TM# 35-1-6
PEOPLE OF THE STATE OF NEW YORK
BK. 178 PG. 212 ~ DEC. 4, 1924
FROM
J. & J. ROGERS COMPANY

TM# 35.2-1-10.001
JAMES J. MEUNIER
BK. 1918 PG. 194 ~ JUNE 28, 2018
FROM
JAMES J. MEUNIER & LINDA A. MEUNIER

FORMERLY
JOSEPH MEUNIER
BK. 576 PG. 170 ~ SEPTEMBER 20, 1974
FROM
MANGARD GUNDERSEN

OLD MILITARY TRACT TOWNSHIP 1 & 2 RICHARD'S SURVEY

TM# 35-1-7
PEOPLE OF THE STATE OF NEW YORK
BK. 178 PG. 212 ~ DEC. 4, 1924
FROM
J. & J. ROGERS COMPANY

~ LEGEND ~

- PROPERTY LINE AND CORNER MARKER AS DESCRIBED
- BOUNDARY LINE TO BE CREATED
- PROPERTY LINE ALONG BROOK
- CURRENT TITLE LINE
- 1150' 25' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- TOWN LINE
- EASEMENT SIDELINE
- EASEMENT SIDELINE
- OLD LOT LINE
- 660' SETBACK LINE
- EDGE OF PAVING
- GRAVEL DRIVE
- WOODS ROAD
- UTILITY POLE & GUY ANCHOR ~ OVERHEAD WIRES
- APPROXIMATE EDGE OF WOODED AREAS
- BROOK
- WIRE FENCE OR FENCE REMAINS
- STONEWALL
- WETLANDS FLAGGED BY A.P.A. SEE NOTE #9
- 100' SETBACK FROM WETLANDS
- TM# 35.2-1-20 TAX MAP NUMBER AS OF 2022
- 824/116 DEED BOOK/PAGE
- 11 GREAT LOT NUMBER
- TELEPHONE BOX
- TRANSFORMER PAD
- PROPOSED HOUSE LOCATION

FORMERLY ~ 25± ACRES
IRA BALLEN & NORMAN VENETSKY
BK. 1296 PG. 219 ~ JUNE 28, 2001
FROM
UPPER JAY WATER DISTRICT

LEWIS BROOK AKA BIG BROOK

RIGHT OF WAY 33' BK. 475 PG. 172

FORMERLY
UPPER JAY WATER DISTRICT
BK. 475 PG. 172 ~ APRIL 21, 1969
FROM
EDWARD G. BOYNTON
BENJAMIN A. STRAIGHT

20' WIDE WATERLINE EASEMENT TO THE UPPER JAY WATER DISTRICT-CONVEYED IN DEED BOOK 475 AT PAGE 172.

TM# 35.2-1-19.100
UPPER JAY WATER DISTRICT
BK. 458 PG. 429 ~ AUGUST 1, 1967
FROM
MARY F. FEIME AND OTHERS

PIPELINE, SPRING RIGHTS AND THE PUMP HOUSE LOCATION RIGHTS IN DEED BOOK 475 AT PAGE 172 AND BOOK 1296 PAGE 519 ARE NOT SHOWN HEREON.

660' SETBACK FROM LANDS OF THE STATE OF NEW YORK

PART OF TM# 35.2-1-20
PART OF TM# 35.4-2-4
LOT 1
155± AC.

THE BALLEN HOUSE

1± AC.

TM# 35-1-8
PEOPLE OF THE STATE OF NEW YORK
BK. 178 PG. 212 ~ DEC. 4, 1924
FROM
J. & J. ROGERS COMPANY

MAP OF LIMITED SURVEY
OF THE
BALLEN SUBDIVISION II
PREPARED FOR
IRA & CORNELIA BALLEN

SHOWING A PROPOSED 9-LOT SUBDIVISION OF LANDS OWNED BY BALLEN.

