



SITE LOCATION - N.T.S.

Lands N/F of Candance Kasson & Sean M. Gallivan  
Deed Volume 796 Page 10  
Tax Map Parcel 72-9-34.2

Course	Bearing	Distance
L1	S 33°54'10" W	48.66'
L2	S 31°58'45" E	10.63'
L3	S 14°55'45" W	27.36'
L4	S 08°42'00" W	33.23'
L5	S 05°08'15" E	61.50'
L6	S 05°03'00" W	33.94'
L7	S 05°52'25" W	21.72'
L8	S 08°08'30" W	16.76'
L9	S 44°32'05" W	50.29'
L10	S 79°39'25" W	46.37'
L11	S 05°44'40" E	41.15'
L12	S 23°25'00" E	62.64'
L13	S 02°57'20" E	121.33'
L13A	S 00°59'40" E	118.86'
L14	S 71°02'15" W	85.94'
L15	S 72°14'10" W	88.05'
L16	S 23°54'45" W	46.47'
L17	S 00°27'25" W	57.51'
L18	S 21°18'40" E	29.11'
L19	S 09°12'30" E	96.67'
L20	S 05°08'25" E	95.09'
L21	S 04°23'35" E	101.80'
L22	S 00°14'45" W	178.70'
L23	N 84°45'45" W	55.16'
L24	S 21°13'00" E	33.48'
L25	S 84°28'50" E	45.08'
L26	S 84°28'50" E	13.45'

MAP REFERENCES

- "LANDS OF MICHAEL T. & MARGARET R. GALLIVAN", PREPARED BY FRANK F. AMBROSIO, L.S., DATED SEPTEMBER 19, 1974 AND PROVIDED BY THE CLIENT.
- "MAP OF SURVEY, SHOWING LANDS TO BE CONVEYED TO STEVEN WOLD AND SUSAN WOLD", PREPARED BY WILLIAM C. DARLING, PLS., DATED DECEMBER 7, 1983 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 1983 AS MAP 184.
- "SURVEY OF LANDS CONVEYED TO WILLIAM J. COMISKEY & DONNA M. COMISKEY", PREPARED BY CHARLES E. HARTNETT, L.S., DATED DECEMBER 4, 2006 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 2008 AS MAP 142.
- "SURVEY AND MAP OF LANDS OF GALLIVAN TO BE CONVEYED TO MICHAEL K. & SHERI N. LEWIS", PREPARED BY GARY R. HARVEY, PLS., DATED MAY 12, 2008 AND PROVIDED BY THE CLIENT.
- "3 LOT MINOR SUBDIVISION, LANDS OF SEAN M. GALLIVAN, DEEPKILL ROAD", PREPARED BY ROBERT J. SCARANO, PLS., DATED JULY 1, 2005 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 2005 AS MAP 120.
- "SURVEY AND SUBDIVISION PLAT, LANDS N/F OF SEAN M. GALLIVAN, LOCATED ON EASTERLY SIDE DEEPKILL ROAD", PREPARED BY BRIAN R. HOLBRITTER, PLS., DATED JANUARY 27, 2015, LAST REVISED MAY 28, 2015 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 2015 AS MAP 84.
- "BOUNDARY LINE ADJUSTMENT, PORTION OF LANDS N/F OF SEAN M. GALLIVAN, LOCATED ON EASTERLY SIDE DEEPKILL ROAD", PREPARED BY BRIAN R. HOLBRITTER, PLS., DATED APRIL 2, 2018 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE AS DOCUMENT #2018052.
- RENSSELAER COUNTY TAX MAP SECTION 72.

DEED REFERENCES

- WILLIAM J. PHELAN AND MILDRED T. PHELAN TO SEAN M. GALLIVAN, DATED JULY 17, 2001 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN REEL 296 OF DEEDS AT PAGE 19.

