

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 2023, 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 exist or are shown, the improvements or encroachments are not covered by this certification.
- North arrow and bearings based on Grid North - NAD83 NYSP East Zone(3101), NAVD88 (Geoid 03).
- 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.
- Assumed road line, shown hereon, based upon a 4 rod Right-of-Way in reference to Chapter 67 of the Laws of 1817 and Chapter 33 of the Laws of 1813.
- Parcel is located within the "Moderate Intensity: Adirondack Park Agency Land Use Classification and was deemed Non-Jurisdictional per Jurisdictional Determination J2023-0642 dated July 19, 2023.

Reference Deed:

Frank J. Fenlon, Jr. and Veronica M. Fenlon to Ricky Joseph Adragna and Rene Helene Adragna by deed dated May 24, 2018 and recorded in Deed Book 1915 at page 148 on June 04, 2018 in the Essex County Clerk's Office

Reference Maps:

- "Map of Survey prepared for Christmas & Associates, Inc." prepared by Dana L. Drake, LS dated October 28, 1996 and filed in the Essex County Clerk's Office as map #4827
- "Map of Survey prepared for Gracelyn Sylvia and James Aubin" prepared by Kevin A. Hall, LS dated April 26, 2000 and filed in the Essex County Clerk's Office as map # 5233
- "Map of Survey of certain lands of Timothy J. Devins and Virginia G. Devins showing Devins Subdivision 2016" prepared by Ralph C. Schissler III, LS of Adirondack Surveying PLLC dated April 16, 2016 and filed in the Essex County Clerk's Office as map # 7279

Tax Map Reference:

Section 16.19 - Block 2 - Lot 45  
Town of Wilmington - County of Essex

Legend:

- #5 rebar (5/8") w/ plastic survey cap (to be set)
- Found Property Evidence (as described)
- Computed corner
- Fire hydrant
- Utility pole
- Below grade
- Above grade
- LOT 1
- New lot numbers
- Property line
- Proposed property line
- OH Overhead utility line
- Building setback line
- Edge of woods

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

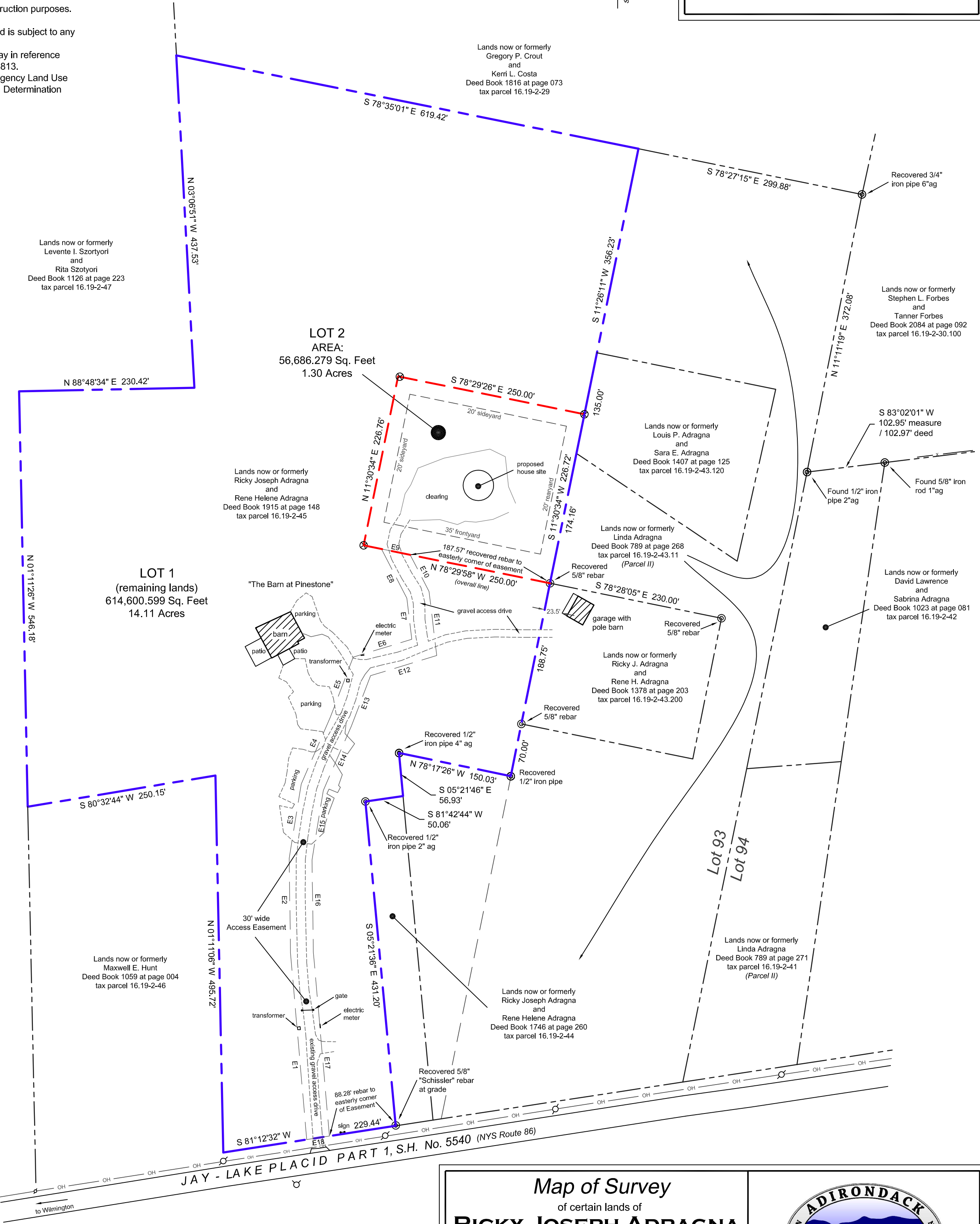
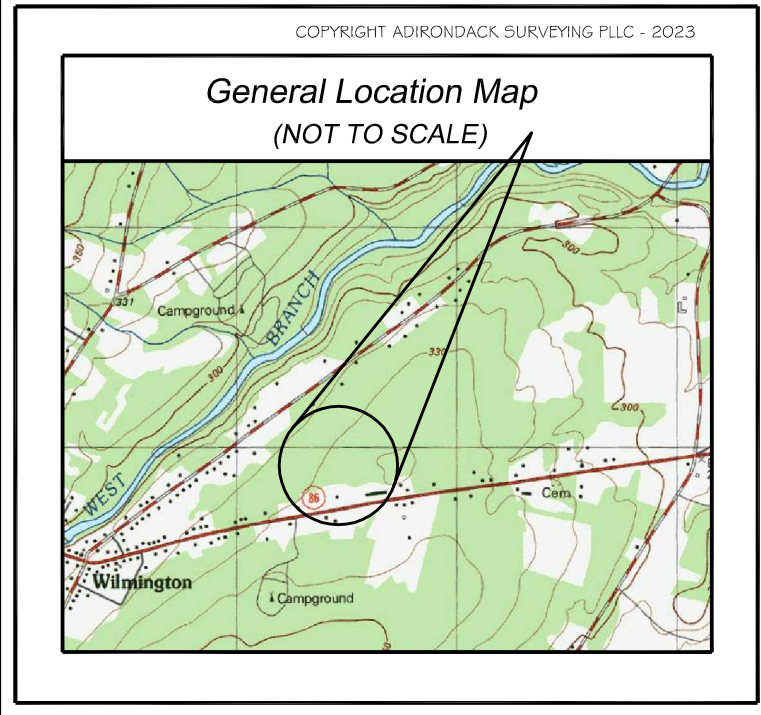
30' wide Access  
Easement courses:

LINE	BEARING	DISTANCE
E1	N 04°58'22" W	246.25'
E2	N 00°49'11" W	124.48'
E3	N 09°13'16" E	98.94'
E4	N 23°33'54" E	95.20'
E5	N 20°50'19" E	85.08'
E6	N 73°03'07" E	80.51'
E7	N 06°50'01" W	54.34'
E8	N 27°14'00" W	72.84'
E9	S 78°29'58" E	38.46'
E10	S 27°14'00" E	54.18'
E11	S 06°50'01" E	84.86'
E12	S 73°03'07" W	90.93'
E13	S 20°50'19" W	71.10'
E14	S 23°33'54" W	92.14'
E15	S 09°13'16" W	92.53'
E16	S 00°49'11" E	120.75'
E17	S 04°58'22" E	243.16'
E18	S 81°12'32" W	30.07'

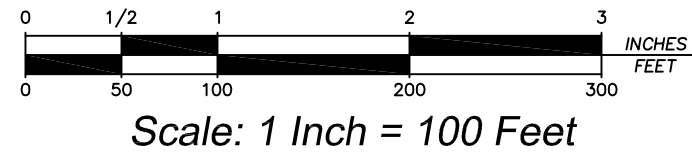
Zoning Information:

LOCATION: 5927 New York State Route 86	
ZONE: Moderate Intensity (R-1)	
USE: Single Family Dwelling	
ITEM	REQUIREMENTS
MINIMUM LOT AREA	1.0 acres
MINIMUM LOT WIDTH	100 feet
MINIMUM FRONT SETBACK	35 feet
MINIMUM SIDE SETBACK	20 feet
MINIMUM REAR SETBACK	20 feet
MAXIMUM BUILDING HEIGHT	40 feet
MAXIMUM LOT COVERAGE	25%

see Map Note #7



PRELIMINARY  
(FOR PLANNING BOARD REVIEW)



Map of Survey  
of certain lands of  
**RICKY JOSEPH ADRAGNA**  
and  
**RENE HELENE ADRAGNA**  
showing  
**ADRAGNA**  
**SUBDIVISION 2023**  
~ Situate ~  
Lot 93 of Jay Tract  
Town of Wilmington Essex County State of New York

ADIRONDACK SURVEYING PLLC  
PO Box 334  
JAY, NEW YORK 12941  
518.946.7571  
ADKSURVEYING.COM  
INFO@ADKSURVEYING.COM

Project No.: 2023-033	Scale: 1" = 100'	Revision Date	Revision Description	Revision Date	Revision Description
Date of Survey: 08/27/23	Drawn by: R. Schissler				
Date of Map: 09/08/23	Checked by: R. Schissler				

PROJECT SURVEYOR

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

PRELIMINARY

Approved:

Real Property Tax Service Agency