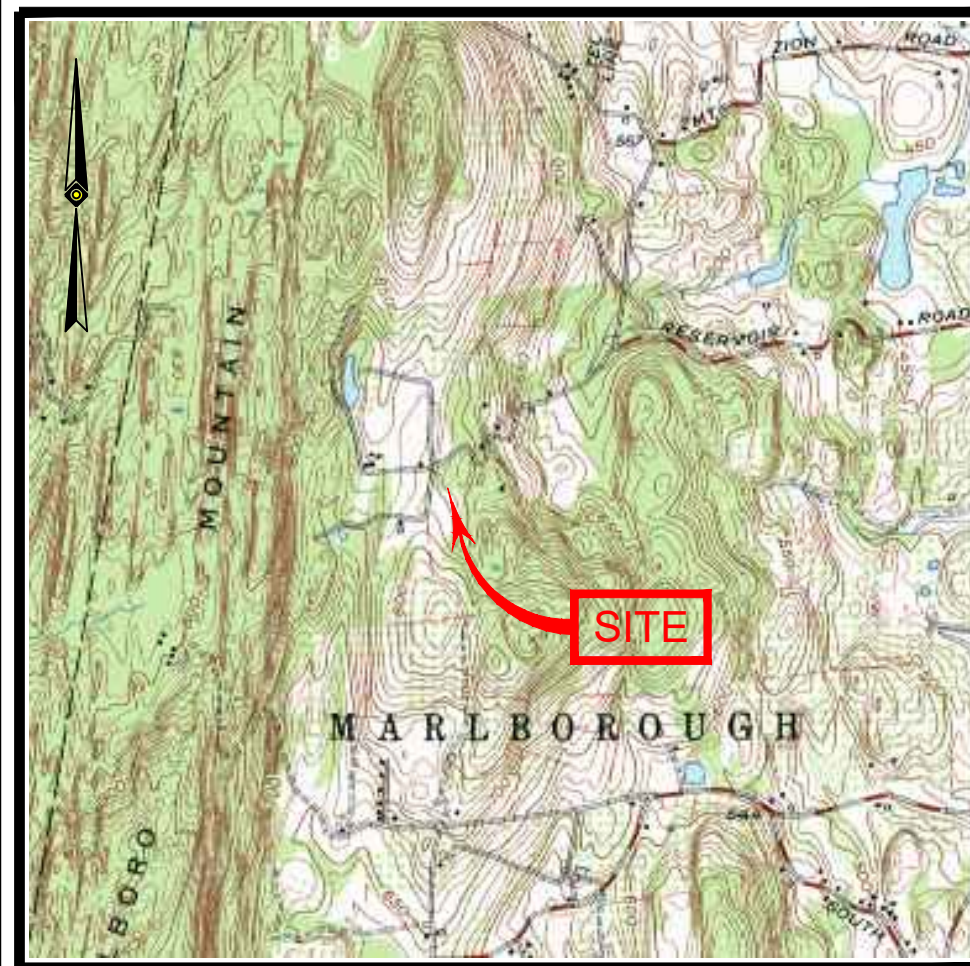
