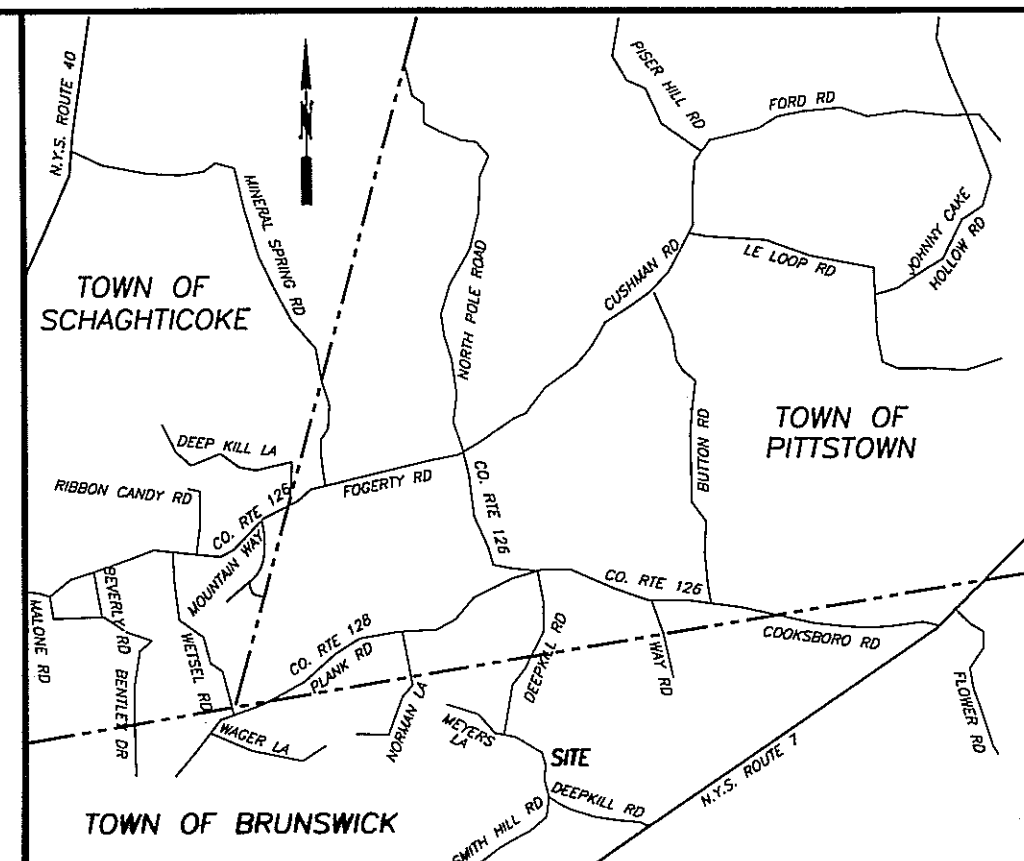
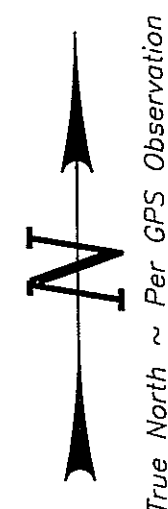


Lands N/F of
Candance Kasson &
Sean M. Gallivan
Deed Volume 796 Page 10
Tax Map Parcel 72-9-34.2



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	48.56'
L2	S 31°56'45" E	10.53'
L3	S 14°55'45" W	27.38'
L4	S 56°42'05" W	33.23'
L5	S 05°05'15" E	51.50'
L6	S 50°09'00" W	33.94'
L7	S 05°52'25" W	21.72'
L8	S 88°08'30" W	16.75'
L9	S 44°32'05" W	59.29'
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	121.35'
L13A	S 00°29'40" E	118.55'
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°13'40" E	29.11'
L19	S 09°12'30" E	96.57'
L20	S 05°08'25" E	95.09'
L21	S 04°23'35" E	101.80'
L22	S 00°14'45" W	176.70'
L23	N 64°45'45" W	55.16'
L24	S 21°13'40" E	33.48'
L25	S 84°28'50" E	46.08'
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, P.L.S., 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, P.L.S., 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, P.L.S., DATED JULY 1, 2005 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 2005 AS MAP 120.
- "SURVEY & SUBDIVISION PLAT, LANDS N/F OF SEAN M. GALLIVAN, LOCATED ON EASTERLY SIDE DEEPKILL ROAD" PREPARED BY BRIAN R. HOLBRITTER, P.L.S., 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, P.L.S., 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.
- WETLANDS WITH FLAG #1'S SHOWN AS DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES IN JUNE OF 2020.

Town Approval:

Health Department Approval:

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

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.

