

TOWN OF EASTON PLANNING BOARD

Approved Subdivision Regulation - Town of Easton Planning Board

Date: 12-23-24 File No. 403-24

By: Margaret J. Baird Chairman

1/17/25

TAKE NOTICE : AGRICULTURAL NOTE
The land plotted herewith is located entirely or partially within Washington Co. Agricultural District No. 3. Land within an Agricultural District is protected by law for agricultural use. Permits or approvals for certain non-agricultural actions or development may be delayed or denied; conversion to non-agricultural use may incur additional tax liability, fees or assessments. (re: NYCRR Part 617, and Agricultural and Market Laws, Art. 25-AAJ)

CONDITIONS OF APPROVAL

Approval granted for the development of one new 9.96± acre only for the activities described and requested in the application and file, minutes, and resolution relative to approval #03-24.

Approval granted for a lot line adjustment of approximately 3 acres of the new created parcel on Town of Easton tax parcel 261-1-16 to be merged and conveyed with the Town of Cambridge tax parcel 261-2-1-61, with the Town lines becoming the new boundary line.

Any subsequent resubdivision of the original tract for the creation of additional lots will require a survey map of the entire remaining tract by a N.Y.S. Licensed Land Surveyor. In accordance to PR #1-59 of the Town of Easton Planning Board.

Any conveyance of this property and any subsequent conveyance and associated easement documents shall include a reference to and date of filing of this map in the office of the Washington County Clerk in accordance with the Subdivision Laws of the Town of Easton.

TAKE NOTICE : The land plotted herewith lies within Washington County Agricultural District No. 3, wherein the use of highest priority is commercial agriculture by N.Y.S. Law. Residents may be subject to the noise, odors, dusts and vapors, lights and potentially harmful farm chemicals associated with commercial agriculture operations and farm management practices at any time of day or night.

TAKE NOTICE : The land plotted herewith lies within / adjacent to Town of Easton Critical Environmental Area - I.

TAKE NOTICE : There is a Right to Farm Law, Local Law #4-1992, in effect in the Town of Easton.

Conditions of Approval of any previous plat are not superseded.

TOWN OF CAMBRIDGE PLANNING BOARD

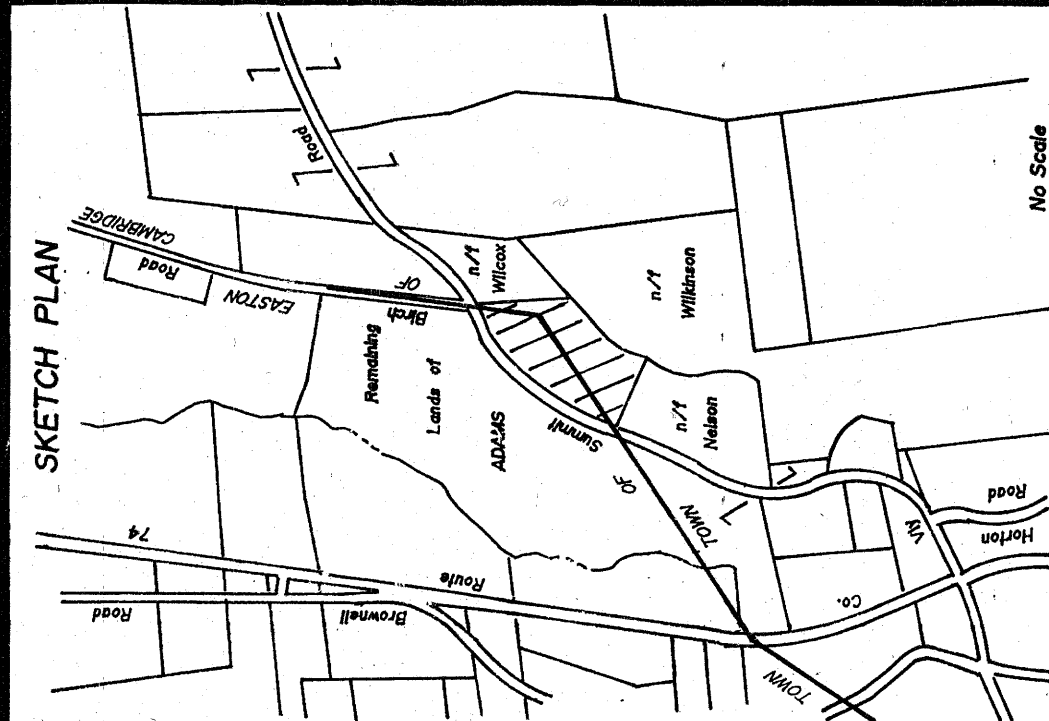
FINAL APPROVAL
PLANNING BOARD
TOWN OF CAMBRIDGE
DATE: 1/18/2025
SIGNATURE: [Signature]

