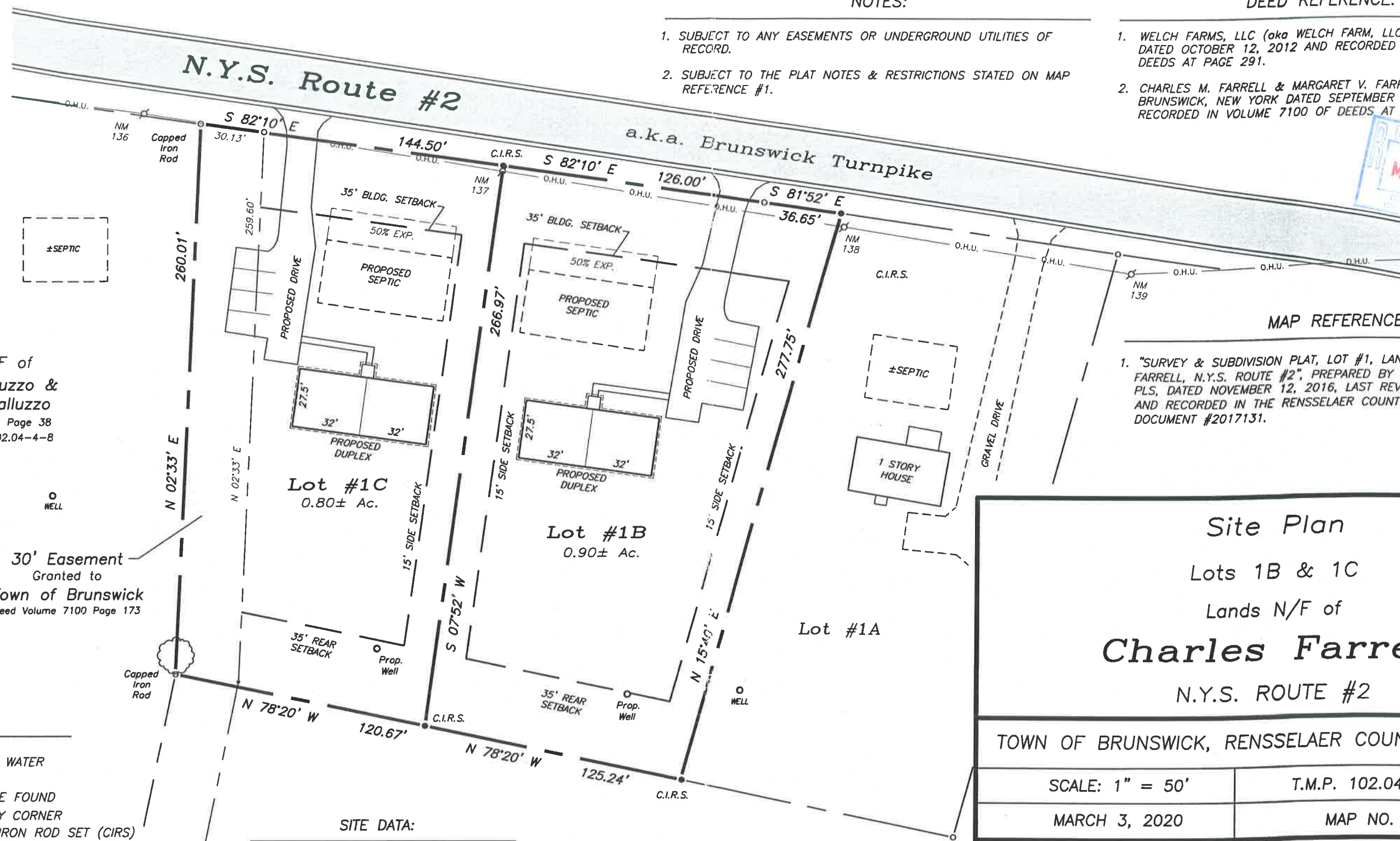




Magnetic North per Map Ref. #1



Lands N/F of
David J. Galluzzo &
Carrie M. Galluzzo
Deed Volume 4239 Page 38
Tax Map Parcel 102.04-4-8

