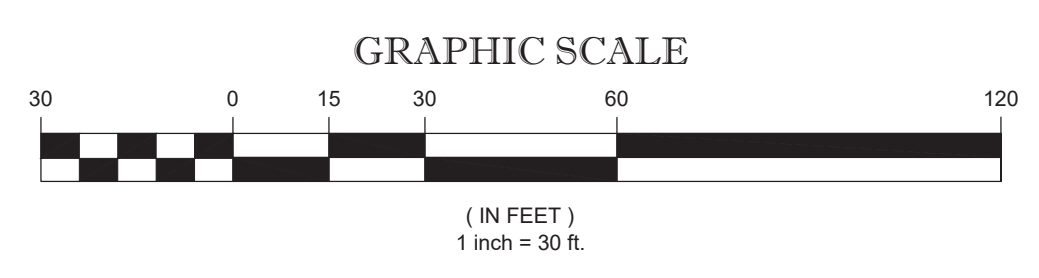
UP / -	EDGE OF PAVEMENT	124	EXISTING CONTOUR
OH	UTILITY POLE	125	EXISTING SPOT ELEVATION
OH	OVERHEAD WIRES	X 123.45	HEIGHT
+	SIGN	BLDG	BUILDING
○	DECIDUOUS TREE & TRUNK SIZE	EL	ELEVATION
FND	FOUND	(TYP.)	TYPICAL

**ZONING INFORMATION**  
HIGHWAY DEV DISTRICT (HD)  
SOURCE MILTON NEW YORK

ITEMS	REQUIRED
MIN LOT AREA	2 ACRES
MIN LOT WIDTH	200 FT
MIN LOT DEPTH	200 FT
FRONT YARD SETBACK	75 FT
MIN SIDE YARD SETBACK	25/50 FT
MIN REAR YARD SETBACK	75 FT
MAX BUILDING HEIGHT	2.5 STY/35 FT
MAX LOT BLDG COVERAGE	40%

NOTE: RETAIL IS A PERMITTED USE.  
PARKING = 1 SPACE PER 300 S.F. (31 SPACES)

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 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 EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

**JODY J. LOUNSBURY**  
NEW YORK PROFESSIONAL LAND SURVEYOR #50715

STATE OF NEW YORK  
JODY J. LOUNSBURY  
LICENSED LAND SURVEYOR  
50715

DATE: JANUARY 07, 2021

ADDED LOT C INFORMATION AND NOTES		DJD	JLL	01/07/2021
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED
1				
2				
3				
4				
5				

FIELD DATE: 7-23-2020  
FIELD BOOK NO.: 20-02  
FIELD BOOK PGS.: 10  
FIELD CREW: RFL/EGF  
DRAWN: MJB  
REVIEWED: WTW

**LOT LINE ADJUSTMENT PLAN**  
**ROUTE 9W MILTON**

LOT 74/BLOCK 2  
TOWN OF MARLBORO, ULSTER COUNTY  
STATE OF NEW YORK

**CONTROL POINT ASSOCIATES, INC. PC**  
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LONG BEACH, CA 562.580.3445  
ROCHESTER, NY 582.290.1764  
SOUTH BORO, MA 508.468.5800

APPROVED: JLL  
DATE: 10.13.2020  
SCALE: 1" = 30'  
FILE NO.: 09-200069  
DWG. NO.: 1 OF 1