Remaining Lands of
Adams
See Deed Reference No. 1
Parcel 1 "35 Ac."

LOT 37
SARATOGA PATENT

LOT 74
CAMBRIDGE PATENT

9.96± Ac.



I hereby certify that this subdivision plat was prepared by me, and was made from an actual field survey made by me on August 16, 2024.

William A. Wiley, L.S. License No. 49559
Sept. 9, 2024

LEGEND

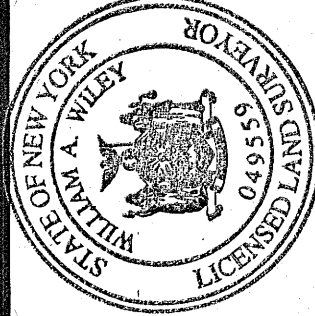
Property Line

Adjoiners Property Lines

Overhead Utility Wires

Iron Rod Set

I.R.S.



William A. Wiley, L.S.
License No. 49559

13970
RECEIVED
02/05/2025 12:14:57 PM
WASHINGTON COUNTY CLERK
Lisa J. Boyce, County Clerk

SURVEY OF A PARCEL OF LAND
TO BE CONVEYED TO
MICHAEL B. MARKO

Town of Easton
Town of Cambridge

Washington Co., N.Y.

Scale: 1" = 60'

Easton 261-1-16
Cambridge 261-1-161

William A. Wiley Land Surveyor
128 Northern Turpike
Johnsonville, N.Y. 12094
(518) 753-6219 Fax (518) 753-1468

Survey Dtd. Aug. 16, 2024

Map Dtd. Sept. 9, 2024

Map revised Jan. 2, 2025. Town of Easton Conditions of Approval added.

DEED REFERENCES :

- David Guy Adams, as Guardian and Individually to David Guy Adams, dtd. Feb. 6, 2000 and rec'd at the Washington Co. Clerk's Office March 27, 2001 in Bk. 876 Pg. 235

NOTES :

- Basis of Bearing is Magnetic North of July 1993.
- Iron Rod Set (I.R.S.) are 3/4" diameter reinforcing rods with marked aluminum caps.
- Only copies of the original map of this survey marked with an original of the Land Surveyor's seal shall be considered to be valid true copies.
- Unauthorized alteration to a survey map bearing a Licensed Land Surveyor's seal is a violation of New York State Law.
- Subject to any existing Rights-of-Way, Easements, Covenants, Conditions, Restrictions, Regulations or Agreements.
- The highway line is assumed at 25' from and parallel to the existing E of the road and being subject to the rights of the Public for highway use.
- Deed calls are placed in "quotes".
- Abstract of Title not furnished.
- Title Report affecting premises not furnished.
- Subject to any applicable laws or approvals of the town, city, village, county or state regarding the subdivision of land.
- The town line between Easton and Cambridge not determined and is shown for informational purposes only. No description of the westerly line of Lot 74 of the Cambridge Patent or the easterly line of Lot 37 of the Saratoga Patent found.