LEGEND

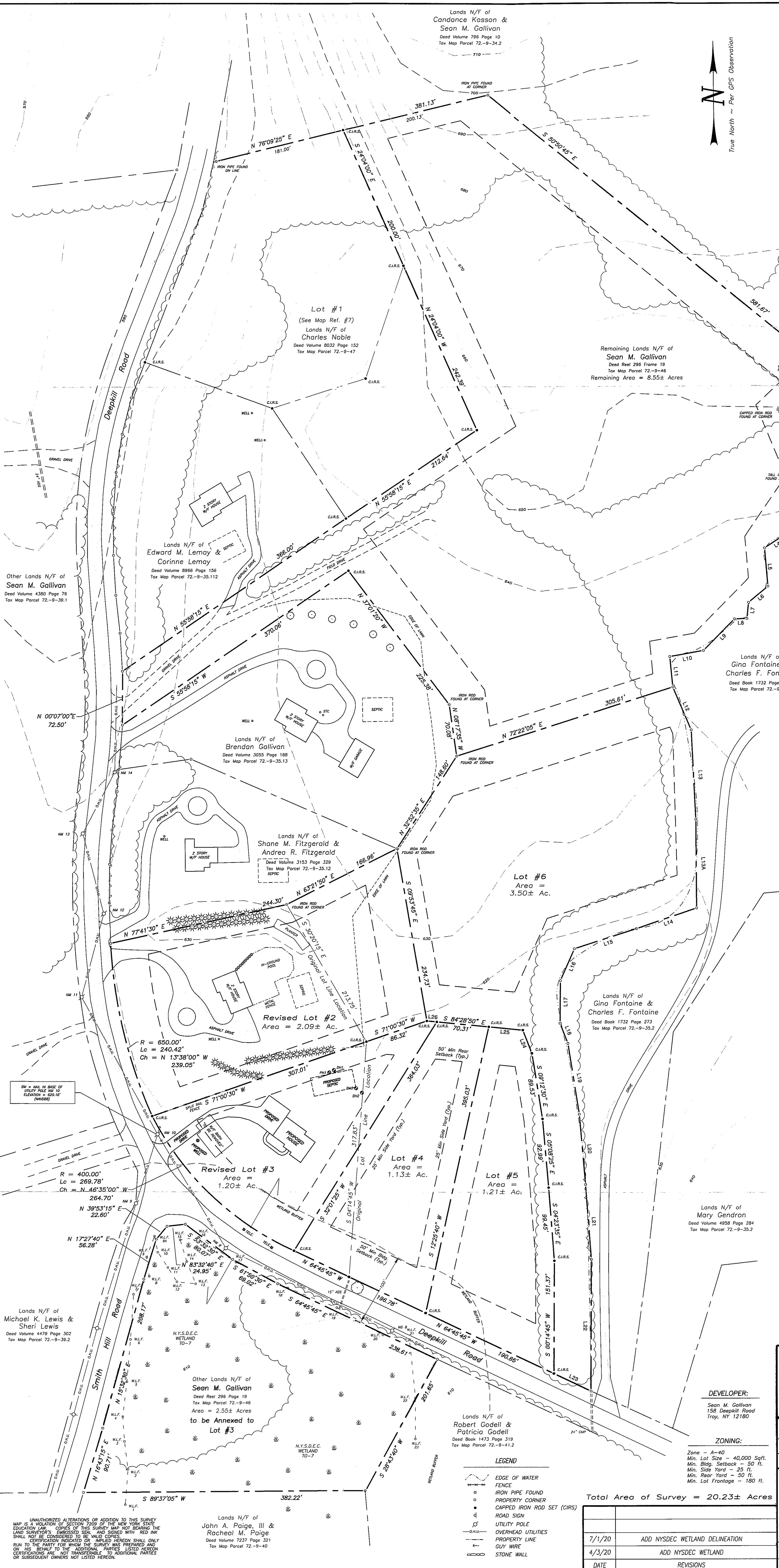
- EDGE OF WATER
- FENCE
- IRON PIPE FOUND
- PROPERTY CORNER
- CAPPED IRON ROD SET (CIRS)
- ROAD SIGN
- UTILITY POLE
- OVERHEAD UTILITIES
- PROPERTY LINE
- GUY WIRE
- STONE WALL

Total Area of Survey = 20.23± Acres

DATE	REVISIONS
7/1/20	ADD NYSDEC WETLAND DELINEATION
4/3/20	ADD NYSDEC WETLAND

STATE OF NEW YORK
BRIAN R. HOLBRITTER
P.L.S.
050376
BRIAN R. HOLBRITTER P.L.S.

BRIAN R. HOLBRITTER
LAND SURVEYING & SITE DEVELOPMENT
34 CENTER STREET
SCHAGHTICOKE, NY 12154
PHONE: 518-753-7592
State of NY #50,326 State of VT #737



UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 2008 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SIGN AND SIGNED WITH RED INK SHALL NOT BE CONSIDERED TO BE VALID COPIES. ANY COPIES OF THIS SURVEY MAP 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. Paige, III &
Rachel M. Poige
Deed Volume 7237 Page 321
Tax Map Parcel 72-9-40

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
Brendan Gallivan
Deed Volume 3055 Page 188
Tax Map Parcel 72-9-35.13

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

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

Lands N/F of
Mary Gendron
Deed Volume 4958 Page 284
Tax Map Parcel 72-9-35.2

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

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