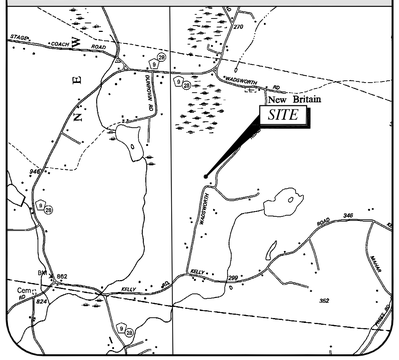
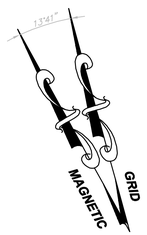
## VICINITY MAP 1"=2,000'



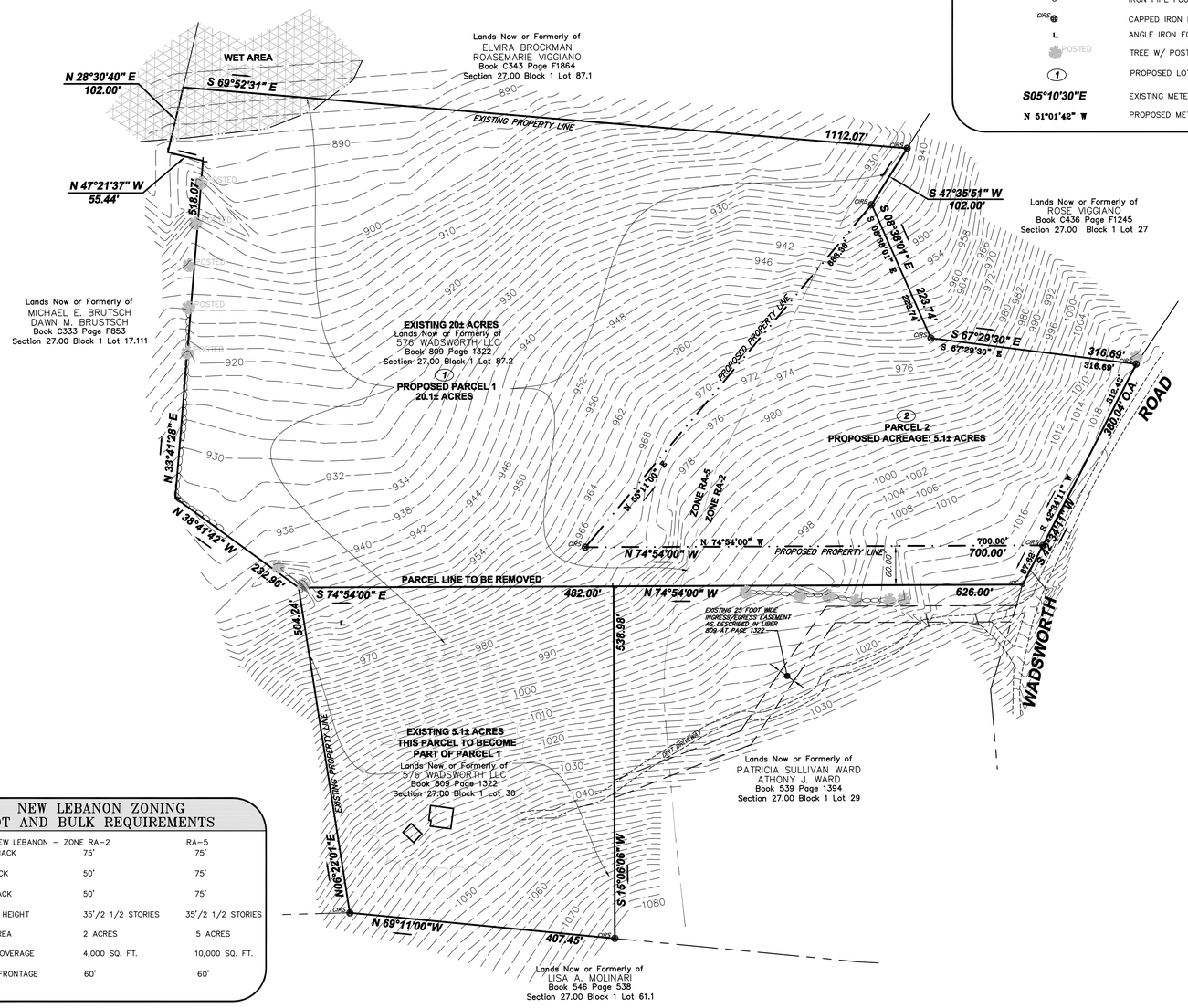

**SCALE 1 INCH = 100 FEET**

0 1 2 3

ORIGINAL SCALE IN INCHES

### BASIS OF BEARINGS

NORTH ORIENTATION AND BEARINGS ARE BASED ON A NAD 83 (96 CORS) EAST ZONE.




## LEGEND

| | |
|---|---|
| ——— | SUBJECT PROPERTY LINE |
| — — — | ADJACENT PROPERTY LINE |
| · · · — · · · | PROPOSED PROPERTY LINE |
| — — — | EASEMENT LINE |
| ○○○○○○○○ | STONE WALL |
| 110 | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | EDGE OF WATER |
| | TREE LINE |
| IPF | IRON PIPE FOUND |
| CIRS | CAPPED IRON ROD TO BE SET |
| L | ANGLE IRON FOUND |
| POSTED | TREE W/ POSTED SIGN |
| 1 | PROPOSED LOT |
| S05°10'30"E | EXISTING METES AND BOUNDS |
| N 51°01'42" W | PROPOSED METES AND BOUNDS |

## SURVEYOR'S NOTES

1. SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

2. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

3. SURVEY SUBJECT TO ANY UNDERGROUND UTILITIES CROSSING THIS PROPERTY.

4. DWELLING SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.

5. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. LOCATION OF FACILITIES AND/OR STRUCTURES OUTSIDE OF LIMITS OF FIELD SURVEY ARE SUBJECT TO WHATEVER STATE OF FACTS A FIELD SURVEY MAY REVEAL. THEIR LOCATION IS NOT CERTIFIED BY THIS SURVEY.

