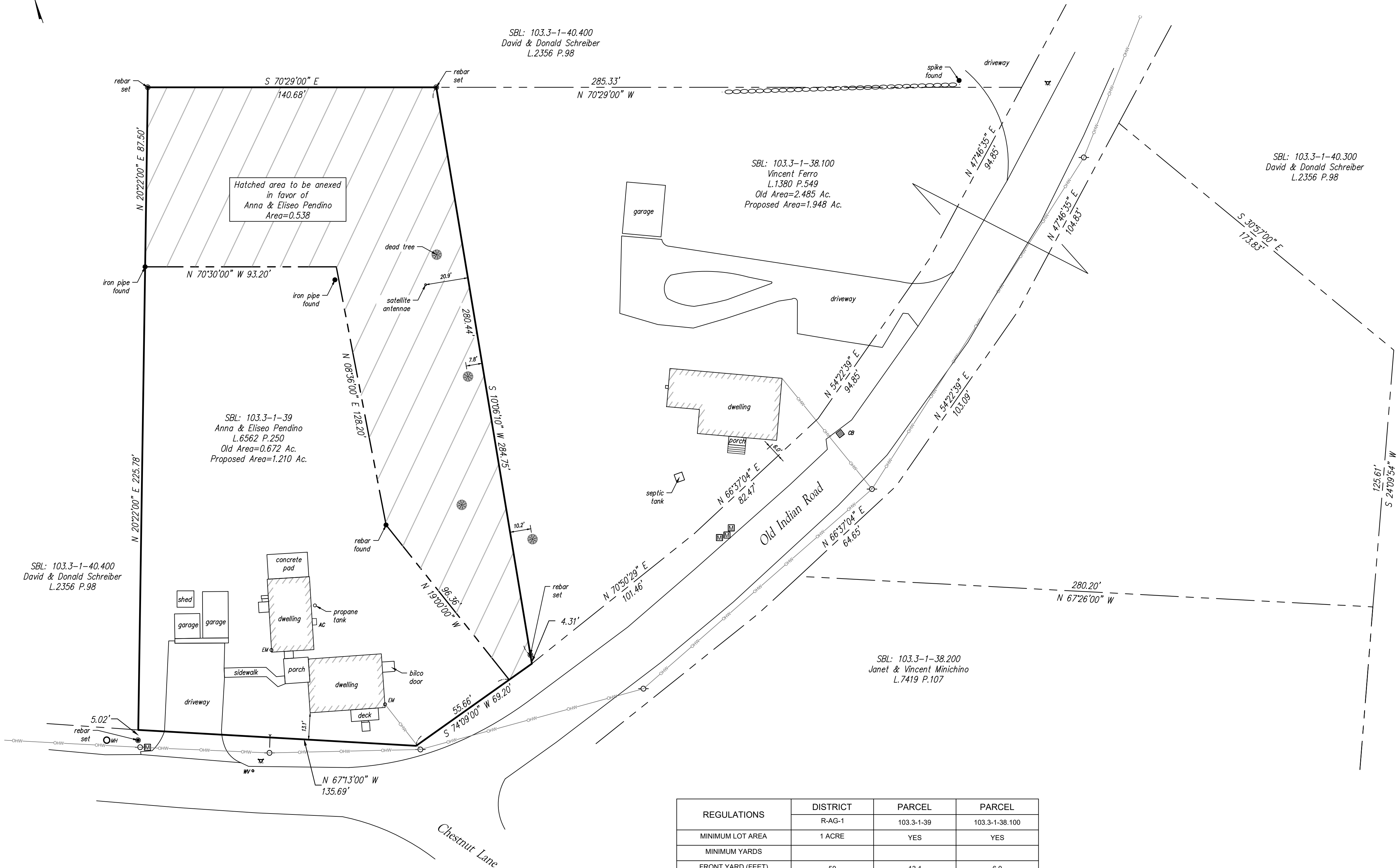




- LEGEND**
- IRON PIPE/STEEL REBAR
 - CAPPED REBAR SET
 - ⊕ FIRE HYDRANT
 - WV WATER VALVE
 - EM ELECTRIC METER
 - AC AIR CONDITIONER
 - MH MANHOLE
 - CB CATCH BASIN
 - ☐ MAIL BOX
 - ⊗ TREE
 - ☐ CATCH BASIN
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD WIRE
 - STONE WALL
 - BUILDING

