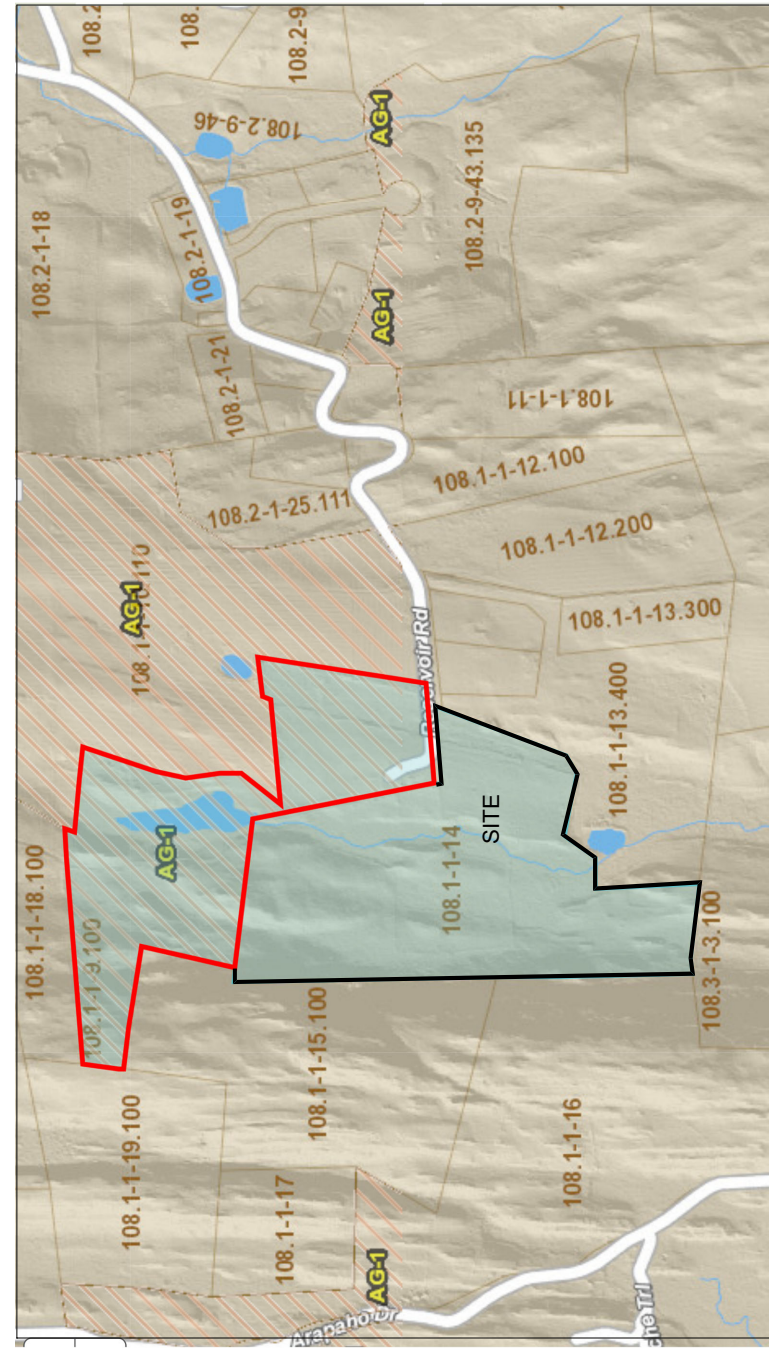
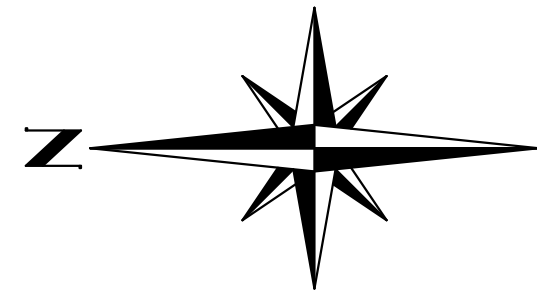