6. 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 ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

7. NORTH ORIENTATION AND BEARINGS SHOWN HEREON ARE BASED ON THE NEW YORK STATE PLANE COORDINATE SYSTEM (N.Y.S.P.C.S.) NAD 83/96 CORS (EAST ZONE) ESTABLISHED BY GPS OBSERVATION.

8. SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEY IS SUBJECT TO WHATEVER STATE OF FACTS AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT SHOULD REVEAL.

9. TOPOGRAPHIC DATA SHOWN HEREON ARE APPROXIMATE AND BASED ON USGS. CONTOURS HAVE BEEN FIELD VERIFIED BY THIS SURVEYOR.

10. PARCEL SURVEYED IS FURTHER REFERENCED TO THE TOWN OF NEW LEBANON TAX MAP PARCEL 27.00–1–87.2

11. PARCEL SURVEYED IS SUBJECT TO A 25 FOOT WIDE INGRESS/EGRESS EASEMENT CONTAINED IN LIBER 809 AT PAGE 1322 AND IS SHOWN HEREON.

12. WETLANDS SHOWN HEREON ARE BASED ON GIS MAPPING AND MAP REFERENCE 1 AND 2.

## DEED REFERENCE

1. CHARLES TARZIAN AND BRENDA TARZIAN TO 576 WADSWORTH LLC BY DEED DATED JULY 13, 2015 AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE IN DEED BOOK 809 AT PAGE 1322.

## MAP REFERENCE

1. MAP ENTITLED "SUBDIVISION OF THE LAND OF ROSEMARIE VIGGIANO AND ELVIRA BROCKMAN" PREPARED BY FRANK F. AMBROSIO DATED MAY 20, 1988 AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP NO. 01–75.