REGULATIONS	DISTRICT	PARCEL	PARCEL
	R-AG-1	103.3-1-39	103.3-1-38.100
MINIMUM LOT AREA	1 ACRE	YES	YES
MINIMUM YARDS			
FRONT YARD (FEET)	50	13.1	6.0
REAR YARD (FEET)	75	238.5	-
SIDE YARD (FEET)			
ONE	35	61.8	46.1
BOTH	80	132.4	123.9
MINIMUM LOT WIDTH (FEET)	150	140.7	373.6
MINIMUM LOT DEPTH (FEET)	200	284.75	284.75
MAXIMUM BUILDING COVERAGE (PERCENT)	20%	4.3%	2.3%
MAXIMUM HEIGHT			
STORIES	2 1/2	1	2
HEIGHT (FEET)	35	16	25

NOTES:

- MINIMUM LOT SEIZES IN R-AG-1 ARE SUBJECT TO PERCOLATION TESTS REQUIRED UNDER § 155-42, BUT IN NO EVENT ARE LESS THAN ONE (1) ACRE.
- MINIMUM SETBACKS ARE SUBJECT TO SECTION 155-52 IN R-AG-1, R-1 AND HD ZONES THAT ARE NEXT TO AGRICULTURAL LAND IN EFFORTS TO PRESERVE AND PROTECT AGRICULTURAL PRACTICES. THESE SETBACKS WILL SUPERSEDE MINIMUM SETBACKS.

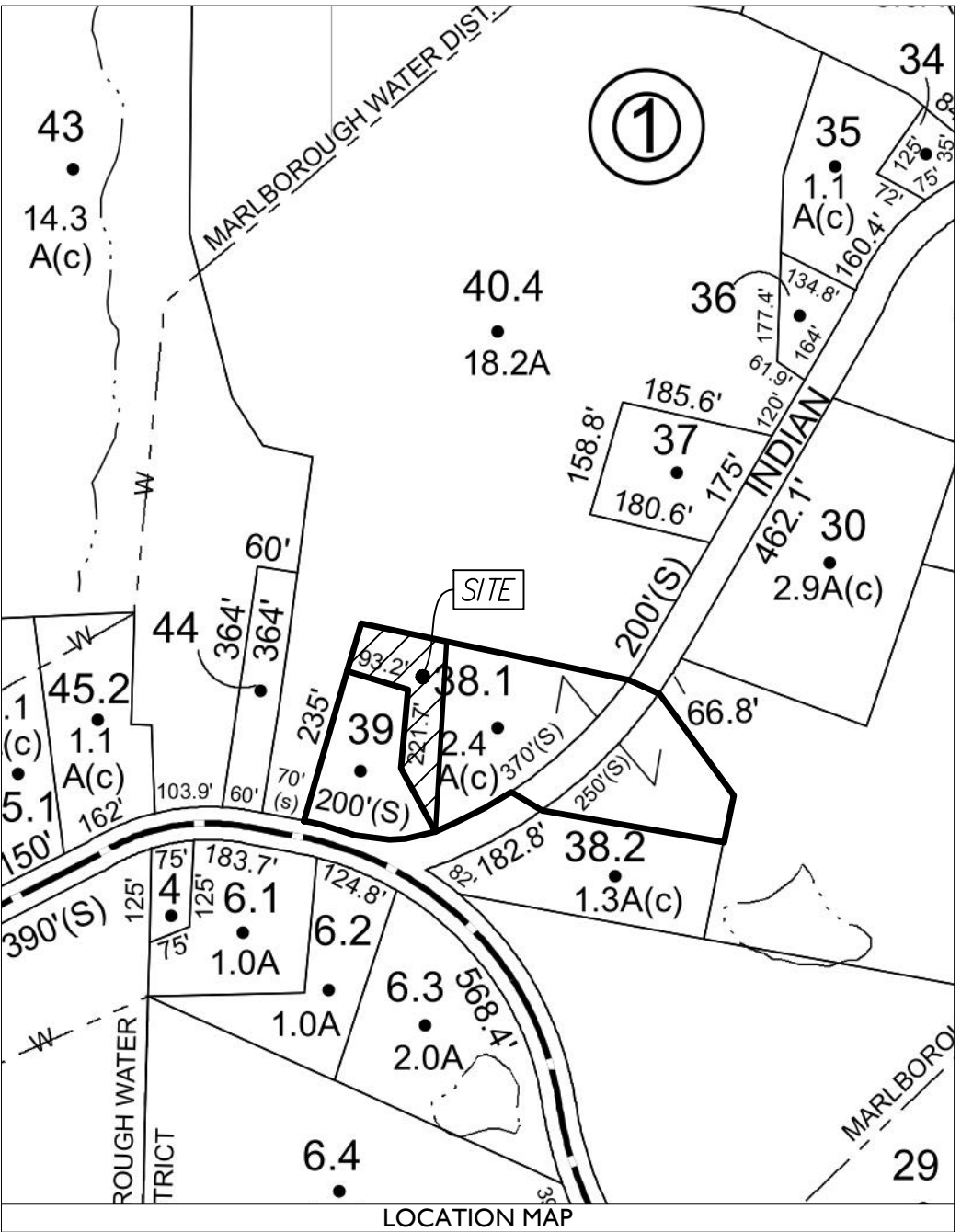
GENERAL NOTES:

- SUBJECT TO ANY AND ALL ENFORCEABLE COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND AGREEMENT OF RECORD.
- DIMENSION SHOWN (7.8') IS FROM THE CENTER OF TREE.

MAP REFERENCE:

- FILED COUNTY MAP 4907

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC



Owners Endorsement

As owners of; or duly appointed officers or otherwise authorized representatives of the owners of the hereon shown surveyed and revised properties; we hereby grant our approval to the plat and consent to its filing as public record with Ulster County Clerk.

ANNA PENDINO

ELISEO PENDINO

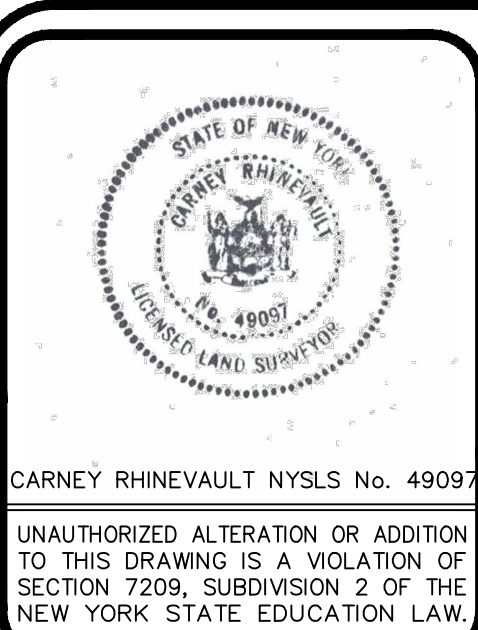
VINCENT FERRO

TOWN OF MARLBOROUGH PLANNING BOARD APPROVAL BLOCK

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH, NEW YORK, ON THE DAY OF 20
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
ANY CHANGES, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL SIGNED DAY OF
BY:

PLANNING BOARD CHAIRMAN

PLANNING BOARD MEMBER



LOT LINE ADJUSTMENT
BETWEEN LANDS OF
**ANNA & ELISEO PENDINO
AND VINCENT FERRO**
SBL No. 103.3-1-39 AND 103.3-1-38.100
SITUATE AT
80 AND 92 OLD INDIAN ROAD
TOWN OF MARLBOROUGH,
ULSTER COUNTY, NEW YORK

SURVEYED BY CARNEY RHINEVAULT
6 Main Street
Hyde Park, NY 12538
TEL (845) 229-8225