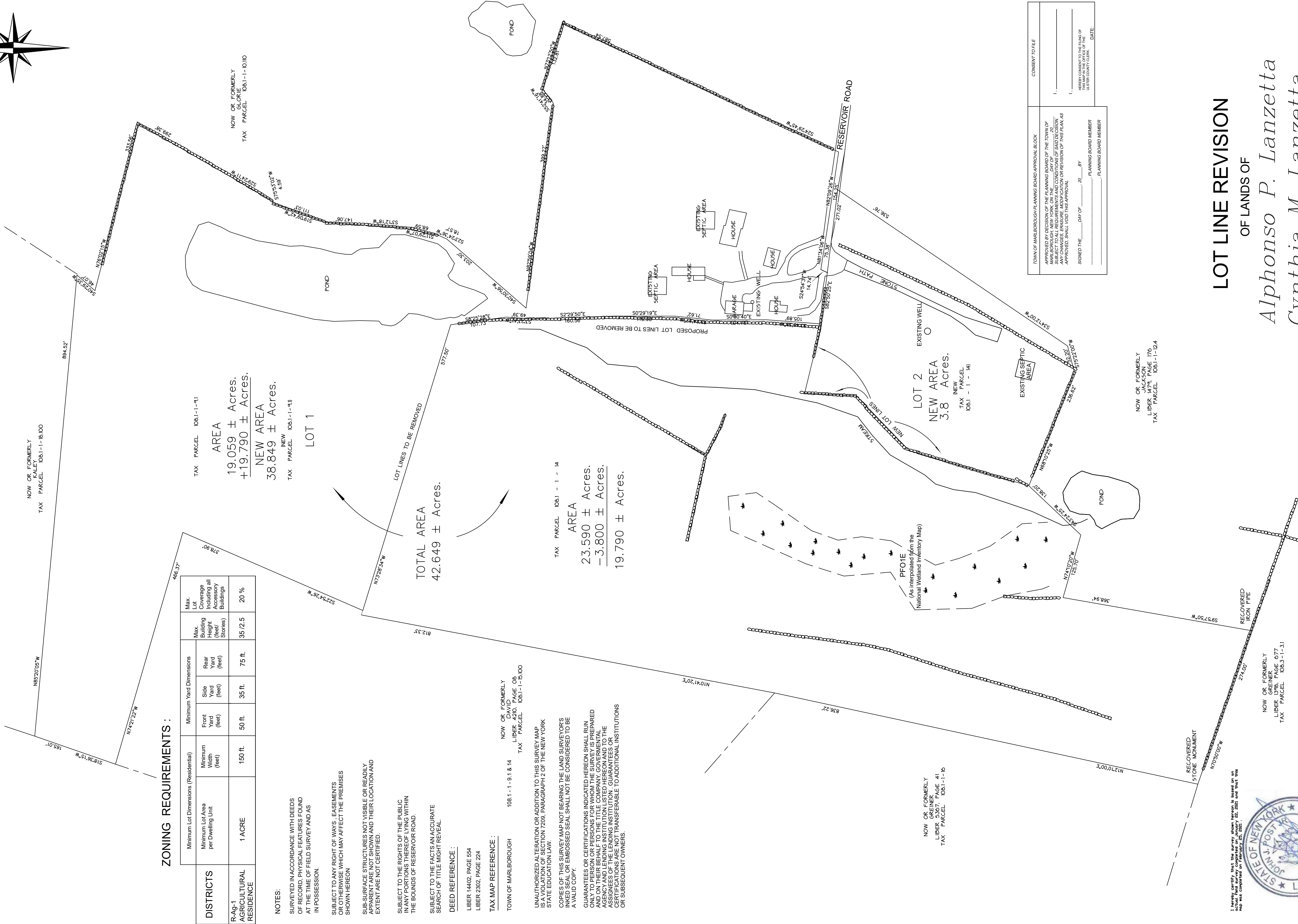


