



Other Lands N/F of
Stonybrook Land, LLC
Tax Map Parcel 117-1-10

Lot 1
Lands N/F of
Frederick R. Fiato &
Anne M. Faito
Deed Book 2900 Page 1077
Tax Map Parcel 117-1-19 (Portion)

Lot 2
Area = 10.03± Acres
(See Map Ref. #1)

Proposed Lot 2A
Area = 7.02± Acres

Town of New Scotland
SUBDIVISION # 443...
APPROVED
DATED 2-12-2008
Zoning Administrator

Town of New Scotland
Town of Westerlo

APPROXIMATE TOWN LINE

LEGEND

- EDGE OF WATER
- FENCE
- IRON PIPE OR ROD FOUND
- PROPERTY CORNER
- CAPPED IRON ROD SET (CIRS)
- ⊥ ROAD SIGN
- ⊥ UTILITY POLE
- OVERHEAD UTILITIES
- PROPERTY LINE
- GUY WIRE

Other Lands N/F of
Stonybrook Land, LLC
Tax Map Parcel 129-1-40
Area = 5.3± Acres
Deed Book 66 Page 138

Current Owner

David Lipinski
Stonybrook Land, LLC
41 Park Street, Room #4
Adams, MA 01220
1-413-743-2400

Lands N/F of
Mipape Realty Corporation
Deed Book 2083 Page 957
Tax Map Parcel 129-1-29

Total Area = 10.

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DATE	REVISIONS
2/14/08	GENERAL REVISIONS
1/25/08	REVISE TITLE BLOCK



BRIAN R. HOLBROTTER

LAND SURVEYOR

SC

BRIAN R. HOLBROTTER P.L.S. #50326

Lands N/F of
Michael G. Patak
Deed Book 2903 Page 722
Tax Map Parcel 117-1-9

SEE NOTE #7

SEE NOTE #7

Road

Maintenance Jurisdiction Line

a.k.a. Dunbar Hollow Road
20' Wide Asphalt

$R = 821.00'$
 $L_c = 164.09'$
 $Ch = N 78^{\circ}01'29'' E \quad 163.82'$

$R = 821.00'$
 $L_c = 50.03'$
 $Ch = N 83^{\circ}29'47'' E \quad 50.03'$

Other Lands N/F of
Stonybrook Land LLC

- 1) SUBJECT TO ANY EASEMENTS AND/OR UNDERGROUND UTILITIES OF RECORD.
- 2) SUBJECT TO ANY/ALL RIGHTS OF USE OTHERS MAY HAVE OVER OLD ROADS & TRAILS, CROSSING THE PARCEL SHOWN HEREON.
- 3) DERBYSHIRE ROAD SUBJECT TO SECTION 189 OF THE NEW YORK STATE HIGHWAY LAWS. ALSO SUBJECT TO THE MAINTENANCE JURISDICTION OF THE TOWNS OF NEW SCOTLAND & WESTERLO.
- 4) NOTE REMOVED
- 5) NOTE REMOVED
- 6) NOTE REMOVED
- 7) CAPPED IRON PINS TO BE SET AT ALL NEW LOT CORNERS. NONE SHALL BE SET WHERE EXISTING STONEWALLS PROHIBIT PLACEMENT OF PINS.
- 8) WETLAND INVENTORY MAPPING SHOWS NO STATE OR FEDERAL WETLANDS ON THIS PARCEL.
- 9) AGRICULTURAL OPERATIONS EXIST THROUGHOUT THE TOWN OF NEW SCOTLAND AND THERE ARE PRESENTLY OR MAY IN THE FUTURE BE FARM USES ADJACENT TO OR IN CLOSE PROXIMITY TO THE SUBDIVIDED PREMISES. SUCH USES ARE PROTECTED BY NEW SCOTLAND'S RIGHT-TO-FARM LAW.
- 10) RF (RESIDENTIAL FORESTRY) ZONING DISTRICT
 - MINIMUM LOT SIZE -- 3 ACRES
 - MINIMUM LOT WIDTH -- 200 FEET
 - MINIMUM YARD SETBACKS -- FRONT 50 FEET (MEASURED FROM THE MAINTENANCE JURISDICTION LINE)
 - SIDE 50 FEET
 - REAR 50 FEET
 - MINIMUM LOT FRONTAGE FOR THIS ZONE IS 50 FEET IN FEE TITLE
- 11) NO DOCUMENTED RIGHTS OF WAY OR EASEMENTS WERE FOUND TO EXIST CROSSING THE PARCELS SURVEYED TO ANY OF THE ADJOINING LAND-LOCKED PARCELS.
- 12) ALL LOTS 95% WOODED.
ONE SEASONAL STREAM EXISTS ON PROPERTY AS SHOWN ABOVE.
DEPTH OF BEDROCK VARIES.

12139
172
Albany County, New York

Abstract

2 Lot Minor Subdivision - 10.03 Acre Parcel

Stonybrook Land, LLC.

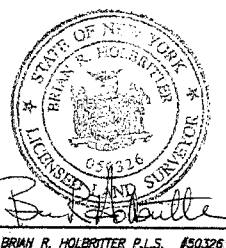
MAP NO. 2008002

Total Area = 10.03± Acres

— P.L.S. —
LAND SURVEYING & SITE DEVELOPMENT

34 CENTER STREET
SCHAGHT/COKE, NY 12154

PHONE: 518-753-7592



BRIAN R. HOLBRITTER P.L.S. 150326