LOCATED IN LOT 13 OF MALLORY'S GRANT AND LOT 12
OF TWP. 1 & 2, OLD MILITARY TRACT, RICHARD'S SURVEY

TOWNS OF WILMINGTON & JAY ~ COUNTY OF ESSEX ~ STATE OF NEW YORK

SCALE 1" = 200'

PRELIMINARY
MAY 27, 2022

XXXXXXXXXXX

KEVIN A. HALL
LAND SURVEYOR
ELIZABETHTOWN, N.Y.
LS #49787

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, SIGNED AND DATED IN RED INK AND MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

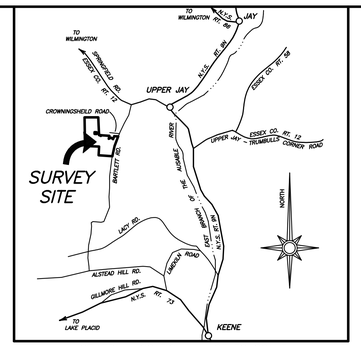
J-WM-08-113-3

NORTH ORIENTED TO N.Y.S. GRID NORTH 1983 DATUM BY G.P.S. OBSERVATIONS.

MAGNETIC NORTH BY MAP REF. #1.

GRID NORTH

14°46'± E



GENERAL LOCATION ~ NOT TO SCALE

~ NOTES ~

#1 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.

#2 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, SIGNED AND DATED IN RED INK AND MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

#3 "ASSUMED ROAD BOUNDS" INDICATES THAT LIMITED WORK HAS BEEN DONE TO ATTEMPT TO DETERMINE THE TRUE LEGAL BOUNDS OF THE ROAD SHOWN HEREON.

#4 ASSUMED ROAD BOUNDS FOR THIS SURVEY ARE LOCATED 33' FROM THE CENTERLINE OF BARTLETT ROAD.

#5 UNDERGROUND UTILITIES NOT SHOWN HEREON.

#6 EASEMENTS PERTAINING TO THE UPPER JAY WATER DISTRICT IN DEED BOOK 458 PAGE 429 ARE NOT SHOWN HEREON.

#7 NOTE: SEE 50' WIDE COMMON RIGHT OF WAY FOR INGRESS, EGRESS AND UTILITIES DESCRIBED IN THE FOLLOWING DEEDS:
DEED BOOK 435 AT PAGE 49
DEED BOOK 475 AT PAGE 166
DEED BOOK 475 AT PAGE 172
DEED BOOK 1362 AT PAGE 291

#8 CONTOURS ARE APPROXIMATELY CONTOUR INTERVALS DERIVED FROM U.S.C.S. 1 METER LIDAR. VERTICAL DATUM REFERENCED TO NAVD 1988. NOT CHECKED IN THE FIELD.

#9 THE WETLAND BOUNDARIES AS SHOWN ON THIS SURVEY WERE FLAGGED IN THE FIELD BY MARY O'DELL OF THE APA STAFF ON JULY 23, 2021 AND SURVEYED BY KEVIN A. HALL, L.S. ON JULY 27, 2021, AUGUST 2, 2021 & AUGUST 4, 2021.

~ MAP REFERENCES ~

#1. MAP OF CERTAIN PARCELS OWNED BY LANDON G. ROCKWELL, BY NORMAN D. BRIGGS, L.S., DATED APRIL 3, 1974.

#2. MAP OF SUBDIVISION PREPARED FOR TODD & HEATHER MORGAN AND MICHAEL & MONICA McGAUGHEY, BY KEVIN A. HALL, L.S., DATED MAY 29, 2007 AND FILED IN THE ESSEX CO. CLERK'S OFFICE AS MAP No. 6177.

#3. MAP OF LIMITED SURVEY OF THE BALLEN SUBDIVISION PREPARED FOR IRA & CORNELIA BALLEN BY KEVIN A. HALL, L.S., DATED SEPTEMBER 20, 2021 AND FILED IN THE ESSEX CO. CLERK'S OFFICE AS MAP No. 7886.