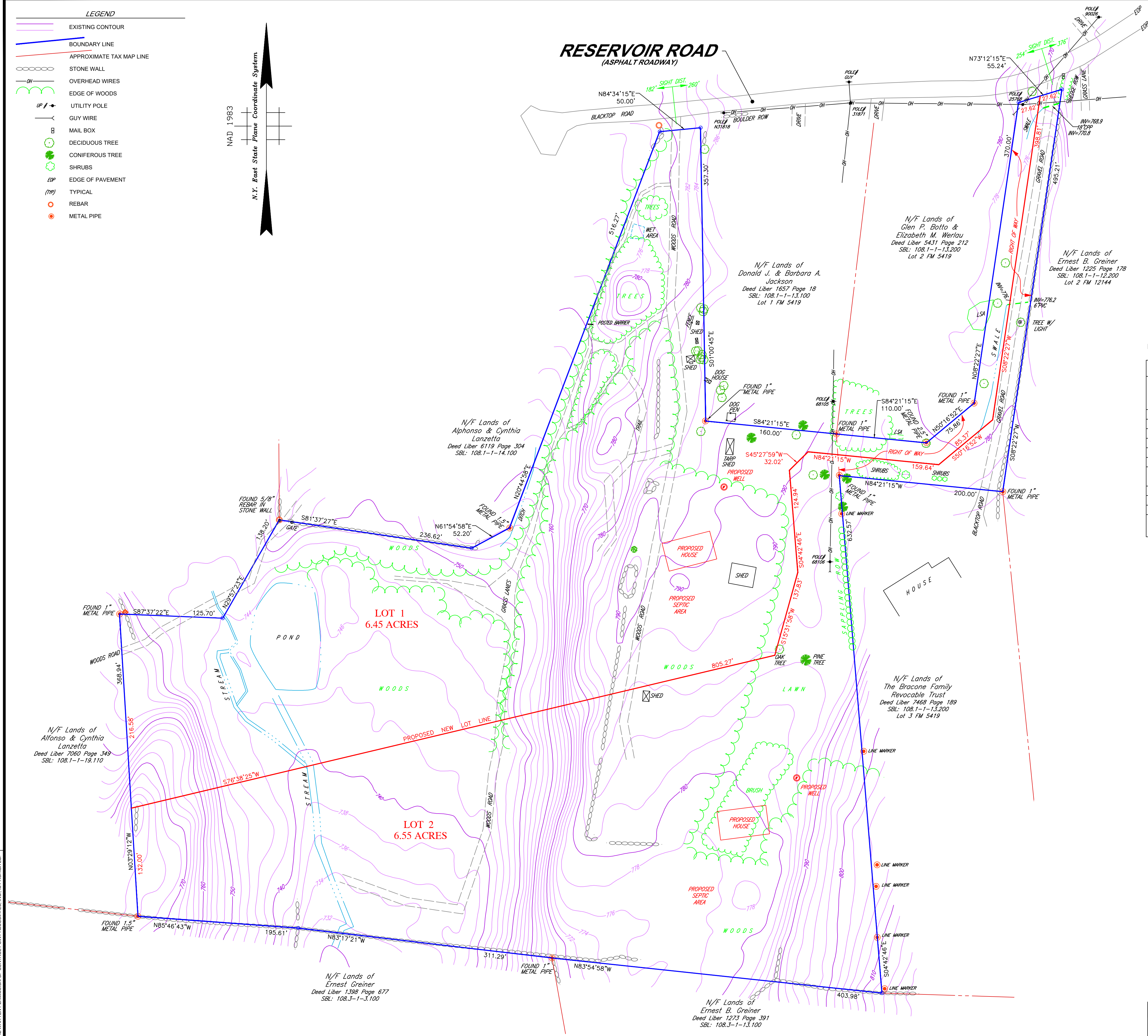


