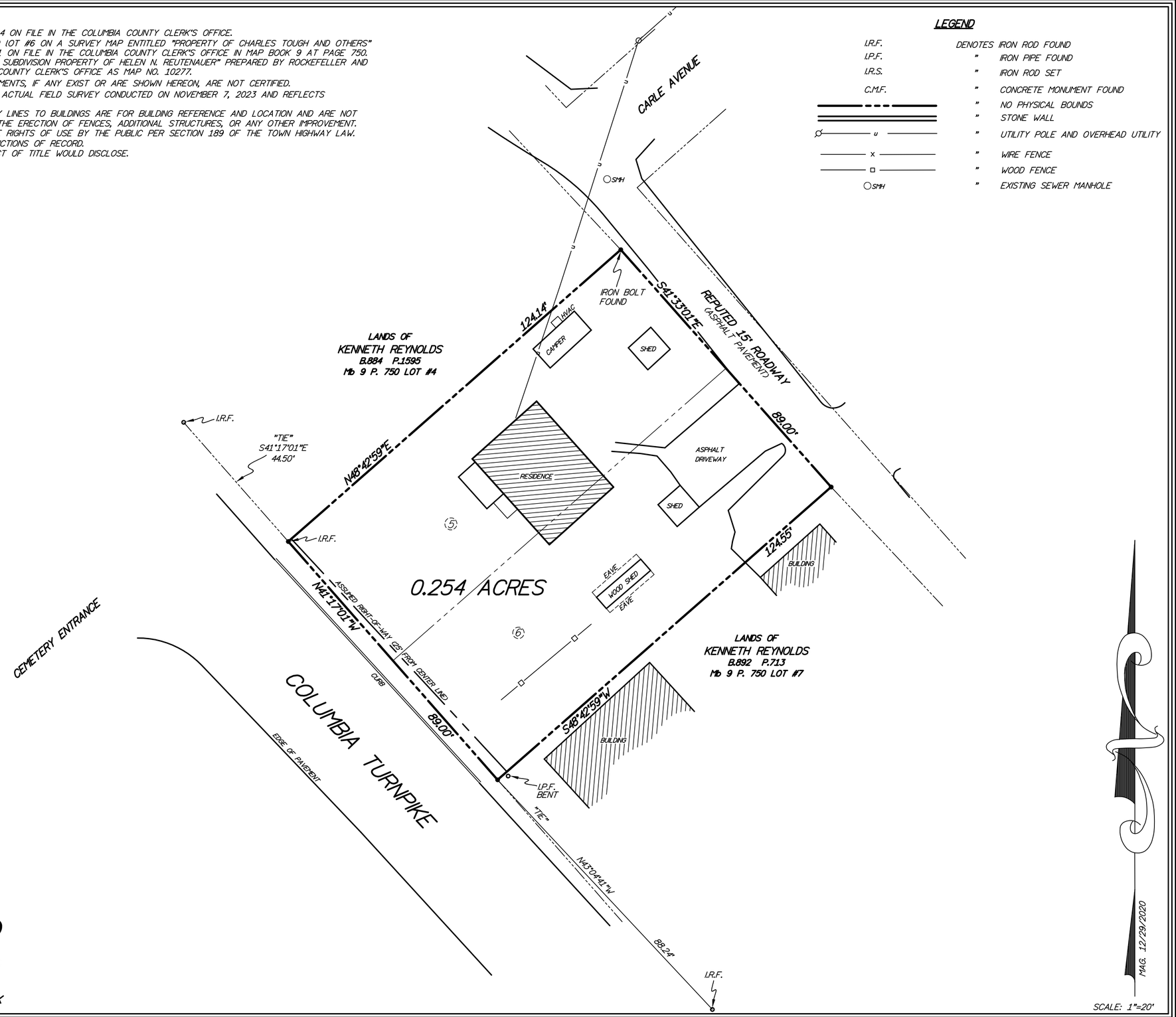
NOTES:

1) PREMISES SURVEYED IS DESCRIBED IN BOOK 817 AT PAGE 1914 ON FILE IN THE COLUMBIA COUNTY CLERK'S OFFICE.
2) PREMISES SURVEYED IS ALL OF THAT SHOWN AS LOT #5 AND LOT #6 ON A SURVEY MAP ENTITLED "PROPERTY OF CHARLES TOUGH AND OTHERS" PREPARED BY SHERMAN V N ROCKEFELLER, DATED JULY 1921 ON FILE IN THE COLUMBIA COUNTY CLERK'S OFFICE IN MAP BOOK 9 AT PAGE 750.
3) REFERENCE IS MADE TO A SURVEY MAP ENTITLED "PROPOSED SUBDIVISION PROPERTY OF HELEN N. REUTENAUER" PREPARED BY ROCKEFELLER AND NUCCI, DATED OCTOBER 12, 1987 ON FILE IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP NO. 10277.
4) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON, ARE NOT CERTIFIED.
5) BOUNDARY EVIDENCE SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON NOVEMBER 7, 2023 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT OCCASION.
6) THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
7 PROPERTY LINE ALONG COLUMBIA TURNPIKE IS SUBJECT TO THE RIGHTS OF USE BY THE PUBLIC PER SECTION 189 OF THE TOWN HIGHWAY LAW.
8) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
9) SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS DRAWING ARE VALID ONLY IF THEY BEAR THE IMPRESSED SEAL OF THE PREPARER.

LEGEND

I.R.F.	DENOTES IRON ROD FOUND
I.P.F.	" IRON PIPE FOUND
I.R.S.	" IRON ROD SET
C.M.F.	" CONCRETE MONUMENT FOUND
	" NO PHYSICAL BOUNDS
	" STONE WALL
u	" UTILITY POLE AND OVERHEAD UTILITY
x	" WIRE FENCE
□	" WOOD FENCE
SMH	" EXISTING SEWER MANHOLE



PROPERTY OF

ERIN M. DYER AND SUZANNE E. DYER

TOWN OF GREENPORT, COLUMBIA COUNTY, NEW YORK

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PRELIMINARY

RICHARD W. SARDO, P.L.S. N.Y.S.L.S. #050560

PROJECT:	23055
DATE:	11/7/2023
REVISED:	
BASIS:	FJB
FILE:	23055map.dwg
TAX #:	110.14-2-15
ST. NO:	23 COLUMBIA TURNPIKE

DRAWING:

SV-1

SHEET 1 OF 1