30' Easement
Granted to
Town of Brunswick
Deed Volume 7100 Page 173

LEGEND

- EDGE OF WATER
- FENCE
- IRON PIPE FOUND
- PROPERTY CORNER
- CAPPED IRON ROD SET (CIRS)
- ROAD SIGN
- UTILITY POLE
- OVERHEAD UTILITIES
- PROPERTY LINE
- GUY WIRE

UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNED WITH RED INK SHALL NOT BE CONSIDERED TO BE VALID COPIES. CERTIFICATION INDICATED OR IMPLIED HEREON SHALL ONLY RUN TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED AND ON HIS BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.

SITE DATA:

- CURRENT LAND USE: RESIDENTIAL
- ZONE: R-15 RESIDENTIAL
- PRINCIPAL USE: RESIDENTIAL
- MIN. LOT SIZE: 15,000 SQUARE FEET
- MIN. LOT WIDTH: 100 FEET
- YARD REQUIREMENTS:
 - FRONT YARD: 35 FEET
 - SIDE YARD: 15 FEET (ONE SIDE)
 - 30 FEET TOTAL TWO SIDES
 - REAR YARD: 35 FEET

Lot #2
Lands N/F of
Nicole L. Way
Deed Volume 7826 Page 150
Tax Map Parcel 102.-2-10.12

NOTES:

1. SUBJECT TO ANY EASEMENTS OR UNDERGROUND UTILITIES OF RECORD.
2. SUBJECT TO THE PLAT NOTES & RESTRICTIONS STATED ON MAP REFERENCE #1.

DEED REFERENCE:

1. WELCH FARMS, LLC (aka WELCH FARM, LLC) TO CHARLES FARRELL DATED OCTOBER 12, 2012 AND RECORDED IN VOLUME 6501 OF DEEDS AT PAGE 291.
2. CHARLES M. FARRELL & MARGARET V. FARRELL TO THE TOWN OF BRUNSWICK, NEW YORK DATED SEPTEMBER 19, 2013 AND RECORDED IN VOLUME 7100 OF DEEDS AT PAGE 173.



MAP REFERENCE:

1. "SURVEY & SUBDIVISION PLAT, LOT #1, LANDS N/F OF CHARLES FARRELL, N.Y.S. ROUTE #2", PREPARED BY BRIAN R. HOLBRITTER, PLS, DATED NOVEMBER 12, 2016, LAST REVISED APRIL 6, 2017 AND RECORDED IN THE RENSSELAER COUNTY CLERK'S OFFICE AS DOCUMENT #2017131.

Site Plan
Lots 1B & 1C
Lands N/F of
Charles Farrell
N.Y.S. ROUTE #2

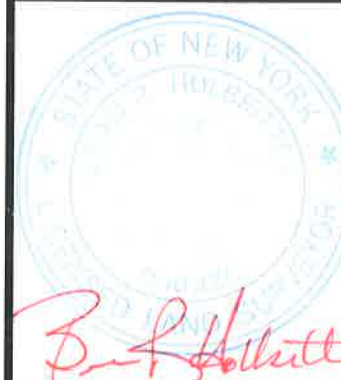
TOWN OF BRUNSWICK, RENSSELAER COUNTY, NEW YORK

SCALE: 1" = 50'

T.M.P. 102.04-4-11 & 12

MARCH 3, 2020

MAP NO. 2020-017



BRIAN R. HOLBRITTER P.L.S.

BRIAN R. HOLBRITTER

PLS
LAND SURVEYING & SITE DEVELOPMENT
34 CENTER STREET
SCHAGHTICOKE, NY 12154

PHONE: 518-753-7592

State of
NY
#50,326

State of
VT
#737