~ PLANNING BOARDS ~

APPROVED AS A MAJOR SUBDIVISION BY THE PLANNING BOARD OF THE TOWN OF JAY AT A MEETING HELD ON _____.

_____
CHAIR ~ GARTH ROGERS

~

APPROVED AS A MAJOR SUBDIVISION BY THE PLANNING BOARD OF THE TOWN OF WILMINGTON AT A MEETING HELD ON _____.

_____
CHAIR ~ CHIP GRUNDON

35.2-1-13.1
BASE CAMP, LLC
BK. 1478 PG. 261 ~ JANUARY 25, 2006
FROM
ESSEX COUNTY

TM# 35.2-1-14.111
HEATHER & TODD MORGAN
BK. 1324 PG. 265 ~ MARCH 15, 2002
FROM
MONICA McGAUGHEY

TM# 35.2-1-14.12 &17.2
UPPER JAY WATER DISTRICT
BK. 1215 PG. 226 ~ MAY 27, 1999
FROM
BERNARD J. AND DOROTHY S. BECK

EASEMENT FROM BECK TO BALLEN & VENETSKY FOR USE OF WOODS ROAD IN COMMON WITH OTHERS RECORDED IN BK. 1246 PG. 74.

TM# 35.2-1-17.2
MORGAN
1324/265

TM# 35.2-1-17.3
MORGAN
1324/265

TM# 35.2-1-18.2
UPPER JAY WATER DISTRICT
BK. 1215 PG. 230 ~ JUNE 28, 1999
FROM
IRA BALLEN AND NORMAN VENETSKY

PROPOSED 20' WIDE RIGHT OF WAY FOR LOT 1

TM# 35.4-2-3
ROGER E. KISSLING
BK. 1697 PG. 95 ~ APRIL 4, 2012
FROM
SALLY A. KISSLING

FORMERLY
EDWARD C. & JUNE BOYNTON
BK. 686 PG. 216 ~ MAY 3, 1979
FROM
JAMES P. & PATRICIA N. KELLEY

FORMERLY
JAMES P. & PATRICIA H. KELLEY
BK. 470 PG. 331 ~ OCTOBER 11, 1968
FROM
OLIN A. & SONIA SAUNDERS

EASEMENT AREAS IN BK. 1611 PG. 174
CONVENANT & EASEMENT AGREEMENT IN THE SPRING 2009 BETWEEN IRA BALLEN AND ROGER E. & SALLY A. KISSLING.

REMAINS OF SUGAR HOUSE

FIELD

KISSLING CAMP

1± AC.

OLD MILITARY TRACT TOWNSHIP 1 & 2 RICHARD'S SURVEY
MALLORY GRANT

TM# 35.2-1-16
PART OF TM# 35.2-1-15
PART OF TM# 35.2-1-20
LOT 10
4.7± AC.

PART OF TM# 35.2-1-15
PART OF TM# 35.4-2-4
LOT 8
3.8± AC.

LOT 10

LOT 8

LOT 6
8.0± AC.

LOT 9
7.5± AC.

LOT 7
29.7± AC.

PROPOSED HOUSE & DRIVEWAY

NOTE: 50' WIDE COMMON RIGHT OF WAY SEE NOTE #7

BIG ROCK

WETLAND FLAGS B1-B24

WETLAND FLAGS C1-C56

WETLAND FLAGS D1-D3

WETLAND FLAGS E1-E3

WETLAND FLAGS F1-F3

WETLAND FLAGS G1-G2

TOWN OF WILMINGTON
TOWN OF JAY

TM# 35.2-1-14.112
TM# 35.2-4-19.110
McGAUGHEY FAMILY IRREVOCABLE TRUST
BK. 1763 PG. 270 ~ JANUARY 15, 2014
FROM
MICHAEL W. & MONICA J. McGAUGHEY

35.2-1-14.2
ANTHONY STEPHEN BECK
BK. 1134 PG. 334 ~ OCTOBER 18, 1996
FROM
BERNARD J. & DOROTHY S. BECK

BECK
1134/334

TM# 35.2-4-17.2
ANTHONY S. BECK
BK. 748 PG. 272
NOV. 13, 1981
FROM
BERNARD J. & DOROTHY S. BECK

BECK
814/52

BECK
748/272

EASEMENT TO NYSE&G CORP. IN DEED BK. 909 PG. 21.