- LEGEND**
- EXISTING CONTOUR
 - BOUNDARY LINE
 - APPROXIMATE TAX MAP LINE
 - STONE WALL
 - OVERHEAD WIRES
 - EDGE OF WOODS
 - UTILITY POLE
 - GUY WIRE
 - MAIL BOX
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUBS
 - EDGE OF PAVEMENT
 - TYPICAL
 - REBAR
 - METAL PIPE

NAD 1983
N.Y. East State Plane Coordinate System

RESERVOIR ROAD (ASPHALT ROADWAY)



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

TOTAL AREA : 13.01 ACRES

NOTE: PARCEL IS LOCATED IN RIDGELINE PROTECTION AREA AND IS SUBJECT TO ALL PROVISIONS AS NOTED IN SECTION 155-41.1.

ZONING TABLE			
ZONING INFORMATION R-Ag-1 DISTRICT			
SOURCE TOWN ZONING MAP			
ITEMS	REQUIRED	PROPOSED	
		LOT 1	LOT 2
MIN LOT AREA	1 ACRE	6.54 ACRES	6.47 ACRES
MIN LOT WIDTH ***	150'	-	-
MIN LOT DEPTH	200'	-	-
MIN AGRICULTURAL	75'	-	-
MIN FRONT YARD	50'	-	-
MIN 1 SIDE YARD	35'	-	-
SIDE TOTAL	80'	-	-
MIN REAR YARD	75'	-	-
MAX BUILDING HEIGHT	35'	<35'	<35'
MAX BUILDING COVERAGE	20%	<20%	<20%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

*** LOT WIDTH MEASURED AT BUILDING LINE CHOSEN BY OWNER

PLANNING BOARD ENDORSEMENT

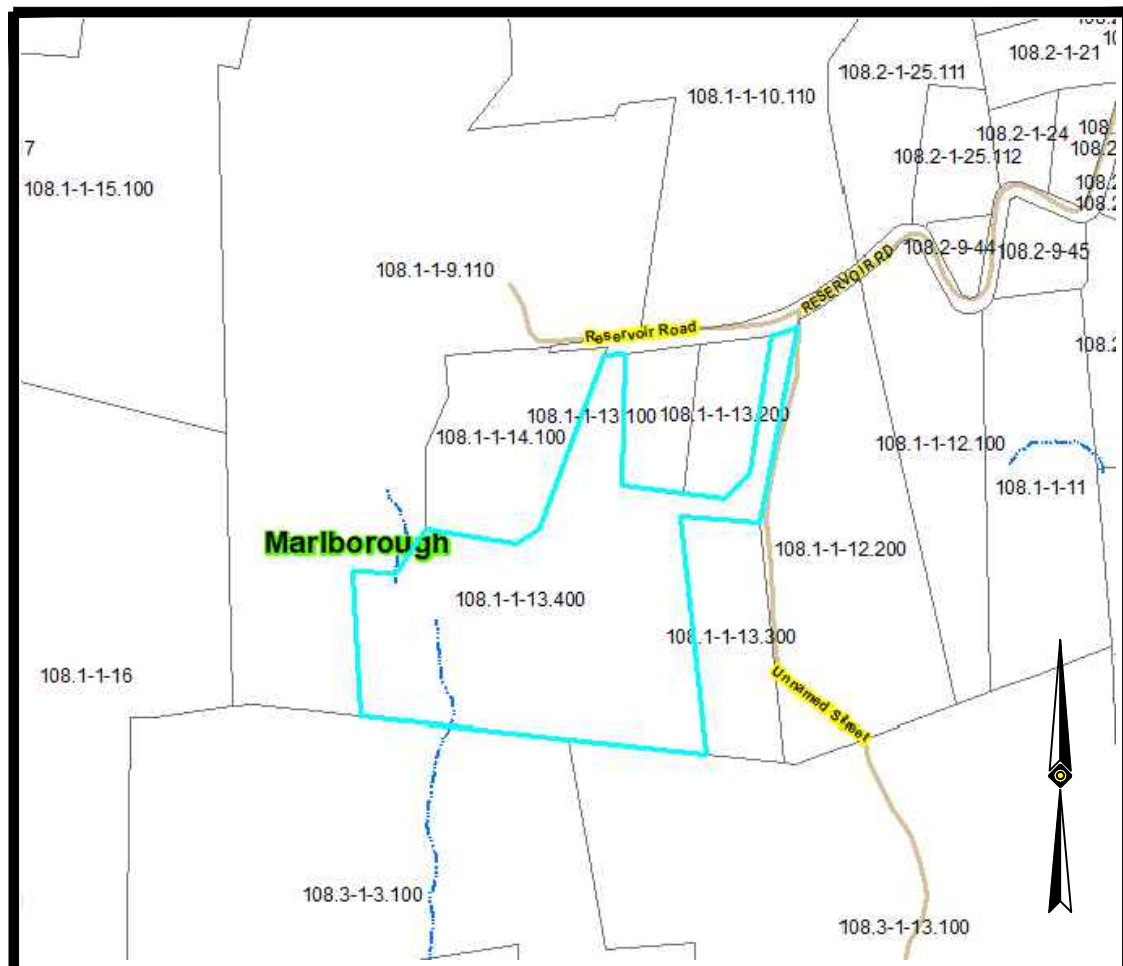
OWNER'S CERTIFICATION

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 _____

I HEREBY CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED BY THIS OFFICE IN THE FIELD ON 15 OCTOBER, 2025 IN ACCORDANCE WITH THE EXISTING CODES OF PRACTICE AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PATRICIA PAULI BROOKS, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #49795



