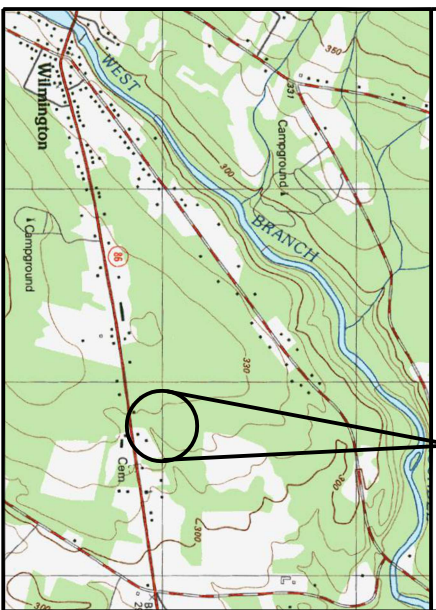


General Location Map  
(NOT TO SCALE)



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 2025, 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 NYSF 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 of Bruce Hare Way shown hereon based on a 50' wide road and NYS Route 86 based upon a 4+rod (66') wide right-of-way in reference to Chapter 67 of the Laws of 1817 and Chapter 33 of the Laws of 1813
- Survey subject to any right, title or interest the public may have in and to that portion of Bruce Hare Way and NYS Route 86 used for highway purposes.
- Subject to Adirondack Park Agency Permit 2007-2243 issued October 29, 2007, the terms and conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees.
- Parcel is located within the "Moderate Intensity" Adirondack Park Agency Land Use Classification.

Reference Deed:

Cascade Funding Mortgage Trust HB7 to Gaye O'Neil by deed dated May 28, 2024 and recorded in Deed Book 2167 at page 188 on June 13, 2024 in the Essex County Clerk's Office

Reference Maps:

- "Map of Survey showing the Subdivision of certain lands of Bruce Hare and Helen Hare prepared by Robert M. Marwin Jr., PLS dated October 30, 1989 and filed in the Essex County Clerk's Office as map # 5000
- "Map of Survey prepared for Christmas & Associates, Inc." prepared by Dana L. Drake, PLS dated October 28, 1996, and filed in the Essex County Clerk's Office as map #4827
- "Map of Survey prepared for Graceelyn Sylvia and James Aubin" prepared by Kevin A. Hall, PLS dated April 26, 2000 and filed in the Essex County Clerk's Office as map #5233
- "Map showing lands belonging to Arthur G. Boynton" prepared by Harry Hull, CE dated August 1923 and filed in the Essex County Clerk's Office as map # 216
- "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 4 - Lot 10,000  
Town of Wilmington ~ County of Essex



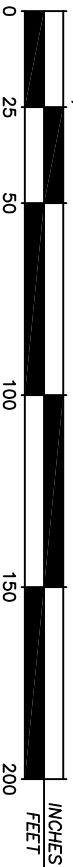
PROJECT SURVEYOR

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

PRELIMINARY

Approved:

Real Property Tax Service Agency



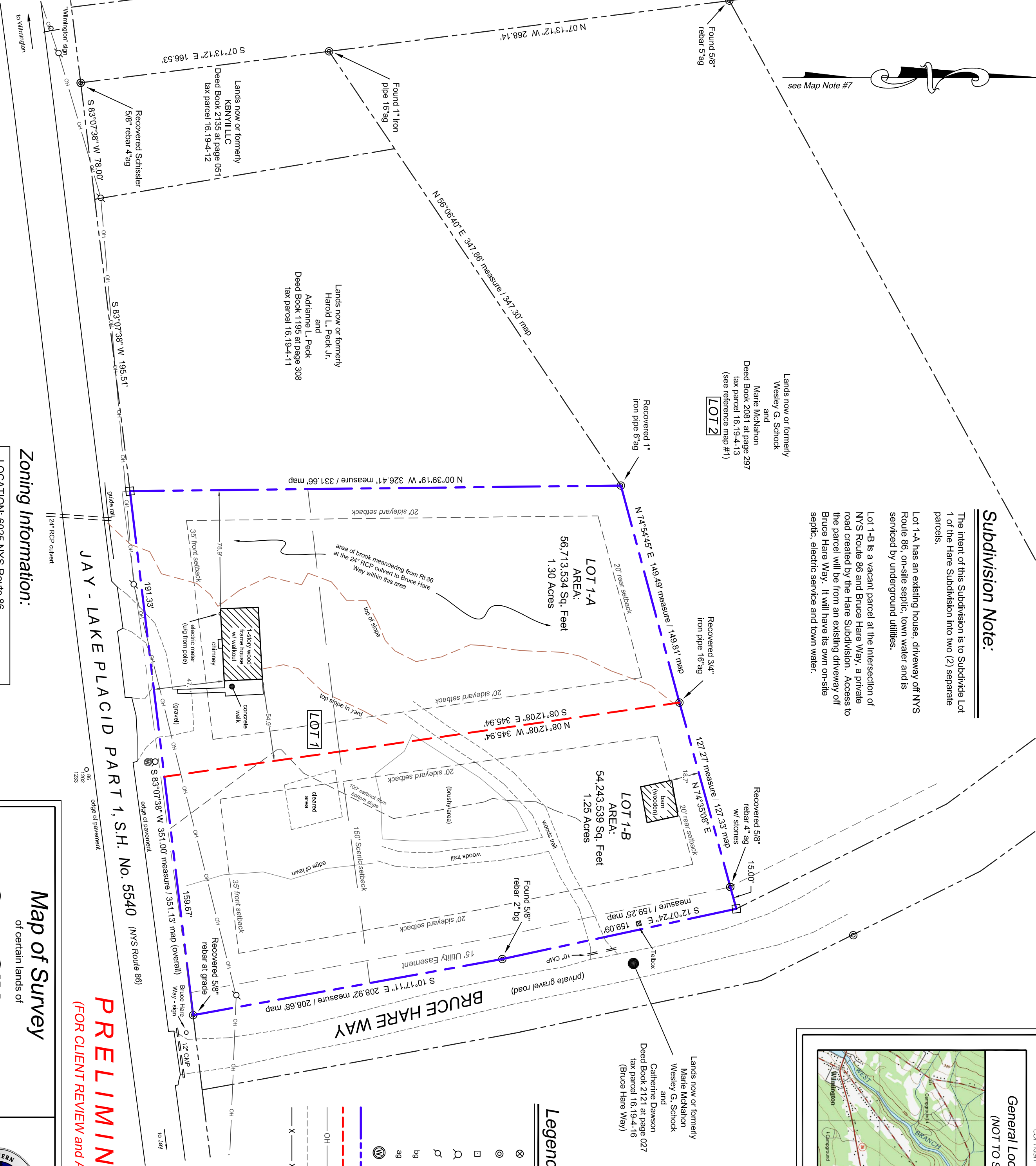
Scale: 1 Inch = 50 Feet

Subdivision Note:

The intent of this Subdivision is to Subdivide Lot 1 of the Hare Subdivision into two (2) separate parcels.

Lot 1-A has an existing house, driveway off NYS Route 86, on-site septic, town water and is serviced by underground utilities.

Lot 1-B is a vacant parcel at the intersection of NYS Route 86 and Bruce Hare Way, a private road created by the Hare Subdivision. Access to the parcel will be from an existing driveway off Bruce Hare Way. It will have its own on-site septic, electric service and town water.



Zoning Information:

LOCATION:	6025 NYS Route 86
ZONE:	Moderate Intensity (R1)
USE:	Single Family Dwelling
ITEM	REQUIREMENTS
MINIMUM LOT AREA	1 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 BUILDING COVERAGE	40 feet
SCENIC OVERLAY SETBACK	150 feet

Map of Survey  
of certain lands of

GAYE O'NEIL  
showing

O'NEIL

SUBDIVISION 2025

~ Situate ~  
Lot 94 of the Jay Tract  
Town of Wilmington Essex County State of New York



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

Legend:

- Set #5 rebar (5/8") w/ plastic "ADK Surveying" survey cap (as described)
- Computed corner
- Fire hydrant
- Utility pole
- Below grade
- Above grade
- Water valve
- Property line - existing
- Property line - new
- Overhead utility line
- Building setback line
- Fence

PRELIMINARY  
(FOR CLIENT REVIEW and APPROVAL)

Project No.:	2025 - 013	Scale:	1" = 50'	Revision Date:	
Date of Survey:	04/10/25	Drawn by:	R. Schissler		
Date of Map:	08/08/25	Checked by:	R. Schissler		