TM# 35.2-4-26.2
VINCENT
2071/259
C.C.O. MAP No. 7886

TM# 35.2-4-26.2
MATTHEW VINCENT
BK. 2071 PG. 259
JANUARY 25, 2022
FROM
CORNELIA R. BALLEN REVOCABLE TRUST

WETLAND FLAGS H1-H21

WETLAND FLAGS I1-I27

WETLAND FLAGS A1-A12

660' SETBACK FROM LANDS OF THE STATE OF NEW YORK

PART OF TM# 35.4-2-4.1(W)
PART OF TM# 35.2-4-26.1 (J)
LOT 5
15.9± AC.

PART OF TM# 35.4-2-4 (W)
PART OF TM# 35.2-4-26.1 (J)

TM# 35.2-4-13.027
ROBERT C. SEGALL
BK. 1301 PG. 189 ~ NOV. 5, 2001
FROM
ROBERT C. SEGALL

FORMERLY
ROBERT C. & ERIKA N. SEGALL
BK. 658 PG. 122 ~ MARCH 10, 1978
FROM
LANDON G. ROCKWELL, AND OTHERS
APA PERMIT No. P77-256A

TM# 35.4-2-5
JON PAUL KEIFFER
BK. 1749 PG. 95 ~ OCTOBER 3, 2013
FROM
CLAIRE L. KEIFER

JON PAUL KEIFFER & NINA HACKMAN
BK. 1749 PG. 95 ~ OCTOBER 3, 2013
FROM
CLAIRE L. KEIFER

FORMERLY
LEWIS KEIFFER
BK. 478 PG. 493 ~ MAY 23, 1969
FROM
GERALD A. & HAZEL A. RICHARDSON

TM# 35.4-4-1.1
NINA HACKMAN & JON PAUL KEIFFER
BK. 1826 PG. 70 ~ JAN. 12, 2016
FROM
CLAIRE L. KEIFER

AKA
ESSEX CO.
RT. 83

SPRINGFIELD ROAD
TO UPPER JAY
TO WILMINGTON

TO SPRINGFIELD RD.
AKA ESSEX CO. RT. 83

HYDRANT

TM# 35.2-1-14.112
McGAUGHEY FAMILY IRREVOCABLE TRUST
BK. 1763 PG. 270 ~ JAN. 15, 2014
FROM
MICHAEL W. & MONICA J. McGAUGHEY

TM# 35.2-4-17.110
HEATHER & TODD MORGAN
BK. 1324 PG. 265 ~ MARCH 15, 2002
FROM
MONICA McGAUGHEY

CROWNINGSHIELD ROAD
(ASSUMED 50' WIDE TOWN ROAD)

PROPOSED HOUSE & DRIVEWAY

LOT 3

LOT 4

PART OF TM# 35.2-4-26.1
LOT 3
4.2± AC.

PART OF TM# 35.2-4-26.1
LOT 4
4.5± AC.

EASEMENT TO NYSE&G CORP. IN DEED BK. 1043 PG. 182.

660' SETBACK FROM LANDS OF THE STATE OF NEW YORK

ASSUMED ROAD BOUNDS SEE NOTE #4

BARTLETT ROAD

TM# 35.2-4-14.015
PEOPLE OF THE STATE OF NEW YORK
BK. 806 PG. 264 ~ OCT. 19, 1983
FROM
HASELTON LUMBER COMPANY, INC.

TO KEENE

200 0 200 400 600
GRAPHIC SCALE ~ FEET

J-WM-08-113-3