SECTION : 108.1, BLOCK : 1, LOT : 13.400
TAX MAP SCALE : 1"= 500'

NOTES:

- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
- THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR). INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON, CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT. THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES. THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
- SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- 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. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
- RESERVOIR ROAD HIGHWAY BOUNDS BASED ON DEED LIBER 1682 PAGE 028 CONVEYANCE TO THE TOWN OF MARLBOROUGH.
- 2' CONTOURS BASED ON NYS GIS 2014 LIDAR DATASET AND 2015 TOPOGRAPHIC 1 METER DEM. ELEVATION DATUM IS APPROXIMATE NAVD83 BASED ON RTK/GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.

REFERENCE MAPS:

- PARCEL BEING LOT 4 AS DESIGNATED ON A MAP ENTITLED "MINOR SUBDIVISION FOR DONALD J. JACKSON," FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON SEPTEMBER 10, 1984, AS FILED MAP NO. 5419 AND IS SUBJECT TO ALL PROVISIONS NOTED THEREON.
- MAP ENTITLED "FINAL MAP OF SUBDIVISION OF LANDS OF ERNEST B. GREINER" FILED WITH THE ULSTER COUNTY CLERK'S OFFICE ON 18 DECEMBER, 2001 AS FILED MAP NO. 12144.

REFERENCE DEED :

VICTOR A VIRGILLO
-10-
DONALD J. JACKSON
DEED LIBER 1479 PAGE 176
DATED MARCH 16, 1983
FILED MARCH 21, 1983

RECORD OWNER :

THE ESTATE OF DONALD J. JACKSON
C/O BARBARA A. JACKSON
183 RESERVOIR ROAD
MARLBORO NY, 12542

1	REVISED LOTS	N/A	IG	PPB	01-16-2026
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	10-15-25				
FIELD BOOK NO.	HV# 22				
FIELD BOOK PG.	PG 81-83				
FIELD CREW	BN/ED				
DRAWN:	GJO				
CLOSED:					
REVISED:	S.D.				
APPROVED:	PPB				
DATE	11-11-2025				
SCALE	1"= 60'				
FILE NO.	12-250297-00				
DWG. NO.	1 OF 1				

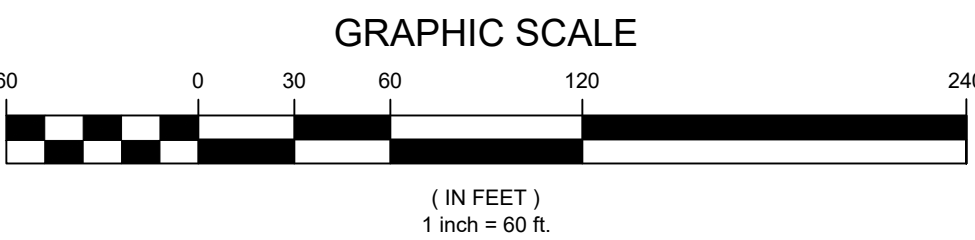
SKETCH MAP OF SUBDIVISION OF LANDS OF THE ESTATE OF DONALD J. JACKSON
SBL: 108.1-1-13.400 TOWN OF MARLBOROUGH
COUNTY OF ULSTER, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC PC
11 MAIN STREET
HIGHLAND, NY 12528
845.691.7339
WWW.CPASURVEY.COM

WARREN, NY 906.668.0099
CHATEAUX, PA 202.722.8888
MT. LAUREL, NJ 609.457.2899
MANHATTAN, NY 212.690.1001
LEWIS, NY 516.466.0606
SOUTH BORO, MA 508.348.3000
ROCHESTER, NY 585.254.1764
FREDERICKSBURG, VA 541.722.9000
FT. LAUDERDALE, FL 954.762.7011



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



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 SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.