

Map Notes:

- Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
- Only copies from the original of this Boundary Survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's seal with an original signature)
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the persons for whom the Boundary Survey is prepared, to the title company, to the governmental agency, and to the lending institution listed on this Boundary Survey map and to the assignees of the lending institution. These certifications are not transferable to additional institutions or subsequent owners.
- This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
- Copyright 2022, Adirondack Surveying PLLC. All rights reserved.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvement or encroachment exists or are shown, the improvements or encroachments are not covered by this certification.
- North arrow and bearings based on Magnetic North, September 2022.
- Building offsets, as shown on this map, are not to be used for construction purposes.
- Subject to any and all right of ways and easements of record, if any.
- Survey was performed without the benefit of an Abstract of Title and is subject to any findings one may show or those discoverable by inspection.
- Survey subject to any right, title or interest the public may have in and to that portion of Haselton Road used for highway purposes.
- Riparian rights, if any, have not been established as a result of this survey.
- Parcel is located within the "Hamlet" Adirondack Park Agency Land Use Classification.
- Parcel subject to a Utility Easement to New York State Electric and Gas Corporation dated July 01, 1974 and recorded in Deed Book 578 at page 274 on November 01, 1974.

Reference Deed:

William Parish and Alexander Parish to Travis Holzer and Hope Smith Holzer by deed dated August 05, 2022 and filed in Deed Book 2094 at page 228 in the Essex County Clerk's Office on August 19, 2022

Reference Maps:

- "Map of Survey prepared for Samuel A. Haselton" prepared by Kevin A. Hall, L.S., dated October 31, 2007 and last revised November 22, 2010. (map provided by adjoining)
- "Map of Cooper Subdivision" prepared by C.W. Judson, C.E., dated July 09, 1926 and filed in the Essex County Clerk's Office as map # 1605

Tax Map Reference:

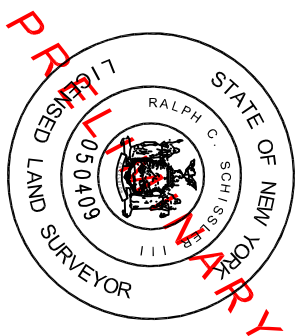
Section 16.19 - Block 1 - Lot 11
Town of Wilmington ~ County of Essex

Zoning Information:

LOCATION: Haselton Road	
ZONE: Hamlet 2	
USE: Single Family Dwelling	
ITEM	REQUIREMENTS
DENSITY REQUIRED PER UNIT	20,000 sq feet
MINIMUM LOT WIDTH	60'
MINIMUM FRONT SETBACK	35'
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	10'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM LOT COVERAGE	40%
MINIMUM LOT WIDTH (SHORELINE)	100'
MINIMUM SETBACK (SHORELINE)	50'

PROJECT SURVEYOR

Ralph C. Schissler III, L.S.
NYS License No. 050409



Legend:

⊗	Set #5 rebar (5/8" w/ plastic "AD" Surveying" survey cap	bg	Below grade
⊙	Found Property Evidence (as described)	ag	Above grade
⊠	Computed corner (nothing found or set)	⌵	Utility pole
		⌵	Water valve
		⌵	Fire hydrant
LOT 1	Lot numbers	⌵	Fire hydrant
		---	Building setback line
		---	Edge of treeline
		---	Property line
		---	Proposed property line
		---	Overhead utility line
		---	Fence
		---	Edge of treeline

TOWN OF WILMINGTON
APPROVED
PLANNING BOARD

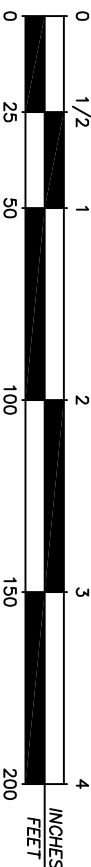
THIS PLAN HAS BEEN SUBMITTED
REVIEWED AND APPROVED BY THE
TOWN OF WILMINGTON PLANNING
BOARD. ANY CONDITIONS OF
APPROVAL ARE ATTACHED.

CHAIRMAN PLANNING BOARD DATE

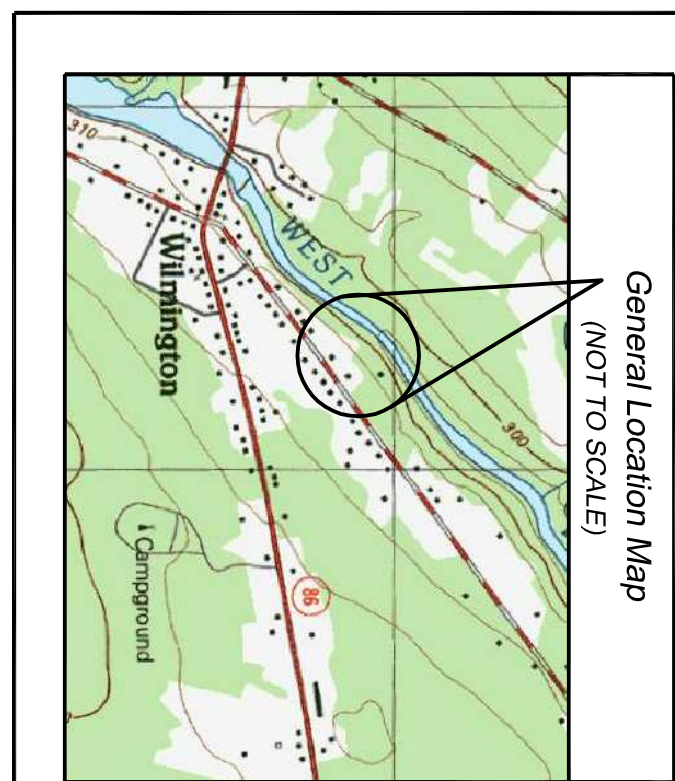
Approved:

Real Property Tax Service Agency

PRELIMINARY
(FOR PLANNING BOARD REVIEW)



Scale: 1 Inch = 50 Feet



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Map of Survey
of certain lands of
TRAVIS HOLZER
and
HOPE SMITH-HOLZER
showing
HOLZER
SUBDIVISION 2022

~ Situate ~
Lot 33 of the Mallory Grant

Town of Wilmington Essex County State of New York

ADIRONDACK SURVEYING PLLC

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INFO@ADKSURVEYING.COM

Project No.:	2022-052	Scale:	1" = 50'	Revision	Date	Description
Date of Survey:	09/22/22	Drawn by:	R. Schissler			
Date of Map:	10/27/22	Checked by:	R. Schissler			