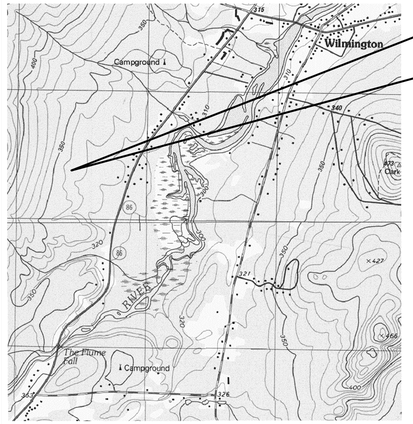

Reputed Owner
THE PEOPLE OF THE STATE OF NEW YORK
23 FEB 1915, 152/160

Reputed Owner
TRACE W. BUTTON
24 JUN 1999, 1214/219

Reputed Owner
THE JOHNSON FAMILY TRUST
24 NOV 2015, 1833/278

Reputed Owner
WILLIAM EATON
21 AUG 2006, 1500/263

Reputed Owner
DANIEL C. EATON & CLAIR A. EATON
1590/284

ECCO MAP NO. 6255

Reputed Owner
JEREMY LOVING & JULIE LOVING
21 MAR 2022, 2081/115

fka "HAPPY HOURS MOTEL"

Reputed Owner
WILLIAM O. EATON & BARBARA LYN EATON
28 DEC 2007, 1563/133

fka "LOCUST INN"

Reputed Owner
JONATHAN A. SIMMS
24 FEB 2017, 1906/200

"WILDERNESS INN"
fka "VIKING LODGE"

Reputed Owner
ROYADA, LLC
16 JUL 2019, 1958/118

Reputed Owner
GREGORY C. WILLIAMS
& PATRICIA G. WILLIAMS
10 SEP 1988, 925/346

Reputed Owner
GREGORY C. WILLIAMS
& PATRICIA G. WILLIAMS
28 JUN 1988, 925/343

Reputed Owner
SOLAR PINES, INC.
08 SEP 2020, 2001/252

ECCO MAP NO. 7309

Reputed Owner
NORA A. MATTHEWS
& DAVID R. WILLIAMS
21 MAR 2022, 2079/20

Reputed Owner
STEVEN MORROW
& TRISHA L. MORROW
30 JUN 2015, 1805/191

Reputed Owner
MICHAEL GODDEAU
& MINDY GODDEAU
08 DEC 2017, 1899/135

Reputed Owner
THERESE A. MILLER
& MICHAEL A. GONZALES
09 MAR 2006, 1483/47

LOT 32
LOT 31
LOT 11
LOT 10
LOT 31
LOT 30
JAY TRACT
MALLORY TRACT

LOT 4 & 3.87 ACRES
LOT 3 3.29 ACRES
13.89 ACRES
LOT 2 3.57 ACRES
LOT 1 3.15 ACRES

Formerly ROBERT LOHNOSS 520/1
Formerly CLARA MERRILL 184/45

POINT
FND 1/2" IP
FND 3/4" IP
FND 5/8" IP
PROPOSED GRAVEL DRIVE
PROPOSED CLEARING LIMITS
PROPOSED SEPTIC TANK
PROPOSED WELL
100% REPLACEMENT AREA
PROPOSED 2-STORY W/GARAGE 1,000 SQ. FT. BUILDING
PROPOSED 2-STORY W/GARAGE 3,600 SQ. FT. BUILDING
PROPOSED 2 STORY, W/GARAGE 1,000 SQ. FT. BUILDING
WOODS ROAD & R-O-W
25' R-O-W 490/167, 490/170 & 520/1
32' R-O-W 184/45 490/163 490/170 520/1 772/113 773/138
26' R-O-W 184/45 490/163 490/170 520/1 772/113 773/138
WETLAND
OVERHEAD ELECTRIC, TELEPHONE, CTV
WILDERNESS WAY
N.Y.S. ROUTE 86
LAKE PLACID

S 67° 00' 00" E 171.20'
S 50° 55' 00" E 227.30'
N 27° 24' 09" E 589.12'
S 24° 30' 00" E 300.82'
S 57° 55' 00" E 76.44'
N 81° 00' 00" E 117.74'
S 72° 30' 00" E 79.06'
S 37° 00' 00" E 101.82'
N 08° 30' 00" W 174.28'
N 39° 25' 00" W 117.03'
N 79° 35' 00" W 48.74'
S 72° 00' 00" W 110.81'
S 69° 35' 00" E 94.65'
S 38° 08' 00" W 3.13'
S 36° 01' 54" W 334.26'
N 62° 19' 53" W 1348.09'
231.00'
115.49'
46.83'

North
Magnetic

Town of Wilmington Land Use Code

Zoning Regulations:

District: R1, Moderate Intensity

Permitted Use: Single Family & Two Family Dwellings

Minimum Lot Area: 1 Acre
Minimum Lot Width: 100'
Maximum % Lot Coverage: 25%
Minimum Yard Dimensions
Front: 35'
Side: 20'
Rear: 20'
Maximum Building Height: 40'

Adirondack Park Agency Intensity Guidelines

Moderate Intensity
average lot size 1.3 acres, minimum lot size 0.91 acres

WETLAND

1.) The wetland boundary as shown on this survey was flagged in the field by Kelly McKean of APA staff on 15 JUN 2022 and surveyed by Robert M. Marvin, Jr. Land Surveyor on 15 JUN 2022.

2.) Verified by Kelly McKean of APA staff on _____

3.) Wetland boundaries shown reflect only those flagged in the field and determined necessary for review of the project. Additional wetlands may exist elsewhere on the parcel that have not been flagged.

This preliminary draft map is for Planning Board & APA consideration, no certifications are given or implied until final approval has been granted, the map signed, corner monuments set and lines marked, and the map filed in the Essex County Clerk's Office.

PRELIMINARY DRAFT

SCALE: 1" = 100'

1 1/2 0 1 2 3 4 5
100 50 0 100 200 300 400 500
CONTOUR INTERVAL = 2 FT. (ELEVATIONS SCALED FROM 2014 LIDAR DATA)

NOTES:

All Rights-of-Way and Easements discoverable by inspection of the subject premises are indicated hereon.

Only copies from the original of this survey marked with an original of the Land Surveyor's Embossed Seal shall be considered to be valid true copies.

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.

Certification indicated hereon shall run only to the parties for whom the survey is prepared and on their behalf to the Title Company and Lending Institution listed hereon.

Certifications are not transferable to subsequent owners or additional institutions.

Underground improvements or encroachments, if any, are not shown hereon or located by survey.

MAP OF SURVEY

SHOWING

WILDERNESS WAY 2023

SITUATE

TOWN OF WILMINGTON COUNTY OF ESSEX STATE OF NEW YORK

being part of

LOT 31, MALLORY GRANT

being the same premises as conveyed by

KEVIN J. LEBRECK to SEBASTIEN GAUDREAU by deed dated 10 SEP 2015 and recorded in the Essex County Clerk's Office on 16 SEP 2015 in Deed Book 1812 at Page 150.

TOWN OF WILMINGTON TAX MAP NO. 26.1-1-7.000

SURVEY COMPLETED:	PRELIMINARY	ROBERT M. MARVIN, JR.,	LAND SURVEYOR
MAP PLOTTED:	02 FEB 2023	LAKE PLACID, NEW YORK	12946-0969