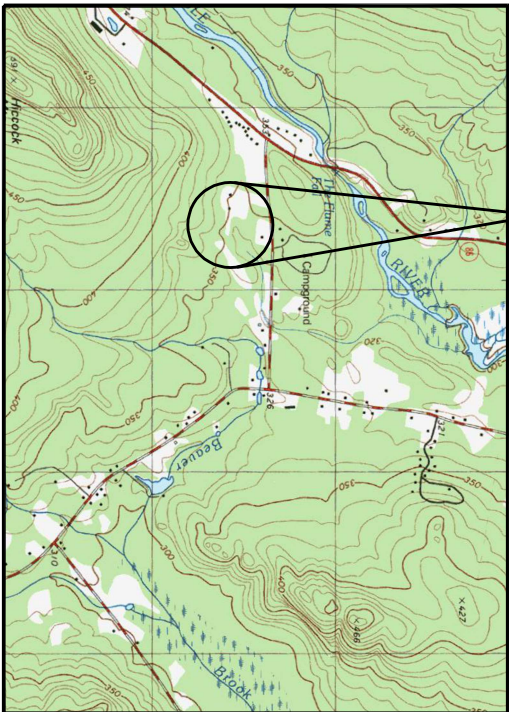


General Location Map
(NOT TO SCALE)



Legend:

- ⊗

Set #5 rebar (5/8") w/ plastic "ADK Surveying" survey cap - to be set upon approval
- ⊙

Found Property Evidence (as described)
- ⊠

Computed corner (nothing found or set)
- bg

Below grade
- ag

Above grade
- U

Utility pole
- W

Water valve
- L

Lamp post
- Property line
- Proposed property line
- Overhead utility line
- Stone wall
- Fence

5' Utility Easement - both sides of Access Easement

Deed Book 1658 at page 128

Private Underground Line Easement

Deed Book 1668 at page 220

(to LOT 1 - current access to cottage)

20' Access Easement and additional

5' Utility Easement - both sides of Access Easement

Deed Book 1658 at page 128

Private Underground Line Easement

Deed Book 1668 at page 220

(to LOT 1 - current access to cottage)

Map Notes:

1. 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.
2. 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)
3. 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.
4. 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.
5. Copyright 2025, Adironack Surveying PLLC. All rights reserved.
6. 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.
7. North arrow and bearings based on Grid North - NAD83 NYS East Zone(3101), NAVD88 (Geoid 03)
8. Building offsets, as shown on this map, are not to be used for construction purposes.
9. Subject to any and all right of ways and easements of record, if any.
10. 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.
11. Horizontal and Vertical datum based on NAD83 NYS East Zone (3101), NAVD88 (Geoid 03). All distances, as depicted, are ground distances. Coordinates shown hereon, if any, are grid.
12. Assumed road line shown hereon based on a 3 rod wide road.
13. Survey subject to any right, title or interest the public may have in and to that portion of Fox Farm Road used for highway purposes.
14. Missing property corners, outside of the subdivision area, were not set as a result of this survey.
15. Parcels within the subdivision area is located within the "Low Intensity" Adirondack Park Agency Land Use Classification.
16. Adirondack Park Agency deemed this Subdivision Non-Jurisdictional by Jurisdictional Determination J2025-0230 dated April 03, 2025.

Reference Deeds:

1. Anthony P. Nickinello, III and Anne M. Nickinello by deed dated September 21, 2011 and recorded in Deed Book 1678 at page 266 on September 27, 2011 in the Essex County Clerk's Office
2. Anthony P. Nickinello, III and Anne M. Nickinello by deed dated September 21, 2011 and recorded in Deed Book 1678 at page 272 on September 27, 2011 in the Essex County Clerk's Office

Reference Map:

"Map showing Survey of property for Leo M. Blanche-J and Grace Ormsby" prepared by David W. Magurk, L.S., dated January 1981 (copy provided)

Tax Map References:

Section 26.3 - Block 1 - Lots 70,100 and 70,200
Town of Wilmington ~ County of Essex

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

TOWN OF WILMINGTON
APPROVED
PLANNING BOARD

CHAIRMAN PLANNING BOARD DATE

PROJECT SURVEYOR

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

PRELIMINARY

Approved:
Real Property Tax Service Agency

Essex County Clerk
filing seal

Zoning Information:

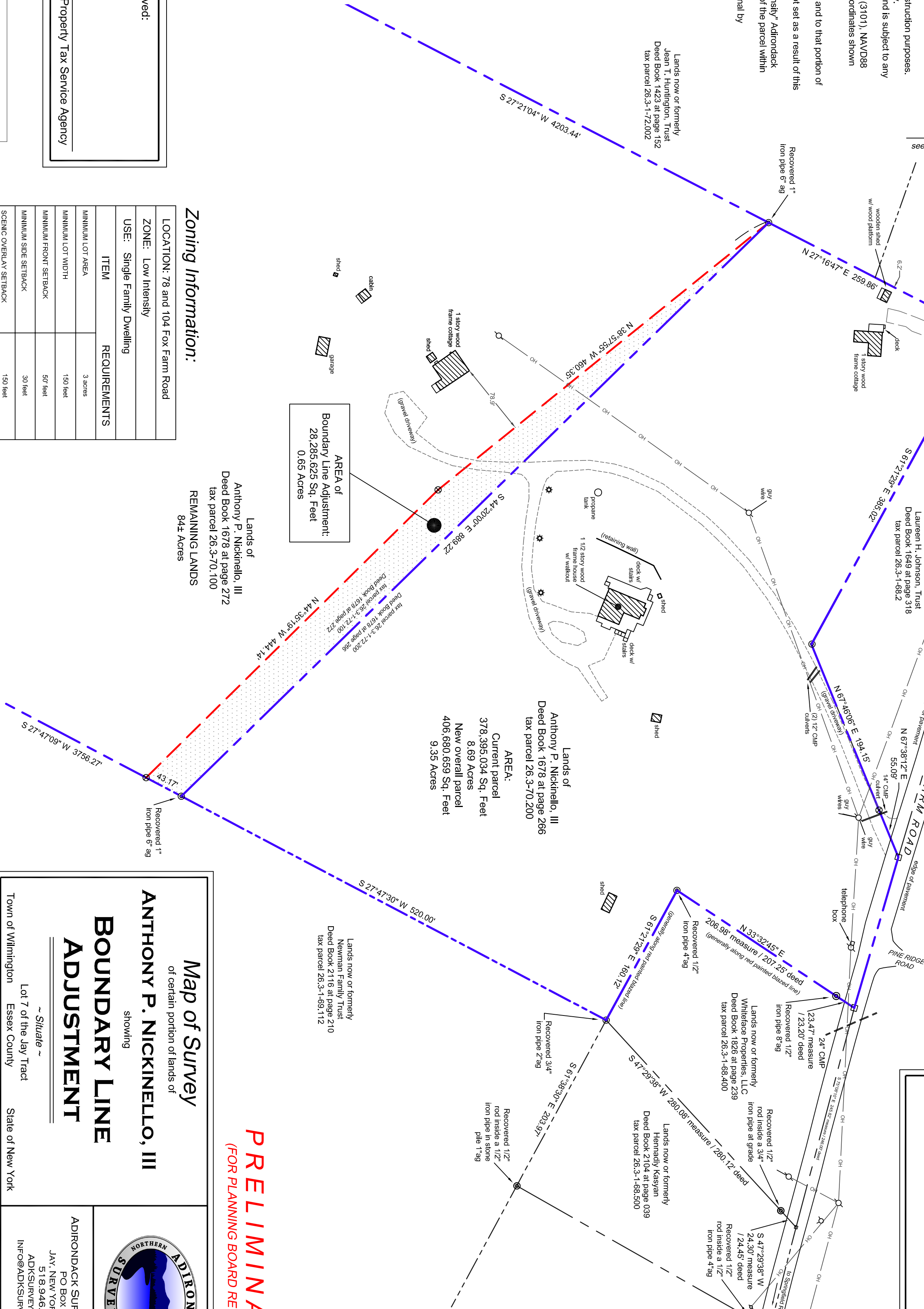
LOCATION: 78 and 104 Fox Farm Road	
ZONE: Low Intensity	
USE: Single Family Dwelling	
ITEM	REQUIREMENTS
MINIMUM LOT AREA	3 acres
MINIMUM LOT WIDTH	150 feet
MINIMUM FRONT SETBACK	50' feet
MINIMUM SIDE SETBACK	30 feet
SCENIC OVERLAY SETBACK	150 feet
MINIMUM REAR SETBACK	75 feet
MAXIMUM BUILDING HEIGHT	40 feet
MAXIMUM BUILDING COVERAGE	15%



Lands of
Anthony P. Nickinello, III
Deed Book 1678 at page 272
tax parcel 26.3-70.100
REMAINING LANDS
84± Acres

AREA of
Boundary Line Adjustment:
28,285.625 Sq. Feet
0.65 Acres

AREA:
Current parcel
378,395.034 Sq. Feet
8.69 Acres
New overall parcel
406,680.659 Sq. Feet
9.35 Acres



Map of Survey
of certain portion of lands of
ANTHONY P. NICKINELLO, III
showing
**BOUNDARY LINE
ADJUSTMENT**



Town of Wilmington Essex County State of New York

ADIRONACK SURVEYING PLLC
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JAY, NEW YORK 12941
518.946.7571
ADKSURVEYING.COM
INFO@ADKSURVEYING.COM

Project No.:	2025-012	Scale:	1" = 80'	Revision Date		Revision Description	
Date of Survey:	05/06/25	Drawn by:	R. Schissler				
Date of Map:	06/12/25	Checked by:	R. Schissler				