John J. Paul, Jr.  
 Surveyor  
 P.O. Box 627  
 Ulster County, New York 12484  
 845-738-7233



LOCATION MAP NOT TO SCALE



**ZONING REQUIREMENTS :**

DISTRICTS	Minimum Lot Area per Dwelling Unit	Minimum Lot Dimensions (Residential)	Minimum Yard Dimensions	Maximum Lot Coverage Including all Accessory Buildings	Max. Building Height (feet/ Stories)	Rear Yard (feet)	Side Yard (feet)	Front Yard (feet)
R-9g-1 AGRICULTURAL RESIDENCE	1 ACRE	150 ft.	50 ft., 35 ft., 75 ft.	35/12.5	35/12.5	75 ft.	35 ft.	50 ft.

**NOTES:**

SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD. PHYSICAL FEATURES FOUND AT THE TIME OF FIELD SURVEY AND AS IN POSSESSION.

SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS OR OTHERWISE WHICH MAY AFFECT THE PREMISES SHOWN HEREON.

SUB SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY HIGHWAY OR EASEMENT AND WITHIN THE BOUNDS OF RESERVOIR ROAD.

SUBJECT TO THE FACTS AN ACCURATE SEARCH OF TITLE MIGHT REVEAL.

**DEED REFERENCE :**

LIBER 14402, PAGE 554  
 LIBER 2302, PAGE 224

**TAX MAP REFERENCE :**

TOWN OF MARLBOROUGH

108.1-1-9.1 & 14  
 NOW OR FORMERLY  
 LIBER 4398, PAGE 08  
 TAX PARCEL 108.1-1-18.000

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND TO THE AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TAX PARCEL 108.1-1-9.1  
 AREA  
 19,059 ± Acres.  
 +19,790 ± Acres.  
 NEW AREA  
 38,849 ± Acres.  
 TAX PARCEL 108.1-1-9.1

**LOT 1**

LOT LINES TO BE REMOVED  
 TOTAL AREA  
 42,649 ± Acres.

TAX PARCEL 108.1-1-14  
 AREA  
 23,590 ± Acres.  
 -3,800 ± Acres.  
 19,790 ± Acres.

NOW OR FORMERLY  
 LIBER 5367, PAGE 41  
 TAX PARCEL 108.1-1-6

PFOIE  
 (As interpolated from the  
 National Wetland Inventory Map)

LOT 2  
 NEW AREA  
 3.8 Acres.  
 TAX PARCEL  
 108.1-1-1-14

NOW OR FORMERLY  
 LIBER 4771, PAGE 176  
 TAX PARCEL 108.1-1-12.4

NOW OR FORMERLY  
 LIBER 1993, PAGE 677  
 TAX PARCEL 108.3-1-31

TOWN OF MARLBOROUGH PLANNING BOARD APPROVAL BLOCK

APPROVED BY DECISION OF THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH, NEW YORK, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID DECISION AND TO ANY AND ALL ORDINANCES, RESOLUTIONS OR REVISIONS OF THIS PLAN AS APPROVED. SHALL VOID THIS APPROVAL.

SIGNED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY  
 \_\_\_\_\_ PLANNING BOARD MEMBER  
 \_\_\_\_\_ PLANNING BOARD MEMBER  
 \_\_\_\_\_ PLANNING BOARD MEMBER  
 \_\_\_\_\_ PLANNING BOARD MEMBER  
 \_\_\_\_\_ PLANNING BOARD MEMBER

REVISIONS TO BE FILED WITH THIS APPROVAL  
 1. \_\_\_\_\_ DATE: \_\_\_\_\_  
 1. \_\_\_\_\_ DATE: \_\_\_\_\_

CONSENT TO FILE

**LOT LINE REVISION**

OF LANDS OF

*Alphonso P. Lanzetta*  
*Cynthia M. Lanzetta*

198 RESERVOIR ROAD

TOWN OF MARLBOROUGH  
 SCALE 1" = 100'

ULSTER COUNTY, N.Y.  
 FEBRUARY 25, 2021

I hereby certify that the survey shown hereon is based on an accurate and reliable survey and that the same was completed on February 25, 2021.