NOTES

- SUBJECT TO ANY/ALL EASEMENTS AND/OR UNDERGROUND UTILITIES OF RECORD.
- SUBJECT TO ANY/ALL FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE MAY SHOW.
- UTILITIES SHOWN HEREON WERE AS OBSERVED AND LOCATED DURING COMPLETION OF FIELD SURVEY, NO RECORD PLANS WERE PROVIDED BY THE CLIENT OR BY LOCAL MUNICIPALITY TO VERIFY FIELD OBSERVATIONS. PRIOR TO FURTHER PLANNING U.F.P.O. SHOULD BE CONTACTED (1-800-962-7962) FOR THE VERIFICATION OF ANY/ALL UTILITIES WITHIN PROPOSED WORK AREA.
- U.S.G.S. CONTOURS (DASHED) SHOWN HEREON AS SCALED FROM TOMHANNOCK QUADRANGLE.
- PROPOSED WELL & SEPTIC FIELD LOCATIONS SHOWN HEREON ARE PER DRAWINGS PROVIDED BY NICHOLAS COSTA, P.E.
- ALL DRIVEWAYS SHALL CONFORM TO THE TOWN OF BRUNSWICK STANDARDS FOR RESIDENTIAL DRIVEWAYS AND PRIVATE ROADS. ALL DRIVEWAYS SHALL HAVE NEGATIVE PITCH FROM TOWN ROAD.

Town Approval:

Health Department Approval:

DEVELOPER:

Sean M. Gallivan  
158 Deepkill Road  
Troy, NY 12180

ZONING:

Zone - A-40  
Min. Lot Size - 40,000 Sqft.  
Min. Bldg. Setback - 50 ft.  
Min. Side Yard - 25 ft.  
Min. Rear Yard - 50 ft.  
Min. Lot Frontage - 180 ft.

Survey & Subdivision Plat  
Lands N/F of  
**Sean M. Gallivan**  
Located on Easterly Side Deepkill Road

TOWN OF BRUNSWICK, RENSSELAER COUNTY, NEW YORK

SCALE: 1" = 60' T.M.P.'S 72.-9-44, 45, & 46

OCTOBER 21, 2019 MAP NO. 2019-141

**BRIAN R. HOLBRITTER**  
PLS  
LAND SURVEYING & SITE DEVELOPMENT  
34 CENTER STREET  
SCHAGHTICOKE, NY 12154  
State of NY PHONE: 518-753-7592 State of VT #50.326 #737

Other Lands N/F of Sean M. Gallivan  
Deed Volume 4380 Page 76  
Tax Map Parcel 72-9-39.1

Lands N/F of Edward M. Lemay & Corinne Lemay  
Deed Volume 8966 Page 156  
Tax Map Parcel 72-9-35.112

Lands N/F of Shane M. Fitzgerald & Andrea R. Fitzgerald  
Deed Volume 3153 Page 329  
Tax Map Parcel 72-9-35.12

Lands N/F of Gina Fontaine & Charles F. Fontaine  
Deed Book 1732 Page 273  
Tax Map Parcel 72-9-35.2

Remaining Lands N/F of Sean M. Gallivan  
Deed Reel 296 Frame 19  
Tax Map Parcel 72-9-46  
Remaining Area = 8.55± Acres

BM - NAV. IN BASE OF  
UTILITY PILE NW 15  
ELEVATION = 620.18'  
(NW4588)

Lands N/F of Michael K. Lewis & Sheri Lewis  
Deed Volume 4479 Page 302  
Tax Map Parcel 72-9-39.2

Other Lands N/F of Sean M. Gallivan  
Deed Reel 296 Page 19  
Tax Map Parcel 72-9-46  
Area = 2.55± Acres  
to be Annexed to Lot #3

Lands N/F of Robert Godell & Patricia Godell  
Deed Book 1473 Page 319  
Tax Map Parcel 72-9-41.2

- 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
  - STONE WALL

Total Area of Survey = 20.23± Acres

4/3/20	ADD NYSDEC WETLAND
DATE	REVISIONS

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.

Lands N/F of John A. Poige, III & Rachael M. Poige  
Deed Volume 7237 Page 321  
Tax Map Parcel 72-9-42