2. MAP ENTITLED "SURVEY & MAP OF THE LAND OF FRANK HEMRY REINER" PREPARED BY FRANK F. AMBROSIO DATED MARCH 24, 1988 AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP NO. 10768.

3. MAP ENTITLED "LOT LINE REVISION OF THE LANDS OF ROBERT WM. & ELFRIEDA A. WEBER" PREPARED BY FRANK F. AMBROSIO DATED DECEMBER 17, 1987 AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP NO. 00–212.

4. MAP ENTITLED "SURVEY OF THE LANDS OF WILLIAM AND NORMA WADSWORTH–PARCELS 1 AND 2 VINCENT D. AND DORIS S. WADSWORTH–PARCEL 3" PREPARED BY FRANK F. AMBROSIO DATED NOVEMBER 21, 1989 AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP NO. 11304.

5. MAP ENTITLED "PROPOSED THREE PARCEL SPLIT LANDS OF BRUNO KUHMERKER" PREPARED BY CYNTHIA K. ELLIOTT DATED OCTOBER 11, 1990 AND FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP NO. 11595.

## SITE STATISTICS

TOWN OF NEW LEBANON, COLUMBIA COUNTY, NEW YORK
SEC. 27.00 – BLOCK 1 – LOT 87.2 (20.0± ACRES)
PARCEL TO BE SUBDIVIDED (PARCEL 2)=5.1± ACRES

SEC. 27.00 – BLOCK 1 – LOT 30 (5.1± ACRES)
TO BE ADDED TO REMAINING LANDS OF 27.00–1–87.2
PROPOSED ACREAGE: 20.1± ACRES

## CERTIFICATIONS

1. MARK CAIOLA
2. 576 WADSWORTH, LLC

| OWNER | APPLICANT |
|---|---|
| 576 WADSWORTH, LLC<br>33 KIRK STREET<br>HOUSATONIC, MA. 01236 | 576 WADSWORTH, LLC<br>33 KIRK STREET<br>HOUSATONIC, MA. 01236 |

## NEW LEBANON ZONING LOT AND BULK REQUIREMENTS

| TOWN OF NEW LEBANON – ZONE RA–2 | RA–2 | RA–5 |
|---|---|---|
| FRONT SETBACK | 75' | 75' |
| SIDE SETBACK | 50' | 75' |
| REAR SETBACK | 50' | 75' |
| MAX. BLDG. HEIGHT | 35'/2 1/2 STORIES | 35'/2 1/2 STORIES |
| MIN. LOT AREA | 2 ACRES | 5 ACRES |
| MAX. LOT COVERAGE | 4,000 SQ. FT. | 10,000 SQ. FT. |
| MIN. ROAD FRONTAGE | 60' | 60' |

TOWN OF NEW LEBANON ENDORSEMENT

| | | |
|---|---|---|
| PROJECT NO.: 2015–142 | SCALE: 1"=100' | |
| DRAWN BY: JRP | CHECKED BY: JRP | |
| **SUB** | FIELD SURVEY COMPLETED: OCTOBER 15, 2015 | |
| | DATE SURVEY MAP SIGNED: OCTOBER 27, 2016 | |


BETHLEHEM LAND SURVEYING, PLLC.
Jason R. Peterson, PLS
273 KENWOOD AVENUE
DELMAR, NEW YORK 12054
(518) 813–0059



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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.


I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED OCTOBER 16, 2016 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

STATE OF NEW YORK · JASON R. PETERSON · 050785 · LICENSED LAND SURVEYOR

JASON R. PETERSON, P.L.S.
N.Y.S. #050785

| rev. | date | description |
|---|---|---|

MAP OF SURVEY OF

# Lands of Wadsworth LLC Minor 2 Lot Subdivision Plan & Boundary Line Adjustment Plan

– SITUATE –

576 WADSWORTH ROAD – TOWN OF NEW LEBANON – COUNTY OF COLUMBIA – STATE OF NEW YORK